

**TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN**

**RECORD OF PLAN COMMISSION MEETING
OF WEDNESDAY, OCTOBER 5, 2016**

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

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

MEMBERS ABENT AND EXCUSED: Melanie Miller and Tom Ginnis.

MEMBERS ABSENT AND UNEXCUSED: Vivian Green.

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

MINUTES OF SEPTEMBER 7, 2016 PLAN COMMISSION MEETING

Motion by Mark Asleson and seconded by Audra Dalsoren to approve the minutes of September 7, 2016, Plan Commission meeting. **Motion carried unanimously.**

PUBLIC COMMENT: Dennis Prochnow spoke regarding his property and his desire to develop 14-15 homes on the 8-acre parcel that he has near the lake. The property is in the Limited Service Area and he would like to ask that the revision of the existing Comprehensive Plan take into consideration his parcel and the possibility of developing the site for residential homes or an over 55 development. The problem is that Mr. Prochnow does not have splits that are required in the existing plan.

BUSINESS

1. **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, and possible discussion and action on commercial areas and how to develop them.**

A discussion was held on the following items:

#1.

Page 141 – General Policies

#5. Remove “parkland dedication fees”.

#10. State “Ensure that the development of new cellular towers **conform with State standards, follow Dane County’s** ordinances The town may apply other **criteria and standards that are allowable for towns.**

Page 142 –

#12. How do we word this to address being able to allow an over 55 development and concerns from Dennis Prochnow?

#14. (Make sure that any changes in the Plan are reflected on the new maps.

Page 143 – AGRICULTURAL PRESERVATION AREA

Again thinking of the Prochnow request, what changes would be required here? Would we have to change density standards on the maps?

Page 144 – Remove a.) Communication towers.

LIMITED TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

(Include definitions of “Agricultural Transition Area and Agricultural Area”

At times in this area we say Agricultural Transition Area and Transitional Agricultural Area, we should be consistent and use one term.

COMMERCIAL DEVELOPMENT WITHIN THE AGRICULTURAL PRESERVATION AREA

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#3 – How do we deal with mini warehouses? Can we limit these to County Rd MN?

MINERAL EXTRACTION WITHIN THE AGRICULTURAL PRESERVATION AREA

Ask Majid for help in polishing this area up to the current standards.

2. Discussion on training topics for Plan Commission Members Discussion on training topics for Plan Commission members, including language for Town Board approval for CSMs and conditions for rezones and CSMs.

The Commission spoke on the appropriate language for a CSM, placing deed restrictions on rezone, placing conditions on a CSM and reviewed applications for areas to be covered by applicant and contact person. Advised of possible future items for the Plan Commission and gave a brief background on these.

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

Chair Mary Haley reported on items discussed or acted by the Town Board.

ADJOURNMENT

Motion by Robb Washicheck and seconded by Mark Asleson to adjourn at 8:50 p.m.

Motion carried unanimously.

Respectfully submitted,

Sandra Wilke
Office Assistant