

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, June 15, 2022
Meeting held via Zoom & Teleconference
Immediately following the Hearing at 7:00 p.m.

1. Prem called meeting to order at 7:04 p.m. as a Meeting of the Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Patrick Hagen, Kevin Zimmer, Ed Lilla (JEZC), and David Saperstein. Brad Hutnik (JEZC), and Michael Broh were absent.
Town JEZC members present: Irv Snyder, Jason Falteisek, and Fred Iausly.
Others present: Wendy Crary, LeRoy Huffman, Darlene Huffman, Katie Halverson, David Bruce, and Scott Whitsett. Jackson Hall – 7:09 p.m.
2. Crary appointed minute taker.
3. Motion by Hagen, second by Iausly, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the May 18, 2022 Spring Green Plan Commission Meeting. Saperstein explained that he did not feel the second to last sentence of item 5 is accurate. Crary agreed to strike the sentence from the minutes entirely. Motion by Hagen, second by Saperstein, to approve minutes from the May 18, 2022 Spring Green Plan Commission Meeting with the stated amendment. Motion passed with all in attendance in favor.
5. Discussion and possible action on a Certified Survey Map (CSM) submitted by Savanna Institute to separate 1 acre from 40 acres, parcel #032-0914, located at E5219 Jones Road, Town of Spring Green. Iausly stated, “I’m not opposed to the CSM but I have questions”. Iausly continued by explaining that this potentially creates a non-conforming lot and he has reservations. Iausly said, “I don’t want to create an issue down the road”. Iausly suggested a deed restriction for the lot being created that stipulates it is not for residential use. Falteisek asked about the driveway encroachment referenced in the Technical Review prepared by Jewell Associates Engineers. Iausly commented, “The driveway should either be moved entirely to the 1 acre lot being created or a shared driveway easement should be recorded”. David Bruce agreed to comply with the requested changes for the Certified Survey Map.
Motion by Iausly, second by Snyder to recommend approval of Certified Survey Map (CSM) submitted by Savanna Institute to separate 1 acre from 40 acres, parcel #032-0914, located at E5219 Jones Road, Town of Spring Green contingent upon the northwest corner pin being moved west so all of the driveway is included in the newly created parcel and a deed restriction for the 1 acre lot limiting it to agricultural uses only, not residential.
JEZC Vote – Motion passed with all in attendance in favor.
Motion by Saperstein, second by Lilla to accept the JEZC’s recommendation and to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by Savanna Institute to separate 1 acre from 40 acres, parcel #032-0914, located at E5219 Jones Road, Town of Spring Green with the contingencies stated by the JEZC.
Plan Commission Vote – Motion passed with all in attendance in favor.
6. Convene as the Plan Commission. Motion by Saperstein, second by Lilla to convene as the Plan Commission at 7:25 p.m. Motion passed with all in attendance in favor.
7. Discussion and possible action on the consideration of a request by Zach & Katie Holverson for a conditional use permit for reduced front yard setback on parcel #182-0354, located at 253 E. Hoxie Street, Village of Spring Green. The Plan Commission discussed the application. Ed Lilla suggested that the conditional use permit should be limited to the construction of a porch/deck only. Motion by Lilla, second by Saperstein to approve a conditional use permit for reduced front yard setback on parcel #182-0354, located at 253 E. Hoxie Street, Village of Spring Green from twenty-five (25) feet to sixteen (16) feet for the construction of a front porch/deck. Motion passed with all in attendance in favor.
8. 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 what the Plan Commission has discussed over the last few months for newly appointed member Kevin Zimmer. Prem asked Jackson Hall if he had any updates for the Plan Commission. Hall replied,

“No, I’m waiting for a list of requirements from the Plan Commission”. Prem commented he would like to see the continuation of or the replacement of the vegetative screening that creates a natural buffer for the adjacent properties. Prem asked Crary to share her screen via Zoom so those in attendance are able to view the aerial map of the parcel and the adjacent parcels. Prem gave a brief history of the parcel for those in attendance. Prem listed the following items that need to be addressed by the Developers Agreement: Stormwater management capacity for a 100-year storm event, off street parking located and kept to the east of any proposed structure, a maximum foot print with required setbacks for the proposed structure, and a plan for maintaining and/or replacing trees to maintain natural vegetative screening/ buffer. In addition, the draft Developers Agreement will need to be reviewed by the Village Engineer’s Office and Village Attorney. Saperstein asked if it is typical to discuss the use of a property without a building plan. Prem and Lilla explained the process for subdivision plats and developer’s agreements. No action was taken and this item will be on a future agenda.

9. General Public Comment: There was no general public comment at this time.
10. Adjourn. Motion by Lilla, second by Zimmer, to adjourn at 8:14 p.m. Motion passed with all in attendance in favor.