

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Downtown Design Committee**  
**Wednesday, July 17, 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 7:00 p.m. as a Meeting of the Spring Green Plan Commission and Downtown Design Committee.  
Members present: In-Person – Greg Prem, Robin Reid, Ed Lilla, Kevin Zimmer, David Saperstein, Michael Broh, Jenafer Humphries, and Yvonne Notbohm.  
Members absent: Brad Hutnik, and Paul Kardatzke.  
Others present: In-Person – Wendy Crary, Justin Stanek, and Ted Frank. Virtually – Miles Varichak, and Melissa Varichak.
2. Crary appointed minute taker.
3. Motion by Broh, second by Humphries, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the June 19, 2024 Spring Green Plan Commission Meeting. Motion by Reid, second by Saperstein, to approve minutes from the June 19, 2024 Spring Green Plan Commission Meeting. Motion passed with all in attendance in favor.
5. Discussion and possible action on the construction of an outdoor inground pool at 132 N. Worcester Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Lilla inquired about the partial ground floor dwelling at this location. Prem replied, “The dwelling is existing non-conforming.” Notbohm asked for clarification about the location of the pool. Frank explained that the inground pool would be replacing the above ground pool currently in the same location. Broh asked if the pool would be fenced in. Frank informed everyone there is already a 6 foot fence around the back yard of the property. Motion by Notbohm, second by Reid to approve the zoning permit for the construction of an outdoor inground pool at 132 N. Worcester Street located within the Downtown Design District. Motion passed with all in attendance in favor. Lilla requested it be noted that the partial ground floor residential dwelling is an existing non-conforming use.
6. Discussion and possible action on a sign permit for Lion’s Den Taekwondo at 121 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Notbohm inquired about the material for the sign. Miles Varichak informed those in attendance it will be a vinyl window sign. Motion by Humphries, second by Broh, to approve the sign permit for Lion’s Den Taekwondo at 121 W. Jefferson Street located within the Downtown Design District. Motion passed with all in attendance in favor.
7. Convene as the Plan Commission. Motion by Zimmer, second by Reid to convene as the Plan Commission at 7:09 p.m. Motion passed with all in attendance in favor.
8. Preliminary consultation with Justin Stanek regarding proposed office building and potential Certified Survey Map (CSM) for parcel #182-0389 located at 109 W. Daley Street, Village of Spring Green. Stanek explained his proposal for the property which is to tear down the existing residences to build an office building for his business. In the future he would possibly like to divide the parcel and build a duplex. Reid expressed concerns about eliminating residential for business. Reid explained that there is currently a housing shortage in the area. Broh stated that his concerns are more about expanding the business district beyond Daley Street and the parcel being right next to public park space. Broh said, “Daley Street is the dividing line in my opinion for the business district. Those in attendance reviewed and discussed the home occupations definition within the zoning ordinance. Broh asked Stanek if the previous owner shared the concerns the Plan Commission had with him previously regarding the property. Stanek replied “No, he did not.” Broh explained that Mark Scoles had a preliminary consultation a couple of years ago and the concerns are that water and sewer is not available from Park Drive, only Daley Street. Another issue if the lot was divided is that the new lot would need access from Daley should the gates to the park need to be closed to block vehicle access to the park and/or pool. Reid reiterated that she is not in favor of rezoning residential for business use. The consensus of those in attendance is rezoning is not favorable. Prem stated, “The biggest issue is rezoning for business use which goes against the Smart Growth Plan.” Other possible locations for Stanek’s business were suggested. No action necessary regarding this item.

9. Discussion and possible action regarding potential amendment for Section 2.07 to allow more than one principal structure in the R-3 Zoning District. Prem explained the reason for the potential amendment. Korey Kahl had a preliminary consultation last month and he is proposing to build two multi-unit principal structures with shared parking lot and driveway between buildings on possibly three parcels zoned R-3. Currently the zoning ordinance only allows one principal structure in the R-3 District. Amending Section 2.07 to include R-3 as a zoning district that allows more than one principal structure would enable Kahl to proceed with his proposed development. Those in attendance discussed open space requirements within the zoning ordinance. Motion by Lilla, second by Broh to proceed with the publication of a hearing for the proposed amendment regarding Section 2.07 to allow more than one principal structure in the R-3 Zoning District. Motion passed with all in attendance in favor.
10. Discussion and possible action regarding review of Village Smart Growth Plan. Prem informed those in attendance that Wendy Crary did some research and consulted with the Village Attorney regarding State Statutes as they pertain to Comprehensive Plan/Smart Growth. Prem explained that the Village Attorney suggested the Village hire a consultant to assist with the process. The Village will need to budget for the expense and Crary has identified funds that can be reallocated during the 2025 Budgeting Process. Prem explained that he may add this item to shorter agendas in the future for discussion and that he will review the State Statutes that pertain to Comprehensive Planning. No action necessary regarding this item.
11. General Public Comment: There was no general public comment at this time.
12. Adjourn. Motion by Reid, second by Saperstein, to adjourn at 8:33 p.m. Motion passed with all in attendance in favor.