

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and**  
**Joint Extraterritorial Zoning Committee**  
**Wednesday, August 15, 2018**  
**Held at Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

1. Marcus called meeting to order at 7:00 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), and Ed Lilla (JEZC). Brad Hutnik (JEZC), David Saperstein, and Michael Broh were absent.  
Downtown Design members present: Paul Kardatzke. Yvonne Notbohm was absent. One vacant seat.  
JEZC members present: Kolby Hirth. Alternate Dave Radel appointed by the Town of Spring Green attended in Irv Snyder's absence. Fred Iausly arrived at 7:03 p.m.  
Others present: Wendy Crary, Greg Jewell, Kelly J. Feiner, Jason B. Kanable, Brian Byrnes, Aaron Holverson, and Matt Snow.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the July 18, 2018 Plan Commission Hearing and the July 18, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Prem, second by Hausner, to approve the July 18, 2018 Plan Commission Hearing and the July 18, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Kardatzke abstained. Motion passed with one abstention.
5. Motion by Kardatzke, second by Lilla, to convene as the Plan Commission and Downtown Design Committee at 7:04 p.m. Motion passed with all in favor.
6. Discussion and possible action on a sign permit, storefront remodeling, and mural for The Jefferson at 137 W. Jefferson Street located within the Downtown Design District. Marcus stated, "As you may remember Brian Byrnes came for a preliminary consult about a month ago". Byrnes said, "The mural is a concept at this time". The Downtown Design Committee discussed the options for the stairs with Byrnes and informed him that option 1 is the only viable option to meet code. Marcus commented, "The signage is well within the limits allowed". Byrnes said, "My question for the group is; what are your thoughts on the mural?" Marcus replied, "It fits in with the community and we appreciate the artists in the area". Feiner inquired about the size of the landing for the stair case proposed. The committee discussed making the landing bigger for emergency response personnel along with possible changes for the balcony railing. Motion by Kardatzke, second by Hausner to approve the sign permit, storefront remodeling, and mural for The Jefferson at 137 W. Jefferson Street located within the Downtown Design District contingent upon final review of the balcony and mural by Joel Marcus. Motion passed with all in favor.
7. Motion by Hausner, second by Prem to convene as the Plan Commission at 7:21 p.m.
8. Preliminary consultation regarding possible Cardinal Glass Expansion located on Hoxie Street. Greg Jewell reviewed plans for proposed Cardinal Glass Expansion and for the 60 acre parcel south of Hoxie Street. Jewell explained that Cardinal Glass will be asking the village to vacate a portion of Hoxie Street which would then be relocated and that the construction of berms and storm water retention area would also occur. Jewell continued by explaining that a Developers Agreement with Cardinal Glass will have to be established and that a public meeting for citizen input will be scheduled. Jewell reviewed the timeline for all phases of the entire project and explained that all projects are within the TIF District. Iausly said, "The town will want to be heavily involved with the plans for the berm". Lilla explained the process that is required for Cardinal in regards to zoning. Iausly and Hirth both interjected regarding the need for significant vegetative screening to protect residents. Prem asked about truck traffic at the proposed expansion. Jewell explained the traffic route and that Hoxie Street remains no truck traffic allowed. The Plan Commission discussed holding the public informational meeting at the library separate from a regular scheduled meeting. Marcus stated, "Just to recap, we've voiced our concerns and we will want to see more detailed plans for vegetation on the berm along with the proposed developers agreement. No action was necessary regarding this item."

9. Motion by Prem, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:55 p.m. Motion passed with all in favor.
10. Preliminary consultation with Aaron Holverson regarding request to add "coffee roasting" as a permitted use in the B-3 Village & Extraterritorial Highway Commercial District. Holverson stated, "With considerable growth we've looked at properties in the B-3 District and are asking to have coffee roasting added as a permitted use". Marcus said, "I agree that the B-3 is an appropriate District for this use". The Plan Commission and JEZC discussed adding food processing & packaging to the B-3 District which in their opinion would cover what Brewhaha is currently doing instead of adding coffee roasting. Those in attendance also discussed whether to add the use as permitted or conditional. Prem said, "My preference is to add it as a conditional use". Marcus agreed with Prem. Motion by Iausly, second by Hausner to hold a hearing to add food processing & packaging as a permitted or conditional use in the B-3 District. Motion passed with all in favor.
11. Preliminary consultation with Jason Kanable regarding possible Certified Survey Map (CSM) and rezoning a portion of parcel #032-0961 located at E5434 Rainbow Road, Town of Spring Green. Kanable explained that he may possibly purchasing the parcel for farming but would like to split the house from the parcel to sell which would require a rezone as well. Lilla said, "I would recommend ARN which requires a minimum of 4 acres". Iausly discussed with Kanable the Town of Spring Green requirements along with driveway access requirements for the town. Kanable stated, "I need to know prior to purchasing the property if this is even possible". The consensus of the Plan Commission and JEZC is that they support the proposed CSM and rezoning to ARN. Marcus said, "No action is needed and essentially you have the green light to proceed". No action necessary regarding this item.
12. Discussion and possible action regarding proposed changes for definition of "Professional Office" within the Village of Spring Green Zoning Ordinance. Saperstein provided examples but was unable to attend. No action was taken regarding this item.
13. Discussion and possible action regarding proposed amendments for the Village of Spring Green Zoning Ordinance. Marcus started by saying, "There's a lot to review and the proposed amendments provided by Kolby is more than we had previously discussed and changes policy in other locations of the ordinance". The Plan Commission and JEZC reviewed some of the proposed changes suggested by Hirth with heated conversation by both bodies. Motion by Prem, second by Hausner to table this item until the next meeting with only the agreed upon revisions for review. JEZC vote: Ayes (2) Prem and Lilla. Nays (3) Iausly, Hirth, and alternate Radel. Motion failed. Plan Commission vote: Motion passed with all in favor.
14. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. Jewell will review for proposed amendments regarding condominiums. No action necessary regarding this item.
15. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Marcus explained that he researched this matter and inquired with how it is handled in Baraboo, Reedsburg, Prairie du Sac, and Middleton. None of the previous municipalities include the regulation of junk within the zoning ordinance; it is only addressed within the municipality's code of ordinances. It was explained to Marcus that there are major issues with enforcement and is not general practice nor advised for municipalities to include regulation of junk under zoning ordinances. Hirth stated, "Zoning regulates buildings, structures and use of land, junk is use of land". The Plan Commission and JEZC discussed the matter further from a zoning standpoint. Prem stated, "You already have the power to regulate, you can pass a property maintenance ordinance similar to your driveway ordinance". Discussion occurred regarding the Town's position and the Village's position on this matter along with zoning authority versus police power authority. Joel stated, "We are deadlocked and this will not be on future agendas until new information is available. No action taken regarding this item.
16. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Motion by Iausly, second by Hirth to defer this item to the next meeting. Motion passed with all in favor.
17. General Public Comment: Feiner said, "I'm here to right a wrong before it's made, coffee roasting shouldn't be allowed in the B-3, B-4, wherever, it belongs in the industrial park". Iausly began to respond to Feiner. Marcus reminded all in attendance that public comment is only for general public and that Iausly can have a discussion individually with Feiner after the meeting is adjourned. There was no additional general public comment at this time.
18. Adjourn. Motion by Prem, second by Iausly, to adjourn at 9:52 p.m. Motion passed with all in favor.