

**Minutes of the Plan Commission – Town of Spring Green**  
April 21, 2020 - Tele-Conference (Town Hall was closed due to Stay At Home order)

**Attendees:** Jeff Foster, Brian Frank, and Randy Carver

**1. Meeting called to order by Iausly at 6:10 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 Mar 10, 2020 meeting** by Robson, seconded by Carmody. Motion carried.

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

**6. Public comment:** None.

**7. Updates & Communications:** Iausly gave an update concerning the Reedsburg Utility, broadband Internet project. Specifically, he mentioned that a PSC Broadband Grant was approved for phase II and IV totally about \$1.5 mil. Also, phase I is expected to be completed by the end of this year.

**8. Business Items:**

**a. CSM: Presentation by Jeff Foster of a three lot CSM on his property at E5270 CTH WC, as part of a Planned Rural Development that was approved in 2019. Discussion/Citizen Input/Possible Action.**

Iausly summarized the situation by explain that Mr. Foster desires to create three lots as shown on the CSM. One of those lots would remain as his residence and the plan is to eventually make the other two lots buildable. Along with this CSM, an easement for private road and shared maintenance agreement was presented to the Plan Commission. Motion to recommend to the Town Board approval of this CSM and shared maintenance agreement by Mack, seconded by Carmody. Motion carried.

**b. CSM: Presentation by Brian Frank of a one lot CSM on his property at E5340A CTH WC, as part of a Planned Rural Development that is in the approval process with Sauk County. Discussion/Citizen Input/Possible Action.**

Iausly explained that this is a follow up from the last Plan Commission meeting. Mr. Frank provided an update on this CSM since then. Motion to recommend to the Town Board approval of this CSM by Carmody, seconded by Robson. Motion carried.

**c. CUP: Presentation by Randy Carver for a Conditional Use Permit for multi-family residential use to allow a former mother-in-law suite to be use as a rental on his property at S12683 Big Hollow Rd. Discussion/Citizen Input/Possible Action.**

Mr. Caver explained that his desire is to have the ability to rent the separate residence in his house, formally used for one of his family members. He also explained that this family member no longer has need of using this space. Iausly pointed out that two other CUPs related to operating an AirBnB were previously approved in the Town. This CUP is different in that the multi-family use grants Mr. Carver some additional flexibility so that the second residence can be rented for short-term or long-term use. Much discussion ensued as Robson and Thomas asked questions and expressed concerns about long-range impacts of future CUPs for the purpose of creating rental properties in residential areas. Iausly clarified what conditions the Town had authority to place on this CUP. In the end, two conditions were found agreeable to the concerned members of the Plan Commission and acceptable to Mr. Carver. It's noteworthy to mention that the second condition does carry with it an inconvenience in time and money for Mr. Carver as he will have to undergo this CUP process every 5-years. Motion to recommend to the Town Board approval of this CUP for multi-family residential with these two conditions:

1. This property remain owner occupied
2. This CUP is to be renewed on a 5-year basis

by Iausly, seconded by Thomas. Motion carried.

**9. Next Meeting Date:** May 12, 2020 at 7:00 pm

**10. Adjournment:** Motion to adjourn by Robson, seconded by Carmody at 6:58 pm. Motion carried.

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(Dave Mack, Secretary)

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(Fred Iausly, Chairperson)