

**TOWN OF OSCEOLA  
PLAN COMMISSION MEETING  
April 26, 2010  
MINUTES**

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The Plan Commission of the Town of Osceola met for a regular monthly meeting Monday, April 26, 2010 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

The agenda for this meeting was sent for publication in The SUN newspaper and posted at the Town Hall, the Dresser Post Office, Rural American Bank and the Town of Osceola Website on Friday April 16, 2010.

**CHAIRMAN STEVE STROSHANE CALLED THE MEETING TO ORDER AT 7:00 P.M.**

**ROLL CALL:**

**Present:** Steve Stroshane, Ron Strom, E. R Lindholm and Amy Middleton.

**Absent:** Mike Wallis, Wally Neumann and Bob Clark

**ALSO PRESENT:** Lorraine Rugroden - Clerk/Treasurer, Rick Remington – West Wisconsin Land Trust, Dodd & Nancy Knutsen, Dan & Suzy Burch and Jerry Viebrock.

**There WAS a majority of Plan Commission members present.**

**AGENDA APPROVAL:**

**MOVED, SECONDED BY MIDDLETON/LINDHOLM TO APPROVE THE AGENDA FOR APRIL 26, 2010 MEETING. MOTION CARRIED UNANIMOUSLY.**

**MINUTES ACCEPTANCE:**

**MOVED, SECONDED BY MIDDLETON/LINDHOLM TO ACCEPT THE MARCH 22, 2010 PLAN COMMISSION MEETING MINUTES AS PRESENTED BY THE CLERK/TREASURER. MOTION CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT:**

None

**BUSINESS:**

**Conservation Development**

**Rick Remington, West Wisconsin Land Trust**

Rick Remington from West Wisconsin Land Trust gave a presentation on Land Trusts. West Wisconsin is based out of Menomonie and covers an 18 county area, whose mission statement is to preserve western Wisconsin's natural character. They are a non-profit organization working with willing landowners to conserve land and natural resources. Tools used by Land Trusts are conservation easement, estate planning tools, land acquisition, conservation development, purchase of development rights and transfer development rights.

**Conservation Easement:** A legal agreement by which landowners voluntarily place restrictions on the future uses of their property in order to protect the land's natural attributes. Municipalities may use conservation easements for

1. Farmland protection
2. Open space requirements
3. Natural area protection
4. Planned development
5. Municipal water supply
6. May include public access.

**Transfer Development Rights:** The method of protecting land by transferring the "rights to develop" from one area and giving them to another.

1. Development density is removed or decreased on one property = sending area.
2. Development density is increased on the other property= receiving area.

**Purchase of Development Rights:** Using funds to purchase conservation easements (development rights)

Different conservation designs that may be developed include:

1. Conservation Development
2. Conservation Subdivision
3. Green Development
4. Sustainable Development
5. Cluster Development

**Conservation Development:** A contiguous area of land to be planned and developed as a single entity, in which housing units are often accommodated under flexible standards, clustered or have unique building arrangements, in order to conserve open space and existing natural resources (farmland, natural land, etc.).

**Conventional Development:** Conventional zoning, larger lot sizes and rigid infrastructure with a majority of open space consumed.

The Plan Commission discussed the pros and cons of conservation development and incentives to developers willing to commit to doing a conservation development.

Amy Middleton will contact the Town of Troy to see if they would be willing to give their presentation on conservation developments to the Plan Commission. Chairman Stroshane will contact the Towns of Alden, Garfield and St. Croix Falls to find out if they would be interested in a combined meeting.

#### **CHAIRMAN'S REPORT:**

1. Amery to Dresser Trail was a presenter at the April Town Board meeting.
2. Concept and timelines were mainly the topic of conversation at the first Zoning meeting at the County where approximately 10 people throughout the county attended.
3. Mike Wallis was reappointed to the Plan Commission for the next three years beginning May 1, 2010 and Supervisor Bob Wright will replace Supervisor Gene Lindholm on the Plan Commission for the next year beginning May 1, 2010.
4. The smell from F & A Dairy continues to be a problem. Chairman Stroshane will relay Town resident concern's in writing to Dresser's Village President.

**COMMISSION MEMBERS REPORTS:**

None

**SUBSEQUENT MONTH'S AGENDA DISCUSSION:**

Monday May 24, 2010 regular monthly Plan Commission Meeting

Agenda

- Town of Troy
- Amery – Dresser State Trail

**ADJOURNMENT:**

**MOVED, SECONDED BY LINDHOLM/STROM TO ADJOURN THE APRIL 26, 2010 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.**

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:37 p.m.

**APPROVED 5/24/10**

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Lorraine Rugroden, Clerk/Treasurer