

Minutes of the Plan Commission – Town of Spring Green

February 13, 2018 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: none

1. Meeting called to order by Iausly at 7:02 pm.

2. Roll call Plan Commission members present: Fred Iausly, Nate Robson, Carla Carmody, Michelle Thomas, Kolby Hirth; excused: none; absent: none

3. Iausly attested that proper public notice had been made.

4. Motion to approve minutes of the January 9, 2018 meeting by Robson, seconded by Carmody. Motion carried with correction to change the year from 2017 to 2018.

5. Motion approving agenda as posted by Robson, seconded by Carmody. Motion carried.

6. Updates & Communications:

- **Bed & Breakfast – Conditional Use Permit – Revocation by Sauk County**

Iausly received an e-mail from Clerk Pappas regarding a notice from Sauk County of revocation of a conditional use permit (CUP). Ms. Porter, at E6101 County Road WC, was issued a CUP for a B&B on Oct 27, 2015, contingent on her submitting copies of the state license and all pertinent state, county and local permits. The copies are still outstanding, so the County has suspended the CUP.

- **Inquiry about sub-divisions for residential**

Iausly was contacted by Mark Mahoney regarding sub-division of a fairly large parcel [~9.2 acre] on Riverside Drive and owned by Reggie Haas. Iausly relayed that it is zoned ARN - New Agricultural Residential, which allows residential parcels of a minimum of 1 acre. Iausly did advise Mr. Mahoney that most of the parcel is in the 100 year floodplain that may be an issue.

Iausly also relayed that Mr. Mahoney inquired about another parcel owned by Mr. Haas on Kennedy Rd and zoned B-6 - Wholesale and Service. Residential is not an allowed use in B-6, but this particular parcel abuts ARN - New Agricultural Residential on its west side. On its east side is a B-6 welding shop (former Bill's Small Engines). The parcel is in the ET (Extraterritorial Zone), so any action for rezone would need to be brought before the Joint Extraterritorial Zoning committee (JEZC).

- **Hirth shared excerpts from some news articles:**

a) A rural Kansas community organized opposition to a Tyson chicken-processing plant (\$320 million complex to process 1.25 million birds/week), which was planned in secrecy by county officials bound by non-disclosure agreements and the company working through intermediaries. Nothing was discussed publicly until the deal was done. Hirth expressed strong disfavor to such non-transparent planning.

- b) Plans for the above-mentioned Tyson plant were put on hold after local opposition induced the County to rescind the deal for revenue bonds for the facility. One adjoining property owner announced that if the plant went forward, he would put a conservation easement on the surrounding 240 acres to ensure accountability for pollution. Iausly noted that a property owner may participate in conservation programs, but WI law prohibits local communities from adopting more stringent conditions than state law.
- c) The Pork Producers Association and Iowa State University are working with local farmers on siting CAFOs to minimize impact on neighbors, including the use of vegetative buffers to capture dust, reduce some odor and mitigate devaluation of nearby homes. The industrial model of CAFOs is causing depopulation and loss of family-supporting infrastructure, and there is an undercurrent of rural rebellion with local Iowa residents becoming active regarding water, air, zoning and politics.
- d) Big Ag lobby investments have paid off with changes in IA state law limiting damages in successful lawsuits and putting the burden of proof onto the plaintiffs, as well as curtailing local zoning authority; however, opposition is growing for more local control of planning and siting, similar to that for landfills, new homes, factories, etc.

7. Business Items:

a. Correction of year on January 2018 Agenda

Robson moved and Carmody seconded to amend the posted agenda to reflect the new year. Motion carried.

b. CSM: presentation by Marty Prem of a proposed CSM to combine parcels 032-0934-00000 and 032-0933-00000 at E5028 US Highway 14.

No action. Prem did not attend and did not inform Iausly of the change in plans.

c. Comprehensive Plan: Discussion/Citizen Input.

Members reviewed the updated working document provided by Iausly and which included several suggestions by Hirth since the January meeting. Elements 1-2 were discussed and revised.

8. Public comment:

None

9. Next Meeting Date: March 13, 2018 at 7:00 pm

10. Adjournment: Motion to adjourn by Carmody, seconded by Thomas at 8:55 pm. Motion carried.

(Kolby Hirth, Secretary)

(Fred Iausly, Chairperson)