

Minutes of the Plan Commission – Town of Spring Green

December 8, 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, Radel, Frank and Thomas present. Heintz absent.**
3. **Iausly attested that proper public notice had been made.**
4. **Motion approving minutes from November meeting / Thomas / Frank. Motion passed.**
5. **Motion approving agenda as posted / Frank / Radel. Motion passed.**
6. **Updates & Communications:** Iausly stated that he was contacted by Dale Clark, land owner in the Town of Spring Green, regarding a possible limited term mineral extraction on his property located near the intersection of Big Hollow Road and Hwy G.
7. **Business Items:**
 - a. **CSM/Plat:** Fred Gruber at E5296B USH14 is interested in changing the location of his lot line on the east side of his property. Until a recent neighboring CSM was completed, did he realize that the lot line was not where he thought it was. He is looking to do a quick claim with the two property owners east of his property which would result in a gain of less than a total of 1 acre. Gruber was informed that a CSM would need to be done and then presented to the JEZC. **Motion that the Gruber land division be approved by whatever mechanism the Spring Green JEZC would require. The Spring Green Plan Commission has no objection / Iausly /Frank/ Motion passed.**
 - b. **CSM/Plat:** Bob Ewers at E3076 USH 14 consulted with the Plan Commission in regards to the possible land division. Mr. Ewers presented a plan to create a parcel that would be 66' wide from Hwy 14 extending back towards the home and then widen to where the house is located. This configuration would resemble a shape of a flag. Iausly presented a letter that he received from resident Kolby Hirth regarding this possible land division. She strongly feels that the plan that was presented does not leave a substantive parcel for reasonable public use after the FEMA buy out. Radel stated that he strongly disagreed with the letter. Iausly stated that he agreed with Hirth's letter and presented an alternative solution. Iausly recommended instead of having only 66' for a width at the south end of the parcel, the parcel should have straight lot lines and be more of a rectangular shape. Thomas and Frank agree with this alternative solution. Bob Ewers feels that his plan is better especially for the Town of Spring Green tax roll. **Motion that the Plan Commission prefers to see a 4-5 acre lot be created with square boundaries and not a flag lot proposed by Bob Ewers/ Iausly / Thomas. Frank/Thomas/Iausly approve. Radel disapproves. Motion passed.** Mr. Ewers also informed that Sauk County does consider this parcel to be one lot so a CSM would be required for any land division.
 - c. **Land Division/Subdivision Ordinance Review:** Met with John McKenna and Dave Radel from the Town of Spring Town Board to discuss further changes with this ordinance. Changes will be made so that the Town Board can discuss adoption at the January meeting.
 - d. **Town Board Directive: Review Resource Conservancy District-35, Working Land Initiative and Planned Unit Development Program:** Tabled to next months meeting.

8. **Public Comment:** John McKenna wonders if groundwater would be exposed at location of possible mineral extraction.
9. **Set Meeting Date:**
 - Next meeting will be January 12, 2009 at 7:00 pm
10. **Adjournment:**
 - **Motion to adjourn / Iausly / Frank. Motion carried.**

(Michelle Thomas, Secretary)

(Fred Iausly, Chairperson)

December 8, 2009

Dear Plan Commission members:

For a couple months I have listened to comments by Bob Ewers during consultation with the Plan Commission regarding a proposed CSM of his flood damaged property involved in the FEMA buy-out. During these consultations Bob voiced concern that a well be preserved for Ag use on adjoining farmland.

As a member of the community, I support Bob's intent to preserve the well for Ag use. However, I am strongly opposed to any CSM that does not leave a substantive parcel for reasonable public use after the FEMA buy-out.

It is not reasonable to have only 40' road access, with a long drive to an isolated "island" of public property. That is, any proposal of this sort goes against the intent of having truly publicly-accessible and viable public use of land purchased with public funds. A genuinely useful public parcel would have as much highway frontage as the side borders of the land - as opposed to minimal frontage with a long narrow drive to an isolated 'island' amidst private property.

In consideration of any proposed CSM I urge the Plan Commission to insist that the borders of the public property extend linearly to the highway *the entire extent* of the parcel's side borders. In this manner the parcel would give a reasonable public property for the Town's use.

I strongly disagree with the comment made by Dave Radel at the December 3, 2009 Town meeting if Dave's innuendo was that making a long drive to an island of public property is in the best course of action; if my interpretation of Dave's remark is correct - that he feels it is in the best financial interest of the Town to provide Ewer with a CSM that results in an oddly-shaped parcel for public use - I strongly disagree.

I understand Dave's and the Town Board's interest to assist farmers in our area.

However, **I submit that the greater obligation is the responsible planning of public property and use of federal relief dollars so that resulting properties have the greatest good for the public as a whole.**

Bob Ewers can have a very acceptable result with the buy-out which leaves the well for Ag use on adjoining land AND leaves a rectangularly-shaped parcel (with highway frontage along its entire border) for the public use. This is a responsible balance of assisting area farmers and planning appropriately for public properties.

Respectfully,

Kolby Hirth
/Kolby Hirth/