

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, December 8, 2021
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 p.m.

1. Prem called meeting to order at 7:04 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Patrick Hagen, Michael Broh, David Saperstein, Jason Frazier, Brad Hutnik (JEZC), and Ed Lilla (JEZC).
Downtown Design members present: Ali Kauss, Paul Kardatzke, and Yvonne Notbohm were absent.
Town JEZC members present: Irv Snyder, Jason Falteisek, and Fred Iausly.
Others present: Wendy Crary, Rhonda Rott, Nate Robson, and Robin Reid.
2. Crary appointed minute taker.
3. Motion by Saperstein, second by Snyder, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the November 10, 2021 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion by Hagen, second by Iausly, to approve minutes from the November 10, 2021 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Convene as the Plan Commission and Downtown Design Committee. Motion by Broh, second by Saperstein 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 on a sign permit for Valley View Law at 121 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Broh, second by Saperstein, to approve the sign permit for Valley View Law at 121 W. Jefferson Street located within the Downtown Design District. Motion passed with all in favor.
7. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Iausly, second by Hagen to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:07 p.m. Motion passed with all in favor.
8. Preliminary consultation with James Harwood regarding intentions and possible rezoning for parcels #032-0038, #032-0027, and #032-0036-2 located on USH 14, Town of Spring Green. Rhonda Rott explained that she was attending on Harwood's behalf. Rott said, "The current location of Harwood's business is on Kennedy Road and James is interested in locating part of the business to highway 14". "Harwood needs visibility and wants to expand his business". The Plan Commission and JEZC discussed the water issues in that specific area and the fact that there could be future issues. Access from USH 14 is a concern and was also discussed. Hagen inquired about the buyout that occurred due to flooding. Iausly explained that after the 2008 flood numerous properties were bought via FEMA funds and are now owned by the Town of Spring Green with restrictions that nothing can be built on the properties. Rott was informed that the property would most likely be required to connect to the PSD for sanitary sewer service. Snyder said, "I think Harwood's idea is a good use for the property but he needs to be aware of the risk this property has in regards to the fact that some of the property may be inaccessible at times due to the high ground water table". The Plan Commission and JEZC discussed development of the parcels. Prem stated, "We are all in consensus generally speaking that the idea James Harwood is giving is suitable with three areas of concern". The concerns are 1) The high ground water and potential for flooding. 2) Legal access from USH 14. And 3) Connection to the Prairie Sanitary District. No action was necessary regarding this item and Rott will convey the Plan Commission and JEZC concerns to James Harwood in regards to development of the parcels.
9. Discussion and possible action on review and enforcement of Section 7.0 Signs of the Spring Green Zoning Ordinance. Broh noted a typo in the draft letter. No action taken; this item will be on the next agenda for further review and discussion.
10. Discussion and possible action regarding definition for mobile homes. The Plan Commission and JEZC reviewed and discussed this item. No action taken; this item will be on the next agenda for further review

and discussion.

11. Discussion and possible action regarding definition for shipping container house. The Plan Commission and JEZC reviewed and discussed this item. No action taken; this item will be on the next agenda for further review and discussion.
12. Discussion and possible action regarding complete revision of the Village of Spring Green Zoning Ordinance. Prem stated, "This item goes hand in hand with item #13, do we wait until a decision is made regarding the ET Area?". No action taken; this item will be on the next agenda for further review and discussion.
13. Discussion and possible action regarding objectives and future of the Extraterritorial Zoning Area. Iausly explained that it is a very complicated process that involves the Town, Village, and Sauk County. The Plan Commission and JEZC discussed boundary agreements and that there are multiple steps that must be completed in tandem. Broh stated, "I'm concerned about the highway district". Iausly pointed out future plans for industrial zoning along Rainbow Road. Robson said, "The Town is willing to look into this but needs direction prior to spending money on legal counsel". Prem suggested holding a Plan Commission Meeting separate from the JEZC and inviting past members to discuss this item further. No action taken; this item will be on the next agenda for further review and discussion.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Lilla, second by Broh, to adjourn at 8:21 p.m. Motion passed with all in favor.