

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, September 18, 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 7:09 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Greg Prem (JEZC), Michael Broh, Ed Lilla (JEZC), Eugene Hausner, and Brad Hutnik (JEZC). David Saperstein arrived at 7:14 p.m.
Town JEZC members present: Fred Iausly. Jason Falteisek and Irv Snyder were absent.
Others present: Wendy Crary, Shawn Kuhse, Kevin Bauer, Aaron Holverson, and Don Greenwood.
2. Crary appointed minute taker.
3. Motion by Lilla, second by Iausly, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the August 21, 2019 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Prem, to approve minutes from the August 21, 2019 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Convene as the Plan Commission. Motion by Prem, second by Hausner to convene as the Plan Commission at 7:11 p.m. Motion passed with all in favor.
6. Preliminary consultation with Kevin Bauer for proposed Certified Survey Map for parcel #182-0191 located at 142 S. Cincinnati Street, Village of Spring Green. Bauer explained that he would like to divide the lot into two parcels. The soil on the west edge of the property is possibly contaminated and there is an offer to purchase contingent upon splitting the parcel to sell the building separately. The Plan Commission discussed street access; both properties would have sufficient access. The consensus of the Plan Commission is that Bauer should proceed with filing the application and Certified Survey Map (CSM) for parcel #182-0191 located at 142 S. Cincinnati Street, Village of Spring Green. No action necessary regarding this item.
7. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Prem, second by Hausner to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:22 p.m. Motion passed with all in favor.
Iausly was chair for the remainder of the meeting.
8. Discussion and possible action on the consideration of amendments for Accessory Uses and Structures within Section 2, 3, 6, and 11 of the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed proposed changes for Accessory Uses and Structures. Lilla explained that he made some minor changes which comprised mostly of typo and grammatical changes. Lilla also pointed out a change for the Special Event Parking definition. Motion by Broh, second by Hausner to recommend Village Board approval of amendments for Accessory Uses and Structures within Section 2, 3, 6, and 11 of the Village of Spring Green Zoning Ordinance. Joint Vote: Motion passed with all in favor.
9. Discussion and possible action regarding short term rentals and Air B&B's within the Village of Spring Green Zoning Ordinance. Iausly explained the he met with Aaron Holverson, Michael Broh, and Don Greenwood to discuss this matter. Iausly stated, "We've identified five accessory structures that are being utilized for residential uses". The Plan Commission and JEZC discussed various matters concerning state and administrative code regulations for short term rentals and Air B&B's. Iausly explained Sauk County's conditional use process for these uses. Halverson stated, "We have to identify what's short term and what's long term." Broh vocalized his concerns about requiring licenses for these types of uses. This item will be on the next meeting agenda for further discussion. No action taken regarding this item.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Prem, second by Hausner, to adjourn at 8:56 p.m. Motion passed with all in favor.