

Minutes

Meeting of the Village of Spring Green Plan Commission

And Downtown Design Committee

Wednesday, November 12, 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 7:03 p.m. as a Meeting of the Spring Green Plan Commission and Downtown Design Committee.
Members present: In-Person – Greg Prem, Robin Reid, Ed Lilla, Kevin Zimmer, David Saperstein, Brad Hutnik, and Yvonne Notbohm. Members absent: Michael Broh, Paul Kardatzke, and Jenafer Humphries. Others present: In-Person – Wendy Crary, Andrea Potterton, Kristy Medo, Derek Wedige, Ryan Teasdale, and Dick W. Powell.
2. Crary appointed minute taker.
3. Motion by Saperstein, second by Zimmer, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the October 15, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Reid, second by Saperstein, to approve minutes from the October 15, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
5. Discussion and possible action on a fence permit for Kristy Medo at 127 N. Washington Street located within the Downtown Design District. Those in attendance reviewed the application submitted. Motion by Lilla, seconded by Notbohm, to approve a fence permit for Kristy Medo at 127 N. Washington Street located within the Downtown Design District. Motion passed with all in attendance in favor.
6. Convene as the Plan Commission. Motion by Zimmer, second by Saperstein, to convene as the Plan Commission at 7:09 p.m. Motion passed with all in attendance in favor.
7. Discussion and possible action on the consideration of a request by Upland Hills Health Inc. to rezone parcel #182-0871-00000, Prairie Subdivision Lot 11, located on Sunrise Drive, Spring Green, WI from B-3 Village Highway Commercial District to B-5 Village Office and Business Park Commercial District. Lilla summarized the Technical Review he completed for the rezone request. Motion by Reid, second by Saperstein, to recommend approval to the Village Board to rezone parcel #182-0871-00000, Prairie Subdivision Lot 11, located on Sunrise Drive, Spring Green, WI from B-3 Village Highway Commercial District to B-5 Village Office and Business Park Commercial District. Motion passed with all in attendance in favor.
8. Preliminary consultation with Harold & Abigail Kruger for possible Certified Survey Map (CSM) with rezone for parcel #182-0499-00000, 221 S. Winsted Street, Village of Spring Green. Harold & Abigail Kruger were not in attendance. The Plan Commission discussed concerns regarding the property, primarily the need for a second driveway along STH 23 and the traffic/safety concerns in this location. The consensus of the Plan Commission is should the Kruger's inquire again, they will need to first receive approval from WI DOT for a second driveway at this location. The Plan Commission will not consider a CSM to divide the property without WI DOT granting permission for a second driveway. No action necessary regarding this item.
9. Discussion and possible action on the consideration to add a definition of "Amusement Center" to the Spring Green Zoning Ordinance. Proposed amendment can be viewed in its entirety at the Village Office. Motion by Lilla to recommend approval to the Village Board to add a definition of "Amusement Center" to the Spring Green Zoning Ordinance. Saperstein inquired about usage of the words "recreation activities" within the definition. Saperstein voiced concern regarding the interpretation of the definition. Lilla explained that during his research this was the closest definition he found for the initial request. Multiple definitions were reviewed by the Plan Commission during the initial discussions, and the proposed definition was what the Plan Commission approved to proceed with for an amendment. The individuals that requested the use originally have informed the Village that they are not currently

pursuing the business venture due to significant costs but may return in the future. Lilla's motion failed due to the lack of a second. After lengthy discussion the consensus of the Plan Commission is not to proceed with the amendment to add the definition. The Plan Commission will revisit the matter at a later date if necessary. No action was taken regarding this item.

10. Discussion and possible action regarding modifications to the SR-1 Village Special Design Review District (Overlay). Prem reviewed the revised draft amendments he prepared for the SR-1 District. Prem will continue working on draft amendments and place the information on the December Meeting Agenda. 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 Zimmer, to adjourn at 8:08 p.m. Motion passed with all in attendance in favor.