

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, October 18, 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 7:01 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: In-Person – Greg Prem (JEZC), Michael Broh, Kevin Zimmer, and David Saperstein. Virtually – Robin Reid, and Brad Hutnik (JEZC). Members absent: Ed Lilla (JEZC).
Town JEZC members present: In-Person – Jason Falteisek, and Irv Snyder. Alternate Nate Robson appointed by the Town of Spring Green also attended. Members absent: Fred lausly.
Others present: In-Person – Wendy Crary, Tim Bruer, Sue Pforr, and one individual declined completing the sign-in sheet. Virtually – Roger Tesch.
2. Crary appointed minute taker.
3. Motion by Saperstein, second by Reid, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the September 20, 2023 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Reid, to approve minutes from the September 20, 2023 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Sue Pforr/Tim Bruer regarding potential rezone and/or conversion of single-family residence to a two-family residence, parcel #032-0669-00000, E4797 Riverside Drive, Town of Spring Green. Tim Bruer explained that his family was from the area and he spent a lot of time when he was younger in Spring Green. Bruer continued with additional family background information. Point of order was called for Bruer to focus on the request submitted for the preliminary consultation. The Plan Commission and JEZC discussed the interpretation of “existing detached two family residences” listed in the permitted uses for the ARN District. Prem stated, “My interpretation is it means existing, not new or changed.” Prem continued by saying, “A feasible solution would be to rezone to R-6.” Snyder and Robson both voiced concerns regarding spot zoning. Those in attendance discussed the Lower Wisconsin Riverway Board and potential restrictions for the property due to proximity to the river. Prem stated, “Generally speaking I’m not opposed to rezoning but defer to the Town of Spring Green for their opinion.” Robson said, “Fred lausly was going to get an opinion from Sauk County but I haven’t heard anything yet.” Bruer spoke at length about his plans for the property. Point of order was called. Prem said, “Assuming there are no issues with the floodplain an R-6 rezone would allow the conversion.” Robson stated, “The Town is concerned it appears to be spot zoning, I’m not in favor.” Prem replied, “I don’t feel it’s spot zoning, it’s still residential and is also consistent with other subdivisions in the area.” Prem asked the Plan Commission members if they had any concerns with rezoning to R-6. Plan Commission members in attendance were agreeable to rezoning the property. Prem asked the Town JEZC members if they had any additional concerns. Falteisek replied, “None other than those previously stated.” Robson said, “I understand the intentions but we’re talking about rezoning.” Snyder stated, “It’s spot zoning in my opinion.” Prem stated to the applicant, “You’ve heard the opinion of the Town and the Village, if you decide to proceed you will need to submit a rezoning application.” No action necessary regarding this item.
6. Discussion and possible action regarding minimum lot sizes allowed in the ARE and ARN Zoning Districts. Prem gave a brief summary regarding this item and the discussion from the last meeting. Prem reviewed a rough draft he submitted to address the gap between 1.5 acres and 4 acres. Those in attendance agreed that the 2 acres listed in the rough draft should be reduced to 1.5 acres to eliminate the issue entirely. Additional discussion occurred regarding accessory structures in the ARE, ARN and proposed ARNS District. Falteisek commented that there should be consistency with the accessory structures. Prem will confer with Ed Lilla and Fred lausly regarding accessory structures. No action was taken and this item will be on a future agenda.
7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Snyder, second by Broh, to adjourn at 8:32 p.m. Motion passed with all in attendance in favor.