

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, November 13, 2024**  
**Held at Spring Green Village Office**  
**154 N. Lexington Street**  
**Immediately following the Hearing at 7:00 p.m.**  
**Meeting held in-person and virtually via Zoom & Teleconference**

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, Kevin Zimmer, Ed Lilla (JEZC), Brad Hutnik (JEZC), and David Saperstein. Members absent Michael Broh.  
Town JEZC members present: In-Person – Nate Robson, Fred lausly, and Jason Falteisek.  
Others present: In-Person – Wendy Crary, Kayla Feiner, and Carson Feiner. Virtually – Adam D’Angelo.
2. Crary appointed minute taker.
3. Motion by Saperstein, second by lausly, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the October 16, 2024 Spring Green Plan Commission Hearing and Meeting. Motion by Zimmer, second by Reid, to approve minutes from the October 16, 2024 Spring Green Plan Commission Hearing and Meeting. Motion passed with all Plan Commission Members in attendance in favor.
5. Discussion and possible action on the consideration of a request by Savanna Institute for a conditional use permit for reduced setbacks on parcel #032-0914-10000, located at E5219 Jones Road, Town of Spring Green. Prem reviewed the application and explained the zoning district has a 50 ft. setback requirement and the applicant is requesting a reduction to approximately 40 ft. in the rear yard. Prem stated, “The ordinance allows reduced setbacks via conditional use.” lausly said, “I don’t have an issue with this addition, but we spent a lot of time on the property division and asked repeatedly if the lot size was adequate.” lausly stated, “This sets a legal precedence and we need a whole separate discussion on the ordinance.” Lilla pointed out a precedence already exists. Lilla said, “I remember at least two times that a conditional use permit was issued for reduced setbacks in the ET Area.” Lilla reminded Robson that his neighbor was required to get a conditional use permit for reduced setbacks after Robson pointed out the home did not comply. Robson suggested a variance for the addition. lausly inquired about the irrigation pivots. D’Angelo explained that the pivots have been converted and are no longer an issue. lausly asked, “Why not re-survey the property, this is a self-created problem by Savanna Institute.” K. Feiner asked, “Is it a self-created problem, or just a problem with Savanna Institute?” K. Feiner also inquired if lausly should recuse himself as he lives across the street from the property. Robson inquired again about the conditional use process and made reference that it is inconsistent with Sauk County. Robson said, “This is considered commercial and I’ve discussed it with the Building Inspector, the interior changes require state approved plans and should be one of the conditions.” Lilla and Prem both reminded Robson that interior changes do not fall under zoning therefore no conditions can be made regarding the building permit. Falteisek referred to Sauk County Zoning and that this is inconsistent with county requirements as a self-imposed hardship. Prem pointed out the application fulfills all requirements and asked, “Does this create a hazard, is this harmful, is this offensive, does it affect the environment or property values?” The consensus of those in attendance is the proposed lean to does not have any adverse effects. Motion by Prem, second by Lilla to approve a conditional use permit for reduced rear yard setback up to 15 ft. for addition of proposed lean to on parcel #032-0914-10000, located E5219 Jones Road, Town of Spring Green. Aye: Prem, Lilla, and Hutnik. Nay: lausly, Robson, and Falteisek. Motion failed and conditional use permit cannot be approved by the Plan Commission. K. Feiner inquired what does this means for Savanna Institute. lausly said, “They can apply for a variance, go through the Certified Map process to add land, or reduce the size of the building to comply with setbacks.” No action allowed by the Plan Commission.
6. General Public Comment: There was no general public comment at this time.
7. Adjourn. Motion by Reid, second by Robson, to adjourn at 7:48 p.m. Motion passed with all in attendance in favor.