

Minutes of the Plan Commission – Town of Spring Green

February 12, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Ellery Schaeffer, Peter Curran, Jeff Maier, Mary Peterzak, Stephen Peterzak, and Nick Jennings

- 1. Meeting called to order by Iausly at 7:04 pm.**
- 2. Roll call** Plan Commission members present: Fred Iausly, Michelle Thomas, Carla Carmody, and David Mack; excused: none; absent: Nate Robson
- 3. Iausly attested that proper public notice had been made.**
- 4. Motion to approve minutes of the January 8, 2019 meeting** by Carmody, seconded by Thomas. Motion carried.
- 5. Motion approving agenda as posted** by Mack, seconded by Carmody. Motion carried.
- 6. Public comment:** None.

7. Updates & Communications:

a. Updates and Communications.

Iausly reported that Jeff Foster will not be presenting at this meeting since Sauk County hasn't finished processing his request for creating a Planned Rural Development on his property at 5270 County Highway WC.

8. Business Items:

a. Land Division: Presentation by Tom McKenna or his Surveyor to divide a parcel he owns, parcel 032-0293-00000 on Brace Rd.

Nick Jennings presented a draft CSM of the parcel division. The CSM reflected Tom McKenna's presentation at the December 11th Plans Commission. Motion recommending approval to the Town Board by Thomas, seconded by Carmody. Motion carried.

b. PRD: Consultation with Jeff Foster on creating a Planned Rural Development on his property at E5270 County Highway WC.

Motion to table until next meeting by Thomas, seconded by Carmody. Motion carried.

c. Subdivision: Consultation with Jeff Maier on a revised proposal for a subdivision off of Kennedy Rd, southeast of the intersection with Big Hollow Rd.

Summary of the changes as presented by Jeff Maier are as follows: 9 lots instead of 35 and three separate private drives (one for 3 lots each) instead of one Town road. This revised plan alleviates the issue of the drive and Kennedy intersection with limited visibility due to low elevation. This revised plan also reduces the storm water issues. Iausly pointed out the private drive requirement to have an easement for either a 60 foot radius cul-de-sac or 3-point turn. Thomas recommended Maier think through single family zoning (from original plan) to agricultural zoning since each lot size increased significantly. Maier acknowledged both of these points. Motion to record that this commission is comfortable with the concept of this plan by Iausly, seconded by Carmody. Motion carried.

d. Driveway Application: Review and possible approval of driveway application submitted by Stephen and Mary Peterzak. Receive Engineer review of the application, site and compliance with ordinance.

Ellery Schaffer presented his report, dated February 8, 2019, of the shared driveway conditions at this property. This report confirmed the property's existing compliance issues with the Town driveway ordinance. These issues include:

- More residential structures than the limit of 3 for a shared driveway
- Access easement does not meet 66' width specified by ordinance
- Road bed and clearance do not meet width (18') and height (14') requirements
- Encroachment on neighboring DNR property

A lengthy discussion ensued between the Peterzaks, their attorney (Curran), and the Plans Commission. In summary, the residents made the point that they have done all that was in their power to correct the compliance issues but were limited since they do not have the cooperation of the other residents on this shared drive. Conversely, the Plans Commission made the point that the intent of the driveway ordinance is to take a long-term view and limit problems for future residents and for the Town. Motion recommending denial of the driveway application to the Town Board by Iausly, seconded by Thomas. Motion carried.

e. Construction: Consultation with Mike Jaeger about a possible duplex on parcel 032-0561-00000 in the Monument Subdivision.

At this point in the meeting, Mike Jaeger hadn't yet arrived. Motion to table this consultation by Thomas, seconded by Carmody. Motion carried.

f. Comprehensive Plan: Discuss the comprehensive plan and areas for potential update.

Motion to table until next meeting by Iausly, seconded by Carmody. Motion carried.

9. Next Meeting Date: March 12, 2019 at 7:00 pm

10. Adjournment: Motion to adjourn by Thomas, seconded by Iausly at 8:40 pm. Motion carried.

(Dave Mack, Secretary)

(Fred Iausly, Chairperson)