

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, September 20, 2017
Held at Village Office
154 N. Lexington Street
Immediately following the hearing at 7:00 p.m.

1. Prem called meeting to order at 7:06 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Eugene Hausner, Michael Broh, Ed Lilla (JEZC), and Jane Hauser. Joel Marcus and Brad Hutnik (JEZC) were absent.
JEZC members present: Kolby Hirth, Fred Iausly, and Jim Sprecher.
Others present: Wendy Crary, Greg Jewell, Leah Griffith Boyce, Julie Kuhse, Shawn Kuhse, Kevin Lins, and Aaron Holverson.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Broh, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the August 16, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Kolby requested that an amendment be made to the minutes incorporating a summary at the end of the discussion regarding Extraterritorial Seasonal Recreation District. The amendment will be submitted to Crary and draft minutes will be placed on the next agenda for approval. No action was taken regarding this item.
5. Motion by Hauser, second by Broh to convene as the Plan Commission at 7:08 p.m. Motion passed with all in favor.
6. Discussion and possible action on the consideration of a request by Shawn Kuhse for a conditional use permit for partial ground floor residential dwelling on parcel #0103, 106 N. Lexington Street, Village of Spring Green. Motion by Lilla, second by Hauser to approve the conditional use permit for partial ground floor residential dwelling on parcel #0103, 106 N. Lexington Street, Village of Spring Green. Motion passed with all in favor.
7. Discussion and possible action on the consideration of a request by Leah Boyce for a conditional use permit for reduced rear yard and side yard setbacks on parcel #0024, 327 W. Monroe Street, Village of Spring Green. Iausly asked, "Why is this a conditional use permit instead of a variance". Prem explained that one of the requirements for a variance is "Exceptional Circumstances" which is difficult to prove and the conditional use process has worked very well. Lilla further explained that the variance process goes through a different committee that only meets when needed and it provides consistency to have reduced setbacks reviewed by the Plan Commission. Boyce explained her application and reason for addition. Lilla asked for clarification on the setbacks for the proposed addition. Motion by Lilla, second by Broh to approve the conditional use permit for reduced rear yard from 35 feet to 12 feet, and reduced west/side yard from 10 feet to 3 feet on parcel #0024, 327 W. Monroe Street, Village of Spring Green. Motion passed with all in favor.
8. Motion by Iausly, second by Hauser to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:30 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding a letter dated 9/15/2017 from Frank Law Offices in regards to the building permit application of Stephen & Mary Peterzak. Prem informed those in attendance that this should be treated as an informational item. Prem stated, "I don't foresee action needed, the sender simply opted to include the JEZC as a recipient". No action necessary regarding this item.
10. Discussion and possible action regarding an additional requirement for a township driveway permit prior to issuance of a zoning permit for the Extraterritorial Zoning Districts. Prem said, "This agenda item was specifically requested by Fred Iausly and I want to make sure everyone is okay with discussing". The consensus was to continue discussion of this item. Iausly stated, "Within the zoning ordinance a sanitary permit is required from the county and an additional permit from Lower WI Riverway Board if property lies within that area". Iausly continued by saying, "I think it's respectful to include the requirement of a driveway permit". Prem replied, "The township crafted the ordinance and therefore the township issues

the driveway permit". Iausly reiterated, "I think there should be a requirement of the driveway permit". Prem asked for clarification on the driveway permit requirements. Iausly explained the process for township driveway permits. Prem asked, "Is the building permit issued before the driveway permit?" Iausly replied "No, the driveway permit is required before the building permit can be issued". Prem replied, "So if they are unable to get a driveway permit they cannot get a building permit?" Iausly replied, "Correct". Prem stated, "So this matter is being caught by the building inspector". Hirth said, "The problem with it not being a requirement within the zoning ordinance is it sets up unfair issues, the ET area is different from the rest of the township". Prem pointed out that if it is being addressed prior to the building permit process then that is applicable to the ET area as well. Iausly stated, "We need it included as a requirement of the zoning ordinance". A lengthy discussion ensued regarding reasons for adding the requirement and reasons for not adding. Iausly stated, "The problem at the county was they made assumptions, let's put it in the ordinance so Wendy requires it before the process is started, I will continue to ask that this be on the agenda until it's resolved". Hirth said, "I acknowledge it is an added burden to the clerk, we also know that it is an issue on the back end when it can't be issued". Prem suggested adding it to the zoning permit application to include it with the building permit information listed. Motion by Broh, second by Iausly to recommend the Village Board request legal counsel review for the addition of driveway permits as a requirement under 2.05 of the Zoning Ordinance. Motion passed with all in favor. The Plan Commission and JEZC further discussed possible legal review and Hausner agreed to add this to the next Village Board Meeting agenda. The consensus of all in attendance is to include a note in the zoning permit application for review at the next meeting.

11. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Holverson informed the Plan Commission and JEZC that he recently renovated an accessory building into living space. Holverson explained that he is definitely in favor of rentable living space but has concerns about absentee property owners. The Plan Commission and JEZC discussed accessory use structures, air B&B's, and short term rentals along with lack of lodging and housing within the area. Lilla will work on language for amending the Accessory Uses and Structures within the Village Zoning Ordinance. No action was taken regarding this item and it will be placed on the 18th meeting agenda.
12. General Public Comment: Lins stated, "I would like to reiterate Fred's points for adding driveway permits as a requirement of the Zoning Ordinance". Lins also expressed that he had wanted to personally see the interaction between the Village and Township representatives, especially with the potential for a partnership for broadband internet access to the area. There was no additional general public comment at this time.
13. Adjourn. Motion by Iausly, second by Broh, to adjourn at 8:59 p.m. Motion passed with all in favor.