

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, December 13, 2017
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Greg Prem (JEZC), Eugene Hausner, Ed Lilla (JEZC), and Jane Hauser. Michael Broh and Brad Hutnik (JEZC) were absent.
JEZC members present: Kolby Hirth, Fred Iausly, and Jim Sprecher.
Others present: Wendy Crary, Jerome Lund, Greg Jewell, and Marty Prem.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the November 8, 2017 Plan Commission, Hearing. Motion by Prem, second by Hauser to approve the minutes from November 8, 2017 Plan Commission Hearing. Motion passed with all in favor.
5. Approve minutes from the November 8, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Hausner, second by Prem to approve the minutes from November 8, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
6. Motion by Hausner, second by Prem, to convene as the Plan Commission at 7:06 p.m. Motion passed with all in favor.
7. Preliminary consultation with Alliant Energy for proposed Certified Survey Map (CSM) to combine parcel #182-0738, #182-0739, and #182-0740 into one continuous parcel, Lots 7-9 Forest View Estates, Village of Spring Green. Lund with Alliant Energy explained that the reason to combine the three lots is for the construction of a new building for Alliant Energy's operations center. The Plan Commission discussed with Lund the various permitted uses that Alliant Energy's operations center would fall under in the zoning district. Lilla pointed out that the county coordinates will need to be on the final CSM. The Plan Commission discussed the screening of the outside storage which would be required. The consensus of the Plan Commission is to recommend that Alliant Energy move forward with formally submitting the Application for Certified Survey Map and fees. No action necessary regarding this item.
8. Motion by Iausly, second by Prem to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:17 p.m. Motion passed with all in favor.
9. Preliminary consultation with Terry and Marty Prem for proposed Certified Survey Map (CSM) to combine parcel #032-0933 and #032-0934 into one continuous parcel, located at E5016 & E5028 US Hwy 14, Town of Spring Green. Marty Prem started by saying, "The building next to us is no longer standing so we are looking to combine the lots for an addition to the west side of Prem Meats". M. Prem continued by explaining that if the addition of "Slaughter Facility" to the zoning ordinance cannot be made then they most likely will not combine the lots. Iausly explained the Town of Spring Green's process for a Certified Survey Map which will be required should Terry and Marty Prem decide to combine or move the lot lines associated with the parcels. Terry and Marty Prem will need to follow the process for Certified Survey Map submittal with the Village and Town of Spring Green. No action was taken regarding this item.
10. Preliminary consultation with Terry and Marty Prem regarding a request for zoning ordinance amendments to allow for a slaughter facility on parcels #032-0933 and #032-0934 located at E5016 & E5028 US Hwy 14, Town of Spring Green. Marcus stated, "We would need to add the use for a slaughter facility to the zoning ordinance". The Plan Commission and JEZC discussed with M. Prem the need to meet with the Prairie Sanitary District should the use be added to ensure there are no issues with the sewer system. Hauser asked, "How long would animals be held before they are slaughtered?" M. Prem replied, "Typically one day, we do rent farm land behind us though". Lilla clarified with Marty Prem that the farm land is used for pasturing animals. The Plan Commission and JEZC discussed adding "Slaughtering Facility" as a conditional use for the zoning district. M. Prem explained that Prem Meats is

required to have a state inspection six days a week. Sprecher asked, "How many days a week would you be slaughtering?" M. Prem replied, "Initially one day per week then eventually two days per week". Hirth inquired about truck traffic. M. Prem estimated twenty trucks with cattle trailers on drop off days. Jewell stated, "I assume the manure is hauled off site?" M. Prem replied, "Yes". The Plan Commission and JEZC discussed the publication requirements for the zoning amendment and then the publication requirements for a conditional use permit should the ordinance amendment be completed for the addition of "Slaughtering Facility". The Plan Commission and JEZC discussed possible conditions for a slaughtering facility. It was explained to Marty Prem that he could proceed with the previous item of the Certified Survey Map either before or at the same time as a conditional use permit, provided the ordinance is amended to allow for a slaughtering facility. Cray explained that submitting both at the same time would save money as the application for both would fall under the same fee amount. Hirth asked that the minutes reflect the following statement, "Feedback given to Marty Prem does not include any specific direction for either of his options prior to the public hearing and the JEZC listening to concerns from surrounding residents". Motion by Prem, second by Hausner to authorize Wendy Cray to publish for a hearing to add "Slaughtering Facility" as a Conditional Use in the B-3 Zoning District. Motion passed with all in favor.

11. Discussion and possible action regarding proposed Zoning Ordinance Amendments in regards to additional permits required in the Joint Extraterritorial Zoning Districts. Prem said, "I took a very simplistic approach for amendments based on discussion last month". Hirth inquired about additional information and incomplete sentences. Lilla explained that the ordinance is kind of a bullet point part of previous portions of Section 2.05. The Plan Commission and JEZC discussed reviews of new residential or business structures and/or additions due to the 2008 flood. The possibility of an overlay district similar to the Village's in the ET Area to address 2008 flood issues was discussed. Kolby stated, "I have concerns about proposed wording for the amendment". Marcus said, "I think we're not even close to moving forward and we should bring back for another review next month". Iausly expressed concerns about Section 2.06. Motion by Marcus, second by Hausner to table discussion regarding proposed Zoning Ordinance Amendments in regards to additional permits required in the Joint Extraterritorial Zoning Districts until the next meeting. Motion passed with all in favor.
12. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. No research was completed prior to this meeting by Plan Commission and JEZC Members. Motion by Marcus, second by Iausly to table discussion regarding zoning authority and regulation of junk in the Extraterritorial area until the next meeting. Motion passed with all in favor.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla will continue to work on proposed amendments for the zoning ordinance; no action was taken regarding this item.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Iausly, second by Lilla, to adjourn at 9:17 p.m. Motion passed with all in favor.