

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, March 15, 2023**  
**Meeting held via Zoom & Teleconference**  
**7:00 p.m.**

1. Broh called meeting to order at 7:03 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.  
Members present: Michael Broh, Kevin Zimmer, David Saperstein, and Brad Hutnik (JEZC).  
Greg Prem (JEZC), and Ed Lilla (JEZC) were absent. There is currently one vacant seat.  
Town JEZC members present: Jason Falteisek, Irv Snyder, and Fred Iausly.  
Others present: Wendy Crary, Nate Robson, Scott Whitsett, Gilbert Williams, Mike Roessler, and Rich Schoenberg.
2. Crary appointed minute taker.
3. Motion by Zimmer, second by Hutnik, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the February 15, 2023 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Falteisek, second by Saperstein, to approve minutes from the February 15, 2023 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Michael Roessler regarding possibilities for development of Phil Wald Subdivision located on southwest corner of Kennedy & Shifflet Road. Roessler explained the history of the Phil Wald Subdivision. Roessler stated, "We would like to discuss possibilities for the property, my feeling is that it is a good fit for multi-family development." "Single family use isn't necessarily the best use for the property." Broh commented "mixed use multi-family and single family is a healthy way to develop the property." Snyder said, "The first decision would be if the property staying in the Village or reverting back to the Town?" Roessler replied, "It would be better to keep the property in the Village." Iausly stated, "Multi-use with more dense development seems the best approach". Williams spoke about pedestrian and bike traffic. Broh stated, "I believe there is interest and agreement to move forward with exploring multi-use." Broh asked, "Does anyone have any concerns?" Saperstein replied, "I have no concerns and encourage you to explore multi-use." No action necessary regarding this item.
6. General Public Comment: Snyder inquired about meeting in-person. Williams made comments regarding proposed development in relation to rental costs in the area. There was no additional general public comment at this time.
7. Adjourn. Motion by Iausly, second by Snyder, to adjourn at 7:21 p.m. Motion passed with all in attendance in favor.