

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
August 23, 2010
MINUTES**

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The Plan Commission of the Town of Osceola met for a regular monthly meeting Monday, August 23, 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 August 13, 2010.

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

ROLL CALL:

Present: Steve Stroshane, Bob Wright, Amy Middleton, and Bob Clark.

Absent: Mike Wallis, Wally Neumann and Ron Strom.

ALSO PRESENT: Lorraine Rugroden - Clerk/Treasurer, Ray Knapp, Chairman, Town of Troy, E. R. Lindholm, Orval Johnson, Town of Garfield Plan Commission Chairman, Jim Alt, Town of St Croix Falls Zoning Administrator, and Pete & Kathy Shay.

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED, SECONDED BY WRIGHT/CLARK TO APPROVE THE AGENDA FOR THE AUGUST 23, 2010 MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED, SECONDED BY MIDDLETON/WRIGHT TO ACCEPT THE JULY 26, 2010 PLAN COMMISSION MEETING MINUTES AS PRESENTED BY THE CLERK/TREASURER. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

Ron Strom arrived at 7:07 p.m.

Wally Neumann arrived at 7:10 p.m.

BUSINESS:

Transfer of Development Rights – Ray Knapp, Chairman, Town of Troy

Ray Knapp, Chairman from the Town of Troy spoke of a Transfer of Development Rights (TDR) Program that the Town of Troy has developed for the purpose of preserving farmland and open space while guiding cluster development to other areas of the Town that are better suited for development. This program allows landowners of agricultural or agricultural/residential land to sell their development rights in order to protect their land from future development. The development rights are then used in an area better suited for residential development and can be used to develop another area at a greater density than previously allowed.

This is a voluntary, market-driven program in the Town of Troy that allows landowners to sell some or all of the development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another location in the Town. While the seller of the development rights still owns the land and can continue to use it, an easement is placed on the property that prevents further development. This program provides additional income to both the landowner and the holder of the development rights.

The Town of Troy currently has County Zoning and would like to control their own destiny by opting out, but will have to wait until St Croix County does a rewrite of their land use ordinance.

CHAIRMAN'S REPORT:

1. The Town will be looking into amending the future land use map due to a Lot Division that the Plan Commission recommended that the Town Board approve. Currently the future land use map shows the land being residential and will need to change the map to public/institutional to accommodate a future church on the site.
2. Chairman Stroshane will be attending the Citizen Advisory Committee for Land Use Ordinances Rewrite at the County on Wednesday, August 25, 2010 at 6:30 p.m.

COMMISSION MEMBERS REPORTS:

1. Supervisor Wright attended the August Citizen Advisory Committee for Land Use Ordinances Rewrite at the County in place of Chairman Stroshane. Discussion included agricultural and residential districts.
2. Supervisor Wright reported on an article in Wisconsin Outdoor News concerning issues that were occurring on the Wolf River involving power boats, wakes and safety. The Town adopted an ordinance that addressed a slow-no-wake zone for areas of the river on weekends and holidays. It was challenged by the power boat interest but was upheld by the court.
3. Supervisor Wright mentioned that the Town should take another look at the large scale development ordinance developed by the Town of Laketown to gain more understanding of where they are coming from with regards to large scale development as we look into implementing our own zoning.

SUBSEQUENT MONTH'S AGENDA DISCUSSION:

Monday September 27, 2010 regular monthly Plan Commission Meeting

Agenda

ADJOURNMENT:

MOVED, SECONDED BY CLARK/STROM TO ADJOURN THE AUGUST 23, 2010 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:35p.m.

APPROVED 10/25/10

Lorraine Rugroden, Clerk/Treasurer