

Minutes of the Plan Commission – Town of Spring Green

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

Attendees: Chuck Bongard, Jeff Maier, Todd Deibert

1. Meeting called to order by Iausly at 7:01 pm.

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

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

4. Motion to approve minutes of the October 9, 2018 meeting by Robson, seconded by Carmody. Motion carried.

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

6. Public comment: None.

7. Updates & Communications:

a. Updates and Communications.

Iausly told the Plan Commission about the zoning issues within the extraterritorial district that the Joint Extraterritorial Zoning Committee is working through. He explained that some of those issues will be coming to this Plan Commission for review and action.

8. Business Items:

a. Subdivision: Timber Run.

This business began with Chuck Bongard, Town Alternate Engineer, presenting his memo concerning his review of the preliminary plat for the Timber Run Subdivision. Members of the Plans Commission received copies of this memo in advance of this meeting for their review. Several issues addressed in this memo were discussed. This discussion resulted in several conditions that the Plan Commission recommends be addressed in the final plat. Maier and Deibert had no objections to these conditions. The conditions are as follows:

1. Provide an addendum that documents the additional soil borings that were done on the property to verify the elevation of groundwater.
2. Include a note on the Final Plat, that lots shall not have driveway access on to Kennedy Road.
3. As part of the vision triangle for the public roads accessing on to Kennedy Road, move the public right-of-way back from the 15 foot vision triangle to the 30 foot no obstruction triangle.
4. Provide additional profile information to show that the line of sight distances from the proposed access road along Kennedy Road meet state DOT guidelines.
5. On Kennedy Road, at the easterly intersection to the east property line, the developer and town should work together to consider options to fill in the low spot on Kennedy Road, to improve line of sight. At a minimum the developer should design the easterly intersection with Kennedy Road that ease any future improvements to Kennedy Road.
6. Provide the lowest building opening elevation of each lot on the approved Grading Plan.

Motion recommending for approval of the preliminary plat by the Town Board contingent upon these conditions being met by Thomas, seconded by Carmody. Motion carried.

9. Next Meeting Date: December 11, 2018 at 7:00 pm

10. Adjournment: Motion to adjourn by Thomas, seconded by Robson at 8:28 pm. Motion carried.

(Dave Mack, Secretary)

(Fred Iausly, Chairperson)