

**Minutes of the Plan Commission Public Hearing – Town of Spring Green**  
January 14, 2020 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

**Attendees:** Barb Ramsden, Jim Schmitt, Carol Schmitt, Nick Urumglu, Darrah Tomas, Eric Tomas, Jim Sprecher, Carol Sprecher, Pam Kruschke, Mike Andrews, Ted Greenheck, Lisa Meixelsperger, Nathan Meixelsperger, Derek Yapp, and Trisha Yapp

**1. Meeting called to order by Iausly at 7:01 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 approving agenda as posted** by Mack, seconded by Robson. Motion carried.

**5. Business Items:**

**a. Rezone: Discussion on proposed rezone of parcels in the Tall Pines subdivision located on Kennedy Road to go from Single Family Residential (SFR) district to Agricultural (AG) district. Discussion/Citizen Input.**

Iausly began by giving a brief summary of the rezone petition and results. He then invited public comments. Mr. Schmitt then explained why he started the rezone process and why he initiated the petition. (see the minutes from the December 10, 2019 and September 10, 2019 Plans Commission meetings for these details) After this, attendees (such as Ms. Grestke and Ms. Ramstan) asked questions about other options the Schmitts might exercise, such as a variance and spot rezoning. Iausly explained the reasoning why all those other options were not feasible. Mr. Andrews, one of the land owners of one of these lots who responded “not in favor” of the rezone in the petition, voiced concern with agricultural runoff negatively affecting the ground water. There was a discussion about the possibility of future landowners putting animals on these lots if they were rezoned to Agricultural, explaining how the animal unit restrictions in Agricultural zoning were quite limiting for lots as small as these. As the discussion continued, Mr. Andrews stated that he would support the rezone, contrary to his petition response, because of the information shared at this meeting.

Iausly read a letter from Mr. Southern, the other land owner of one of these lots who responded “not in favor” of the rezone in the petition. The essence of the letter was that he does not want this rezone because when he bought his lot he did so precisely because it was zoned Single Family Residential. He doesn’t want adjacent landowners to have the ability to do those things that Agricultural zoning would allow that Single Family Residential does not. (It’s noteworthy to mention that Mr. Southern owns lot 6, in between lots 5 and 7.) There were two statements in that letter that Mr. Urumglu, the Schmidt’s builder, stated needed correcting. First, he stated that the Schmitts did their due diligence prior to purchasing this lot and it did seem feasible they could build their

building and run their business as planned. Second, he stated that Single Family Residential zoning would allow the kind of business that the Schmitts are trying to start on this property.

Toward the end of this hearing, several attendees (specifically Mrs. Tomas, Mr. Andrewski, and the Schmitts) expressed their desire for spot-rezoning. Robson then shared a brief history why spot-rezoning is not desirable from the Town's perspective. (see the minutes from the September 10, 2019 Plans Commission meetings for this information)

After several invitations from Iausly for attendees to make any other comments that they hadn't already made, the discussion began to wrap up.

**6. Adjournment:** Motion to adjourn by Thomas, seconded by Carmody at 7:35 pm. Motion carried.

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(Dave Mack, Secretary)

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(Fred Iausly, Chairperson)