

Hearing Minutes
Spring Green Plan Commission and
Joint Extraterritorial Zoning Committee

Wednesday, April 20, 2022

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

1. Prem called the Hearing to order at 7:04 p.m. as a Hearing of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Patrick Hagen, Ed Lilla (JEZC), David Saperstein, Jason Frazier, and Michael Broh. Brad Hutnik (JEZC) was absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Wendy Crary, Danielle Ehlert, George Corrigan, Steven Moerke, Robin Reid, Linda Schwanke, Nate Robson, Kane Family, Mike Curran, and Clinton Kane. Jackson Hall – 7:06 pm.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Hagen, to approve agenda. Motion passed with all in favor.
4. Consideration to add a definition of “Mobile or Manufactured Home” to the Spring Green Zoning Ordinance. Proposed amendment can be viewed in its entirety at the Village Office. There were no comments regarding this item.
5. Consideration to add a definition of “Shipping Container Home” to the Spring Green Zoning Ordinance. Proposed amendment can be viewed in its entirety at the Village Office. There were no comments regarding this item.
6. General Public Comment: There was no general public comment at this time.
7. Adjourn. Motion by Broh, second by Snyder, 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, April 20, 2022
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
Immediately following the Hearings 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.
Members present: Greg Prem (JEZC), Patrick Hagen, Ed Lilla (JEZC), David Saperstein, Jason Frazier, and Michael Broh. Brad Hutnik (JEZC) was absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Wendy Crary, Danielle Ehlert, George Corrigan, Steven Moerke, Robin Reid, Linda Schwanke, Nate Robson, Kane Family, Mike Curran, Clinton Kane, and Jackson Hall. Joann (unknown) – 8:39 pm.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Broh, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the March 16, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Iausly, second by Saperstein, to approve minutes from the March 16, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Joint Vote - Motion passed with all in attendance in favor.
5. Preliminary consultation with Steven Moerke regarding request to operate online business/distribution on parcel #032-0037-10000 located at S12323 County Rd G, Town of Spring Green. Prem asked Moerke, “Are you inquiring about establishing as a home occupation?”. Moerke replied, “I have an online business with the potential for distribution”. Lilla explained what a household occupation could consist of. Lilla said, “The logistics, office and phone would be considered a home occupation but not distribution”. Saperstein read the definition of Household Occupation within the Zoning Ordinance. Prem asked Crary to email the definition of Household Occupation to Moerke. No action necessary regarding this item.
6. Discussion and possible action on the consideration of a request by Clinton Kane & Jill Janssen Kane for a conditional use permit for “Commercial Kennel & Dog Boarding” on parcel #032-0658-1, S12904 Pearl Road, Town of Spring Green. Prem reviewed Attorney Laura Callen’s edits to the draft conditions. Saperstein suggested that the word “the” be added to item 2 of the draft conditions so that the end of item 2 reads, “and the conditions described here in”. Saperstein inquired about the email submitted by Kathy Compt in regards to reporting a noise complaint to Sauk County on February 28, 2022. Crary explained that the Village doesn’t have access to Sauk County Sheriff’s Department complaints but that an inquiry could be made to Sauk County. Crary also noted the proximity of Compt’s residence to the dog park. Those in attendance discussed their concerns about noise and noise complaints. Crary inquired with Robson who was in attendance and lived near the Kane’s residence. Robson said, “I don’t live on Ruetten Drive anymore but when I did with the prevailing winds out of the west, I could occasionally hear barking”. Prem commented, “Item 6 of the conditions describes a decibel level for noise”. Falteisek asked that “(A Scale)” be incorporated after each decibel level described in item 6. Falteisek explained there are different scales for decibel levels so we need to clarify which scale should be used. Prem thanked Falteisek for all of the research he completed in regards to setting the decibel levels in item 6. Attorney Mike Curran stated, “Clint has concerns with the conditions, especially item 7 & item 5”. Plan Commission made edits to item 5 replacing the word “sealed” with “closed” and replacing “waterproof and leak proof” with “water tight”. Danielle Ehlert said, “It sounds like this is moving forward and I wanted to plead that this not be approved”. Ehlert read a statement she prepared in opposition of the Conditional Use Permit”.
Motion by Iausly, second by Snyder to recommend approval of request by Clinton Kane & Jill Janssen Kane for a conditional use permit for “Commercial Kennel & Dog Boarding” on parcel #032-0658-1, S12904 Pearl Road, Town of Spring Green with the edits discussed.
JEZC Vote – Aye: Iausly, Snyder, Falteisek, Prem, Lilla. Absent: Hutnik. Motion passed.
Motion by Broh, second by Lilla to approve and authorize Crary to issue a conditional use permit for “Commercial Kennel & Dog Boarding” on parcel #032-0658-1, S12904 Pearl Road, Town of Spring

