

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, March 16, 2022
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 p.m.

1. Broh called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Patrick Hagen, Brad Hutnik (JEZC), Ed Lilla (JEZC), David Saperstein, Michael Broh, and Jason Frazier. Greg Prem (JEZC) 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, Ted Greenheck, and Greg Jewell.
2. Crary appointed minute taker.
3. Motion by Hagen, second by Iausly, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the February 16, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Saperstein, second by Falteisek, to approve minutes from the February 16, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
Broh yielded presiding over the meeting to Fred Iausly due to all agenda items being Joint Meeting items.
5. Preliminary consultation with Ted Greenheck/Richardson & Ruetten regarding conveyance of land to Ed Weidner, USH 14, Town of Spring Green. Greenheck explained that he has been asked to help facilitate the conveyance of a small area of land from Richardson & Ruetten to Weidner. Greenheck said, "State Statute allows this to occur without a CSM but I wanted to discuss this with the Plan Commission & JEZC". Jewell explained that the Zoning Ordinance requires any division or combining of lots be completed with a Certified Survey Map. Since the State Statute is different Jewell spoke with Sauk County at length and it is recommended that an affidavit be attached to both properties. Jewell stated, "Local rule, in this case the Village Zoning Ordinance, cannot trump State Statute". Lilla commented, "I have concerns in the future for potential non-conforming lots, a review can & should occur to ensure zoning compliance". Iausly said, "I like the idea of an affidavit being completed for each property". The consensus of the Plan Commission & JEZC is that a Zoning Permit Application with affidavits for the properties should be completed and submitted for review by the Village Engineers Office. No action necessary regarding this item.
6. Discussion and possible action on review and enforcement of Section 7.0 Signs of the Spring Green Zoning Ordinance. The Plan Commission & JEZC reviewed the draft letter and discussed if it is still necessary to publish since issues have been rectified. Modifications to the sign ordinance were also discussed. The draft letter will be kept on file for possible use in the future. No action taken regarding Section 7.0 Signs of the Spring Green Zoning Ordinance.
7. Discussion and possible action regarding definition for mobile or manufactured home. Motion by Lilla, second by Hutnik to proceed with the publication of a hearing for the proposed amendment regarding mobile or manufacture home. Joint Vote: Motion passed with all in favor.
8. Discussion and possible action regarding definition for shipping container home. Motion by Lilla, second by Hagen to proceed with the publication of a hearing for the proposed amendment regarding shipping container home. Joint Vote: Motion passed with all in favor.
9. Discussion and possible action regarding objectives and future of the Extraterritorial Zoning Area. The Plan Commission & JEZC discussed the process for eliminating or reducing the ET Area. The consensus of all in attendance is to investigate options for moving forward at the Village and Town level. No action was taken and this item will be on a future agenda.
10. Discussion and possible action regarding complete revision of the Village of Spring Green Zoning Ordinance. Consensus of all in attendance is to undertake a comprehensive rewrite after a decision is made regarding the future of the Extraterritorial Zoning Area. No action was taken regarding this item.
11. General Public Comment: There was no general public comment at this time.
12. Adjourn. Motion by Broh, second by Lilla, to adjourn at 8:21 p.m. Motion passed with all in favor.