

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, June 19, 2024
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. Members present: In-Person – Greg Prem, Robin Reid, Ed Lilla, and Kevin Zimmer. Members absent: Michael Broh, David Saperstein, and Brad Hutnik. Others present: In-Person – Wendy Crary and Korey Kahl.
2. Crary appointed minute taker.
3. Motion by Reid, second by Zimmer, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the May 15, 2024 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Reid, second by Zimmer, to approve minutes from the May 15, 2024 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Korey Kahl/K&K Builders regarding proposed 4 unit zero lot line housing on parcels #182-0864, #182-0865, and #182-0866 located on Sunrise Drive, Village of Spring Green. The Plan Commission reviewed the information provided. Kahl explained that he is interested in building two 4 unit buildings on each of the three parcels. After lengthy discussion it was clarified that Kahl is not interested in creating a condominium plat but would like to build two 4 unit principal structures with a shared parking lot and driveway between the buildings on each parcel. If a potential buyer wants to complete a condominium plat in the future they would need to work with the Village at that time. The Plan Commission reviewed the zoning ordinance as it pertains to the R-3 Zoning District. Section 2.07 regarding Principal Structures only allows more than one principal structure on lots zoned B-6, B-7, M-1, or S-1. The Plan Commission discussed adding R-3 to Section 2.07 which would allow more than one principal structures on a single parcel. No action necessary and discussion regarding possible zoning amendment for Section 2.07 will be placed on the next meeting agenda.
6. Discussion and possible action regarding review of Village Smart Growth Plan. Prem informed those in attendance that the Village Smart Growth Plan should be reviewed for possible updates as the plan is dated 2004 – 2024. Prem gave a brief history of the original Master Plan(s) and the process that was utilized to create the current Smart Growth/Comprehensive Plan. Prem stated “At a minimum the Land Use Plan Map and Transportation Plan Map should be reviewed and updated.” Motion by Reid, second by Zimmer to recommend that the Village Board secure funding for updates to the Village Smart Growth Plan. 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 Zimmer, second by Reid, to adjourn at 8:42 p.m. Motion passed with all in attendance in favor.