

## **Minutes of the Plan Commission – Town of Spring Green**

December 10, 2019 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

**Attendees:** Jim and Carol Schmitt

**1. Meeting called to order by Iausly at 7:04 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 Oct 29, 2019 meeting** by Mack, 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:** None.

**8. Business Items:**

**a. Rezone: A rezone petition for the Tall Pines subdivision located on Kennedy Road to go from (SFR) Single Family Residential Zoning District to (AG) Agricultural Zoning District. Discussion/Citizen Input/Possible Action.**

Each Plan Commission member received, in advance of this meeting as well as in this meeting, copies of the signed petitions of the landowners for the 8 affected lots. In summary, 6 of the landowners were in favor of the rezone and 2 were not. Iausly explained that he had consulted with the Sauk County attorney and they gave the following advice. First, they suggested that the Plan Commission hold a public hearing for the purpose of the Plan Commission to explain in detail what each type of zoning entails as well as for the interested landowners to express their opinions of the rezoning proposal. The entire public is welcome to attend but notice of this hearing would be sent via certified mail to each of the land owners of these 8 lots as well as to the owners of the land near these 8 lots. Second, after this hearing the Plans Commission could consider two possible actions. For the first action, they could recommend to the Town Board to just rezone the 6 lots where the landowners are in agreement. For the second action, they could recommend to the Town Board to rezone all 8 lots. The first action carries with it the concerns of “spot rezoning” which were outlined in detail in the Plan Commission meeting minutes of September 10, 2019. The second option carries with it the concerns of the landowners of the 2 lots that were not in agreement. The Plan Commission could also recommend taking no action. In further discussions with Mr. and Mrs. Schmitt, those landowners of the 2 lots did not convey what their concerns were. In fact, all their attempts to get more information from those landowners went unanswered. Also in the

discussion of these 8 lots, the existing covenants was discussed and it was found that there was nothing in the covenants that would be impacted by the proposed rezoning. It was then decided by the Plan Commission to hold a public hearing on January 14, 2020, prior to the normally scheduled Plan Commission meeting, for the purposes described above. Iausly agreed to set up this public hearing in accordance with all legal requirements and notifications. No motion was needed for this action.

**9. Next Meeting Date:** January 14, 2020 at 7:10 pm

**10. Adjournment:** Motion to adjourn by Carmody, seconded by Robson at 7:52 pm. Motion carried.

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(Dave Mack, Secretary)

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(Fred Iausly, Chairperson)