

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, May 18, 2022
Meeting held via Zoom & Teleconference
7:00 p.m.

1. Prem called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Greg Prem, Ed Lilla, David Saperstein, and Patrick Hagen. Michael Broh and Brad Hutnik were absent. There is currently one vacant seat. Others present: Wendy Crary, Ralph Brownlee, Cody Brownlee, Robin Reid, Todd Deibert, Joel Marcus, and Linda Schwanke. Todd Miller – 7:27 pm.
2. Crary appointed minute taker.
3. Motion by Hagen, second by Saperstein, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the April 20, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Saperstein, second by Hagen, to approve minutes from the April 20, 2022 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Ralph Brownlee regarding interest in pursuing a Conditional Use Permit for Partial ground floor residential dwelling on parcel #182-0182-32, located at 167 S. Lexington Street, Village of Spring Green. Ralph Brownlee explained that he is inquiring prior to making an offer to purchase the property. Brownlee continued by explaining that a business has been leasing approximately 650 sq ft of space on the ground floor. Brownlee would like to convert 75% of the ground floor into residential dwelling space. The portion he would like to convert to residential has been vacant for a long time and is closest to Lexington Street. The current leased space is in the back half which has already been renovated and the current business has been there for a number of years. Plan Commission inquired about space and clarified that Brownlee would like to request 75% of ground floor for residential use. Saperstein reviewed the B-1 District as stated within the Village Zoning Ordinance. Joel Marcus gave a brief summary regarding the history surrounding ground floor residential uses in the B-1 District. Prem stated “I have no direct objections at this point and I’m willing to look at the uniqueness of the site”. Brownlee will need to apply for the Conditional Use. No action necessary regarding this item.
6. 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 sent copies of Developers Agreements to Jackson Hall for his review. Prem stated, “I’m planning to refine a list of requirements for the agreement”. Lilla and Prem will collaborate to create a list of requirements to provide to the Plan Commission for review. No action was taken and this item will be on a future agenda.
7. Discussion and possible action regarding objectives and future of the Extraterritorial Zoning Area. Prem explained that the Town JEZC members held a meeting to discuss this matter. Joel Marcus voiced his concerns and gave a brief history of the ET Zoning Area. Todd Miller spoke about the Smart Growth Plan and development within the ET Zoning Area. The Plan Commission and attendees discussed the enforcement issues within the ET Area along with utilities that serve a portion of the area. Lilla said, “The cleanest approach seems to be reducing the size of the ET Area”. The consensus of the Plan Commission is the Village is not in favor of relinquishing the ET Area entirely. The key areas of concern identified during discussion are: The Village’s vested interest in development along USH 14, Vitality of the Downtown, and the functionality of the Prairie Sanitary District as it relates to expansion. Greg Prem will meet with Fred Iausly to discuss the Village and Town vantage points. No action was taken and this item will be on a future agenda.
8. General Public Comment: There was no general public comment at this time.
9. Adjourn. Motion by Lilla, second by Saperstein, to adjourn at 9:18 p.m. Motion passed with all in attendance in favor.