

## Minutes of the Plan Commission - Town of Spring Green

August 14, 2007 – Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

1. Meeting called to order at 7:06 p.m. by Fred Iausly.
2. Roll Call- Iausly, Schmidt, Thomas, and Frank were present as well as 12 other residents. Graves absent.
3. Schmidt attested that proper public notice had been made.
4. Motion approving minutes from July meeting / Schmidt / Frank. Motion passed.
5. Motion approving agenda as posted / Schmidt / Thomas. Motion passed.
6. Updates & Communications:
  - a. Fred Iausly contacted the Sauk County Surveyor to discuss the proposal presented at last month's meeting by Thomas LaBudde. The restriction of having 40 feet road frontage does not apply to Plats of Survey but only to Certified Survey Maps (CSM) and Subdivision Plats. The County Surveyor suggested that either the Town of Spring Green create a land division ordinance or have Sauk County change the wording of the existing ordinance.
  - b. Jerry Schmidt informed the Plan Commission members that Sauk County has mailed a letter to all affected residents regarding an upcoming Public Hearing. This will be held August 28, 2007 at the County Building in Baraboo.
7. Business Items:
  - a. **Plat/CSM Application: Lee Phillips is submitting a CSM to combine two lots and then construct an accessory building at E2932 Phylane Rd. The structure is intended for a furniture shop and storage.**

Resident Lee Phillips presented a CSM to combine two lots and construct an accessory building at E2932 Phylane Road. The structure would be 30' x 60' and is intended for a furniture shop and storage. Fred Iausly stated that when he contacted Sauk County zoning regarding the size of this building, he was informed that there is no restriction of size of accessory buildings in Agriculture zoning. In the Agriculture District, the restrictions of Single Family Residential (SFR) only apply to the "Uses". Jerry Schmidt stated that he had the same conversation with Sauk County Zoning. Some concerns were brought up regarding different information that Sauk County is currently giving out to residents. Michelle Thomas stated that when she applied for her land use permit earlier this summer with Sauk County, she was told that the size of her accessory building could be no more than the 1200 sq ft. Currently, the Town of Spring Green has submitted an application to rezone certain areas to SFR from Agriculture and this property would be included. Thus, if the rezone were to be approved, Lee Phillips was informed that if anything were to happen to any of his accessory buildings, he would then have to follow the SFR ordinance, which may not allow him to rebuild that size of building or allow him to have 3 accessory buildings. Mr. Phillips was also informed that he would need a land use permit from Sauk County for he planned home business, which he stated he was working on with the County.

**Motion to accept CSM by Lee Phillips to combine two lots into one to create a 1.947 acre lot / Schmidt / Frank. Motion passed.**
8. Public Comment:
  - Resident Bill Mertens stated the rezone of lots to SFR is very important especially with the discrepancies with Sauk County Zoning.
9. Set Meeting Date:
  - Next meeting will be September 11, 2007 at 7:00 pm

**10. Adjournment:**

- **Motion to adjourn / Frank / Schmidt. Motion carried.**

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(Michelle Thomas, Secretary)

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(Fred Iausly, Chairperson)