

Minutes
Meeting of the Village of Spring Green Plan Commission,
And Joint Extraterritorial Zoning Committee
Wednesday, July 18, 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 7:06 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Eugene Hausner, Greg Prem (JEZC), Brad Hutnik (JEZC), David Saperstein, and Michael Broh. Ed Lilla (JEZC) arrived at 7:10 p.m.
JEZC members present: Kolby Hirth and Fred Iausly. Alternate Dave Radel appointed by the Town of Spring Green attended in Irv Snyder's absence.
Others present: Wendy Crary, Nils Richardson, Roger Hoffman, Mariah Travis, and Jackson Hall.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Saperstein, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the June 20, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Hirth presented proposed changes for the minutes and will email the changes to Crary. Motion by Iausly, second by Prem, to approve the minutes as amended from the June 20, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Motion by Broh, second by Hausner, to convene as the Plan Commission at 7:09 p.m. Motion passed with all in favor.
6. Discussion and possible action regarding the consideration of a request by Chad Kannenberg for a conditional use permit for reduced front yard setback on parcel #0878, 410 & 412 Spring Street, Village of Spring Green. Broh inquired about notices mailed to property owners within 300 feet of parcel #0878. Crary listed the property owners that were mailed notices. Lilla stated, "I would like it noted that this request was due to construction measurement error". Motion by Broh, second by Hausner to approve the conditional use for front yard reduction from 25 feet to 15.22 feet due to measurement error during construction of the Condominium on parcel #0878, 410 & 412 Spring Street, Village of Spring Green. Motion passed with all in favor.
7. Preliminary consultation with Jackson Hall regarding potential land use for parcel #0510, El Rosa Court, Village of Spring Green. Hall explained that he sent letters to the adjacent property owners regarding parcel #0510 and if a majority of the property owners are interested in buying additional land he would like to divide the lot. Hall continued by saying, "This only works if the majority of the adjacent property owners want to buy additional land". Marcus showed all in attendance where parcel #0510 is located on the zoning map. Marcus stated, "If the adjacent property owners are interested that would be ideal, if not there isn't any street access to the parcel". Marcus gave a brief history of the parcel and explained that in order to split the parcel and sell individual lots a cul-de-sac would be needed. Hall asked, "If it's not feasible to split could I build a multi unit or duplex?" Lilla explained the following items; access, water & sewer, rezoning, and that it would require adequate street for multifamily. The Plan Commission discussed possibilities for multifamily for the parcel. The consensus of the Plan Commission is that Hall should return for another preliminary consultation should he decide to divide the property. No action necessary regarding this item.
8. Motion by Iausly, second by Prem to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:28 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding proposed changes for definition of "Professional Office" within the Village of Spring Green Zoning Ordinance. Marcus started by saying, "This is a result of our discussion last month with Marty Prem". Broh asked Prem, "Do you remember a meeting years ago when doctors packed this building opposed to allowing doctors on the highway and demanded keeping them in the downtown?" Prem replied, "I don't recall exactly but I think over the years the intent has changed and we've given Marty the go ahead for a chiropractor". Lilla said, "I personally didn't have an issue with allowing chiropractors on the highway but we need to craft a definition". Saperstein said, "Last month

being my first meeting and looking over the ordinance and I agree with Prem that we made a decision that chiropractor fits with the intent and that brought us to the bigger issue that the definition needs to be redone". Saperstein continued by explaining what he found during some research of definitions. Broh stated, "I'm concerned that we're going to make definition changes and catch hell because we're flying under the radar". Hirth read examples of proposed definitions which include licensure. Broh adamantly disagreed with Hirth and explained that he feels it goes directly against what was discussed a number of years ago. Iausly said, "The process is to draft language and then we will have to hold a hearing for public input". Iausly explained that the interpretation has already been given to Marty Prem to allow a chiropractor office on the highway. Iausly stated, "We were very clear on the interpretation to allow Marty to move forward and we were going to start the process for amendment". The Plan Commission and JEZC discussed Smart Growth and the process for the plan. Marcus said, "Where businesses locate, creates traffic patterns". Marcus continued by explaining that the location of supermarkets and retail, changes traffic patterns and hurts downtowns if located on the highway. Iausly said, "What concerns me is we're constantly tweaking the ordinance based on what people want, we need to review the entire ordinance". Saperstein and Iausly will draft a definition for review. No action taken regarding this item.

10. Discussion and possible action regarding proposed amendments for the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed the current proposed amendments. The revisions will be prepared for review at next meeting. No action necessary regarding this item.
11. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. The Plan Commission and JEZC need Greg Jewell's input regarding amendments for condominiums. No action taken regarding this item.
12. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Marcus stated, "Fred emailed me his position regarding this matter which I received on July 10th and I haven't had a chance to prepare a response, I will get a response to Fred before the next meeting". No action taken regarding this item.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla distributed a handout for possible revisions regarding Accessory Uses and Structures. Lilla reviewed information for Saperstein and explained why changes are being reviewed. Lilla will continue to work on developing additional information for proposed changes. No action necessary regarding this item.
14. Information from WI League of Municipalities Legal Counsel regarding Understanding and Complying with Wisconsin's Open Meeting Law. Marcus explained by saying, "The reason Wendy and I included this information was due to the previous meetings general public comment and to avoid violations". Broh requested this information be placed on the next Village Board Meeting Agenda for July 25th. No action necessary regarding this item.
15. General Public Comment: There was no general public comment at this time.
16. Adjourn. Motion by Iausly, second by Hausner, to adjourn at 9:17 p.m. Motion passed with all in favor.