

RECORD OF PLAN COMMISSION MEETING OF SEPTEMBER 7, 2016

MEETING LOCATION: Town Hall, 2354 County Road N, Stoughton WI 53589

MEMBERS PRESENT: Vivian Green, Mark Asleson, Melanie Miller, Robb Washicheck, Michele Parker, Audra Dalsoren and Town Chair, Mary Haley.

MEMBERS ABSENT AND EXCUSED: Tom McGinnis

OTHERS PRESENT: Renelle Champagne, Paul Hynek, Marcia Moe, Nels Moe, Greg Rice, Angela Rice, David Pfeiffer.

Chair Mary Haley called the meeting to order at 6:30 p.m.

MINUTES OF JULY 6, 2016 PLAN COMMISSION:

Motion by Vivian Green, seconded by Mark Asleson, to approve the minutes of July 6, 2016, Plan Commission meeting. Carried unanimously.

MINUTES OF JULY 21, 2016 PLAN COMMISSION:

Motion by Melanie Miller, seconded by Robb Washicheck, to approve the minutes of July 21, 2016, Plan Commission meeting. Carried unanimously.

- 1. Discussion and possible action on the rezone of Parcels #0611-293-9000-4 and #0611-293-9500-9 consisting of approximately 72.4 acres to rezone approximately 6 acres from A1-EX to A-2 (4) to create a new lot and approximately 12 acres from A1-EX to A-2 (8) to separate the existing home and all buildings for Tiedeman Rev Family Trust with Greg Rice acting as agent, for property located at 1881 Williams Dr, Stoughton, WI.**

Motion by Vivian Green, seconded by Mark Asleson, to recommend approval of the rezone of Parcels #0611-293-9000-4 and #0611-293-9500-9 consisting of 72.4 acres to create Lot 1 consisting of approximately 12 acres to be rezoned from A-1EX to A-2(8) and will include the existing home and buildings, create Lot 2 which will not exceed 6 acres to create a lot for a new home site and be rezoned from A-1EX to A-2(4) and the balance of the remaining approximately 54.4 acres, Lot 3 will remain as A-1EX for Tiedeman Rev Family Trust with Greg Rice acting as agent, for property located 1881 Williams Dr, Stoughton, WI, with the following conditions:

1. The parcels are restricted to no further residential development.
2. The Certified Survey Map to show driveway placement for Lot 2 and field access road for Lot 3.
3. The correct language for Town approval to be noted on CSM.
4. The approval from the City of Stoughton be noted on the CSM as the property falls within the extraterritorial district.

Motion carried unanimously.

2. **Discussion and possible action on a request for Parcel #0611-102-9000-4 consisting of approximately 43.6 acres to create a parcel consisting of approximately 5.7 acres to be zoned from A1-EX to A2 (4) to separate the house and all buildings for Michael and Renelle Champagne with Paul Hynek acting as agent for property located at 2822 N. Hill St., Cottage Grove, WI.**

Motion by Chair Haley, seconded by Melanie Miller, to recommend approval of the request for Parcel #0611-102-9000-4 consisting of approximately 43.6 acres zoned A1-EX to create a separate parcel of approximately 5.7 acres to be rezoned A-2(4) to separate the house and all the buildings for Michael and Renelle Champagne, with Paul Hynek acting as agent, for property located at 2822 N. Hill St, Cottage Grove, WI. The remaining 37.9 acres shall remain as A-1EX and both properties shall be deed restricted to no further residential development.

The agent is advised that the CSM must show driveway placement for the newly created lot, the field access entrance for the 43.6 acres and the correct language for the Town Board approval.

Chair Haley noted that the request fits the Town's Comprehensive Plan as it is not removing any existing cropland to separate the home and buildings from the entire farm. It also complies with Dane County zoning classifications for the new site.

Motion carried unanimously.

3. **Discussion and action on revision of the Comprehensive Plan, Chapter 17 – Land Use pages 140-152, including, but not limited to, covering land use element of parcels, agriculture program and driveway length.**

Briefly discussed revision of Land Use, pages 140-152, of the Comprehensive Plan. Also discussed the next topic of possibly being commercial areas and how to develop them.

4. **Discussion on training topics for Plan Commission members.**

Discussed the possibility of researching an old Plan Commission rezone request from beginning to end to review the steps that were taken.

5. **Report from Supervisor Tom McGinnis concerning Plan Commission agenda items discussed or acted upon by the Town Board.**

Chair Haley reported in Supervisor Tom McGinnis' absence.

ADJOURNMENT

Motion by Vivian Green, seconded by Mark Asleson, to adjourn at 9:00 p.m. Carried unanimously.

Respectfully Submitted,

Lori Deutsch, Recorder