

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and**  
**Joint Extraterritorial Zoning Committee**  
**Wednesday, June 19, 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 8:12 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), Michael Broh, Ed Lilla (JEZC), Eugene Hausner, and David Saperstein. Brad Hutnik (JEZC) was absent.  
Downtown Design members present: Yvonne Notbohm. Paul Kardatzke and Mary D'Alton were absent.  
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.  
Others present: Wendy Crary, Dawn Kabot, John Kabot, Ted Greenheck, Jeff Freel, Ron Bauer, Colleen Whaley, Dan Ruetten, Todd Deibert, Jeff Wright, Mason Wright, Elliot Wright, Emily Sawle, Connie Hicks, Chloe Babula, Nile Nguyen, Sara Andrews, Megan Alexander, Andrea Leonardelli, Barb Ramsden, Sara Schellie, Phil Premo, Jamie Hagenow, Rebekah Klemm, Liz Pulvermacher, Deb Schoenmeann, Susan Gundlach, Nate Robson, Holly Pfaff, Bethany Mehta, Kathy Nelson, Josephine Mehta, Lawrence Cureaz, Audra Keith, Shawn Kuhse, Logan Pyfferoen, Michaela Layton, Jamie Brennum, Aaron Yarmel, Michael Stier, Amanda Rindal, Jeff Stanek, Don Greenwood, Rick Meixelsperger, Dylan Laue, Megan Michlson, Jill Kane, Clint Kane, Mike Curran, Rebecca Karalensay, Samantha Robbins, Magge Premo, Peggy Ellefson, Pattie Peltier, Dan Ellefson, Julie Kuhse, Yvonne Notbohm, and Maureen O'Neill.
2. Crary appointed minute taker.
3. Motion by Prem, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the May 15, 2019 Plan Commission Hearing. Motion by Broh, second by Saperstein, to approve minutes from the May 15, 2019 Plan Commission Hearing. Motion passed with all in favor.
5. Approve minutes from the May 15, 2019 Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion by Saperstein, second by Snyder to approve minutes from the May 15, 2019 Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
6. Convene as the Plan Commission and Downtown Design Committee. Motion by Hausner, second by Prem, to convene as the Plan Commission and Downtown Design Committee at 8:14 p.m. Motion passed with all in favor.
7. Discussion and possible action on a sign permit and fence permit for Slowpoke at 137 W. Jefferson 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 and fence. Motion by Lilla, second by Saperstein to approve the sign permit and fence permit for Slowpoke at 137 W. Jefferson Street located within the Downtown Design District contingent upon amendments to the sign ordinance being approved. Motion passed with all in favor.
8. Convene as the Plan Commission. Motion by Broh, second by Prem, to convene as the Plan Commission at 8:29 p.m. Motion passed with all in favor.
9. Preliminary consultation with Emily Benz for proposed Certified Survey Map (CSM) for parcel #182-0182-3 located at 167 S. Lexington Street, Village of Spring Green. Jeff Wright explained that he and his wife would like to bring the building on proposed lot 1 back to life along with the need for the CSM. Lilla inquired about easements and the encroachment. Lilla stated, "I personally like the fact that the CSM will clean up issues with the property". Wright explained that they would have an apartment upstairs, commercial rental property downstairs along with a room for yoga and other community oriented events. The consensus of the Plan Commission is that Wright and Benz should proceed with filing the application and Certified Survey Map (CSM) for parcel #182-0182-3 located at 167 S. Lexington Street, Village of Spring Green. No action necessary regarding this item.
10. Preliminary consultation with Shawn & Julie Kuhse regarding intentions and possible rezoning for parcel

#182-0046 located at 105 E. Monroe Street, Village of Spring Green. Shawn Kuhse explained that the property is zoned R-1 and that he would like to rezone to R-3 for apartments on the second floor. Kuhse hopes to be able to have six apartments on the second floor with off street parking on the first floor. The consensus of the Plan Commission is that Kuhse should apply for the rezone. No action necessary regarding this item.

11. Discussion and possible action regarding Resolution R-1905, Resolution to Vacate and Discontinue a Portion of Hoxie Street. Motion by Lilla, second by Broh to recommend Village Board approval of Resolution R-1905, Resolution to Vacate and Discontinue a Portion of Hoxie Street. Motion passed with all in favor.
12. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Iausly, second by Hausner to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 8:46 p.m. Motion passed with all in favor.
13. Discussion and possible action on the consideration of a request by Clinton Kane & Jill Janssen Kane for a conditional use permit for a "Commercial Kennel & Dog Boarding" on parcel #032-0658-1, S12904 Pearl Road, Town of Spring Green. Cray informed all in attendance the notices for the hearing were mailed to property owners within 300 feet twenty-one days prior and that the notice was published in the Home News fourteen days and seven days prior. Snyder asked for clarification regarding a whelping facility. Saperstein stated, "I was completely unaware of either facility and there are differences between the towns decision versus this decision". Saperstein continued by saying, "I am concerned about noise and smell, I can't imagine a facility with six mothers and potentially eight pups per litter". Falteisek said, "They are asking for up to six mothers with approximately eight per litter, that's potentially fifty-four dogs or more". Lilla pointed out that the ARN District could have goats or other farm animals with no special permission needed, one animal unit per acre is what is allowed. Iausly said, "This is a zoning decision not an ethics decision". Marcus stated, "I feel this is not under commercial kennel as a use, this is more of an industrial use, I'm opposed". Broh said, "We heard loud and clear two opposing issues, noise being one". Iausly commented, "While we do allow this use in another area the residential density is greater in this location". Snyder inquired about noise mitigation for the garage area. The Plan Commission and JEZC discussed ethics versus zoning ordinance conditional use permits along with neighbors concerns about noise and re-sale values of their property. Broh stated, "It is important that we discuss this fairly, I feel noise is a valid concern". Snyder said, "I am not opposed to the process but I am opposed to the noise, I would recommend that we table this and everyone research further for discussion next month". Broh said, "The biggest concern for me is that the neighbors are adamantly opposed". Prem said, "This isn't the first time we've experienced opposition for a conditional use permit, I would like to see Kane's provide a formal site plan with buildings along with a noise mitigation plan". Motion by Snyder, second by Hausner to table until next month's meeting and for the Kane's to provide a site plan and noise mitigation plan prior to a decision being made on the conditional use permit. Joint Vote: Motion passed with all in favor.
14. Discussion and possible action on the consideration of amendments to Section 7.0 Signs to add "Marquee Sign" and a definition of "Marquee Sign" to the Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed the proposed amendments. Motion by Lilla, second by Saperstein to recommend Village Board approval of amendments to Section 7.0 Signs to add "Marquee Sign" and a definition of "Marquee Sign" to the Spring Green Zoning Ordinance. Joint Vote: Motion passed with all in favor.
15. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla informed all in attendance that he and Iausly met to include changes for the Extraterritorial Zoning Area. Lilla passed out proposed amendments regarding Accessory Uses and Structures. All members will review the proposed revisions further and this item will be on the next meeting agenda. No action necessary regarding this item.
16. General Public Comment: There was no additional general public comment at this time.
17. Adjourn. Motion by Iausly, second by Hausner, to adjourn at 9:45 p.m. Motion passed with all in favor.