

Minutes of the Plan Commission – Town of Spring Green

September 16, 2008 – Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

1. **Meeting called to order at 7:03 p.m. by Iausly.**
2. **Roll Call- Iausly, Schmidt, Thomas, and Heintz present. Frank absent.**
3. **Schmidt attested that proper public notice had been made.**
4. **Motion approving minutes from August 12th meeting / Thomas / Schmidt. Motion passed.**
5. **Motion approving agenda as posted / Schmidt / Iausly. Motion passed.**
6. **Updates & Communications:**
 - a. Iausly received an email from supervisor Joel Gaalswyk stating that the Highway & Parks Committee has asked Steve Koenig to draft a resolution to sell the county forest located in the Town of Spring Green.
7. **Business Items:**
 - a. **CSM application:** Mary Merle submitted a CSM to reconfigure two lots at E4827 Horseshoe Road. With this reconfiguration, it would mean that Lot 1 would have two driveways; one accessing the main living structure and another to the accessory building. The second driveway would be a shared driveway with Lot 2. Discussion occurred to see if reconfiguration was possible so that each of the lots had only one driveway, but that created the problem of having an accessory building on a lot without a main living structure. Motion to accept the CSM presented / Schmidt / Heintz. Motion carried.
 - b. **CSM application:** Dan Ruetten submitted a CSM to create two lots off of Kennedy Road, east of Pearl Road. Currently, this is a 10.5 acre lot, zoned ARN, in the extraterritorial district. Concerns of having lots with different zoning abutting each other, driveway access off of Kennedy Road, and potential of having smaller lots with a rezone were discussed. Motion to accept CSM / Schmidt. No second. Motion died. Motion for Dan Ruetten to reconsider the division of the property to include smaller lots and to rezone to Single Family Residence / Iausly / Thomas. Motion carried. (Heintz, Iausly Thomas approved – Schmidt against.)
 - c. **Permit Review:** Iausly presented a draft of the driveway permit application. Motion made to forward to the Town Board / Schmidt / Heintz. Motion carried.
 - d. **Ordinance Review:** Discussion of the land division/subdivision ordinance continued. Motion to incorporate discussed changes of the draft document and submit it to Vierbacher for review / Iausly / Schmidt. Motion carried.
 - e. **Public Comment:**
 - 1) Benny Stenner informed us of two upcoming issues. First, Dean Hackl is inquiring about the possibility of having a business in RC35 zoning. Second, Terry Hamburg submitted a CSM to Sauk County and there are issues with the setback requirements. Stenner will contact Sauk County regarding this.
 - 2) Bill Mertens was wondering if a business can be taxed commercially if it is assessed differently.
8. **Set Meeting Date:**
 - Next meeting will be October 14, 2008 at 7:00 pm
9. **Adjournment:**
 - **Motion to adjourn / Thomas / Iausly. Motion carried.**

(Michelle Thomas, Secretary)

(Fred Iausly, Chairperson)