

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, May 16, 2018
Held at Village Office
154 N. Lexington Street
Immediately following the Hearing at 7:00 p.m.

1. Marcus called meeting to order at 7:13 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Eugene Hausner, Ed Lilla (JEZC), and Brad Hutnik (JEZC). Michael Broh, Greg Prem (JEZC), and David Saperstein were absent.
JEZC members present: Kolby Hirth and Irv Snyder. Fred Iausly was absent.
Others present: Wendy Crary, Jerome Lund, Todd Deibert, and Kevin Lins. Marty Prem arrived at 7:20 p.m.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Hirth, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the April 18, 2018 Plan Commission Hearing and the April 18, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting.
Motion by Snyder, second by Hausner, to approve the minutes from the April 18, 2018 Plan Commission Hearing and the April 18, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Motion by Hutnik, second by Lilla, to convene as the Plan Commission at 7:15 p.m. Motion passed with all in favor.
6. Discussion and possible action on a Condominium Plat submitted by Chad Kannenberg for parcel #182-0878 located at 410 & 412 Spring Street. Deibert informed the Plan Commission that Kannenberg inadvertently measured from the curb, not the property line when building the duplex. Kannenberg will have to apply for a conditional use permit for reduced setbacks. Motion by Lilla, second by Hausner, to recommend approval of the Condominium Plat submitted by Chad Kannenberg for parcel #182-0878 located at 410 & 412 Spring Street contingent upon a conditional use permit for reduced setbacks . Motion passed with all in favor.
7. Motion by Hausner, second by Snyder, to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:20 p.m. Motion passed with all in favor.
8. Discussion and possible action on the consideration of a request by Alliant Energy for a conditional use permit for reduced front yard setback on parcel #032-0971, E5344 USH 14 Town of Spring Green. Marcus stated, "There was no opposition during the Public Hearing". Lilla said, "In the village we have not allowed reduced front yard setbacks, however this is an essential service so I do not feel precedence is being set". Motion by Lilla, second by Hutnik to approve the Alliant Energy conditional use permit for reduced front yard setback on parcel #032-0971, E5344 USH 14 Town of Spring Green. Motion passed with all in favor.
9. Preliminary consultation with Marty Prem regarding inquiry about Chiropractic Office as an allowable use in the B-3 Village & Extraterritorial Highway Commercial District. Prem explained that they have been approached about their rental space by a Chiropractor originally from the area that would like to relocate from Milwaukee back to Spring Green. The Plan Commission and JEZC discussed the current permitted and conditional uses allowed in the B-3 District. Chiropractor is not listed but could potentially fall under clinic or professional office. Lilla stated, "Even though it is not listed as a permitted use in the B-3, the B-3 is primarily non-retail and I'm not opposed to adding it to the B-3 District". Snyder said, "We already have two in close proximity". The Plan Commission and JEZC discussed adding Chiropractor to the definition of "Professional Office". Marcus commented, "I'm reluctant to continue chipping away by adding business types that are historically in the downtown to the highway". Hirth replied, "I agree with Ed (Lilla) and disagree with Joel (Marcus), I don't think we should decline the request to amend the ordinance". Snyder said, "It could be listed under "Professional Office" and "Home Occupations, I'm inclined to believe the public wants access to services on the highway." "While we want to protect the downtown we should allow public services on the highway". Marcus replied, "During

the meeting about Dollar General there were about 60 people in attendance that wanted to protect the downtown". Hirth commented, "The character of the company was the issue more so than retail being relocated to the highway". Marcus pointed out the downtown businesses and the potential harm to existing businesses. Hutnik suggested adding Chiropractor as a conditional use. The consensus of the Plan Commission and JEZC is that Chiropractic Office is not an allowable use currently in the B-3 District. The Plan Commission and JEZC will discuss the definition of Professional Office at the June 20, 2018 Meeting. No action taken regarding this item.

10. Discussion and possible action regarding proposed amendments for the Village of Spring Green Zoning Ordinance. Motion by Snyder, second by Hausner to place this item on next month's meeting agenda. Motion passed with all in favor.
11. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. Motion by Lilla, second by Hutnik to place this item on next month's meeting agenda. Motion passed with all in favor.
12. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Motion by Lilla, second by Hausner to place this item on next month's meeting agenda. Motion passed with all in favor.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Motion by Lilla, second by Hausner to place this item on next month's meeting agenda. Plan Commission – Motion passed with all in favor. JEZC – Motion failed with Hirth opposed. Hirth had questions regarding Lilla's handout regarding Accessory Uses and Structures. Lilla reviewed and explained the handout. Motion by Snyder, second by Hirth to place this item on next month's meeting agenda. JEZC – Motion passed with all in favor.
14. General Public Comment: Lins said, "We've had complaints in the Town of Spring Green about J&J burning at all hours of the day. It was explained to Lins at this time that burn permits are not issued by the Village in the ET Area as it is not a zoning permit. The Village of Spring Green can only issue burn permits within the Village limits and the Town of Spring Green should contact the DNR regarding these complaints. There was no additional general public comment at this time.
15. Adjourn. Motion by Hausner, second by Hutnik, to adjourn at 8:30 p.m. Motion passed with all in favor.