

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, November 11, 2015
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:00 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Dan Vernon, Michael Broh, Eugene Hausner, and Greg Prem (JEZC).
Bob Tennant (JEZC), and Brad Hutnik (JEZC) were absent.
JEZC members present: Sherryl Jones, Jim Sprecher, and Fred Iausly.
Others present: Wendy Crary, Michael Mertens, Dave G. Liegel, Jason Amidon, and Ed Lilla.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the September 16, 2015 Plan Commission Hearing and Meeting. Motion by Broh, second by Prem, to approve minutes. Motion passed with all in favor.
5. Preliminary consultation with Jason Amidon regarding possible detachment of Phil Wald Subdivision from the Village of Spring Green to the Town of Spring Green. Amidon informed the Plan Commission and JEZC that he is with Bunbury Realtors representing the Phil Wald Partners. Amidon explained there is a hardship trying to get water and sewer to the subdivision because it would cost over \$600,000 to do. Amidon asked, "Would it be possible to detach and submit a new plat for 8 to 9 lots?". Marcus read the State Statutes Crary included in the meeting packet regarding detachment of property from one municipality to another. Marcus stated, "The matter that concerns me is that there were road improvements recently made at the cost of the Village." "I feel to be fair the town or the developer should reimburse the Village for the cost of the improvements". Prem said, "I would be in favor of detachment simply because it's non-conforming without Village Water and Sewer". The Plan Commission and JEZC discussed the creation of an agreement between the Village, Town, and developer if this matter moves forward. Iausly stated, "The town now has a subdivision ordinance which was not in place for previous plats in the township". Amidon passed out a conceptual drawing for re-platting for a township subdivision if detachment occurs. Lilla said, "Have the developer bring a formal proposal and a developer's agreement needs to be in place prior to plat submittal". The Plan Commission and JEZC discussed procedures for detachment and subdivision plats. Marcus stated, "The consensus of the Plan Commission and JEZC is to take this matter to the Village Board for review to inquire if the Village is in favor of detachment or not". Amidon asked, "What kind of timeline are we looking at?". Iausly explained process for both detachment and plat submittal. The Plan Commission and JEZC will have this matter reviewed by the Village Board for input about detachment of the Phil Wald Subdivision. No action necessary regarding this matter.
6. Preliminary consultation with Dave Liegel regarding possibilities for use of second home on parcel #032-0899, located at S12398 STH 23, Town of Spring Green. Liegel said, "I am purchasing the Luther property, I currently farm part of it and my irrigation system covers part of the property". "I'm interested in doing a CSM to follow the water line and join to my farm". Iausly replied, "It certainly would clean up the zoning issues if the houses were separated into 2 lots". The Plan Commission and JEZC discussed with Liegel the different zoning options for the property. The recommendation given to Liegel is to create a CSM separating the two residences on to separate parcels and to rezone the residential lots to ARE – Extraterritorial Existing Agricultural Residential District. No action taken regarding this item.
7. Motion by Broh, second by Hausner to convene as the Plan Commission at 8:17 p.m. Motion passed with all in favor.
8. Preliminary consultation with Cardinal CG regarding proposed property line shift for parcel #182-0490-02010 & parcel #182-0490-02020, located at 1277 E. Hoxie Street, Village of Spring Green. Mertens explained that Cardinal CG is looking to add on to their building and that per building code they need all portions of the building to be 60 feet from the property lines. Cardinal proposes to shift the current property line 20 feet south, both parcels will comply with the zoning ordinance, and both parcels are owned by Cardinal Glass. The consensus of the Plan Commission is that Cardinal Glass should proceed with the CSM process. No action taken regarding this item.
9. General Public Comment: There was no general public comment at this time.
10. Adjourn. Motion by Vernon, second by Prem, to adjourn at 8:27 p.m. Motion passed with all in favor.