

Hearing Minutes
Spring Green Plan Commission and
Joint Extraterritorial Zoning Committee
Wednesday, June 16, 2021

Hearing held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 pm

1. Prem called the Hearing to order at 7:05 p.m. as a Hearing of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Brad Hutnik (JEZC), David Saperstein, Patrick Hagen, Jason Frazier, and Michael Broh. Ed Lilla (JEZC) was absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Vikki Stingley, Steve Carlson, Todd Deibert, Robin Reid, and Andy Ringelstetter.
2. Prem appointed minute taker.
3. Motion by Snyder, second by Hagen, to approve agenda. Motion passed with all in favor.
4. Discussion on the consideration of a request by Northern Natural Gas to rezone 100' x 300' of Lot #1 CSM submitted for approval, located at S12200 STH, Spring Green, WI from EAP Extraterritorial Agricultural Preservation District to B-6 Extraterritorial Wholesale and Service District. Andy Ringelstetter supports the zoning and CSM request made by Northern Natural Gas. Jason Falteisek asked about parking surface, Steve Carlson advised that gravel on top of environmental matting is planned at this time. There were no additional comments regarding this item.
5. General Public Comment: There was no general public comment at this time.
6. Adjourn. Motion by Iausly, second by Snyder, to adjourn at 7:09 p.m. Motion passed with all in favor.

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, June 16, 2021
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
Immediately following the hearing at 7:00 p.m.

1. Prem called meeting to order at 7:09 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Greg Prem (JEZC), Brad Hutnik (JEZC), David Saperstein, Patrick Hagen, Jason Frazier, and Michael Broh. Ed Lilla (JEZC) was absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Vikki Stingley, Steve Carlson, Todd Deibert, Robin Reid, and Andy Ringelstetter.
 2. Prem appointed minute taker.
 3. Motion by Snyder, second by Iausly, to approve meeting agenda. Motion passed with all in favor.
 4. Approve minutes from the April 21, 2021 Spring Green Plan Commission, Downtown Design, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Hutnik, to approve minutes from the April 21, 2021 Spring Green Plan Commission, Downtown Design, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
 5. Discussion and possible action on a Certified Survey Map (CSM) submitted by Northern Natural Gas to attach 100' x 300' to parcel #032-0894 located at S12200 STH 23, Town of Spring Green. Vegetative screening discussed for southern boarder of entire facility. Western border reduced from previous expectations for security reasons. Motion by Iausly, second by Broh, to recommend approval of CSM to the Village Board. Joint Vote: Motion passed with all in favor.
 6. Discussion and possible action on the consideration of a request by Northern Natural Gas to rezone 100' x 300' of Lot #1 CSM submitted for approval, located at S12200 STH 23, Spring Green, WI from EAP Extraterritorial Agricultural Preservation District to B-6 Extraterritorial Wholesale and Service District. Snyder pointed out access concerns. The current access is a shared driveway with the property to the north (Meise). Vehicles reported to often encroach on the adjacent property. Steve Carlson stated that the access issue is currently being addressed. Snyder suggested that the driveway be widened and that the property line be delineated. Motion by Iausly, seconded by Broh, to table zoning recommendation until Northern Natural Gas arrives at an acceptable access agreement/plan with the adjacent property owner (Meise) and also provides a vegetative screening plan for the site. Joint Vote: Motion passed with all in favor.
 7. Preliminary consultation with O'Reilly Auto Parts for proposed Certified Survey Map (CSM) for parcel #032-0610-10000 located on the southeast corner of N. Westmor and USH 14, Town of Spring Green. No representative present for O'Reilly. Motion by Prem, second by Iausly to table until representative is able to be in attendance. Joint Vote: Motion passed with all in favor.
 8. Discussion and possible action regarding Accessory Dwelling Units (ADU) within Section 3 and 11 of the Village of Spring Green Zoning Ordinance. ADU language discussion. Consensus of the committees that the final sentence of Section 3.20.07 of the ordinance should be considered for removal. "Existing non-conforming accessory structure, with or without a variance, shall not be allowed to be converted to an ADU" should be removed and the draft wording presented to the committee at the next meeting for review.
 9. Discussion and possible action regarding Arboriculture and Arboricultural Uses within the Village of Spring Green Zoning Ordinance. Arboriculture and Arboricultural Uses language will be presented and reviewed at next meeting.
 10. Discussion and possible action regarding Horticulture and Horticultural Uses within the Village of Spring Green Zoning Ordinance. Horticulture and Horticultural Uses language will be presented and reviewed at next meeting as well.
 11. Discussion and possible action regarding definition for mobile homes. The committees are agreeable to adding a definition for mobile homes. Draft wording will be researched for next meeting.
 12. General Public Comment: There was no general public comment at this time.
- Adjourn. Motion by Snyder, second by Iausly, to adjourn at 8:15 p.m. Motion passed with all in favor.