

Hearing Minutes
Spring Green Plan Commission
Wednesday, September 15, 2021

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

1. Prem called the Hearing to order at 7:04 p.m. as a Hearing of the Spring Green Plan Commission. Members present: Greg Prem, Ed Lilla, Brad Hutnik, David Saperstein, and Jason Frazier. Michael Broh, and Patrick Hagen were absent.
Others present: Wendy Crary, Todd Deibert, Michael Kersten, Diane Moseman, Patricia Wolf, Sharon Freel, Thom Lundberg, Julie Jensen, Nate Robson, Chad Kannenberg, Robin Reid, Martha Belsky, Nate Bethel, Jason Falteisek, Carrie Van Hallgren, Michelle Brokish, Fred Iausly, Eric Ferguson, Dennis Phillips, and Brian Shulz.
2. Crary appointed minute taker.
3. Motion by Saperstein, second by Hutnik, to approve agenda. Motion passed with all in favor.
4. Consideration on a request by Chad Kannenberg to rezone parcel #182-0868, The Prairie Subdivision Lot #8, located on Sunrise Drive, Village of Spring Green from B-3 Village Highway Commercial District to R-3 Village Multiple-Family Residential District. There were no comments regarding this item.
5. General Public Comment: There was no general public comment at this time.
6. Adjourn. Motion by Lilla, second by Saperstein, to adjourn at 7:07 p.m. Motion passed with all in favor

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, September 15, 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 7:07 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Greg Prem (JEZC), Ed Lilla (JEZC), Brad Hutnik (JEZC), David Saperstein, and Jason Frazier. Michael Broh at 7:09 p.m. Patrick Hagen was absent.
Town JEZC members present: Fred Iausly, and Jason Falteisek. Alternate Nate Robson appointed by the Town of Spring Green also attended. Irv Snyder was absent.
Others present: Wendy Crary, Todd Deibert, Michael Kersten, Diane Moseman, Patricia Wolf, Sharon Freil, Thom Lundberg, Julie Jensen, Chad Kannenberg, Robin Reid, Martha Belsky, Nate Bethel, Carrie Van Hallgren, Michelle Brokish, Eric Ferguson, Dennis Phillips, and Brian Shulz.
Mark Scoles at 7:37 p.m.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Falteisek, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the August 18, 2021 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Saperstein, second by Iausly, to approve minutes from the August 18, 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. Motion by Lilla, second by Saperstein to convene as the Plan Commission at 7:10 p.m. Motion passed with all in favor.
6. Discussion and possible action on the consideration of a request by Chad Kannenberg to rezone parcel #182-0868, The Prairie Subdivision Lot #8, located on Sunrise Drive, Village of Spring Green from B-3 Village Highway Commercial District to R-3 Village Multiple-Family Residential District. Motion by Lilla, second by Broh to recommend approval to the Village Board to rezone parcel #182-0868, The Prairie Subdivision Lot #8, located on Sunrise Drive, Village of Spring Green from B-3 Village Highway Commercial District to R-3 Village Multiple-Family Residential District. Motion passed with all in favor.
7. Preliminary consultation with Nate & Therese Bethel for proposed accessory structure without principal structure on parcel #182-0365-001, located on Winsted Street, Village of Spring Green. Bethel explained to the Plan Commission that the parcel used to be one large parcel and he owns both parcel #182-0365 & #182-0365-001. Lilla stated, "This typically is allowed when a house is going to be built on the same parcel after the accessory structure is built, allowing this would set a precedent". Lilla continued by explaining that the parcels could be rejoined. The Plan Commission discussed with Bethel the possibility of combining the two parcels into one and the Certified Survey Map (CSM) process. The consensus of the Plan Commission is that this constitutes as the preliminary consultation that is required prior to the CSM process and Bethel can proceed by working with a surveyor. No action necessary.
8. Preliminary consultation with Mark Scoles for proposed Certified Survey Map (CSM) for parcel #182-0389, located at 109 W. Daley Street, Village of Spring Green. Mark Scoles was not in attendance at this time. Lilla inquired about access for water and sewer utilities on Park Drive. Prem suggested getting input from the Public Works Department and the Engineer's Office to discuss again at the next meeting. No action necessary.
9. Convene as the Plan Commission & Joint Extraterritorial Zoning Committee. Motion by Saperstein, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:33 p.m. Motion passed with all in favor.
10. Discussion and possible action on a Certified Survey Map (CSM) submitted by O'Reilly Auto Parts to split parcel #032-0610-10000 into two lots, located on southeast corner of N. Westmor and USH 14, Town of Spring Green. The Plan Commission and JEZC discussed the proposed CSM and informed

representatives for O'Reilly Auto Parts that setbacks shown on the map are incorrect and that it is not necessary to record them on the CSM. The comments on the Technical Review prepared by Jewell Associates were reviewed. Motion by Lilla, second by Iausly to recommend approval to the Village Board with the contingency that the corrections listed in the Technical Review are made to the Certified Survey Map (CSM) submitted by O'Reilly Auto Parts to split parcel #032-0610-10000 into two lots, located on southeast corner of N. Westmor and USH 14, Town of Spring Green. Joint Vote: Motion passed with all in favor.

