

Minutes
Meeting of the Village of Spring Green Plan Commission, Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, April 18, 2018

1. Called to order by Marcus at 7:08pm following hearing as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Brad Hutnik, Ed Lilla, Michael Broh, Greg Prem (Gene Hausner and Jane Hauser absent) Yvonne Notbohm, Paul Kardatzke, Jim Sprecher, Kolby Hirth, Fred Iausly
Others present: Greg Jewell, Leah Griffith Boyce, Carolina Dursina, Patti Peltier,
2. Appoint minute taker. Prem appointed minute taker without objection
3. Approve meeting agenda. Motion by Broh, second by Iausly to approve agenda. Motion passed with all in favor.
4. Approve minutes from the March 21, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Notbohm to approve. Motion passed with all in favor.
5. Convene as the Plan Commission and Downtown Design Committee. Motion by Notbohm, seconded by Hutnik at 7:10 pm. Motion passed with all in favor
6. Discussion and possible action on a request to install large concrete planting containers within the Downtown Design District. Patti Peltier presented new concrete planter concept. Planters are intended to replace existing wooden carts. DDC decided to act on aesthetics of the planters and defer to the village board for matters such as the placement location and maintenance of the planters. The vision triangle at the intersection(s) should also be considered. Motion by Notbohm, seconded by Kardatzke to approve planter design. Motion passed with all in favor.
7. Convene as the Plan Commission. Motion by Broh, seconded by Hutnik at 7:31 pm. Motion passed with all in favor.
8. Discussion and possible action on the consideration of a request by Leah Griffith Boyce for a conditional use permit for reduced rear and side yard setbacks on parcel #0024, 327 W. Monroe Street, Village of Spring Green. Boyce applied for a rear yard (east lot line) setback of 3 feet for a future dining room addition to the house. In addition, a 1 foot setback for the rear (east) and side (north) lot lines was requested for a future detached garage. A variance was granted in March to exceed lot coverage percentage. The committee discussed building maintenance difficulties associated with the 1 foot setback. The one foot setback also does not leave room for any property line discrepancy. Broh motioned, with second by Lilla, to approve a 3 foot setback for the home and garage along the rear (east) lot line and allow a 1 foot setback on the side (north) lot line provided the applicant can demonstrate verification of property line accuracy to the building inspector. 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 US Hwy 14, Village of Spring Green. Dursina met with the committee twice during 2017 to discuss the concept of splitting this B3 parcel into two B3 parcels and petitioning the state for a second access point to Hwy 14 for the new parcel. The existing motel would retain the current access point. Dursina explained that she would now like to access the proposed new parcel from Davies Rd. The committee pointed out that this access concept would likely remove B3 as a zoning option for the new parcel since there would not be highway access as prescribed in the B3 zoning description. It was suggested to Dursina that a residential zoning classification would likely be the preferred zoning district for this new parcel given its location and proposed access point. The committee further advised Dursina to review permitted and conditional uses within the residential zoning districts to determine possible uses for the proposed parcel prior to proceeding. Sanitary sewer service for the new parcel should be accounted for as well.
10. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Iausly, seconded by Sprecher, at 8:29 pm. Motion passed with all in favor.
11. Discussion and possible action on a Certified Survey Map (CSM) submitted by Mark Peck to adjust property lines for parcel #032-0020 & parcel #032-0033-1 located east of Pearl Rd and north of USH 14, Town of Spring Green. Lilla motioned, with second by Iausly, to recommend approval of the CSM to the village board with the revised parcel split as described within the application presented. Motion passed with all in favor.
12. Discussion and possible action regarding proposed amendment for Section 3.03B of the Village of Spring Green Zoning Ordinance. Motion by Broh to recommend publishing of the revisions discussed. During further discussion additional wording changes became evident; therefore the motion was allowed to expire without a second. This item will be revisited during the next meeting.
13. Discussion and possible action regarding proposed amendments for Section 3.03 of the Land Division & Subdivision Ordinance. Similar to agenda item 12, this item will be revisited during the next meeting.
14. Discussion and possible action regarding proposed amendments for Section 2.05 and Section 3.11 of the Village of Spring Green Zoning Ordinance. Points of consideration for change were presented by Greg Jewell. Similar to agenda item 12, this item will be revisited during the next meeting.
15. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. No discussion, deferred until next meeting.
16. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla provided an updated chart detailing perspective changes, further discussion to follow at upcoming meeting.
17. General Public Comment. None
18. Adjourn. Motion by Iausly, second by Broh, to adjourn at 9:04 pm. Motion passed with all in favor.