

**Minutes**

**Meeting of the Village of Spring Green Plan Commission**

**And Joint Extraterritorial Zoning Committee**

**Wednesday, December 10, 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 7:09 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.  
Members present: In-Person – Greg Prem (JEZC), Ed Lilla, Kevin Zimmer (JEZC), and Brad Hutnik (JEZC). Virtually – David Saperstein. Members absent: Robin Reid and Michael Broh.  
Town JEZC members present: In-Person – Fred Iausly and Nate Robson. Virtually – Jason Falteisek.  
Others present: In-Person – Wendy Crary, Lisa Meixelsperger, and Tyler Behrens. Virtually – Daniel Wunnicke-Ready.
2. Crary appointed minute taker.
3. Motion by Robson, second by Iausly, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the November 12, 2025 Spring Green Plan Commission Hearing. Motion by Zimmer, second by Hutnik, to approve minutes from the November 12, 2025 Spring Green Plan Commission Hearing. Motion passed with all in attendance in favor.
5. Approve minutes from the November 12, 2025 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion by Zimmer, second by Hutnik, to approve minutes from the November 12, 2025 Spring Green Plan Commission and Downtown Design Committee Meeting. Motion passed with all in attendance in favor.
6. Preliminary consultation with Tyler Behrens regarding possible rezoning of parcel #032-1013-00000, Town of Spring Green. Behrens explained that he and his wife own and run WI Riverside and are planning to purchase the parcel in 2026. Behrens is looking at options for the property. One option is holding a country music festival and the other is developing the parcel as a subdivision. Those in attendance discussed with Behrens possibilities for the parcel regarding access, flood fringe, and subdivision requirements. No action necessary regarding this item.
7. Convene as the Plan Commission. Motion by Zimmer, second by Lilla, to convene as the Plan Commission at 7:28 p.m. Motion passed with all in attendance in favor.
8. Discussion and possible action on the consideration of a request by Nathan and Lisa Meixelsperger for a conditional use permit for reduced setbacks on parcel #182-0123-00000, 353 W. Jefferson Street, Village of Spring Green. Lilla summarized the Technical Review he completed for the conditional use request. Motion by Prem, second by Lilla, to approve a conditional use permit for reduced setbacks on parcel #182-0123-00000 as stated in the Technical Review. Motion passed with all in attendance in favor.
9. Discussion and possible action regarding modifications to the SR-1 Village Special Design Review District (Overlay). Prem reviewed the revisions for the proposed SR-1 amendments that he prepared. This item will be placed on the January Meeting Agenda for further review and discussion. No action necessary regarding this item.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Zimmer, second by Hutnik, to adjourn at 7:38 p.m. Motion passed with all in attendance in favor.