Mark Scoles entered the meeting by phone at 7:37 p.m. and the Plan Commission and JEZC agreed to reconvene as the Plan Commission to discuss the item he had requested.

5. Convene as the Plan Commission. Motion by Broh, second by Hutnik to reconvene as the Plan Commission at 7:47 p.m. to address agenda item #8. Motion passed with all in favor.
8. Preliminary consultation with Mark Scoles for proposed Certified Survey Map (CSM) for parcel #182-0389, located at 109 W. Daley Street, Village of Spring Green. Prem explained to Scoles that the Plan Commission will need to inquire to make sure the utilities are adequate to serve the property. Deibert with Jewell Associates looked at the utilities map while online and informed everyone that water & sewer is only accessible from Daley Street, utilities do not go down Park Drive. Broh inquired about the gate to North Park. Scoles replied, "The gate has never been closed since I've owned the property". Broh commented, "Most likely not, but if there were ever a need for the village to prohibit access to the park it would no longer be possible". Scoles replied, "I will have to give this more thought and will return if I'm still interested in proceeding". No action necessary.
9. Convene as the Plan Commission & Joint Extraterritorial Zoning Committee. Motion by Iausly, second by Saperstein to reconvene as the Plan Commission and Joint Extraterritorial Zoning Committee at 8:01 p.m. to continue with agenda item #11. Motion passed with all in favor.
11. Preliminary consultation with Diane Moseman regarding the zoning of parcel #032-1063, located on STH 23, Town of Spring Green. Iausly explained that Moseman recently discovered that the parcel is zoned R-5 ET Existing Single Family. In addition, the lot to the south which Moseman's family owned and sold is also zoned R-5, however it has a duplex on it. Moseman stated, "We were under the impression that the vacant lot was zoned for a duplex". The Plan Commission and JEZC discussed adding duplexes as a conditional use in the R-5 District. Robson commented he was not in favor as there are numerous R-5 lots in the ET area and that could be problematic. The Plan Commission and JEZC discussed rezoning the parcel, however the parcel does not meet the size requirements for R-6 ET New Two Family Residential. The parcel does however meet the size requirements for R-7 ET Existing Two Family Residential. Moseman asked, "Can a single-family home be built on the parcel if it's rezoned two family?". Prem replied, "No, if rezoned to allow a duplex only a duplex can be built not a single-family home". Moseman stated that she and her family will discuss further prior to making a decision to proceed with rezoning or to leave as zoned. No action necessary.
12. Discussion and possible action on review and enforcement of Section 7.0 Signs of the Spring Green Zoning Ordinance. Lilla submitted a draft letter regarding signs which was reviewed by the Plan Commission and JEZC. Prem referenced the correspondence received from various business owners prior to the meeting. Broh left the meeting due to work commitments at 8:59 p.m. Prem recommended reviewing Lilla's letter along with the correspondence received late this afternoon and continuing the discussion next month. Prem asked if any public in attendance wanted to speak. Ferguson stated, "I'm glad to hear there is some consideration for sandwich board signs, they are very valuable to downtown businesses and we need flexibility". Reid said, "This is a long-standing discussion and I commend the Plan Commission and JEZC for taking this on". Phillips commented, "I like what I hear thus far". Jensen stated, "I have a lot to say about this, not all businesses are in the downtown and they need signage to direct people to their businesses". "We need to work together on this". Saperstein said, "I'm not sure how this spiraled but I'm glad that input was sent for review". Ferguson replied, "The only reason there was a misunderstanding is because there isn't a definition for temporary signs". No action taken; this item will be on the next agenda for further discussion.
13. Discussion and possible action regarding definition for mobile homes. This item will be on the next agenda for further discussion.

14. Discussion and possible action regarding definition for shipping container house. This item will be on the next agenda for further discussion.
15. Discussion and possible action regarding complete revision of the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC discussed how to accomplish a complete revision of the Zoning Ordinance. In addition, the Plan Commission and JEZC discussed the necessity of the Extraterritorial Zoning Area and the possibility of a Corporate Boundary Agreement. Prem will put together a formal request for the Village Board. No action taken.
16. General Public Comment: There was no general public comment at this time.
17. Adjourn. Motion by Iausly, second by Saperstein, to adjourn at 9:54 p.m. Motion passed with all in favor.