

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, August 21, 2019
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, Greg Prem (JEZC), Michael Broh, Eugene Hausner, and Brad Hutnik (JEZC). Ed Lilla (JEZC) arrived at 7:47 p.m. David Saperstein was absent.
Downtown Design members present: Yvonne Notbohm, Paul Kardatzke, and Mary D'Alton.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Wendy Crary, Aaron Holverson, Dede Holverson, and Nate Robson.
2. Crary appointed minute taker.
3. Snyder requested agenda items 10 and 11 be moved ahead of agenda item 6. Motion by Snyder, second by Iausly, to approve meeting agenda with amendment requested to move items 10 and 11 before item 6. Motion passed with all in favor.
4. Approve minutes from the July 17, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing. Motion by Iausly, second by Prem, to approve minutes from the July 17, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing. Motion passed with all in favor.
5. Approve minutes from the July 17, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Falteisek requested the following amendments for the July 17, 2019 meeting minutes: Addition to Item 12 General Public Comment – Dave Radel requested a Roll Call Vote. Susan Gundlach asked that the Kane's be allowed to speak. Correction to Item 15 – The word "surplus" should be "surprise". Motion by Broh, second by Hausner to approve minutes from the July 17, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting with amendments stated. Motion passed with all in favor.
10. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Prem, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:08 p.m. Motion passed with all in favor.
Iausly was chair for this portion of the meeting.
11. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Iausly reminded those in attendance that Ed Lilla has been working on amendments that pertain to Accessory Uses and Structures throughout the ordinance and has provided documents previously. Iausly said, "The next step is to schedule a hearing". Motion by Broh, second by Prem to publish for a hearing to be held on September 18, 2019 for amendments to the Village of Spring Green Zoning Ordinance. Joint Vote: Motion passed with all in favor. Iausly stated, "We also need to discuss Air B&B's and short term rental properties as they pertain to Accessory Structures". Iausly continued by saying, "It's really important that we address this and come up with proposals for discussion at future meetings". Broh stated, "A variety of people need to be involved and we need to make sure people are invited to the meetings". The consensus of the Plan Commission and Joint Extraterritorial Zoning Committee is that Iausly and Broh will work with a group of citizens and the Zoning Administrator for proposed ordinance amendments regarding this matter. No action necessary.
6. Convene as the Plan Commission and Downtown Design Committee. Motion by Prem, second by Hausner to convene as the Plan Commission and Downtown Design Committee at 7:21 p.m. Motion passed with all in favor.
Marcus was chair for the remainder of the meeting.
7. Discussion and possible action regarding proposed changes to approved fence permit for Slowpoke at 137 W. Jefferson Street located within the Downtown Design District. Broh explained his proposal to use APT scenery/set designs for fencing at the Slowpoke which changes his original permit for a fence. Broh informed those in attendance that he would like approval for this and would be willing to return when the scenery would change. Kardatzke stated, "It makes sense that if you change scenery you should come

back for review prior”. Motion by Notbohm, second by D’Alton for approval of the proposed changes to the fence permit for Slowpoke at 137 W. Jefferson Street located within the Downtown Design District. Broh abstained. Motion passed.

8. Convene as the Plan Commission. Motion by Prem, second by Hausner to convene as the Plan Commission at 7:31 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding zoning violations and ordinance enforcement at 302 S. Lexington Street, parcel #182-0319, Village of Spring Green. Marcus stated, “There was a letter from Aaron and Dede along with a notice prepared by Don Greenwood in your packet”. Greenwood handed out a map showing the location of the property. Aaron Holverson explained that he, Greenwood, and the Public Works Director tried to find the property markers. Aaron Holverson said, “The stairs are encroaching and the stairway and landing will be removed to comply”. Greenwood explained that the bigger zoning issue is the residential use of the accessory structure, which the zoning ordinance does not allow. Greenwood said, “Many structures are being utilized as rentals, we need to start looking at ordinances to address these issues”. Iausly informed those in attendance that Sauk County has regulations and guidelines for these types of rental properties. Iausly said, “We don’t have to re-invent the wheel, we can use the county ordinance and add to that for the Village and ET Area”.
Ed Lilla arrived at 7:47 p.m.
Iausly stated, “This is long overdue and we need to have this discussion regarding short term rentals and Air B&B’s”. The consensus of the Plan Commission is that no additional reservations are allowed until ordinance amendments can be made in regards to Air B&B’s and short term rentals. In addition the stairs and landing will need to be removed by November 15, 2019. No action was taken regarding zoning violations and ordinance enforcement at 302 S. Lexington Street, parcel #182-0319, Village of Spring Green.
12. General Public Comment: Nate Robson said, “One of my comments is regarding enforcement in the ET Area”. Robson expressed that he doesn’t feel enforcement is being done in regards to recent zoning violations in the Extraterritorial Zoning Area. Marcus explained that legal counsel has advised not discussing the Kane’s Conditional Use Permit which was denied until after the appeals process is complete. Robson stated, “There is no enforcement in the ET Area, absolutely none”. There was no additional general public comment at this time.
13. Adjourn. Motion by Hausner, second by Prem, to adjourn at 7:59 p.m. Motion passed with all in favor.