

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, July 16, 2025**  
**Held at Spring Green Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**  
**Meeting held in-person and virtually via Zoom & Teleconference**

1. Prem called meeting to order at 7:01 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, Brad Hutnik (JEZC). Members absent: Michael Broh and David Saperstein.  
Town JEZC members present: In-Person – Jason Falteisek. Members absent: Fred Iausly and Nate Robson.  
Others present: In-Person – Wendy Crary, Jenifer Schauer, David Schauer, Steve Datka, and Kyle Dumbleton. Virtually –Valley Sentinel AI.
2. Crary appointed minute taker.
3. Motion by Lilla, second by Reid, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the June 18, 2025 Spring Green Plan Commission Hearing. Motion by Zimmer, second by Reid, to approve minutes from the June 18, 2025 Spring Green Plan Commission Hearing. Motion passed with all Plan Commission members in attendance in favor.
5. Approve minutes from the June 18, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing. Motion by Reid, second by Falteisek, to approve minutes from the June 18, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Hearing. Motion passed with all in attendance in favor.
6. Approve minutes from the June 18, 2025 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Lilla, second by Zimmer, to approve minutes from the June 18, 2025 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
7. Discussion and possible action on a Certified Survey Map (CSM) submitted by BAC LLC/Steven T. Datka to combine parcels #032-0939-00000, #032-0939-10000, and #032-0937-10000 from three lots into two lots, E4919 USH 14, Town of Spring Green. Motion by Falteisek, second by Hutnik to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by BAC LLC/Steven T. Datka to combine parcels #032-0939-00000, #032-0939-10000, and #032-0937-10000 from three lots into two lots, E4919 USH 14, Town of Spring Green. Joint Vote: Motion passed with all in attendance in favor.
8. Convene as the Plan Commission. Motion by Reid, second by Zimmer, to convene as the Plan Commission at 7:08 p.m. Motion passed with all in attendance in favor.
9. Preliminary consultation with Jenifer & Dave Schauer regarding proposal for an arcade business on parcel #182-0203-00000, 127 & 157 S Wood St, Village of Spring Green. The Schauer's explained their ideas for a small arcade business in the building that is currently a laundromat. Customers would pay a flat fee which would allow unlimited play on all video game machines. No food or drink would be served inside but vending machines could be placed in front of the building along with picnic tables for customers to sit at with food and drink items. The Plan Commission discussed creating a defined use that could be added to the B-2 Zoning District. The consensus is that Prem & Lilla will draft a definition which can be reviewed and discussed at the next meeting. The Schauer's will let the Village know if they decide to move forward with the business plan. No action necessary regarding this item.
10. Discussion and possible action regarding modifications to the SR-1 Village Special Design Review District (Overlay). Prem reviewed the SR-1 District and the history behind the creation due to the flooding that occurred in 2008. Those in attendance discussed the different levels and the restrictions within the district. The consensus is that Prem & Lilla will draft proposed amendments for the SR-1 District which can be reviewed and discussed at future meetings. 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 Hutnik, to adjourn at 8:21 p.m. Motion passed with all in attendance in favor.