

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and**  
**Joint Extraterritorial Zoning Committee**  
**Wednesday, June 20, 2018**  
**Held at Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

1. Marcus called meeting to order at 7:06 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.  
Members present: Joel Marcus, Eugene Hausner, Greg Prem (JEZC), Brad Hutnik (JEZC), and David Saperstein. Michael Broh and Ed Lilla (JEZC) were absent.  
Downtown Design members present: Yvonne Notbohm and Paul Kardatzke. One vacant seat currently.  
JEZC members present: Kolby Hirth and Fred Iausly. Alternate Kevin Lins appointed by the Town of Spring Green attended in Irv Snyder's absence.  
Others present: Wendy Crary, Brian Byrnes, and Marty Prem. Mel Levy arrived at 7:12 p.m.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the May 16, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Hutnik, second by Hausner, to approve the minutes from the May 16, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in favor.
5. Motion by Hausner, second by Prem, to convene as the Plan Commission and Downtown Design Committee at 7:09 p.m. Motion passed with all in favor.
6. Preliminary consultation with Brian Byrnes regarding the remodeling of The Jefferson storefront and signage at 137 W. Jefferson Street located within the Downtown Design District. Byrnes gave a brief presentation for his plans for the new business called The Jefferson. A handout was provided showing the color choices for the interior, exterior, and signage. Byrnes explained that the colors may not be exact but would be an earth tone color scheme. Notbohm asked, "How are you repurposing the building?" Byrnes replied, "The building will be used for music events, banquets, and theater arts". Prem inquired, "Will the upstairs be residential?" Byrnes explained that during the APT Season it will be residential housing and during the winter months it will be utilized as office space and an actor's lounge. The Plan Commission and Downtown Design Committee discussed outside renovations with Byrnes to include adding stairs to the second floor. The consensus of the Plan Commission and Downtown Design Committee is that Byrnes should proceed with submittal of an application for The Jefferson storefront changes and signage at 137 W. Jefferson Street located within the Downtown Design District. No action necessary regarding this item.
7. Motion by Iausly, second by Notbohm, to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:27 p.m. Motion passed with all in favor.
8. Discussion and possible action regarding the definition of "Professional Office" within the Village of Spring Green Zoning Ordinance. Marcus reviewed discussion held at the previous meeting for those unable to attend last month. The majority in attendance for the May meeting agreed that chiropractic services should be part of the Professional Offices definition. Saperstein stated, "I was curious as to why Doctors aren't listed. Saperstein reviewed a definition on the internet for Professional Offices which references certifications and level of education to become certified. Marcus gave a brief history of the downtown and the type businesses allowed on the highway so that the vitality of the downtown isn't an issue. Prem pointed out that there are Professional Offices that can be seen from USH 14. Hirth commented, "I would strongly prefer we look at the definition rather than adding uses one by one". The Plan Commission & JEZC discussed permitted uses allowed within the zoning districts along USH 14. Prem said, "Maybe we add chiropractic services to the definition of Professional Offices and hold a hearing to amend the definition". Those in attendance discussed possibly publishing for a hearing to add chiropractic services to the Professional Office definition. The consensus of the Plan Commission and JEZC is that chiropractic services is an acceptable use under Professional Offices. Motion by Saperstein,

second by Hausner that the Plan Commission and JEZC interpret chiropractic services to fall within the intent behind the definition of “Professional Offices” and “Professional Services” and intend to revise the definitions in the very near term. Motion passed with all in favor.

9. Discussion and possible action regarding proposed amendments for the Village of Spring Green Zoning Ordinance. The Plan Commission & JEZC discussed previous proposed amendments for the Zoning Ordinance. Prem explained the history of Section 2.05 entitled Zoning Permits. Iausly proposed adding “septic tank and drain field, if not served by public sanitary system” to Site Plan requirements. No action taken regarding this item.
10. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. No action taken regarding this item.
11. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Prem asked, “Did everyone get a chance to read the Supreme Court case?” Prem continued by stating, “It’s apparent from the case this item is not a zoning matter”. Hirth said, “Can I suggest Fred Iausly draft a summary to send to Joel for review and bring it back to the next meeting”. No action was taken regarding this item.
12. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. No action was taken regarding this item.
13. General Public Comment: Hirth stated, “Mel Levy was here and general public comment was last, I would ask it be moved to the beginning of the agenda”. Marcus said, “The public can contact him ahead of time to be placed on the agenda”. Hirth responded, “The public should not need to be required to do that in order to avoid a lengthy wait until the end of the meeting for making public comment”. Marcus explained that the public can request and will be allowed to speak at anytime during all meetings. Crary informed all in attendance that as elected and appointed officials, they are not general public. Lins accused Hausner and Crary of lying to him regarding a fire he inquired about after the meeting last month. Crary stated, “I did not lie as I was not aware that there was a fire until your discussion with Eugene”. Lins continued by saying, “I was told it was west of Pearl Road”. Lins continued to explain that the Fire Department responded to the Recycling Center and that the fire was the result of a public works employee transporting embers to the rear of the property by the railroad tracks with a skid steer which is not allowed and that a fine may be assessed by the DNR. Hausner explained that he had thought the fire was west of Pearl Road and did not realize the location until he spoke with the Public Works Director about it following the discussion he and Lins had after the meeting last month. Iausly stated, “I met with Dubois Investments the owner of the trailer park and they have a planned expansion of the park”. There was no general public comment.
14. Adjourn. Motion by Prem, second by Hausner, to adjourn at 9:40 p.m. Motion passed with all in favor.