

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, July 21, 2021
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 p.m.

1. Prem called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Greg Prem (JEZC), Jason Frazier, Michael Broh, and Ed Lilla (JEZC). Brad Hutnik (JEZC), David Saperstein, and Patrick Hagen were absent.
Downtown Design members present: Paul Kardatzke. Yvonne Notbohm, and Ali Kauss were absent.
Town JEZC members present: Jason Falteisek, and Fred Iausly. Alternate Nate Robson appointed by the Town of Spring Green also attended. Irv Snyder was absent.
Others present: Wendy Crary, Steven Martinez, Martha Belska, Sue Meise, Robin Reid, Andy Ringelstetter, Molly Robb, Greg Jewell, and Chris Tilly.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Lilla, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the June 16, 2021 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Hearing, and Meeting. Motion by Falteisek, second by Broh, to approve minutes from the June 16, 2021 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Hearing, and Meeting. Motion passed with all in favor.
5. Convene as the Plan Commission and Downtown Design Committee. Motion by Lilla, second by Broh to convene as the Plan Commission and Downtown Design Committee at 7:05 p.m. Motion passed with all in favor.
6. Discussion and possible action regarding proposed Mural for pillar at 101 E. Jefferson Street located within the Downtown Design District. The Plan Commission and Downtown Design Committee reviewed the proposed mural. Motion by Kardatzke, second by Lilla to approve the proposed Mural for pillar at 101 E. Jefferson Street located within the Downtown Design District. Motion passed with all in favor.
7. Convene as the Plan Commission. Motion Kardatzke, second by Lilla to convene as the Plan Commission at 7:09 p.m. Motion passed with all in favor.
8. Discussion and possible action on request submitted by John Houck for Village to submit a request to WI DOT for reduced building setback distance on parcel #182-0648-11100, located along STH 23, from fifty (50) feet to twenty-five (25) feet, Village of Spring Green. Jewell explained that a fifty (50) DOT setback remains on the property but could be removed, however the village must make the request. The Plan Commission discussed the other adjacent properties and if the request is made for one it makes sense to request it for all three properties effected by the setback requirement. Motion by Lilla, second by Broh to recommend that the Village Board submit a letter to WI DOT requesting that all three parcels setback be reduced to the local zoning standards. Motion passed with all in favor.
9. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Iausly, second by Lilla to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:17 p.m. Motion passed with all in favor.
10. 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. Prem reviewed the information from last month's meeting. Property ownership is in questions regarding the access easement. Martinez informed all in attendance that the access easement is part of the DOT right-of-way and recommends approval. Iausly stated, "We want to be clear that access for the property is not an issue". Martinez explained that a third party is investigating the ownership. The Plan Commission and JEZC discussed in detail the issues regarding the access. Motion by Iausly, second by Broh to recommend approval to the Village Board with the contingency that the access easement is included on the 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. Joint Vote: Motion passed with all in favor.
11. 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.

Motion by Falteisek, seconded by Iausly, to recommend approval to rezone 100' x 300' of Lot #1 CSM submitted contingent upon CSM approval by the Village Board and that screening on southside be implemented. Joint Vote: Motion passed with all in favor.

12. 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. Martha Belska reviewed the proposed CSM that was submitted via email today at 5:15 p.m. No action was taken.
13. 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. Motion by Broh, second by Iausly to proceed with the publication of a hearing for the proposed amendment regarding Accessory Dwelling Units (ADU). Joint Vote: Motion passed with all in favor.
14. Discussion and possible action regarding Arboriculture and Arboricultural Uses within the Village of Spring Green Zoning Ordinance. Motion by Broh, second by Lilla to proceed with the publication of a hearing for the proposed amendments regarding Arboriculture and Arboricultural Uses. Joint Vote: Motion passed with all in favor.
15. Discussion and possible action regarding Horticulture and Horticultural Uses within the Village of Spring Green Zoning Ordinance. Motion by Falteisek, second by Lilla to proceed with the publication of a hearing for the proposed amendments regarding Horticulture and Horticultural Uses. Joint Vote: Motion passed with all in favor.
16. Discussion and possible action regarding definition for mobile homes. The Plan Commission and JEZC discussed the proposed definition for mobile homes. This item will be on the next agenda for further discussion.
17. General Public Comment: Broh commented that he thought Temporary Signs were going to be addressed at this month's meeting. Prem informed all in attendance that he left it off the agenda due to how lengthy it was. There was no general public comment at this time.
18. Adjourn. Motion by Broh, second by Iausly, to adjourn at 8:41 p.m. Motion passed with all in favor.