

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and Joint Extraterritorial Zoning Committee**  
**Wednesday, August 16, 2023**  
**Held at Spring Green Village Office**  
**154 N. Lexington Street**  
**Meeting held in-person and virtually via Zoom & Teleconference**  
**7:00 p.m.**

1. Prem called meeting to order at 7:02 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.  
Members present: In-Person - Greg Prem (JEZC), Robin Reid, Ed Lilla (JEZC), Kevin Zimmer, David Saperstein, and Paul Kardatzke. Virtually - Jenafer Humphries. Members absent: Michael Broh, Brad Hutnik (JEZC), and Yvonne Notbohm.  
Town JEZC members present: In-Person - Jason Falteisek. Irv Snyder arrived in-person at 7:10 p.m.  
Members absent: Fred lausly.  
Others present: In-Person - Wendy Crary, Brian Glynn, Ted Greenheck, Todd Rummler, and Jim Sprecher.  
No additional attendees virtually.
2. Crary appointed minute taker.
3. Motion by Reid, second by Saperstein, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Convene as the Plan Commission and Downtown Design Committee. Motion by Saperstein, second by Zimmer to convene as the Plan Commission and Downtown Design Committee at 7:03 p.m. Motion passed with all in attendance in favor.
5. Approve minutes from the July 19, 2023 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion by Kardatzke, second by Saperstein, to approve minutes from the July 19, 2023 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion passed with all in attendance in favor.
6. Discussion and possible action on a sign permit for Molter's Market at 171 S. Worcester Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Kardatzke, second by Reid, to approve the sign permit for Molter's Market at 171 S. Worcester Street located within the Downtown Design District. Motion passed with all in attendance in favor.
7. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Falteisek, second by Saperstein to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:06 p.m. Motion passed with all in attendance in favor.
8. Preliminary consultation with Todd Rummler/ Jim & Caryl Sprecher for proposed Certified Survey Map (CSM) with possible rezone for parcels #032-0581-00000 & #032-0582-00000, located on Pearl Road, Town of Spring Green. Rummler explained what the Sprecher's are proposing at this location which is correcting the boundaries for the Mitchell property and selling some of the land with the house to their granddaughter. Prem stated "In my opinion I don't see a need for rezoning to occur for the boundary correction of the Mitchel property." The Plan Commission and JEZC discussed possible options for the property in regards to the correction and the dividing of the property for the house. Also discussed was the rezoning of the potential lot for sale to the Sprecher's granddaughter and the definition of animal units. A Preliminary Consultation with the Town of Spring Green is required prior to submittal. No action necessary regarding this item.
9. Preliminary consultation with Todd Rummler regarding conveyance of land between adjoining property owners – Ryan & Amy Schmudlach and Jim & Caryl Sprecher, located on USH 14, Town of Spring Green. Rummler explained the situation regarding the Schmudlach property in relation to the Sprecher property. Those in attendance discussed the current zoning which appears to be shown incorrectly on the zoning map. Crary will research the property for any zoning information but suspects it is a color or printing error based upon the previous maps. A Preliminary Consultation with the Town of Spring Green is required prior to submittal. No action necessary regarding this item.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Reid, second by Zimmer, to adjourn at 8:20 p.m. Motion passed with all in attendance in favor.