

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, January 15, 2025**  
**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 7:13 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 (JEZC), Ed Lilla, David Saperstein, and Michael Broh. Virtually – Brad Hutnik (JEZC).  
Town JEZC members present: In-Person – Nate Robson, Fred lausly, and Jason Falteisek.  
Others present: In-Person – Wendy Crary, Shawn Kuhse, and John Houck. Virtually – Michell Brokish.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Falteisek, to approve the meeting agenda. Motion passed with all in favor.
4. Approve minutes from the November 13, 2024 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Robson requested the following sentence be stricken from the minutes – Prem commented, “If county zoning was the standard for the ET Area, none of the USH 14 properties or businesses would exist.” lausly requested the following sentence be stricken from the minutes – lausly replied, “I don’t have to recuse myself and I have no issues with Savanna Institute.” Falteisek requested the following amendment – Falteisek referred to Sauk County Zoning and that this is inconsistent with county requirements as a self-imposed hardship. Motion by lausly, second by Robson, to approve minutes from the November 13, 2024 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting with the amendments stated.  
Joint Vote – Aye: lausly, Robson, Falteisek, Prem, Hutnik, Zimmer, and Lilla.  
Nay: Reid and Saperstein. Abstention: Broh. Motion passed.
5. Information and update regarding appointment of Ed Lilla as Zoning Administrator. Prem informed the Plan Commission and JEZC that the Village Board appointed Lilla as the Zoning Administrator and he will remain a member of the Plan Commission. Lilla resigned from the JEZC and the Village Board appointed Zimmer as Lilla’s replacement. No action required.
6. Convene as the Plan Commission. Motion by Broh, second by Zimmer to convene as the Plan Commission at 7:25 p.m. Motion passed with all in favor.
7. Discussion and possible action on the consideration of a request by John Houck for a conditional use permit for Motor Vehicle Sales on parcel #182-0875-00000, Lot 15 Sunrise Drive, Village of Spring Green. Prem reviewed the concerns voiced during the public hearing. The Plan Commission discussed car storage and sales, dark sky lighting, and outside parking. Motion by Lilla, second by Reid to approve a conditional use permit for Motor Vehicle Sales on parcel #182-0875-00000, Lot 15 Sunrise Drive, Village of Spring Green with the following conditions: 1) Dark Sky Lighting compliance is required. 2) No outside storage is permitted. 3) No outside overnight parking is permitted. Motion passed with all in favor.
8. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by lausly, second by Broh to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:37 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding setbacks and/or yard reductions within the Spring Green Zoning Ordinance. Prem informed the Plan Commission and JEZC that he reviewed approximately ten years of meeting minutes and estimates four conditional use permits for reduced setbacks have been issued in the Extraterritorial Zoning Area. Prem stated, “We either need to be consistent or we create a definition for farm buildings.” The Plan Commission and JEZC discussed farm buildings and setbacks in regards to if reduced setbacks should be a conditional use or variance process. No action taken. Prem will draft an amendment and place the item on a future agenda.
10. Information and update regarding Savanna Institute Zoning Permit. Prem explained that after he and the Village Engineer reviewed the zoning ordinance in great detail Savanna Institute was given another option for zoning permit approval. Savanna Institute then submitted a revised application which allowed the Zoning Permit to be issued for the construction of a lean to on parcel #032-0914-10000, located at E5219 Jones Road, Town of Spring Green. Robson expressed that he was not in favor of the permit being issued without further discussion by the JEZC. No action required.
11. General Public Comment: There was no general public comment at this time.
12. Adjourn. Motion by lausly, second by Broh, to adjourn at 9:18 p.m. Motion passed with all in favor.