

**Hearing Minutes**  
**Village of Spring Green Plan Commission**  
**Wednesday, April 16, 2025**  
**Held at Spring Green Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

**Hearing held in-person and virtually via Zoom & Teleconference**

1. Prem called the Hearing to order at 7:01 p.m. as a Hearing of the Spring Green Plan Commission. Members present: In-Person – Greg Prem, Robin Reid, Kevin Zimmer, Ed Lilla, and Michael Broh. Members absent: David Saperstein and Brad Hutnik. Others present: In-Person – Wendy Crary, Bill Reinke, Melissa Anding, Jerry Anding, Deb Tafs, Chuck Ruetten, Darrin Crook, Kim Crook, Darlene Stanek, Tricia Murtha, and Otto Rosemeyer. Paul Kardatzke at 7:03 p.m. Virtually – Robert Carraway at 7:04 p.m.
2. Crary appointed minute taker.
3. Motion by Reid, second by Zimmer, to approve agenda. Motion passed with all in attendance in favor.
4. Consideration of a request by Darrin & Kimberly Crook for a conditional use permit for a Two Family detached residence on parcel #182-0688-00000, Lot 40 Rasmussen Subdivision, Village of Spring Green. Reinke inquired about the Crook’s plans for the trees on the lot. Darrin Crook commented that three trees will for sure need to come down but they will not know for sure until the plans for construction are complete. Melissa Anding asked, “If the property is zoned for single family, how is a duplex allowed?” Prem explained the conditional use process. Crary explained that a duplex is a conditional use in the R-1 & R-2 Zoning Districts and is currently not a permitted use in the R-3 District. Jerry Anding expressed concerns about driveway access and the current water pressure within the subdivision. Jerry Anding stated, “There are better and bigger lots available in other areas for a duplex.” Anding continued by informing all in attendance that the covenants and restrictions are not being enforced. Prem explained that covenants and restrictions are enforced by the developer or a Home Owners Association and cannot be enforced by the Village. Deb Tafs agreed with statements made by the Anding’s and reiterated that it is a very congested area. Broh explained that conditional uses are permitted uses with conditions per State Statute. Chuck Ruetten informed everyone in attendance that the remaining five lots will be single family homes. Darlene Stanek inquired about driveway access. Lilla summarized the zoning district requirements for all in attendance. Darrin Crook explained that the duplex would be two bedroom units on slab and the driveway access will most likely be off Rebecca Street. There were no additional comments or questions.
5. General Public Comment: There was no general public comment at this time.
6. Adjourn. Motion by Broh, second by Reid, to adjourn at 7:25 p.m. Motion passed with all in attendance in favor.