

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**Downtown Design Committee, and**  
**Joint Extraterritorial Zoning Committee**  
**Wednesday, June 18, 2025**  
**Held at Spring Green Village Office**  
**154 N. Lexington Street**  
**Immediately following the Hearings at 7:00 p.m.**  
**Meeting held in-person and virtually via Zoom & Teleconference**

1. Prem called meeting to order at 7:06 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), David Saperstein, and Ed Lilla. Robin Reid arrived in-person at 7:11 p.m. Members absent: Michael Broh, Brad Hutnik (JEZC), Paul Kardatzke, Jenafer Humphries, and Yvonne Notbohm.  
Town JEZC members present: In-Person – Jason Falteisek, and Fred lausly. Nate Robson was absent. Others present: In-Person – Wendy Crary, Mark Dedrick, Andrew Knutson, Jody Noble, and Shelly Noble.
2. Crary appointed minute taker.
3. Motion by Falteisek, second by Saperstein, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the May 21, 2025 Spring Green Plan Commission Hearing. Motion by Zimmer, second by Saperstein, to approve minutes from the May 21, 2025 Spring Green Plan Commission Hearing. Motion passed with all Plan Commission members in attendance in favor.
5. Approve minutes from the May 21, 2025 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by lausly, second by Zimmer, to approve minutes from the May 21, 2025 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
6. Convene as the Plan Commission and Downtown Design Committee. Motion by Zimmer, second by Saperstein, to convene as the Plan Commission and Downtown Design Committee at 7:08 p.m. Motion passed with all in attendance in favor.
7. Discussion and possible action on a request from Nikki Stephens for exterior color modifications at 123 N. Lexington Street located within the Downtown Design District. Those in attendance reviewed the color change requested. Motion by Saperstein, second by Zimmer, to approve the request from Nikki Stephens for exterior color modifications at 123 N. Lexington Street located within the Downtown Design District. Motion passed with all in attendance in favor.
8. Convene as the Plan Commission. Motion by Zimmer, second by Saperstein, to convene as the Plan Commission at 7:10 p.m. Motion passed with all in attendance in favor.
9. Discussion and possible action regarding consideration of a request by Mark Dedrick for a conditional use permit for reduced setbacks on parcel #182-0273-00000, 341 W. Hill Street, Village of Spring Green. The Plan Commission reviewed the application and Technical Review. Motion by Saperstein, second by Zimmer, to approve a conditional use permit for reduced setbacks on parcel #182-0273-00000 as stated in the Technical Review. Motion passed with all in attendance in favor.
10. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Zimmer, second by lausly, to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:15 p.m. Motion passed with all in attendance in favor.
11. Discussion and possible action regarding consideration of a request by Jody and Shelly Noble for a conditional use permit for reduced setbacks on parcel #032-1002-21000, S13238 Highbanks Road, Town of Spring Green. The Plan Commission and JEZC reviewed the application and Technical Review. Motion by lausly, second by Reid, to approve a conditional use permit for reduced front yard setback on parcel #032-1002-21000 as stated in the Technical Review with the following condition: Front yard reduction is limited to an attached deck on the existing home. Joint Vote: Motion passed with all in attendance in favor.

12. Discussion and possible action regarding an accessory building without a principal structure on parcel #032-1055-00000, Highbanks Road, Town of Spring Green. Ed Lilla reviewed the issue as it pertains to the Zoning Ordinance. Those in attendance discussed possible avenues to allow an addition to the existing accessory building. lausly stated, "The cleanest approach is to go from three lots to two lots with a CSM." Those in attendance discussed at length various possible options for the property. No action was taken regarding this item.
13. General Public Comment: There was no general public comment at this time.
14. Adjourn. Motion by lausly, second by Falteisek, to adjourn at 7:59 p.m. Motion passed with all in attendance in favor.