

Minutes of the Plan Commission – Town of Spring Green

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

Attendees: Marty Prem, Mark Peck, Jeff Ganser, Shannon Shelton-Ganser, Rudy Feiner, Gary Feiner, Chad Feiner, Dave Radel

- 1. Meeting called to order by Iausly at 7:00 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.
- 5. Motion approving agenda as posted** by Carmody, seconded by Robson. Motion carried.
- 6. Public comment:** Iausly explained that public comment would now be at the beginning of meetings so as to conform to state law.
- 7. Updates & Communications:** none
- 8. Business Items:**
 - a. CSM: presentation by Marty Prem of a proposed CSM to combine parcels 032-0934-00000 and 032-0933-00000 at E5028 US Highway 14.**

Marty Prem presented a CSM with nothing changed since the initial consultation in January. The combined parcel will provide for an expansion, with a new building at the site where the Bargain Nook burned and which will be connected via a firewall- protected hall to the existing Prem Meats building. Motion to recommend to the board approval of the CSM by Carmody, seconded by Thomas. Motion carried.
 - b. CSM: presentation by Mark Peck on a proposed CSM for parcels 032-0020-00000 and 032-0033-10000 off of Pearl Rd, north of US Highway 14.**

Mark Peck presented a CSM to combine 2 parcels zoned Agricultural Preservation and each containing a chicken house. Iausly explained that the parcels are legal non-conforming because they are less than 35 acres but existed prior to zoning regulations becoming effective. Landowners may adjust lot lines, but no new parcels may be created under the legal, non-conforming status. Iausly further explained that Chapter 8 of Town ordinance regulates the siting of livestock facilities and large waste facilities, but applies only to new or expanded operations. State statutes [s. 93.90, Wis. Stats and Wis. Adm. Code ATCP 51] do apply, but Town ordinance, which requires a 100' setback, is not applicable because the CSM does not reflect new or expanded buildings.

Robson inquired about the 66' easement, as opposed to an owned access, to the public road. Peck explained that the irrigator in the adjoining field runs through it, so the easement was preferable so as to retain productive farmland.

Peck also explained that a neighbor's small shed extended beyond the lot line of the CSM into his field, but it was not a problem with him. Iausly explained that because the shed was a non-permanent structure, then it is not a problem; whereas the County, irrespective of whether it was acceptable to the landowner, would not allow a permanent structure to straddle a lot line.

Iausly moved, seconded by Hirth, to recommend to the board approval of the CSM with the stipulation that the signature block for Town Chairman be corrected. Motion carried.

c. Conditional Use Permit: Consultation with Jeff and Shannon Ganser for a proposed Bed and Breakfast at E4980 Rolling Ridge Rd.

The Gansers distributed a written proposal with Overview, Goals and Specifications and relayed that they wish to rent the upper level of their home for short-term guests. They will obtain a rooming house license from the state Health Dept (rooming house because there is no kitchen in the guest area) and a Bed and Breakfast license from the County, as well as the required annual inspections by both. The Gansers relayed that there will be no signage, there is plenty of parking, and their lot is surrounded by vegetation and visually excluded from neighbors.

Iausly relayed that in 2015 the Town approved a similar operation at E6101 Cty WC with 2 conditions: 1) Not more than 7-day stay at a time 2) Property owner must be present. Iausly motioned, seconded by Carmody, to recommend to the board 'no objections' to proceeding with the same 2 conditions, and contingent on a public hearing and a completed application to Sauk County Conservation, Planning and Zoning. Motion carried.

d. Land Division/CSM: Consultation with Rudy Feiner for the division of land off of County Hwy WC.

Rudy introduced his son Gary and his grandson Chad, who wants to build a house on a portion of the farm, all of which is zoned Resource Conservancy 35, and use an existing farm drive as the location of the residential driveway. Iausly relayed that the Town adopted the Planned Rural Development (PRD) [formerly PUD] option in the Smart Growth Plan so as to provide landowners some flexibility in siting future housing while protecting agricultural and environmentally sensitive areas. The PRD would allow parsing out up to 5 acres for development, rather than dividing a full 35 acres, and places a conservation easement on the remaining acreage. Robson noted that the remaining acreage does not need to be connected and there is an allowance for transfer of development rights. Iausly also clarified that the conservation easement is not the Ag Preservation program, which has undergone several changes for enrollment; Conservation easement means non-developable and is intended to minimize the conversion of agricultural land.

Iausly explained that the uniform building code - building and driveway permits - is directed to the municipality, but zoning and septic permits are with the County. Rudy inquired about the driveway permit for access off of Neuheisel Rd. Iausly explained that the Town inspector would assess the site and determine if an engineering plan would be needed, which depends on the potential for washout, potential for drainage onto Town roads, emergency vehicle access, and whether an

additional passing lane would be needed for the length of the drive (>400' requires an additional 6' passing lane). Iausly recommended that they meet with Brian Simmert at Sauk County Conservation, Planning and Zoning for the PRD analysis.

e. Comprehensive Plan: Discussion/Citizen Input.

Members continued review of the Comprehensive Plan working document. Elements 2-4 were discussed and revised.

9. Next Meeting Date: April 10, 2018 at 7:00 pm

10. Adjournment: Motion to adjourn by Thomas, seconded by Carmody at 8:47 pm. Motion carried.

(Kolby Hirth, Secretary)

(Fred Iausly, Chairperson)