

Minutes
Special Meeting of the Spring Green Village Board
And Village Plan Commission
Wednesday, November 29, 2017
Held at Spring Green Village Office
154 N. Lexington Street
7:00 p.m.

1. **Call to order:** Gene Hausner, Village President called the meeting to order at 7:05 p.m. as a Special Meeting of the Spring Green Village Board and Village Plan Commission.
2. **Roll call of Village Board and Plan Commission members present:** Village Board Members present: Eugene Hausner, Michael Broh, Vern Demers, LuEtta Miller, Norm Miller, and Joel Marcus. Robin Reid arrived at 7:15 p.m. Plan Commission Members present: Joel Marcus, Eugene Hausner, Michael Broh, Brad Hutnik, and Jane Hauser. Ed Lilla arrived at 7:07 p.m. Greg Prem was absent. Others present: Wendy Crary, Carrie Portz, Brian Stoddard, Kris Stoddard, Tom Wermuth, Ed White, Seth Alt, Tyler Wilkinson, and Jim Cauley. Greg Jewell arrived at 7:20 p.m.
3. **Review and approve agenda:** Motion by L. Miller, second by Demers, to approve meeting agenda. Motion passed with all in favor.
4. **Discussion and work session with Sauk County Development Corporation regarding countywide housing study:** Crary started by having all in attendance introduce themselves and then turned the meeting over to Ed White with Sauk County Development Corporation. The following items were discussed during the meeting:
 - History of development
 - Major developments in last 20 years
 - Developers who have inquired but not developed
 - Types of recent development
 - Current needs
 - Single family – Owner Occ.
 - Single family - rental
 - Apartments
 - Senior housing
 - Worker housing
 - 1-2 bedroom
 - 3+ bedroom
 - Efficiency
 - Condos
 - Approval Process
 - Zoning
 - Impact fees
 - Infrastructure requirements
 - Village or developer costs
 - Street, curb & gutter, sidewalks, water & sewer
 - Review Process
 - Village Plan Commission
 - Village Board
 - Other
 - Potential barriers to development
 - Cost of land
 - Cost of labor
 - Cost of infrastructure
 - Process time
5. **General Public Comment:** There was no general public comment at this time.
6. **Adjourn.** Motion by N. Miller, second by Demers, to adjourn at 8:32 p.m. Motion passed with all in favor.