

Springfield Town Hall  
Plan Commission Meeting/TDR Meeting  
Monday, January 4, 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 7:30 p.m. Members present: Kate Hetzer, Jeff Endres, George Pasdirtz, Karen Crook, Jim Pulvermacher and Scott Laufenberg, Jim Welsh (Natural Heritage Land Trust) and Jan Barman, Office Assistant. Also present Don Hoffman, Town Board Chair

Pledge of Allegiance

Minutes

Motion (Endres/Laufenberg) to approve the November 23, 2009 minutes. Motion carried, 7 – 0.

Jeff Gabrysiak turned the meeting over to Jeff Endres to discuss the TDR program. The commission started with the TDR Rules & Procedures packet, changes to page 2, 4, 9, 11 & 12 were made as follows:

Page 2 – paragraph 2 – No transfer of development rights (delete - within the Town) shall occur (replaces may occur)

Paragraph 3 – 2<sup>nd</sup> sentence – the Town will conduct a formal review (add) of the goals and progress of its TDR program.....

Page 4 - #3 After (through “splits” or otherwise). Make this the end of the sentence. Then rounding .....until end of sentence -

Then add #4 Parcels of less than 35 acres .....

Then renumber 4, 5 & 6 to 5, 6 & 7 etc

Page 6 - #2 end of sentence add – The agricultural conservation easement would cover the entire Sending Area acreage except the specified area(s) where the remaining home sites may be located.

Page 9 – 5:1 Transfer Ratio Opportunity – Type I (5:1 ratio agreed upon by commission)

Page 11 – Type 2 – 2<sup>nd</sup> sentence should read as follows: For example, if an owner of a sub-35 acre lot acquired two development rights from another property owner, but only wanted to build one additional home on that sub-35 lot the other development right would have to be used by another Receiving Areas property owner, simultaneously.

Page 11 – between 12 & 13 change the points from 50 to 40 and delete #15 on page 12

Page 12 – For Type 3 Receiving Areas (after Note) All development rights and bonus rights would have to be transferred at the same time – no banking of rights and immediate transfers.

Exhibit 1 – Amendments to Comp Plan (11-1-05)

- I. j. Add voluntary and review in 5 years and to add the TDR Rules and Procedures manual and no banking of development rights. (Ask Mark Roffers to write up)

- II. remove to “Residential (1-5 acre lots).”
- XI. in the Rural Development District shall (delete generally) be 1½ acres ...
  - (ii) a group waste (e is missing) disposal system is approved by Public Health Madison and Dane County and the town .....

Agricultural Conservation Easements.

Jim Welsh walked the commission through the easement document that would be required if entering into the TDR Program. One point to be considered is the possibility of wind turbines and/or green energy in this easement. On page 4 a. Commercial Activities would be where we would have to include the language for this.

Informal review with Dane County as this would be our second review. Commission suggested to wait on going to Dane County until we have a final product. Next meeting will vote on document and if a moratorium is needed on subdivisions until the program is adopted. Next step after the commission votes and if approved will be for the Town Board’s approval or denial, then program to legal counsel, then ZLR and Public Hearing.

Final approval/denial by the Town Board after all steps are done.

Also, on next agenda include allocation of lots for 2010.

Reviewed the Hagstrom property on Autumn Pond and location of home that is being built that was questioned at the last meeting. This division of property (15 acres) had a building envelope when the plan commission approved the rezone. Dane County does not oversee these restrictions it is up to the town to do that. Do we need a site committee to go out and review these restrictions, is the plan commission going to check these out? Suggestion was made to have MSA review these restrictions for the town. Staff will check on possibilities to review these restrictions.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 9:50 p.m. Motion carried, 7 – 0.

Jan Barman  
Office Assistant