

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, January 18, 2017**  
**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, and Joint Extraterritorial Zoning Committee.  
Members present: Joel Marcus, Ed Lilla (JEZC), Greg Prem (JEZC), Michael Broh, Brad Hutnik (JEZC), and Dan Vernon. Eugene Hausner was absent.  
JEZC members present: Fred Iausly. Sherryl Jones, and Jim Sprecher were absent.  
Others present: Wendy Crary, Patty Brooks, David Christopherson, and Diane Christopherson.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Broh, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from December 14, 2016 Plan Commission Meeting. Motion by Broh, second by Prem, to approve minutes. Motion passed with all in favor.
5. Preliminary consultation with David Christopherson regarding Accessory Building Construction without Primary Structure on Parcel #032-1030 located on Highbanks Lane in the Town of Spring Green. Christopherson explained that a neighbor has asked if he would like to purchase the lot next door to build an accessory structure. Christopherson said, "I was informed by Wendy that it's not allowed without a principle structure". Marcus suggested a Certified Survey Map to join the property and asked if they would be willing to do so. Christopherson replied, "I've contacted Jewell and Halvorson to get estimates for a CSM". Lilla pointed out that there is a 15 ft. height restriction on accessory structures in that zoning district. Prem suggested adding height restrictions as a conditional use similar to reduced setbacks. The Plan Commission and JEZC discussed various options for David Christopherson regarding the height restriction and process for such a request. Vernon said, "I just want to state that I do not like the 15 ft. height requirement, from a historical and aesthetic stand point it doesn't make sense". The Plan Commission and JEZC discussed re-writing the ordinance regarding accessory structures, which had been started previously but not completed. Setbacks for an accessory building were discussed should the property be joined via CSM. Christopherson showed the Plan Commission and JEZC on a map where he would like to place the building. At this time it was noted that placement would be in the front yard should the property be joined. The Plan Commission and JEZC informed Christopherson that placement in the front yard is also prohibited in addition to the height restriction. Christopherson was informed that he could apply for a variance through the Board of Zoning Appeals if he wished to proceed with the process. No action was necessary regarding this item.
6. Information from the UW-Extension Local Government Center regarding Local Land Use, Planning and Zoning Teleconferences. The Plan Commission & JEZC requested that the Teleconference Information for both "Insights on Recent Changes to WI Land Use Law" and "Cooperative Boundary Agreements" be purchased when available. Recorded versions will not be available until two weeks after the teleconference is held.
7. General Public Comment: Patty Brooks stated, "I came as an observer and I'm glad I came". Iausly said, "This body is in charge of zoning and I caution the use of TIF Districts, we need to have buffers to separate residential from manufacturing". Iausly was referring to recent Village Board discussion regarding the possible creation of a TIF District in the Industrial Park. Brooks stated that she agrees with Fred Iausly regarding the use of TIF Districts. Crary informed both Iausly and Brooks that there would be further discussion regarding this matter at the Village Board Meeting on January 25<sup>th</sup> and that all interested parties should attend to voice their concerns and ask questions. There was no additional general public comment at this time.
8. Adjourn. Motion by Prem, second by Iausly, to adjourn at 8:03 p.m. Motion passed with all in favor.