

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, November 8, 2017**  
**Held at Village Office**  
**154 N. Lexington Street**  
**Immediately following the hearing at 7:00 p.m.**

1. Marcus 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: Joel Marcus, Greg Prem (JEZC), Eugene Hausner, Ed Lilla (JEZC), Michael Broh and Brad Hutnik (JEZC). Jane Hauser was absent.  
JEZC members present: Kolby Hirth and Jim Sprecher. Kevin Lins attended in Fred Iausly's absence.  
Others present: Wendy Crary and Joanne Finn. Jackie Nolan arrived at 7:15 p.m.
2. Crary appointed minute taker.
3. Motion by Broh, second by Hutnik, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the October 18, 2017 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Prem, second by Lilla to approve the minutes from October 18, 2017 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Kolby Hirth abstained. Motion passed.
5. Motion by Hausner, second by Prem, to convene as the Plan Commission at 7:09 p.m. Motion passed with all in favor.
6. Discussion and possible action on the consideration of a request by Chad Kannenberg for a conditional use permit for reduced rear yard setback on parcel #0903, located on Sunrise Drive, Village of Spring Green. Broh inquired about the need for a conditional use permit for the construction of a new two family duplex on a single family lot. Crary explained that Kannenberg acquired numerous conditional use permits for various lots during the final plat approval of the subdivision. Crary did confirm that this parcel does have a conditional use permit for the construction of a two family duplex. Motion by Lilla, second by Prem to approve the conditional use permit for reduced rear yard setback on parcel #0903, located on Sunrise Drive, Village of Spring Green. Motion passed with all in favor.
7. Information from Sauk County Development Corporation regarding countywide housing study. Crary explained that Ed White will be completing a lot of the preliminary work for the study and that a joint meeting with the Village Board and Plan Commission will be held on November 29, 2017. No action necessary regarding this item.
8. Motion by Hausner, second by Prem to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:15 p.m. Motion passed with all in favor.
9. 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. Broh stated "I understand where Allan is coming from with his opinion but I'm on the fence due to Fred's arguments about this". Hirth pointed out the reference to non-zoning police power ordinances. Hirth inquired, "If the village cannot require a town driveway permit, how can the village require a county septic permit or river way permit?" Prem stated, "We can't solely hold up a zoning permit for lack of a septic or river way permit". Lins stated, "I feel if the septic and river way permit are removed as a requirement then that would be consistent". The Plan Commission and JEZC discussed amending the Zoning Ordinance to remove the requirement of a Sauk County Septic Permit and a Lower WI River Way Permit prior to issuance of a Zoning Permit. Lilla said, "Maybe we note those permits in the application to notify people". Hirth agreed that a note about the different permits should be included on the application. Prem will review the ordinance and provide sample wording for amendments to review in December. Nolan asked for clarification regarding the discussion. Nolan said, "You're not changing any zoning, correct". Prem replied, "Correct". No action was taken regarding this item.
10. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial Area. Prem said, "The village covers property maintenance under policing ordinance, the county regulates under zoning ordinance. The Plan Commission and JEZC discussed junk yards and the possibility of adding a definition to the zoning ordinance. In addition, police powers versus non-police powers were discussed. Crary pointed out that the village has no recourse to collect any funds expended

in the town and that the Spring Green Police Department has no jurisdiction in the town. Marcus asked if the Town of Spring Green would entertain contracting police services and participating in the municipal court. Hirth requested a legal opinion regarding the enforcement of zoning in the ET Area. Lilla said, "We can't authorize or request for a legal opinion, the Village Board has to". The Plan Commission and JEZC discussed further possibilities for adding junk yards to the zoning ordinance. Plan Commission and JEZC members will research further for the next meeting. No action was taken regarding this item.

11. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla will continue to work on proposed amendments for the zoning ordinance; no action was taken regarding this item.
12. General Public Comment: Nolan said, "Thank you, we were just here to listen and stay abreast about the driveway permit discussion". There was no additional general public comment at this time.
13. Adjourn. Motion by Broh, second by Prem, to adjourn at 8:20 p.m. Motion passed with all in favor.