

Minutes of the Plan Commission – Town of Spring Green

February 10, 2009 – Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

1. Meeting called to order at 7:00 pm by Iausly.
2. Roll Call- Iausly, Schmidt, Thomas, Heintz and Frank present.
3. Iausly attested that proper public notice had been made.
4. Motion approving minutes from January 13th meeting/ Heintz / Frank. Motion passed.
5. Motion approving agenda as posted / Schmidt / Frank. Motion passed.
6. Updates & Communications:
 - a. Iausly stated that at the end of March, there will be a public meeting in regards to the Sauk County Comprehensive Plan. There will be a public speaker as well as time for citizens to have input.
 - b. Schmidt stated that changes were made to Sauk County Chapter 22 today at a meeting. He provided copies of those changes.
7. Business Items:
 - a. **Plat/CSM Consultation:** The consultation with ATC in regards to their CSM was deferred to next month when they will present a new CSM due to the change in size of Lot 2. ATC has decided to decrease the size of Lot 2 because its current size has two different zonings.
 - b. **Richland Road:** A discussion was held with five of the land owners south of Richland Road in regards to the 100' right-of-way. The five land owners present were Wisconsin Power & Light, Riley, Bromberek, Glover and Strine. Currently, there is one land owner's home that is in part of the right-of-way. Since most of the roads in the township have a 66' right-of-way, it is being suggested that the Town of Spring Green vacate the southern 34' of the right-of-way to the adjacent land owners. It would be required all land south of Richland Road to participate and that the land be surveyed. The five land owners stated that they were in favor with the Town of Spring Green pursuing this. **Motion that Town of Spring Green begin the process of vacating southern 34' of Richland Road with the consent of the 5 land owners present at meeting / Iausly /Thomas. Motion carried.**
 - c. **Ordinance Amendment:** Sauk County is discussing changing some vocabulary in Chapter 22. A non-exclusive easement would be referred to as an access easement. With this change, the Town of Spring Green Driveway and Private Roads Ordinance would need to reflect the following changes; 1) definition of access easement 2) shared driveways can access a maximum of 3 lots instead of 4, and 3) 40' frontage would be necessary on a publicly dedicated and improved street.
 - d. **Land Division/Subdivision Ordinance Review:** Citizens that were present had some suggestions. Kolby Hirth would recommend that more verbiage be added to the Buffer Strip section. She would like “ more effective visual screen be present year round”. Dave Radel suggested evergreens be required for this purpose. Irv Snyder wants more teeth into the maintenance responsibility in this section. **Motion that the Plan Commission views this as a completed document, will post it on the website for resident's to review , and will hold a public meeting in April to take public comment before sending it to the Town Board / Iausly / Frank. Motion carried.**

- e. **Land Division Moratorium:** The current Land Division Moratorium expires 2/28/09. The ETZ had extend their moratorium until July. **Motion that the Plan Commission recommend to the Town Board to extend moratorium to coincide with ETZ / Iausly/ Schmidt. Motion carried.**
8. **Public Comment:** Kolby Hirth is wondering why ATC is expanding. Bill Mertens supports the Town moving forward with vacating the land south of Richland Road.
9. **Set Meeting Date:**
- Next meeting will be March 10, 2009 at 7:00 pm
10. **Adjournment:**
- **Motion to adjourn / Schmidt / Iausly. Motion carried.**

(Michelle Thomas, Secretary)

(Fred Iausly, Chairperson)