

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**Wednesday, March 15, 2017**  
**Held at Village Office**  
**154 N. Lexington Street**  
**Immediately following the Hearing at 8:00 p.m.**

1. Marcus called meeting to order at 8:54 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Joel Marcus, Eugene Hausner, Michael Broh, Greg Prem, Brad Hutnik, Ed Lilla, and Dan Vernon. Others present: Wendy Crary, Greg Jewell, Tom Wermuth, Fred Iausly, Michelle Richardson, and Linda Schwanke.
2. Crary appointed minute taker.
3. Motion by Broh, second by Hutnik, to approve meeting agenda. Motion passed with all in favor.
4. Discussion and possible action on the consideration of a proposal to create Village of Spring Green Tax Incremental District No. 6 (TID #6). Motion by Lilla, second by Broh for further consideration to create Village of Spring Green Tax Incremental District No. 6 (TID #6). Motion passed with all in favor.
5. Discussion and possible action on the consideration of the proposed Village of Spring Green TID #6 Project Plan. Motion by Hausner, second by Vernon to approve proposed project plan. Motion and second withdrawn for further discussion and changes to be made to the plan. Jewell reviewed the schedule and timeline for the process. Iausly requested that vegetative berm/forested buffer be included within certain areas of the plan. Richardson requested that the Peterson Street extension be phrased differently within the plan. Jewell suggested it be changed to "street to serve development of 60 acre parcel" instead of Peterson Street extension. Jewell reviewed the following tables and information within the plan: Financing Summary, Anticipated Project and Expenditure Summary, Full Value Tax Rate Summary, Tax Increment Pro Forma, Cash Flow Summary, Debt Service Summary, Statutory Debt Capacity, and TID #6 Financing Summary. Lilla said, "I really like that we are not taking the "build it and they will come" approach, we are fostering our existing business which is the way to go". "I don't think we are inventing projects, these are projects that are needed and have been on our lists to be done for years". Prem said, "I would prefer that the storm sewer either be pulled from the plan or listed as private storm water management, I would also like a formal review of the treatment facilities". Motion by Broh, second by Vernon to approve the consideration of the proposed Village of Spring Green TID #6 Project Plan with the following changes: formal review of impact on Waste Water Treatment Plant, convert storm sewer to storm water management area, change wording from berm to forested berm, expand area of forested berm on the map with dedication to the public, change Peterson Extension - Phase 1 note on map to "Access for developed property". Motion passed with all in favor.
6. Discussion and possible action on Resolution approving the project plan & establishing the boundaries for and the creation of Tax Incremental Finance District No. 6, Village of Spring Green, WI. Motion by Broh, second by Hausner, to approve Resolution R-1704 Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental Finance District No. 6, Village of Spring Green, Wisconsin. Motion passed with all in favor.
7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Lilla, second by Prem, to adjourn at 10:00 p.m. Motion passed with all in favor.