

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, January 17, 2018
Held at Village Office
154 N. Lexington Street
Immediately following the Hearing at 7:00 p.m.

1. Marcus called meeting to order at 7:07 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), Michael Broh, Brad Hutnik (JEZC) and Jane Hauser.
JEZC members present: Kolby Hirth, Fred Iausly, and Jim Sprecher.
Others present: Wendy Crary, Marty Prem, Todd Deibert, and Chad Kannenberg.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the December 13, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Iausly, second by Hauser to approve the minutes from December 13, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Motion by Prem, second by Hausner, to convene as the Plan Commission at 7:09 p.m. Motion passed with all in favor.
6. Preliminary consultation with Chad Kannenberg for proposed Condominium plat on parcel #182-0878, located at 410 & 412 Spring Street, Village of Spring Green. Kannenberg explained that he would like to split a new construction duplex he is building into two condos so he can sell them separately. Lilla informed the Plan Commission that he recalled that state statute supersedes the village's ordinance and another individual was not required to complete this process for the creation of condos. Prem stated, "I'm in favor of the concept and I do not have an issue with it". The Plan Commission discussed zero lot lines as it would pertain to this situation. Deibert with Jewell Associates passed out a sample ordinance from Fitchburg regarding zero lot line. Marcus said, "The question comes down to the process for Chad to follow in order to proceed". The Plan Commission and Kannenberg discussed agreements for maintenance and different variables for condo plat for splitting the duplex. Lilla suggested that Kannenberg's attorney should contact the Village if the ordinance needs to be updated or changed for what he wants to do. Marcus said, "If the ordinance is adequate Chad should proceed, if inadequate then we need to address it". The Plan Commission discussed rezoning the parcel to R-3 to allow for the condo plat. The consensus of the Plan Commission is that Kannenberg should petition to rezone to R-3 and work with attorney to ensure condo plat conforms with village ordinance and state statutes. No action necessary regarding this item.
7. Motion by Broh, second by Prem to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:44 p.m. Motion passed with all in favor.
8. Discussion and possible action on the consideration to add "Slaughtering Facility" as a conditional use under Section 3.06 in the B-3 Zoning District. Hirth stated to Prem, "At the December Meeting you said you would solicit input from neighboring properties". Prem responded, "I've inquired with Brent Winkers and he doesn't have any issues, we rent the farm land adjacent to our property so there isn't an issue there either". Hirth inquired as to why the original permit explicitly stated no slaughtering and now due to a fire it's being reconsidered. The Plan Commission and JEZC discussed the history of the amendment to allow for Prem Meats. It was explained that the original amendment added licensed meat processing as a permitted use with no hearing process. The restriction of slaughtering within the definition for licensed meat processing ensured that if the need ever arose for slaughtering another amendment would be needed. Adding "Slaughtering Facility" as a conditional use will require a hearing with Class 2 notification in the Home News and notices to be mailed to all property owners within 300 feet of the proposed location. Hirth asked, "Is there a difference between commercial slaughtering versus your use?" Prem explained that commercial slaughtering is 100 or more animals per day. Prem said, "We don't have adequate space to accommodate that many, we would be slaughtering up to 40 per week". Hirth provided the following summarized points surrounding the discussion of this item: *The scale of the*

slaughtering operation will not creep in intensity because the physical space cannot accommodate a commercial-scale operation. The proposed expansion is filling a demonstrated local need and will minimize time to freezer, streamline contracted waste disposal and efficiently accommodate state inspector schedules as compared to the mobile slaughtering unit currently being used. Hirth asked about impact to customers of the nearby Subway and to potential future area business and use of adjoining rented pasture. All livestock, ~40 animals/day on delivery days, will be delivered directly to and held within the facility, so noise and odors to surrounding neighbors will be minimized. Delivery trucks will not back up on the commercial site because livestock deliveries are staggered, which is necessary for efficient processing as well as best use of state inspector's time on site. Jim Sprecher relayed his experience with very specific and tight timelines for his own livestock deliveries to processors in Richland Center and Plain and concurred that trucks do not back up. Animal waste will be disposed using the same private contractor that is currently used for meat processing waste. Highway 14-facing frontage will be retail space, with delivery and processing in the rear of the building. Acknowledging a few accidents on Highway 14, the JEZC generally concurred with Marty Prem's statement that mitigation with a turn lane is the responsibility of the state, and should not hold back economic development in the commercially-zoned area. Broh stated, "While I think these are great questions, I think these are suitable questions for when Marty applies and a hearing is held where these specifics can be discussed". Motion by Broh, second by Hausner to recommend to the Village Board the addition of "Slaughtering Facility" as a conditional use under Section 3.06 in the B-3 Zoning District. Motion passed with all in favor.

9. Discussion and possible action regarding proposed Zoning Ordinance Amendments in regards to additional permits required in the Joint Extraterritorial Zoning Districts. Marcus stated, 'We've discussed this matter over the last few months and we've kind of come full circle'. Prem reviewed the history of the discussion as a result of the town representative's request to add driveway permits as a requirement for a zoning permit. The legal opinion the village received is that the village cannot withhold zoning permits because of permits issued by other entities. Prem said, "I wanted amendments to be informative but not required within the zoning permit process". The Plan Commission and JEZC discussed creating a checklist that is not part of the ordinance to be shared by the Village & Town of Spring Green. The consensus is to remove all references and requirements of permits issued by other agencies/entities and to create a checklist that can be handed out with applications. Prem will submit proposed amendments for review at the February Meeting. No action taken regarding this item.
10. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Iausly stated, "There is a hole in the ET area in dealing with junk". Sauk County defines and regulates junk through zoning ordinances; the Village addresses this issue within municipal ordinances. Marcus explained what he was able to find with minimal research. Marcus said, "Middleton addresses junk but only the screening of junk, not removal". The Plan Commission and JEZC Members will research this matter and relay information found to Joel Marcus. No action was taken regarding this item.
11. 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.
12. General Public Comment: There was no general public comment at this time.
13. Adjourn. Motion by Iausly, second by Hausner, to adjourn at 9:13 p.m. Motion passed with all in favor.