Green contingent upon applicants submitting in writing they accept and will abide by the conditions.
Plan Commission Vote – Aye: Prem, Lilla, Frazier, Broh. Nay: Saperstein. Recused: Hagen. Absent: Hutnik. Motion passed.

7. Discussion and possible action regarding consideration to add a definition of “Mobile or Manufactured Home” to the Spring Green Zoning Ordinance.
Motion by Lilla, second by Falteisek to recommend approval to add a definition of “Mobile or Manufactured Home” to the Spring Green Zoning Ordinance.
JEZC Vote – Motion passed with all in attendance in favor.
Motion by Hagen, second by Saperstein to recommend approval to the Village Board to add a definition of “Mobile or Manufactured Home” to the Spring Green Zoning Ordinance.
Plan Commission Vote – Motion passed with all in attendance in favor.
8. Discussion and possible action regarding consideration to add a definition of “Shipping Container Home” to the Spring Green Zoning Ordinance.
Motion by Snyder, second by Falteisek to recommend approval to add a definition of “Shipping Container Home” to the Spring Green Zoning Ordinance.
JEZC Vote – Motion passed with all in attendance in favor.
Motion by Broh, second by Frazier to recommend approval to the Village Board to add a definition of “Shipping Container Home” to the Spring Green Zoning Ordinance.
Plan Commission Vote – Motion passed with all in attendance in favor.
9. Discussion and possible action regarding objectives and future of the Extraterritorial Zoning Area. The Plan Commission & JEZC discussed potential attendees for meetings to discuss the ET Zoning Area. Iausly stated, “Any changes we make would have to involve the county”. Iausly continued by saying, “The primary objective is to decide what we’re going to do, a corporate boundary agreement or reduction of the ET Area”. Broh and Saperstein both commented that they feel a proposal needs to be made by the JEZC. Prem said, “A stand-alone Plan Commission meeting should be held to discuss options”. Lilla pointed out the need to have utilities addressed. Prem stated, “This will be a lengthy process”. No action was taken and this item will be on a future agenda.
10. Convene as the Plan Commission. Motion by Broh, second by Saperstein to convene as the Plan Commission at 8:16 p.m. Motion passed with all in attendance in favor.
11. Discussion and possible action on drafting Developers Agreement for Land Restoration Services LLC/Jackson Hall for parcel #182-0510, located on S. Peterson Street, Village of Spring Green. Prem reviewed that at a previous meeting rezoning for this property was not approved and a developers agreement needs to be created to layout parameters for development of the property. Prem said, “We need to specify what the expectations are and what would be required to ensure development fits in the current neighborhood”. Hall expressed his frustration with the process for developing this property. Lilla explained that the conclusion was that rezoning is not feasible as the property currently sits. Prem reviewed the process for moving forward. Broh stated to Hall, “There is always a risk that we may require something that you may not agree with, there is always a risk this may not happen”. The Plan Commission discussed with Hall possible layout for development. Prem will provide copies of previous developer’s agreements to Hall. No action was taken and this item will be on a future agenda.
12. General Public Comment: There was no general public comment at this time.
13. Adjourn. Motion by Saperstein, second by Lilla, to adjourn at 8:50 p.m. Motion passed with all in attendance in favor.