

Minutes
Meeting of the Village of Spring Green Plan Commission
And Downtown Design Committee
Wednesday, November 9, 2022
Meeting held via Zoom & Teleconference
Immediately following the hearing at 7:00 p.m.

1. Prem called meeting to order at 7:05 p.m. as a Meeting of the Spring Green Plan Commission and Downtown Design Committee.
Members present: Greg Prem, Brad Hutnik, Ed Lilla, Kevin Zimmer, Michael Broh, and David Saperstein. There is currently one vacant seat.
Downtown Design members present: Jenafer Humphries. Yvonne Notbohm – 7:06 p.m.
Paul Kardatzke – 7:20 p.m.
Others present: Wendy Crary, Taylor Mayer, Pam Chehade, Scott Whitsett, Greg Jewell, and Carol Burke. Paula Shiller – 7:07 p.m. Roger Stanek – 7:25 p.m.
2. Crary appointed minute taker.
3. Motion by Broh, second by Saperstein, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the October 19, 2022 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion by Saperstein, second by Hutnik, to approve minutes from the October 19, 2022 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion passed with all in attendance in favor.
5. Discussion and possible action on a sign permit for Changez Salon at 147 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Notbohm, second by Humphries, to approve the sign permit for Changez Salon at 147 W. Jefferson Street located within the Downtown Design District. Motion passed with all in attendance in favor.
6. Discussion and possible action on a sign permit for The Clyde Company at 131 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Broh, second by Notbohm, to approve the sign permit for The Clyde Company at 131 W. Jefferson Street located within the Downtown Design District. Motion passed with all in attendance in favor.
7. Convene as the Plan Commission. Motion by Notbohm, second by Saperstein to convene as the Plan Commission at 7:16 p.m. Motion passed with all in attendance in favor.
8. Discussion and possible action on the consideration of a request by Pamela Chehade for a conditional use permit for Partial Ground Floor Residential Dwelling on parcel #182-0117, 215 W. Jefferson Street, Village of Spring Green. Lilla inquired about the floor plan for retail and residential dwelling. Residential dwelling will be located on west side of building and retail on the east side. Lilla commented, “Traditionally the living space has been allowed in the rear of first floor, I have no issue with what’s proposed but just want it noted that this is different from previous approvals.” Chehade inquired about leaving the principal structure use as a single-family home. Prem explained that continuation of the single-family home use would be considered an existing non-conforming use and would be allowed. Chehade indicated that she has not solidified her decision to change the principal structure use at this time. Discussion ensued regarding the use of the accessory structure on the property. Prem & Lilla explained that should the principal structure use continue as a single-family home the accessory structure would not be allowed to be used for B-1 permitted uses. Chehade inquired as to why since the building was used as a cobbler shop years ago. Lilla explained that the accessory structure use as a cobbler shop is not a continued use and therefore is not an existing non-conforming use. Prem stated “We will work with you regarding the use of the property and buildings.” The Plan Commission discussed with Chehade setting an expiration date that could be extended if need for the Conditional Use Permit for Partial Ground Floor Residential Dwelling to allow more time for Chehade to decide how to move forward with use for the property/buildings. Motion by Broh, second by Saperstein to approve the conditional use permit for Partial Ground Floor Residential Dwelling on parcel #182-0117, 215 W. Jefferson Street, Village of Spring Green with an expiration of 1 year should the conditional use not be utilized. The conditional use permit for Partial Ground Floor Residential Dwelling can be reviewed and extended by

- the Plan Commission at the request of the applicant prior to expiration. Motion passed with all in favor.
9. Preliminary consultation with Cardinal CG Company/Greg Jewell for proposed Certified Survey Map (CSM) for parcel #182-0492-1 and #182-0494 located on E. Hoxie Street, Village of Spring Green. Greg Jewell explained the proposed CSM would join the two parcels into one. The consensus of the Plan Commission is it is acceptable and the applicant can proceed with the Certified Survey Map process. No action necessary regarding this item.
 10. Preliminary consultation with Roger Stanek for proposed Certified Survey Map (CSM) for parcel #182-0048 and #182-0049 located on E. Monroe Street, Village of Spring Green. Roger Stanek explained the proposed CSM would join the two parcels into one. The consensus of the Plan Commission is it is acceptable and the applicant can proceed with the Certified Survey Map process. No action necessary regarding this item.
 11. General Public Comment: There was no general public comment at this time.
 12. Adjourn. Motion by Saperstein, second by Lilla, to adjourn at 7:43 p.m. Motion passed with all in attendance in favor.