

Springfield Town Hall  
Plan Commission Meeting/TDR Meeting  
Wednesday, February 17, 2010

Notice of this meeting posted at the Town Hall, Bong Excavating on Schneider Road, corner of Hwy K and Church Roads and on the website.

#### Called to Order

Chair Jeff Gabrysiak called the meeting to order at 6:30 p.m. Members present: Kate Hetzer, Jeff Endres, George Pasdirtz, Karen Crook, and Scott Laufenberg, and Jan Barman, Office Assistant and Mark Roffers from Vandewalle & Assoc.

#### Pledge of Allegiance

#### Minutes

Motion (Crook/Laufenberg) to approve the February 1, 2010 minutes. Motion carried, 6 – 0.

#### Public Comment None

#### Review TDR Program Changes to Date

Chair Gabrysiak turned the meeting over to Jeff Endres for the TDR information. Mark Roffers reviewed the document Exhibit 1 – Amendments to November 1, 2005 Comprehensive Plan. Only a few minor changes were done to this document and all seemed to be in order. The shaded areas in both the TDR Rules and Procedures and Amendments to Comprehensive Plan will not appear in these documents when finalized. On the Rules and Procedures, Page 9 #8 explains the lose it or use it concept. Suggestion of the following: If the property owner acquires the development rights more than 1 year prior to CSM or final plat approval, the town need not recognize the validity of these rights and may consider the transaction null and void. Discussion followed. Seller/receiver will have to provide an agricultural conservation easement before they can proceed.

Jim Pulvermacher arrived at 7 p.m.

Super Receiving Area concept for Type 2 criteria was discussed next (Page 12) owner of land (seller) can not sell the rights unless you own the property (no second party) ie landowner buys a super sending right (2 development rights) and uses one right on his 5 acre lot, will need to rezone by CSM a lot for that right but can still use up to one years' time to put that 2nd right on another receiving lot. This scenario may never come into play because more than likely if you only wanted 1 development right that is all you would probably purchase, why would you purchase a 2<sup>nd</sup> right with no place to put it. This discussion continued for quite some time with the result of leaving the wording as stated but no longer concerned about one year time frame. Jim Pulvermacher left at 7:30 p.m.

Page 15 #2 – add “criteria” worksheet and remove “both Town Board and”.

#3 – add “criteria” worksheet

#4 ....and begins “ and secures option or other legally recognized method to enable future purchase of development rights”

Glossary add what an option is, CSM, concept plan, super sending & receiving, etc.  
Suggestion of adding headings to transaction procedures and comprehensive plan.

Mark also talked about the County's TDR ordinance and we will more than likely have to list the County as coholders of the agricultural conservation easement, basically will accept Town's plan and point system. Will need to do some tweaking to our plan now to include the County's plan for TDR's.

Mark will return a finished product by March 17<sup>th</sup> for the April 12<sup>th</sup> meeting. Motion (Pasdirtz/Hetzer) to table items 7 to 10 TDR Rules & Procedures Recommendation to adopt, Amendment to Comprehensive Plan recommendation to adopt the TDR Program – Resolution 2010-1, Amendment to Land Division Ordinance recommendation to adopt the TDR Program and Resolution 2010-1 recommendation to adopt the TDR Rules & Procedures. Motion carried, 6 – 0.

#### Plan Commission recommendation

Motion (Crook/Pasdirtz) to enthusiastically recommend to the Town Board that Jeff Endres be appointed to another 3 year term. Motion carried, 5 – 0 with Jeff Endres abstaining.

Motion (Hetzer/Crook) to enthusiastically recommend to the Town Board that George Pasdirtz be appointed to another 3 year term. Motion carried, 5 – 0 with George Pasdirtz abstaining.

#### Communications

Upcoming election on April 6 and Annual Town Meeting on April 13, 2010.

#### Adjourn

Motion (Laufenberg/Endres) to adjourn at 8:13 p.m. Motion carried, 6 – 0.

Jan Barman  
Office Assistant