

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, January 21, 2026**  
**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 7:00 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, Robin Reid, David Saperstein, and Kevin Zimmer (JEZC). Virtually – Brad Hutnik (JEZC). Members absent: Michael Broh.  
Town JEZC members present: In-Person – Fred lausly, Jason Falteisek, and Nate Robson.  
Others present: In-Person – Wendy Crary.
2. Crary appointed minute taker.
3. Motion by Falteisek, second by Zimmer, to approve the meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the December 10, 2025 Spring Green Plan Commission Hearing. Motion by Zimmer, second by Reid, to approve minutes from the December 10, 2025 Spring Green Plan Commission Hearing. Motion passed with all in attendance in favor.
5. Approve minutes from the December 10, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by lausly, second by Zimmer, to approve minutes from the December 10, 2025 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
6. Preliminary consultation with Pat Rock regarding possible rezoning of parcel #032-0044-00000, Town of Spring Green. Those in attendance discussed and reviewed the emails submitted regarding this item. Lilla pointed out it appears to be a tax assessment issue not rezoning. Robson agreed and recommended the individual contact the Town Assessor to discuss the values listed for the property. lausly commented that the use of the land effects property assessments, not the zoning. The consensus is that the property owner needs to contact the Town Assessor to discuss the value assigned to the land. The next step would be the Town of Spring Green Board of Review process for a formal hearing. 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 7:19 p.m. Motion passed with all in attendance in favor.
8. Discussion and possible action regarding modifications to the SR-1 Village Special Design Review District (Overlay). Prem had no additional revisions for proposed SR-1 amendments. This item will be placed on the February Meeting Agenda for further review and discussion. No action necessary regarding this item.
9. General Public Comment: There was no general public comment at this time.
10. Adjourn. Motion by Reid, second by Saperstein, to adjourn at 7:20 p.m. Motion passed with all in attendance in favor.