

Minutes
Meeting of the Village of Spring Green Plan Commission
And Downtown Design Committee
Wednesday, March 17, 2021
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 p.m.

1. Prem called meeting to order at 7:02 p.m. as a Meeting of the Spring Green Plan Commission and Downtown Design Committee.
Members present: Greg Prem, Eugene Hausner, Ed Lilla, Brad Hutnik, Patrick Hagen, David Saperstein, and Michael Broh.
Downtown Design members present: Yvonne Notbohm. Paul Kardatzke and Mary D'Alton were absent.
Others present: Wendy Crary, Aaron Holverson, Steve Fisk, Fred Iausly, and Damian Barta.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Hutnik, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the October 21, 2020 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Hagen, second by Hutnik, to approve minutes from the October 21, 2020 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Discussion and possible action regarding request from Spring Green Community Center to replace exterior siding on the building located at 117 S. Washington Street within the Downtown Design District. All in attendance reviewed the application and colors for the exterior submitted by the Spring Green Community Center. Motion by Notbohm, second by Broh, to approve the request from Spring Green Community Center to replace exterior siding on the building located at 117 S. Washington Street within the Downtown Design District. Motion passed with all in favor.
6. Convene as the Plan Commission. Motion by Hagen, second by Hutnik to convene as the Plan Commission at 7:08 p.m. Motion passed with all in favor.
7. Discussion and possible action regarding the Lexington Street Alley Plat of Survey. Prem reviewed the reason the survey was completed by the Village. Prem explained that there are many encroachments based on the survey but that most are not zoning related issues. Holverson mentioned various other issues in the alley to include fence stakes and parked vehicles that prohibit use of the alley by vehicles. Saperstein stated, "I live at the end of the alley and walked down it, it's kind of a slippery slope and a matter of fundamental fairness". Broh recommended all issues be reviewed by the Village Board. Lilla stated, "It may have to be referred to the Village Attorney". Prem stated, "My only concern is the fence post, if the other encroachments were issues it would have been brought to our attention by the Public Works Department". Holverson explained that when there was a Zoning Administrator he worked with him in regards to his property. Prem reviewed the issues and the Plan Commission discussed conditional use permits versus variances for all non-compliant zoning issues along the alley.
8. Discussion and possible action regarding potential zoning ordinance violation on property located at 302 S. Lexington Street. Holverson showed pictures he has of the steps and the alleyway. Broh stated, "I don't feel the steps are a burden but we are caught in this neighborhood battle". The Plan Commission discussed possible solutions for the property to be brought in to compliance with the zoning ordinance. Motion by Prem, second by Hagen, to defer to the Village Board for an equitable level of enforcement for all alleyway encroachments and possible legal review. Motion passed with all in favor.
9. General Public Comment: There was no general public comment at this time.
10. Adjourn. Motion by Broh, second by Hausner, to adjourn at 7:54 p.m. Motion passed with all in favor.