

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, January 17, 2024
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 7:04 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: In-Person – Greg Prem (JEZC), Robin Reid, Ed Lilla (JEZC), Kevin Zimmer, and Michael Broh. Virtually – Brad Hutnik (JEZC). Members absent: David Saperstein.
Town JEZC members present: In-Person – Irv Snyder, Jason Falteisek, and Fred Iausly.
Others present: In-Person – Wendy Crary, Baxter Radel, Connie Radel, and Bruce Lenz. Virtually – Scott Whitsett.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Reid, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the December 13, 2023 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Falteisek, second by Snyder, to approve minutes from the December 13, 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 the consideration of a request by Baxter & Connie Radel to rezone parcel #032-0599-10000, located at S12729 Pearl Road, Town of Spring Green, from ARN Extraterritorial New Agricultural Residential District to B-6 Extraterritorial Wholesale and Service District. Crary explained that Radel submitted a Zoning Permit application in October which could not be approved due to the items listed in the original Technical Review. Radel then submitted a Variance Request and the Board of Zoning Appeals held a hearing and meeting in late November. The Board of Zoning Appeals took action to recommend that the JEZC, Plan Commission, and Village Board consider rezoning parcel #032-0599-10000 from ARN to B-6. Radel filed another application for rezoning based on the recommendation made by the Board of Zoning Appeals. Snyder stated, “It seems better to be zoned B-6 versus ARN”. Prem pointed out that if rezoning is approved the Plan Commission and JEZC will need to modify the B-6 district for the existing residence to be an allowed use. Those in attendance discussed at length rezoning the parcel to B-6 and possible modifications to the zoning district for the residence. Motion by Snyder, second by Reid to recommend approval to the Village Board to rezone parcel #032-0599-10000, located at S12729 Pearl Road, Town of Spring Green, from ARN Extraterritorial New Agricultural Residential District to B-6 Extraterritorial Wholesale and Service District. Joint Vote: Motion passed with all in attendance in favor. Prem will draft an amendment for the B-6 District and place the item on a future agenda.
6. Discussion and possible action regarding minimum lot sizes allowed in the ARE and ARN Zoning Districts. Prem reviewed the proposed amendments provided for the ARN Zoning District. Motion by Falteisek, second by Broh to proceed with proposed amendments but to delay publication of a hearing until B-6 amendments are finalized. Joint Vote: Motion passed with all in attendance in favor.
7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Iausly, second by Zimmer, to adjourn at 7:46 p.m. Motion passed with all in attendance in favor.