

Minutes of the Plan Commission – Town of Spring Green

October 8, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Todd Deibert, and Jeff Maier

1. Meeting called to order by Iausly at 7:05 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 Sep 10, 2019 meeting by Robson, seconded by Carmody. Motion carried.

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

6. Public comment: None.

7. Updates & Communications: Iausly updated the Plan Commission on four items that had come before them previously. First, the Town Board denied the Schmitt Rezone, denied the Peterzak Driveway Permit application, and approved the Maodush CSM. Second there was an inquiry on a detachment of Phil Wald Subdivision from the Village.

8. Business Items:

a. Subdivision: Review of final plat, declaration of restrictions and developer's agreement for the Timber Run subdivision, located at the southeast corner of Kennedy Rd and Big Hollow Rd. Discussion and consideration of the Town Attorney recommendations.

Iausly explained that the goal of this meeting is to work through a template of the developer's agreement he received from Town Attorney in order to produce an agreement that meets both the needs of the Town as well as the developer, Mr. Maier. Mr. Maier's plan is to develop this property in three phases. In the first phase, all of the utilities and paved surfaces would be complete as well as three to four lots, depending largely on how quickly the lots sell. He plans to have this done by the summer of 2021. Therefore, the developer's agreement is to reflect this milestone as well as about a half a dozen other milestones leading up to that and the road dedication where the Town would then take ownership of the paved surfaces. As for the final two phases to complete this subdivision, there will be addendums to this developer's agreement once Mr. Maier's has sold enough lots to proceed. There was much discussion on each of these milestones, which resulted in a rough draft of developer's agreement. In order to meet a 30-day window, the Plans Commission had agreed to set a date for a special meeting in order to meet the scheduling needs of Mr. Maier's development. In the meantime, Iausly agreed to modify the template to reflect what was discussed at this meeting and share will all

parties prior to the special meeting in the hopes that a developer's agreement might be ready for the Town's review and approval.

9. Next Meeting Date: October 29, 2019 at 7:00 pm

10. Adjournment: Motion to adjourn by Robson, seconded by Thomas at 8:50 pm. Motion carried.

(Dave Mack, Secretary)

(Fred Iausly, Chairperson)