

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**Wednesday, March 16, 2016**  
**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. Members present: Joel Marcus, Bob Tennant (JEZC), Greg Prem (JEZC), Michael Broh, Dan Vernon, and Brad Hutnik (JEZC). Eugene Hausner was absent. Others present: Wendy Crary, Darlene Huffman, LeRoy Huffman, Paul Kardatzke, Derek Miller, and Ed Lilla.
2. Crary appointed minute taker.
3. Motion by Tennant, second by Vernon, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the February 17, 2016 Plan Commission, and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Broh, second by Prem, to approve minutes. Motion passed with all in favor.
5. Discussion and possible action on a Certified Survey Map (CSM) submitted by Darlene & LeRoy Huffman, to shift the lot line between parcel #182-0342 & #182-0340 located at 307 E. Hoxie Street, Village of Spring Green. Lilla said, "This was talked about at the preliminary consultation with the Huffman's, they are looking to shift the lot line east". Lilla reviewed the technical review he completed for the CSM. Lilla explained that the coordinates for the Section Corners need to be shown on the map. Lilla also explained that the proposed CSM shows the 10 foot "alley" north of the parcels as vacated and that no documentation supporting the vacation was provided by the applicant. Lilla said, "I reviewed Sauk County GIS, CSM #2300, & CSM #494 and none of the three show the alley as vacated". Lilla continued by explaining that a plat of survey from the early 90's claims the 10 feet was vacated but it was never recorded at Sauk County. Lilla stated, "What I suggested to the Huffman's was that they could do a title search to see if it was vacated". D. Huffman replied, "We have not done that". Lilla said, "They either need to modify the map to exclude the 10 feet or provide documentation that it was in fact vacated". Broh asked, "What would need to happen to vacate the 10 feet?" Lilla replied, "The Village would have to do another process to vacate it entirely". The Plan Commission discussed vacating the property and possibilities as to what may have occurred to create this situation. Lilla suggested that the Plan Commission could approve the CSM contingent upon the 10 feet being removed from the CSM and then vacate the property after so it doesn't hold up the Huffman's from selling the vacant lot. Motion by Prem, second by Broh to recommend approval of the Certified Survey Map (CSM) submitted by Darlene & LeRoy Huffman, to shift the lot line between parcel #182-0342 & #182-0340 located at 307 E. Hoxie Street, Village of Spring Green contingent upon the coordinates for the Section Corners being shown on the map and the removal of the 10 feet from the map. Motion passed with all in favor. Motion by Marcus, second by Hutnik, to recommend that the Village Board consider vacating the 10 feet shown as an alley on the CSM. Motion passed with all in favor.
6. Discussion and possible action regarding parking requirements for the Cornerstone Church to rebuild on parcel #182-0038, Village of Spring Green. Derek Miller informed the Plan Commission that things are moving forward and they have been working with Paul Kardatzke on the design for a new church. Miller stated, "We are looking to break ground in 6 to 8 weeks". Miller explained that the house that remains on the property will be removed either by demo or possibly a controlled burn through the Spring Green Fire Department. Miller said, "What we would like is some feedback regarding parking". Miller continued by saying, "The zoning ordinance would require 15 off street parking stalls, we can really only fit 14 but it is not ideal off of the alley, angle would allow for 9, and parallel we would only be able to fit 5". Kardatzke showed displays that he put together depicting the various parking options. Prem said, "In my opinion this isn't a new use for the property and the previous church had no off street parking". Marcus stated, "There are 42 on street parking spaces, I've researched it and if any business were to burn down including my own they wouldn't be able to rebuild and have the required parking stalls". The Plan Commission discussed this matter and the consensus was that the off street parking requirement is not necessary in this situation and asked Miller & Kardatzke to do the best they can. The Plan Commission also asked that the angle parking be utilized for safety due to the alley and the close proximity of the playground at St.

John's School. Motion by Prem, second by Broh that due to Cornerstone Church being an existing use of the property that the off street parking requirements be dismissed. Motion passed with all in favor. Hutnik asked, "Do we want to possibly amend the ordinance regarding parking". Marcus replied, "I think we do, maybe give a credit to businesses for available off street parking". Prem said, "I'm hesitant to do that for a few reasons". The Plan Commission would like to have the zoning ordinance regarding off street parking requirements placed on the April agenda for discussion.

7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Tennant, second by Prem, to adjourn at 8:00 p.m. Motion passed with all in favor.