

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, May 21, 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 7:05 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: In-Person – Greg Prem (JEZC), Kevin Zimmer (JEZC), Ed Lilla, Michael Broh, and Brad Hutnik (JEZC). Members absent: David Saperstein, Robin Reid, Paul Kardatzke, and Yvonne Notbohm. Town JEZC members present: In-Person – Fred Iausly, Nate Robson, and Jason Falteisek. Others present: In-Person – Wendy Crary, Cole Rasmussen, Kyle Dumbleton, Rhonda R. Rott, Steven Datka, Jacob DeLonay, Dennis Olson, Jody Noble, and Shelly Noble. Jenafer Humphries attended as a member of the public and abstained from Downtown Design Committee approval. Virtually – John Rasmussen.
2. Crary appointed minute taker.
3. Motion by Broh, second by Iausly, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the April 16, 2025 Spring Green Plan Commission Hearing and Meeting. Motion by Lilla, second by Zimmer, to approve minutes from the April 16, 2025 Spring Green Plan Commission Hearing and Meeting. Motion passed with all Plan Commission members in attendance in favor.
5. Convene as the Plan Commission and Downtown Design Committee. Motion by Lilla, second by Broh, to convene as the Plan Commission and Downtown Design Committee at 7:06 p.m. Motion passed with all in attendance in favor.
6. Discussion and possible action on a sign permit for North Earth Crystals & Gifts, LLC at 124 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Broh, second by Hutnik, to approve the sign permit for North Earth Crystals & Gifts, LLC at 124 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 Lilla, second by Zimmer, to convene as the Plan Commission at 7:08 p.m. Motion passed with all in attendance in favor.
8. Discussion and possible action regarding consideration of a request by Saint Vincent DePaul Society for a conditional use permit for Charitable or non-profit institutions on parcel #182-0755-00000 and #182-0756-00000, Lot 24 and 25 Forest View Estates Subdivision, Village of Spring Green. The Plan Commission reviewed the application submitted and discussed dark sky lighting and parking. Motion by Broh, second by Zimmer, to approve a conditional use permit for Charitable or non-profit institutions on parcel #182-0755-00000 and #182-0756-00000, Lot 24 and 25 Forest View Estates Subdivision, Village of Spring Green with the following conditions: 1) Recording the approved CSM to combine lots 24 and 25 with Sauk County. 2) The top of foundation be placed at minimum elevation 725.20 to provide positive drainage. 3) Dark Sky compliant lighting required. 4) Parking lot lights required to be off between the hours of 10 p.m. and 5 a.m. due to close proximity of residential zoning district. Motion passed with all in attendance in favor.
9. Discussion and possible action regarding consideration of a request by Spring Green Food Pantry for a conditional use permit for Charitable or non-profit institutions on parcel #182-0754-00000, Lot 23 Forest View Estates Subdivision, Village of Spring Green. The Plan Commission reviewed the application submitted and discussed being consistent with dark sky lighting requirements. Motion by Broh, second by Zimmer, to approve a conditional use permit for Charitable or non-profit institutions on parcel #182-0754-00000, Lot 23 Forest View Estates Subdivision, Village of Spring Green with the following conditions: 1) The top of foundation be placed at minimum elevation 724.10 to provide positive drainage. 2) Dark Sky compliant lighting required. 3) Parking lot lights required to be off between the hours of 10 p.m. and 5 a.m. due to close proximity of residential zoning district. Motion passed with all in attendance in favor.

10. Discussion and possible action regarding email submitted by John Rasmussen to review restrictions within Forest View Estates Subdivision under SR-1 Village Special Design Review District (Overlay). Prem gave a brief summary of the SR-1 District (Overlay). Prem pointed to the areas effected on the Zoning Map. Lilla commented, "I don't want to remove, but possibly modify the requirements." John Rasmussen spoke about the restrictions and how it has a negative impact on the sale of parcels in the development. The Plan Commission discussed the overlay district and possibly modifying the language with John Rasmussen. Prem stated, "We can commit to modifying the language to help with the marketability of the lots." The Plan Commission will reevaluate the area and update the wording for the district. Wendy Crary will contact John Rasmussen when this matter is on a future agenda. No action necessary regarding this item.
11. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Falteisek, second by Hutnik, to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 8:12 p.m. Motion passed with all in attendance in favor
12. Preliminary consultation with Culvers/Kyle Dumbleton for proposed Certified Survey Map (CSM) for parcel #032-0939-00000, #032-0939-10000, and #032-0937-10000, E4919 US Hwy 14, Town of Spring Green. Lilla gave brief summary of Culvers proposal and explained that a CSM will be needed. lausly informed everyone that Culvers has already had a preliminary consultation with the Town of Spring Green. The consensus of the Plan Commission and JEZC is the applicant should proceed with the Certified Survey Map process. No action necessary regarding this item.
13. Preliminary consultation with Jody & Shelly Noble regarding proposed addition to home on parcel #032-1002-21000, S13238 Highbanks Road, Town of Spring Green. Prem summarized the situation regarding the proposed addition. Prem explained that the conditional use offers the property owner more protection going forward. Lilla reviewed all aspects of the zoning ordinance and explained the reason this item is a preliminary consultation. The consensus of the Plan Commission and JEZC is that the applicant should proceed with the Conditional Use process. No action necessary regarding this item.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Broh, second by lausly, to adjourn at 8:58 p.m. Motion passed with all in attendance in favor.