

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

**RECORD OF PLAN COMMISSION MEETING
OF WEDNESDAY, NOVEMBER 2, 2016**

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

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

TOWN BOARD MEMBERS PRESENT: Mary Haley, Tom McGinnis, Janiece Bolender and David Pfeiffer. (Mary Haley and Tom McGinnis also serve on the Plan Commission)

ALSO PRESENT: Dale Saunders, Linda Saunders, Greg & Angela Rice, Neil & Mark Elsing, and Keith & Susan Slinde.

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

1. MINUTES OF SEPTEMBER 7, 2016 PLAN COMMISSION MEETING

No action taken on the Minutes of the September 7, 2016 Plan Commission meeting.

2. Discussion and action on the request of Neal and Mark Elsing, with Neal Elsing acting as agent, to apply for a transfer of development right from Parcels #103-8670-5, #094-8000-7, #103-9000-3 and #094-9500-0 currently zoned A-1EX for property located at 2376 Koshkonong Rd, Stoughton, WI to the receiving Parcels #0611-161-8001-4, #0611-094-9715-1 and #0611-161-8052-3, currently zoned A2 for property located near 2635 S Hill St.

A discussion was held on the request of Neal and Mark Elsing. A correction was made to the address listed in the agenda item. 2376 Koshkonong Rd is located in Cottage Grove not Stoughton.

Chair Haley went over the application and packet received from the Elsings.

A motion was made by Chair Mary Haley and seconded by Member Green that to meet the required process and policies for the Town of Pleasant Springs Transfer or Development Rights, the minutes should reflect that a special joint meeting of the Plan Commission and Town Board was held at 5:45 p.m. this evening to attend site visits to the sending and receiving parcels.

Those Plan Commission members attending were Mark Asleson, Robb Washicheck, Audra Dalsoren, Melanie Miller, Michelle Parker, and Vivian Green. The Town Board members attending were Mary Haley, Tom McGinnis, Janiece Bolender and David Pfeiffer. (Mary Haley and Tom McGinnis also serve on the Plan Commission).

I move to have the Plan Commission and Town Board approve the request and make a finding that the proposed transfer from Parcels #103-8670-5, #094-8000-7, #103-9000-3 and #094-9500-0 to the receiving Parcels #0611-161-8001-4, #0611-094-9714-1 and #0611-161-8052-3, located in the Town of Pleasant Springs owned by Neal and Mark Elsing, satisfies the objectives as found in the town comprehensive plan under "Limited Transfer of Development Rights Program" section of promoting the clustering of eligible density units on less productive agricultural land, and that it also provides opportunities for farmers and landowners to maintain large, continuous tracts of productive farmland.

The Plan Commission and Town Board further find that the request meets the applicable Policies of the Limited Transfer of Development Rights Program, specifically:

1. The sending property is located in the town's agricultural preservation area (policy #2, page 145).
2. The sending and receiving properties are held in common ownership (policy #5, page 145).
3. The receiving property is currently deed restricted to prohibit development, but that deed restriction will be removed as part of the rezoning process (policy #7a, page 146).
4. The receiving property is of poorer agricultural quality than the sending parcel (policy #7b, page 146).
5. The receiving parcel is not in the Transitional Agricultural Area (policy #7c, page 146).
6. The proposed transfer would further the town's overall goals for agricultural preservation by helping preserve a large tract of farmland (policy #7d, page 146).
7. The sending parcel has a split available under the density policy, and could meet the town's requirements for siting new residential development (policy #8, page 146).
8. The sending parcel can minimally satisfy the town's development siting criteria (policy #10, page 146).
9. Appropriate recorded documentation on all affected property shall be required as a condition of rezoning approval (policy #13, page 146).

Plan Commission vote: Motion carried unanimously.

Town Board vote: Motion carried unanimously.

Town Board Members left the meeting.

Chair Haley turned the meeting over to Member Asleson.

3. Discussion and action on the removal of the deed restriction currently in place on Parcels #0611-161-8001-4, #0611-094-9715-1 and #0611-161-8052-3 for property located near 2635 S Hill St for owners Neal and Mark Elsing to allow for the creation of a building site of approximately 2.5 acres to be zoned A-2(2).

A motion was made by Chair Haley and seconded by Member Asleson to recommend to the Town Board approval of the termination/removal of the deed restriction currently in place on Parcel #0611-161-8001-4 (this is zoned A2), and recorded in Dane County Ordinance Amendment No. 6888 which took effect on August 11, 1998, for owners Neal and Mark Elsing to allow for the creation of a building site of approximately 2.5 acres to be zoned A-2(2). This property will be the “receiving” site of an approved Limited Transfer of Development Right from Parcels #0611-203-9000-3, #0611-103-8670-5, #0611-094-9500-0 and #-0611-094-8000-7 zoned A-1EX and consisting of 118.02 acres.

