

Minutes
Meeting of the Village of Spring Green Plan Commission,
And Joint Extraterritorial Zoning Committee
Wednesday, July 19, 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, Eugene Hausner, Ed Lilla (JEZC), Greg Prem (JEZC), Michael Broh, Brad Hutnik (JEZC), and Jane Hauser.
JEZC members present: Fred Iausly, and Kolby Hirth. Jim Sprecher was absent.
Others present: Wendy Crary, Greg Jewell, Mary Peterzak, Stephen Peterzak, and Carolina Dursina.
2. Crary appointed minute taker.
3. Motion by Prem, second by Hutnik, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from June 21, 2017 Plan Commission Meeting. Motion by Prem, second by Hausner, to approve minutes. Motion passed with all in favor.
At approximately 7:04 p.m. the severe weather sirens went off. At this time all in attendance were asked if they would like to postpone the meeting or continue the meeting by relocating to the basement. All in attendance wished to continue the meeting. A note was placed on the front door directing people that the meeting had been relocated to the Police Department in the basement due to severe weather.
5. Discussion and possible action on a zoning permit for Stephen & Mary Peterzak for construction of a house at E5311 Leone Road located within the Extraterritorial Seasonal Recreational District. Iausly stated, "This zoning district has been an issue, the district is flawed and to approve it will make the situation worse". Hirth said, "I concur with Fred's opinion, this sets up an unfair situation in the Town of Spring Green, the ordinance is flawed and could be remedied if a road is required". Marcus replied, "I agree the zoning district is flawed but the district was created for these specific properties and the pre-existing situation in that area". "We can't change the rules now; we have to work with the ordinance that is currently in place". Iausly said, "There is no recourse for violations". Prem explained that when a violation exists a letter is drafted and mailed to those in violation requesting compliance; citations could be issued if necessary. Iausly pointed out that there is no way to ensure an applicant adheres to the 9 month residency requirement. Prem said, "In reviewing the minutes Wendy was able to find, it is apparent that we are not allowing any further division of the lots within the ESR District". Prem continued by saying, "While I agree with Fred's opinion that the district is flawed, per the ordinance we simply review the application, no action is required". The Plan Commission and JEZC agreed that review of the ESR Zoning District will be placed on next month's agenda for discussion. The Plan Commission discussed the ESR District requirements; this will be discussed further at the August 16th meeting. Hirth stated "I would like to note for the record that the residence is for 9 months out of the year and to change that to 12 months a road should be required". The consensus of the Plan Commission is that the Peterzak zoning permit complies with the current zoning ordinance and the permit will be issued. Iausly objected. Hirth had no objections but strong reservations. No action necessary regarding this item and the permit will be issued by the Village Office.
6. Update regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla updated everyone in regards to this matter and stated that he plans to continue working on it.
7. Motion by Hausner, second by Prem to convene as the Plan Commission at 7:41 p.m. Motion passed with all in favor
8. Discussion and possible action on a Certified Survey Map (CSM) submitted by Cardinal Glass Industries, to combine parcel #182-0490-02010 & #182-0492 into one continuous parcel, located at 1011 E. Madison Street, Village of Spring Green. Jewell explained that the CSM has not changed since last month's preliminary consultation. The CSM will remove a property line to create one continuous parcel. Motion by Lilla, second by Hausner to recommend the Village Board approve the Certified Survey Map submitted by Cardinal Glass Industries, to combine parcel #182-0490-02010 & #182-0492 into one continuous parcel, located at 1011 E. Madison Street, Village of Spring Green. Motion passed with all in favor.

9. Preliminary consultation with Carolina Dursina for proposed Certified Survey Map for parcel #182-0365-03000, located at E5116 USH 14, Village of Spring Green. Dursina stated, "We want to develop the rear area as a separate lot". Lilla pointed out that the garage in that location is an accessory structure along with the stringent requirements for shared driveways. The Plan Commission discussed the requirements for a CSM and explained to Dursina that more information for future development of a separate lot is needed. Prem stated, "I would like to see if the state will grant a shared driveway permit for a second lot along USH 14 prior to approving a CSM to divide the parcel". Dursina informed the Plan Commission that she has the required forms for the state permitting but needs help completing them for submittal. Prem said, "I'm not opposed, but we need more information about future development with more detail for this to be a true preliminary consult". Marcus expressed major concerns about dividing the parcel. Jewel inquired, "What about a PUD, that way the Village has more control over the development". The consensus of the Plan Commission is that Dursina will need to return for an additional preliminary consultation with more information.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Broh, second by Prem, to adjourn at 8:20 p.m. Motion passed with all in favor.