

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and**  
**Joint Extraterritorial Zoning Committee**  
**Wednesday, August 17, 2016**  
**Held at Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

1. Marcus called meeting to order at 7:01 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.  
Members present: Joel Marcus, Bob Tennant (JEZC), Greg Prem (JEZC), Michael Broh, and Dan Vernon. Eugene Hausner and Brad Hutnik (JEZC) were absent.  
Downtown Design members present: Shannon Radel, Yvonne Notbohm, and Paul Kardatzke.  
JEZC members present: Sherryl Jones. Jim Sprecher arrived at 7:04 p.m. Fred Iausly arrived at 7:10 p.m.  
Others present: Wendy Crary, John C. Rasmussen, Patty Brooks, and Cassy Vieth.
2. Crary appointed minute taker.
3. Motion by Tennant, second by Radel, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the June 15, 2016 Plan Commission and Downtown Design Committee Meeting. Motion by Tennant, second by Jones, to approve minutes. Motion passed with all in favor.
5. Motion by Broh, second by Prem to convene as the Plan Commission and Downtown Design Committee at 7:04 p.m. Motion passed with all in favor.
6. Discussion and possible action on a sign permit for Lexington fitness located at 136 N. Lexington Street located within the Downtown Design District. Vieth explained that she wants to update the logo and possibly add LED lights that will provide a soft glow around each letter. Broh asked, "Will the lights be on all the time?" Vieth replied, "Only at night". Motion by Tennant, second by Kardatzke to approve the sign permit for Lexington Fitness located at 136 N. Lexington Street located within the Downtown Design District. Motion passed with all in favor.
7. Motion Radel, second by Tennant to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:14 p.m. Motion passed with all in favor.
8. Preliminary consultation with John Rasmussen regarding potential rezoning request for parcels #032-0027 & #032-0038 currently zoned AT – Village & Extraterritorial Transition District, located on USH 14 in the Town of Spring Green. Rasmussen explained that both parcel have been zoned Transition for years and that the parcels are surrounded by commercial and residential. Rasmussen said, "I've been talking to people and like the concept of creating between 2 – 4 commercial properties". "Maybe commercial with residential in the back of commercial buildings". It was explained to Rasmussen that a parcel cannot have two different zoning districts; a parcel has to be zoned all the same. The Plan Commission and JEZC discussed with Rasmussen the possibility of a Certified Survey Map or Subdivision Plat. Rasmussen stated, "I'm not interested in dividing the property unless there is interest in the property, I would prefer to zone it all commercial then". Iausly replied, "I think it would be a waste to not have the USH 14 frontage zoned commercial, but I want to see a planned subdivision". Prem stated, "I wouldn't necessarily be opposed to rezoning both parcels to commercial". The Plan Commission and JEZC discussed potential options for the parcels. It was explained to Rasmussen that the Plan Commission and JEZC cannot allow the creation of land locked parcels. Iausly said, "I would prefer to develop this property, not rezone the enter thing commercial which may create problems in the future". "Put in the infrastructure with a road to access the whole property". Marcus commented, "Yes, the property is right for commercial development but I, like Fred want to see a plan for the development". Rasmussen informed the Plan Commission and JEZC that he will work with his engineer for the best plan for the property. No action was necessary regarding this item.
9. Discussion and possible action on Patty Brooks request for Zoning Ordinance clarification and correspondence to be sent regarding parked trailers on parcel #032-1029 located at S13149 Highbanks Road, Town of Spring Green. Marcus reviewed a handout he put together for this item. Marcus stated, "Patty inquired with me regarding a possible zoning violation, which I reviewed and did not feel it constituted as a violation". Brooks said, "I have observed a travel trailer, contractor's trailer, and three

flat bed trailers, I don't want it to turn into a storage facility". Marcus stated, "I based my decision on Section 2.09 of Zoning Ordinance". Marcus reviewed section 2.09 with the Plan Commission, JEZC, and Patty Brooks. An excerpt from Section 2.09 in regards to Accessory Uses is as follows "Residential accessory uses shall not involve the conduct of any business, trade, or industry. Accessory uses include incidental repairs; storage; parking facilities;" Marcus stated, "In this case there is a question of proof, how do we prove there is a business at the property?" Prem replied, "I drove by the property and viewed the trailers, there are no signs advertising a business, there are also many properties within the village that have trailers and vehicles parked as well, it is not a zoning violation unless we can prove there is a business". Cray explained to all in attendance that the licensing and registration of vehicles and/or trailers is not within the Zoning Ordinance but is within the Village Code of Ordinances which does not apply in the ET Area. Patty Brooks apologized stating, "If I had known about Section 2.09 I would not have wasted everyone's time". No action was necessary regarding this item.

10. General Public Comment: There was no general public comment at this time.

11. Adjourn. Motion by Tennant, second by Broh, to adjourn at 8:32 p.m. Motion passed with all in favor.