

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, February 21, 2018
Held at Village Office
154 N. Lexington Street
Immediately following the Hearing at 7:00 p.m.

1. Prem called meeting to order at 7:04 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: Michael Broh, Eugene Hausner, Greg Prem (JEZC), Jane Hauser, Ed Lilla (JEZC), and Brad Hutnik (JEZC). Joel Marcus was absent.
JEZC members present: Kolby Hirth, Fred Iausly, and Jim Sprecher.
Others present: Wendy Crary, Jerome Lund, Steve Spofford, and Todd Deibert.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Sprecher, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the January 17, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Lilla requested that item #8 on the second page be amended to read *"the JEZC generally concurred with Marty Prem's statement that mitigation with a turn lane is the responsibility of the state"* Motion by Iausly, second by Broh to approve the minutes from January 17, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting as amended. Motion passed with all in favor.
5. Motion by Hausner, second by Hauser, to convene as the Plan Commission at 7:07 p.m. Motion passed with all in favor.
6. Discussion and possible action on a Certified Survey Map (CSM) submitted by Alliant Energy to combine parcels #182-0738, #182-0739, & #182-0740 together to form a 2.598 acre parcel, Lots 7, 8, & 9 located on Prairie Drive, Village of Spring Green. Prem stated, "Jerry Lund had a preliminary consultation with the Plan Commission in December and was told to proceed". Lilla inquired about the proposed privacy fence. Motion by Hausner, second by Broh to recommend the Village Board approve the Certified Survey Map (CSM) submitted by Alliant Energy to combine parcels #182-0738, #182-0739, & #182-0740 together to form a 2.598 acre parcel, Lots 7, 8, & 9 located on Prairie Drive, Village of Spring Green. Motion passed with all in favor.
7. Discussion and possible action regarding proposed zoning ordinance amendment to add condominium housing under Section 3.03A in the R-2 Zoning District. Crary informed the Plan Commission that it was discovered that Chad Kannenberg cannot rezone the lot with the duplex to R-3, as he was instructed to at last month's meeting. The lot does not meet the minimum width requirement and R-3 does not allow a duplex as a permitted or conditional use, 3-16 dwelling units are allowed but not 2 dwelling units. The Plan Commission discussed condominiums and their function. Prem stated, "Just to recap, condominium is irrelevant if duplex's are a conditional use, ownership does not matter". Broh recommended removing the words "apartment and condominium housing" from the R-3 Zoning District and replacing with "multi-family housing". Broh said, "Condominium refers to ownership not land use". Iausly recommends reviewing the Land Division & Subdivision Ordinance. Prem said, "Condo's are not a zoning use, it defines ownership and responsibilities". The consensus of the Plan Commission is to place Condominiums as it relates to the Zoning Ordinance and the Land Division & Subdivision Ordinance on the agenda for discussion at the next meeting. No action was taken regarding this item.
8. Motion by Lilla, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:43 p.m. Motion passed with all in favor.
9. Discussion and possible action on the consideration of a request by Marty & Terry Prem for a conditional use permit for "Slaughtering Facility" on parcel #032-0933 & #032-0934, E5016 & E5028 USH 14, Town of Spring Green. Lilla stated, "If we're going to place conditions we should discuss them with the Prem's". Hirth said, "There should be a condition regarding the number of animals held and time limits for slaughtering, I suggest we table this item until the applicants are available". Lilla suggested stating within the conditional use that the rental space is limited to only allowed permitted uses that conform with the B-3 Zoning District". The consensus of the Plan Commission and JEZC is to discuss further with the applicants at the next meeting. Motion by Iausly, second by Sprecher to table action until the

applicants are available for discussion. Motion passed with all in favor.

10. Discussion and possible action on a Certified Survey Map (CSM) submitted by Marty & Terry Prem to combine parcels #032-0933 & #032-0934 together to form a 1.91 acre parcel, E5016 & E5028 USH 14, Town of Spring Green. The Plan Commission and JEZC reviewed the proposed CSM submitted by Marty & Terry Prem. Motion by Lilla, second by Hausner to recommend the Village Board approve the Certified Survey Map (CSM) submitted by Marty & Terry Prem to combine parcels #032-0933 & #032-0934 together to form a 1.91 acre parcel, E5016 & E5028 USH 14, Town of Spring Green contingent upon final CSM review by the engineer's office prior to signing. Motion passed with all in favor.
11. Discussion and possible action regarding proposed Zoning Ordinance Amendments in regards to additional permits required in the Joint Extraterritorial Zoning Districts. Prem reviewed the proposed zoning amendments for Section 2.06 and 3.11. Hirth recommended striking "to preserve the private" and replace with the word "for" in section 3.11". The Plan Commission and JEZC agreed with the suggestion for proposed amendments. Hirth inquired about the sentence "Properties shall not be rented or used for any commercial purpose" and suggesting removing. Iausly replied, "If they want the same rights as other residential zoning districts they should request a rezone". Hirth stated, "I am still uneasy with the verbiage but we can discuss further when needed". The Plan Commission and JEZC requested that Crary prepare the proposed zoning amendments for another review at the next meeting prior to scheduling a hearing for the amendments. No action taken regarding this item.
12. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. The Plan Commission and JEZC Members discussed possible ordinance amendments and will research this matter further. No action was taken regarding this item.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Plan Commission and JEZC Members should email Ed Lilla any comments pertaining to what he has distributed regarding Accessory Uses and Structures. Lilla will continue to work on proposed amendments for the zoning ordinance; no action was taken regarding this item.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Iausly, second by Broh, to adjourn at 8:37 p.m. Motion passed with all in favor.