

Minutes of the Plan Commission – Town of Spring Green

May 11, 2010 – 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, Robson and Thomas present.**
3. **Iausly attested that proper public notice had been made.**
4. **Motion approving minutes from April 20th meeting with corrections / Robson / Frank. Motion passed.**
5. **Motion approving agenda as posted / Radel / Iausly. Motion passed.**
6. **Updates & Communications: none**
7. **Business Items:**
 - a. **Comprehensive Plan:** The Plan Commission discussed the developed of a Plan Unit Development (PUD) in the Town's Comprehensive Plan. The PUD program would allow for a land division creating a lot less than the 35 acres that is required now in the RCD-35 zoning district. The remaining part of the 35 acres would put in an easement that would not allow any building to be created except for an agriculture building. A conditional permit would be attached to the lot created. Ted Greenheck from the Town of Bear Creek came to explain that their township chose not pursue the PUD program and instead incorporated some restrictions in their Land Division ordinance. One reason they chose not to pursue the PUD was the additional cost that would be incurred for surveying 2 lots. Instead, in the Land Division ordinance they incorporated the restriction of a maximum of 3 lots created in a 10 year span. The lot size would need to be a minimum of 2 acres. Joe Prem from the Town of Franklin spoke on how the PUD is working for their township. They decided to add the following restrictions; 1-5 acres allowable, 20 year renewal, siting criteria, and the 35-35-70 rule. This means the first two lots created would need to put the remaining of 35 acres into preservation. The third lot created would need to put the remaining of 70 acres into preservation. The goal is not create a line of houses down the road. The process starts with a conceptual meeting with the Plan Commission and then a CSM is done and presented back to the Plan Commission. So far, they have not had any complaints about the PUD program.

After discussion, the residents present stated they would like for the Town of Spring Green to pursue the PUD program. They stated that clustering should not be required and not follow Town of Franklin with their 35-35-70 rule. As we move forward the following issues need to be addressed; a clearer definition of an easement and does the remaining acres need to be contiguous?
8. **Public Comment: none**
9. **Next Meeting Date:**
 - Next meeting will be June 8, 2010 at 7:00 pm.
10. **Adjournment:**
 - **Motion to adjourn / Frank / Robson. Motion carried.**

(Michelle Thomas, Secretary)

(Fred Iausly, Chairperson)