

Minutes of the Plan Commission – Town of Spring Green

June 18, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Clint Kane, Jill Kane, Mike Curran, Dave Radel, Jeff Meier, and Todd Deibert

1. Meeting called to order by Iausly at 7:00 pm.

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

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

4. Motion to approve minutes of the Jun 4, 2019 meeting by Thomas, seconded by Carmody. Motion carried.

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

6. Public comment: None.

7. Updates & Communications: None.

8. Business Items:

a. Subdivision: Discuss Timber Run subdivision, preliminary plat, located at the southeast corner of Kennedy Rd and Bid Hollow Rd. Review Town Board concern with ground water level and its potential for inundation and develop conditions to address this. Discussion with developer, Jeff Maier.

Discussion/Citizen Input/Possible Action

Iausly provided a summary of the Town Board's concern with ground water level in regards to this subdivision. He also reviewed the three recommendations from the Town's alternate engineer that was discussed at the Jun 4, 2019 Plans Commission meeting. Mr. Radel affirmed the Town Board's concerns as summarized by Iausly. Mr. Deibert, Mr. Maier's engineer, presented an updated site plan of boring with water elevation from September 26, 2018 and new boring done on June 10, 2019, showing a slight increase to just over 707 feet. Mr. Maier presented his idea to address the Town Board's concern, which he also brought up at the Town Board meeting on Jun 6, 2019. After much discussion on this idea, a new recommendation was developed to replace the third recommendation from the Jun 4, 2019 Plans Commission meeting. Iausly then stated the new recommendation so that the three recommendations would be as such:

1. That all lots are required to be accessed from the cul-de-sacs and that no vehicular access is allowed to Kennedy Road from any of the lots that front along Kennedy Road, and that be noted on the final plat.

2. Raising the road profile on the far west street to above 712 so that no road inundation would occur in a sever event and ensuring that the ditches along this stretch of street are not into the groundwater.
3. The bottom of footing elevation be established at not lower than 708 foot elevation and be include on the final plat.

Motion recommending for approval by the Town Board of this preliminary plat with the three recommendations as stated by Iausly, seconded by Mack. Motion carried unanimously.

b. Variance: Discuss with Clinton and Jill Kane, or representative, on a variance from a required vegetative buffer for a kennel at S12491 Big Hollow Rd.

Discussion/Citizen Input/Possible Action

Mr. Curran explained that in the process of obtaining a Conditional Use Permit to operate a kennel at S12491 Big Hollow Road (as discussed at the May 14, 2019 Plans Commission meeting) he learned the time to pursue a variance for a vegetative buffer is when obtaining the Conditional Use Permit. The Kane's desire for such a variance was also part of the discussion during the May 14, 2019 Plans Commission meeting. Iausly then read excerpts of the guidance from the Sauk County Board of Adjustments in regards to variances, such as the variance considered at this meeting. That guidance clearly states the following three standards all must be met in order for a variance to be granted:

1. Unnecessary hardship.
2. Unique property feature.
3. Not contrary to public interest.

Mr. Kane, Dr. Kane, and Mr. Curran provided information (in writing and orally) demonstrating how these three standards are met. There was much discussion concerning this information and the three standards from many perspectives.

Motion recommending for approval by the Town Board of this variance from a required vegetative buffer for a kennel at S12491 Big Hollow Road (as stipulated in the Conditional Use Permit) by Iausly, seconded by Mack. Motion carried 4 "for" and 1 "against" (Robson).

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

10. Adjournment: Motion to adjourn by Robson, seconded by Thomas at 8:51 pm. Motion carried.

(Dave Mack, Secretary)

(Fred Iausly, Chairperson)