

Springfield Joint Meeting of Plan Commission & Town Board
Springfield Town Hall, 6157 County Hwy. P, Dane, WI
Monday, October 4, 2010@7:30 p.m.

Call to Order at 7:35 p.m.

Chair Hoffman called the meeting to order at 7:35 p.m.

Those present were: Chair Don Hoffman, Supervisors Dave Laufenberg, Jim Pulvermacher, Art Meinholz and Dan Dresen and Plan Commission members Jeff Gabrysiak, Jeff Endres, George Pasdirtz, Kate Hetzer and Karen Crook and Clerk Treasurer Sherri Endres.

The Pledge of Allegiance

Transfer of Development Program

Chair Hoffman has three concerns which he has been looking into. He would like everyone to think about the following:

- #1) Chair Hoffman has a concern that Dane County is going to control this program.
- #2) We need to sit down with the county and see how PDR(bought w/public money for example Dane County) and TDR will work together (bought w/after tax money).
- #3) Problems will occur with accurate appraisals. Conservation easements are starting to be put on parcels. Appraisers don't know what easements/splits/development rights are on parcels and therefore are not including them in the value of properties. He is concerned that the ratios proposed won't work.

A lengthy discussion followed. Some of these things are buyer beware and people are very aware of density splits, etc. The entire idea of this program is to preserve farmland.

Isn't that what we want to ask Dane County? What is their plan? We will not run this program in tandem in PDR.

We have "release language" so we can kill the program if needed. Of course we don't want to.

Those who might take advantage of this will be those who already have the land & want a lot for a child to build on.

We have enough growth area in what is already platted for the next 5-10 years. We would still maintain new growth areas if needed.

The Type II's would maybe be just the thing that could help everyone in this type of economy.

Our criteria should be able to control where the PDR & TDR are located/used.

The motivation should be greater for the County if they can buy part of the TDR.

PDR and TDR could be run in tandem if 2:1 would be used. Then Dane County might be more willing to move forward. The full market value and the land owners negotiating will set the price more than anything else once it is set up.

We must get a written agreement with Dane County regarding PDR and TDR just as we have an intergovernmental agreement with Waunakee and Middleton.

Lot allocations: Is this going to be considered part of our lot allocations or will they be separate? We kept them out unless it is a new subdivision. This is a Type I transfer. We have 300 substandard parcels. Town has to approve the transfers. Let's address if we need to.

*Changes needed to the Summary Draft dated 9-24-2010:

Add to #1 question – at the bottom of Summary Draft 9-24-2010

“ in the form of an intergovernmental agreement”

GOALS - Point #5 : Add “Receiving areas and sending are based off a scoring or criteria driven”.

Motion (Pulvermacher/Dresen) to approve Jeff Endres & George Pasdirtz as Plan Commission representatives and Jim Pulvermacher and Art Meinholz to represent the Town Board at meetings with Dane County. Motion carried.

Send the summary to DC Kathleen Falk and ask for a meeting, next with Scott McDonald, County Board Chair and lastly with staff (if needed).

*Rules & Regulations - changes needed to be made.

Page 11 – add - and subdivision created by CSM('s) #20.

Page 12 – change ~~normal~~ to “existing” and change in all like places.

We will have to check with Mark Roffers about how to proceed with the amendment.

Chair Hoffman thanked everyone for coming.

Motion (Pulvermacher/Laufenberg) to adjourn @ 9:17 p.m. Motion carried.