

Minutes of the Plan Commission of the Town of Spring Green

20 March 2007 at the Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI

1. **Mary Merlie, Chair, called the meeting to order at 7:02 p.m.**
2. **Roll Call – Merlie, Graves, Iausly, and Snyder; Schmidt was absent.**
3. **Merlie attested that proper public notice had been made 03.15.07**
4. **Motion adopting the Agenda, as posted / Iausly / Snyder / Motion passed unanimously.**
5. **Motion approving the Minutes from the February 2007 meeting, prepared by Graves / Snyder / Iausly / Motion passed unanimously.**

6. Updates:

- **Forest Property** (aka “the county forest”) - recent meetings of Sauk County’s March 2007 Parks & Transportation meeting and the County Recreational Plan committee meeting.
Bill Merten and John McKenna provided updates and time was spent clarifying ownership of land near the county-owned property; there was also discussion about platting, deeds, finances, and other related issues. It was noted by the Commission that the Town had designated land in the adjacent area for future single-family housing based on its proximity to other residential developments and the adjacent forest property.
- **Tri County Airport** – Merlie reported on plans to apply for federal aid for development projects at the Tri-County Airport, to meet requirements which may be mandated; Richland County Chair Ann Greenheck had spoken and requested that they take action to note that there would be no fencing erected unless it were federally required, which they did; it was noted that airport users would like to see some sort of taxi service to shuttle people from the airport to the Village.

7. Communications received prior to meeting:

- Merlie read from an email from Joel Gaalswijk supporting the Town’s position on the forest property.

8. Business Items, where action may be taken:

- **Farm Consolidation:** William Hackl presentation of request regarding a Farm Consolidation located at S11439 Peck Road under Chapter 7.10 (2) (a) 10.

Merlie introduced the issue and said there had been some confusion fostered by the County’s P&Z related to a size limit of 4.99 acres for this request. Ted Greenheck presented on behalf of the applicant, whose goal is to consolidate the 136.65 acres as one and to preserve the existing homestead as an approximately 12-acre parcel. Merlie took time to further review the Zoning Code.

Motion supporting the applicant William Hackl’s original request, if he pursues it, for the ~12 acre lot size sought rather than having to meet requirements which may not apply to this case / Merlie / Snyder / in discussion, Snyder spoke to other recent exceptions which were comparable and not required to meet the 4.99 acre lot size / Motion passed unanimously.

Stenner recommended that the Town request that if the County were to deny this request, the reasons be documented.

- **Storage facilities for boats, recreational vehicles and other items:** Terry Shifflet request for storage units that would be located off the southern driveway access to Oak Ridge Estate S13041 Shifflet Rd. within the extraterritorial area in the existing Mobile Home Parks District 3.04 R-9 Village of Spring Green Zoning Ordinance.

Merlie read from Shifflet's letter of request, which addressed some of the ambiguity in the existing Spring Green Zoning District. There was discussion about whether the proposed storage units would be limited to use only by the residents of the mobile home park, which he owns, available to the general public, or some combination of limitation criteria. This matter had been discussed at the ET meeting, where it had noted that Shifflet owned additional property which may have a more appropriate zoning and this would be a permitted use there. Shifflet conceded this, although he said the campground is seasonal and access is limited during the off-season and it is further away, and out of sight, for security purposes. If this were not in the ET, and were under County zoning, it would be prohibited in the park unless it included laundry facilities and there would be screening / landscaping requirements. Merlie said there would be additional lighting and traffic related to the proposed structure and that the County would have made these requirements, if allowed. Shifflet asked if whether the Commission would prefer the other location and Snyder noted that it would be a cleaner proposition. Shifflet said he may have to add a new driveway to accommodate that location and wondered whether he would have problems with getting that request approved by the Town. Merlie spoke to her preference for the B7 zoning location, which Iausly noted would be a business use and users would not be restricted, whereas the other location would probably require limiting the rentals to residents of the trailer court. It was also noted that the security concerns could be addressed. Shifflet said he was flexible and did not disagree. Iausly said he thought a better case could be made for this location at the ET meeting, which would be the next night.

Motion favoring location of applicant Terry Shifflet's proposed storage facility for boats, recreational vehicles and other items in the B7 district / Snyder / Iausly / Motion passed unanimously.

- **Residential Subdivisions:** Merlie reported that she had met with Brian Simmert at Sauk County to discuss the steps that could be taken to proceed with the rezoning of the subdivision areas, currently zoned agriculture to single family residential, and a possible time line.

APRIL:

On or before April 10th, Merlie reported that the County would:

- Provide written information for Plan Commission to discuss what consequences would be for non-conforming uses or structures resulting from the change and any other impacts they see as positive or negative.
- Supply mailing labels of landowners in Agricultural zoned areas and adjacent landowners.
- Provide sample draft of application for Town to fill out.

Following this, the Town Plan Commission would:

- Draft letter and send to affected landowners informing them of the rezoning, what the change would mean, and reference the future land use map in the Town's Plan.
- Include schedule of an informational meeting.
- Assessor should be asked to provide his point of view on the affect on people's real estate taxes and include that in letter or have that information for the meeting.

MAY:

- Town Plan Commission, Town Board, and Representative of Sauk County Planning and Zoning hold an informational meeting.
- Town Board and Plan Commission hold a Public Hearing
- Plan Commission convenes to discuss public hearing, vote and forward approval or denial of rezoning application to County and Town Board. Adjourn
- Town Board convenes to discuss public hearing, vote and forward approval or denial of rezoning application to County and Town Board
- If Approved, forward application to County

JUNE / JULY:

- County Planning and Zoning committee reviews rezoning request votes to Recommends, Changes or Not Recommends
- Public Hearing at County

County Board meeting votes to Approve or Deny or Change

If commenced in April, it would be possible for this process, as outlined, to be completed in July. Here were questions about the outreach effort that would accompany that and the notification methods that would be used. Stenner commended Merlie for getting a schedule and timeframe from the County. Snyder suggested that the Assessor be at the meeting and not merely provide a letter.

- **Review Plan Commission Membership Status, appointments, procedures, time lines, coordination and transition with Town Board after April Election.**

Merlie said she would be leaving the Plan Commission and asked for confirmation of the terms of the other members, saying that she hoped the existing members be retained to preserve continuity and recommended that Michelle Thomas be appointed.

Stenner said, by Statute, the Town Plan Commission is appointed by the Town Board Chair, subject to confirmation by the Town Board, with a minimum of one citizen appointee required. Merlie referenced page 22 of the Town's Comprehensive Plan related to the Plan Commission and Statute, and said she would like to know the process required. Snyder said he would like to see some continuity with staggered terms preserved.

9. Public Comments:

Further questions about the timeline for the rezoning and some of the continuing ambiguity which, it is hoped, would be dispelled; fencing requirements at the airport; and issues related to the proposed mineral extraction adjacent to the airport; and what may be done to get Merlie to stay, which she cheerfully sidestepped as being non-negotiable.

10. The next Plan Commission meeting will be April 17th.

11. Motion adjourning the meeting at 8:27 p.m. / Merlie / Snyder / Motion passed unanimously.

Signature of the Secretary: _____

Joni Graves

Signature of the Chair: _____

Mary Merlie