Motion carried unanimously.

4. Discussion and action of the rezone of Parcels #0611-161-8001-4, #0611-094-9715-1 and #0611-161-8052-3 consisting of approximately 25.143 acres to rezone approximately 2.5 acres from A-2 to A-2(2) to create a lot for a building site for owners Mark and Neal Elsing, with Neal Elsing acting as agent.

It was moved by Chair Haley and seconded by Member Miller to recommend to the Town Board approval of the rezone of approximately 2.5 acres from Parcel #601-2262-8001-4 currently zoned A-2 to A02(2) to create a lot for a building site for owners Mark & Neal Elsing, with Neal Elsing as agent with following conditions:

- 1) a deed restriction shall be recorded on the original 1978 farm unit, “sending property”, prohibiting development on parcels 0611-094-8000-7 and 0611-103-8670-5.
- 2) A notice document shall be recorded on the entire original 1978 farm unit indicating that 1 split has been transferred to parcel 0611-161-8001-4, leaving one possible split remaining on the original 1978 farm unit.
- 3) Lot 2 of the receiving property shall be rezoned to the A-4 district and a deed restriction shall be recorded on the property prohibiting further residential development.

The agent is advised that the CSM must show driveway placement for the newly created lot and must have the correct language for Town Board approval.

It is noted that this request fits the Town's Comprehensive Plan objectives for land use in the Ag Preservation area as it is preserving productive agricultural land, limiting non-farm residential use to low density and preserving the rural character of the town.

Motion carried unanimously.

5. Discussion and action on recommending approval to the Town Board of Certified Survey Map, Order No. AB2981-14, Drawing No. 4117 for an approximate 3.14 acres CSM consisting of 2 lots at property located at 2614 County Highway B, Stoughton, WI 53589 for Keith and Susan Slinde.

A discussion was held on several items that needed changing on the Certified Survey Map.

It was moved by Chair Haley and seconded by Member Asleson to recommend to the Town Board approval of Certified Survey Map, Order No. AB2981-14, Drawing No. 4117 for an approximate 3.14 acre CSM consisting of 2 lots for property located at 2614 County Highway B, Stoughton, WI 53589, for Keith and Susan Slinde with the following conditions:

1. That the owner, Keith Slinde's legal name be shown throughout the document, that being Stanley K. Slinde.
2. That all conditions placed by the County in their review of the preliminary CSM and listed in their correspondence dated October 24, 2016 be fully satisfied on the final CSM prior to signing by the Town and County and the recording of the document at the Dane County Register of Deeds.

Motion carried unanimously.

6. Discussion and action to recommend approval to the Town Board of Preliminary Certified Survey Map Job No. 16-G-64 creating a 3 lot CSM with Lot 1 consisting of approximately 6.06 acres, Lot 2 consisting of approximately 55.7 acres and Lot 3 consisting of approximately 11.96 acres for Tiedeman Rev Family Trust with Greg Rice acting as agent for property located at 1881 Williams Dr., Stoughton, WI. This CSM will create 2 residential lots.

Greg Rice appeared for the first time to present the Certified Survey Map Job. No. 16-G-64.

A lengthy discussion issued.

A motion was made by Member Green and seconded by Chair Haley to recommend to the Town Board approval of the Preliminary Certified Survey Map Job No. 16-G-64

creating a 3 lot CSM with Lot 1 consisting of approximately 6.06 acres, Lot 2 consisting of approximately 55.7 acres and Lot 3 consisting of approximately 11.96 acres for Tiedeman Rev Family Trust with Greg Rice acting as agent for property located at 1881 Williams Dr., Stoughton, WI. with the following conditions:

1. That the driveway access for Lot 1 be shown on the CSM.
2. That the field access for Lot 2 be shown on the CSM.
3. That the driveway access for Lot 3 be shown on the CSM.
4. That the language be changed to reflect extra territorial review by the City of Stoughton.
5. That the CSM show all roads adjoining including Skyline Drive.
6. That the Certification be changed to reflect the correct language and spelling of the Town of Pleasant Springs approval.
7. That the last name of the Pleasant Springs Clerk be corrected to Hougan.

Motion carried unanimously.

7. Discussion and action on revision and review of outstanding issues for the Comprehensive Plan.

A lengthy discussion was held on the plan for the Town, type of housing, changing density population, neighborhood development design, land splits, and agriculture enterprise areas.

8. Discussion on training topics for Plan Commission members.

No discussion was held.

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

Supervisor McGinnis gave the Town Board report.

ADJOURNMENT

10. It was moved by Member Dalsoren and seconded by Member Miller to adjourn at 8:00 P.M. Motion carried unanimously.

Respectfully submitted,

Sandra Wilke
Office Assistant