

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, March 20, 2019
Held at Village Office
154 N. Lexington Street
Immediately following the Hearing at 7:00 p.m.

1. Marcus called meeting to order at 7:17 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Greg Prem (JEZC), Ed Lilla (JEZC), Eugene Hausner and David Saperstein. Brad Hutnik (JEZC) arrived at 7:30 p.m. Michael Broh was absent.
Downtown Design members present: Paul Kardatzke. Mary D'Alton and Yvonne Notbohm were absent.
JEZC members present: Irv Snyder and Fred Iausly. Jason Falteisek was absent.
Others present: Wendy Cray, Don Greenwood, Elaine Reese, Lee Weiland, Marken D'elene, and Robbin D'elene.
2. Cray appointed minute taker.
3. Motion by Snyder, second by Saperstein, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the February 20, 2019 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Prem, second by Hausner, to approve minutes from the February 20, 2019 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in favor.
5. Motion by Prem, second by Kardatzke, to convene as the Plan Commission and Downtown Design Committee at 7:18 p.m. Motion passed with all in favor.
6. Discussion and possible action on a sign permit and exterior modifications for The Savanna Center at 127 N. Washington Street located within the Downtown Design District. The Plan Commission and Downtown Design Committee reviewed the application along with the proposed colors for the sign. Motion by Kardatzke, second by Prem to approve the sign permit and exterior modifications for The Savanna Center at 127 N. Washington Street located within the Downtown Design District. Motion passed with all in favor.
7. Motion by Prem, second by Lilla, to convene as the Plan Commission at 7:26 p.m. Motion passed with all in favor.
8. Discussion and possible action on the consideration of a request by Robbin D'elene, for a conditional use permit for partial ground floor residential dwelling on parcel #182-0099, 127 N. Washington Street, Village of Spring Green. Lilla asked, "Is there any off street parking behind the building". Robbin D'elene replied, "Not at this time but we are exploring the possibility". Prem commented, "I don't necessarily see any difference in parking under the new business use". Prem continued by saying, "I'd be in favor of adding a handicap stall mid-block, we should ask the Village Board to review after discussing with the Spring Green Police Department". Motion by Lilla, second by Hausner to approve the conditional use permit for partial ground floor residential dwelling on parcel #182-0099, 127 N. Washington Street, Village of Spring Green with the stipulation that this is not an approval or disapproval for short term rental use. Motion passed with all in favor.
9. Information regarding zoning concerns on parcel #182-0319, 302 S. Lexington Street, Village of Spring Green. Greenwood explained that as the Zoning Administrator he is responsible for investigating violations of the zoning ordinance. Greenwood said, "302 S. Lexington Street was brought to my attention last week so I went to look at it". Greenwood explained that the building sits right on the lot line and the stairs are in the alleyway. There were no zoning permits issued, however a building permit was issued in 2013. Water & sewer were extended and the garage has been converted into an Air B&B. Greenwood said, "My question for the Plan Commission is how you would like to proceed?" Lilla stated, "State Statute doesn't allow restriction of Air B&B's and water & sewer extended to the building isn't an issue other than building inspection". Prem commented, "This was a non-conforming structure before it was modified". Saperstein said, "I'll volunteer to look into state statutes in regards to short term rentals and air B&B's along with converting an accessory structure". Iausly interjected, "Sauk County regulates

Air B&B's and requires they are owner occupied". The Plan Commission discussed short term rentals versus long term rentals along with potential violations and regulation of such uses. The consensus of the Plan Commission is for Saperstein to complete some research of state laws and refer to the next meeting for further discussion. No action was taken regarding this item.

10. Motion by Prem, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Iausly will Chair this portion of the meeting. Motion passed with all in favor.
11. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla passed out and reviewed Accessory Structure proposed revisions dated March 20, 2019. The Plan Commission and Joint Extraterritorial Zoning Committee discussed the revisions in detail. Lilla said, "If anyone has any questions or changes let me know". All members will review the proposed revisions further and this item will be on the next meeting agenda. No action necessary regarding this item.
12. General Public Comment: There was no general public comment at this time.
13. Adjourn. Motion by Snyder, second by Hausner, to adjourn at 8:55 p.m. Motion passed with all in favor.