

**Minutes of the Board of  
Zoning Appeals Meeting  
Thursday, August 31, 2017 at 5:13 p.m.**

**Proceedings of the Village of Spring Green Board of Zoning Appeals Meeting on Thursday, August 31, 2017 at 5:13 p.m., Village Office, 154 N. Lexington St. Spring Green, WI.**

1. **Call to order and attendance.** Feiner called the meeting to order at 5:13 p.m. Members present were, Julie Kardatzke, Michael Mertens, Doug Feiner, and Bob Churchill. Leslie Shultz was absent.  
Others present were Wendy Crary, Greg Jewell, Terry Shifflet, Suzanne Shifflet, and Julie Shebek.
2. **Approve Agenda.** Motion by Kardatzke, second by Churchill to approve the agenda. Motion carried.
3. Motion by Churchill, second by Mertens to approve the minutes from the July 21, 2016, Spring Green Board of Zoning Appeals Hearing and Meeting. Motion carried.
4. **Discussion and possible action on the consideration of a request by US Cellular for a variance to construct a communications tower and equipment building on parcel #182-0607, 621 Carpenter lane near Village Wastewater Treatment Plant, Spring Green, WI.** Feiner inquired about the rent that is paid by US Cellular. Crary informed those present what the annual rental amount is and will continue to be. Churchill asked, "Why is it being moved from the water tower?" Shebek replied, "The water tower is not structurally able to hold the new technology, the current technology on the water tower will eventually be phased out". It was asked at this time what US Cellular will do if the variance is not approved. Shebek answered, "They may relocate or not, I can't answer for sure, that decision is made by others". Kardatzke commented, "I read in the application that the height is needed to add coverage further east and to the south". Terry Shifflet asked, "How is coverage going to be under the tower?" Shebek replied, "Coverage will be phenomenal if you have US Cellular". Shebek also informed those in attendance that lighting of the tower will not be required. Churchill asked, "Why is lighting not required?" Shebek replied, "Lighting is only required if the tower is 200 ft tall or higher". Feiner commented, "One of the issues we have here is it's going to be visible no matter where it's located, but storm water is a legitimate concern". Kardatzke stated, "I agree with Doug that it's going to be visible no matter where it's located, the advantage is this is a lower spot and will mainly be visible from the hills not from ground level". The Board of Zoning Appeals discussed all concerns previously mentioned in further detail. Mertens said, "We're here only because of the height and the law specifically states we cannot disapprove solely based on height". Terry Shifflet replied, "I totally get that, my beef is it's on the water tower now and you can't see it, this will be visible for a long ways". Motion by Mertens, second by Churchill to grant a variance for the construction of a communications tower and equipment building on parcel #182-0607, 621 Carpenter Lane near Village Wastewater Treatment Plant, Spring Green, WI. All conditions stated under Section 9.07 of the Zoning Ordinance have been met, Exceptional Circumstances, Preservation of Property Rights and Absence of Detriment. Motion carried.
5. **General Public Comment.** There was no general public comment at this time.
6. **Adjournment.** Motion by Kardatzke, second by Churchill to adjourn the meeting at 5:40 p.m. Motion carried.