

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, November 8, 2023
Held at Spring Green Village Office
154 N. Lexington Street
Meeting held in-person and virtually via Zoom & Teleconference
Immediately following the Hearing at 7:00 p.m.

1. Prem called meeting to order at 7:17 p.m. as a Meeting of the Spring Green Plan Commission. The Joint Extraterritorial Zoning Committee Meeting was postponed at this time due to the lack of a quorum. It was decided to conduct the Plan Commission meeting until another member of the JEZC arrived.
Members present: In-Person – Greg Prem (JEZC), David Saperstein, Kevin Zimmer, and Michael Broh.
Members absent: Robin Reid, Brad Hutnik (JEZC), and Ed Lilla (JEZC).
Town JEZC members present: In-Person – Fred Iausly and Irv Snyder. Members absent: Jason Falteisek.
Others present: In-Person – Wendy Crary, Ted Greenheck, Todd Rummmler, and Jim Sprecher. Virtually – Jenny Bailey.
 2. Crary appointed minute taker.
 3. Motion by Zimmer, second by Saperstein, to approve the Plan Commission meeting agenda. Motion passed with all in attendance in favor.
 8. Convene as the Plan Commission. Motion by Saperstein, second by Zimmer to convene as the Plan Commission at 7:18 p.m. Motion passed with all in attendance in favor.
 9. Discussion and possible action on Certified Survey Map (CSM) submitted by Jeanette Bailey to correct side lot line between parcels #182-0132-00000 & #182-0133-00000, located at 129 N. Wood Street, Village of Spring Green. Motion by Broh, second by Saperstein to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by Jeanette Bailey to correct side lot line between parcels #182-0132-00000 & #182-0133-00000, located at 129 N. Wood Street, Village of Spring Green. Motion passed with all in attendance in favor.
 11. Adjourn. Motion by Saperstein, second by Zimmer, to temporarily adjourn at 7:22 p.m. while waiting for an additional JEZC Member to arrive. Motion passed with all in attendance in favor.
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1. Prem called meeting to order at 7:26 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: In-Person – Greg Prem (JEZC), David Saperstein, Kevin Zimmer, and Michael Broh.
Members absent: Robin Reid, Brad Hutnik (JEZC), and Ed Lilla (JEZC).
Town JEZC members present: In-Person – Fred Iausly and Irv Snyder. Virtually – Alternate Nate Robson appointed by the Town of Spring Green. Jason Falteisek arrived in-person at 7:28 p.m.
Others present: In-Person – Wendy Crary, Ted Greenheck, Todd Rummmler, and Jim Sprecher. Virtually – Jenny Bailey.
 2. Crary appointed minute taker.
 3. Motion by Snyder, second by Broh, to approve meeting agenda. Motion passed with all in attendance in favor.
 4. Approve minutes from the October 18, 2023 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion by Saperstein, second by Broh, to approve minutes from the October 18, 2023 Spring Green Plan Commission, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
 5. Discussion and possible action on a Certified Survey Map (CSM) submitted by James & Caryl Sprecher to split parcel #032-0581-00000 into two lots, located at S12561A Pearl Road, Town of Spring Green. Motion by Iausly, second by Broh to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by James & Caryl Sprecher to split parcel #032-0581-00000 into two lots, located at S12561A Pearl Road, Town of Spring Green. Joint Vote: Motion passed with all in attendance in favor.

6. Discussion and possible action on the consideration of a request by James & Caryl Sprecher to rezone Lot #1 of CSM submitted for approval, located at S12561A Pearl Road, Spring Green WI from EAP Extraterritorial Agricultural Preservation District to ARN Extraterritorial New Agricultural Residential District. Motion by Snyder, second by Broh to recommend approval to the Village Board to rezone Lot #1 of CSM submitted for approval, located at S12561A Pearl Road, Spring Green WI from EAP Extraterritorial Agricultural Preservation District to ARN Extraterritorial New Agricultural Residential District. Joint Vote: Motion passed with all in attendance in favor.
7. 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. Prem stated "This approach of creating a new zoning district doesn't correct the existing non-conforming parcels." Those in attendance discussed amending the ARN District to address the issue versus creating a new district for parcels between 1.5 and 4 acres. The ARN District currently has 44 parcels that are under 4 acres and 25 parcels that are 4 acres or more. The ARE District currently has 24 parcels and all parcels are under 1.5 acres. Prem will work on modifying the ARN District to create two tiers within the district to address the gap between 1.5 acres and 4 acres. No action was taken and this item will be on a future agenda.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by lausly, second by Zimmer, to adjourn at 8:15 p.m. Motion passed with all in attendance in favor.