

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

**RECORD OF PLAN COMMISSION MEETING
OF DECEMBER 2, 2015**

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

MEMBERS PRESENT: Brenda Taylor-Tummett, Robert Montgomery, Gayland Snorek, Mark Asleson, Vivian Green, and Town Chair, Mary Haley.

MEMBERS ABSENT AND EXCUSED: None.

OTHERS PRESENT:

Melon C Eaton, 2059 Rinden Rd., Cottage Grove, WI.

Stephen Champagne, 2059 Rinden Rd., Cottage Grove, WI.

John Julseth, 2507 Tower Drive, Stoughton, WI.

Dana Doscocil, agent for 2059 Rinden Rd., Cottage Grove, WI.

Plan Commission Chair Montgomery called the meeting to order at 6:30 p.m.

MINUTES OF NOVEMBER 4, 2015 PLAN COMMISSION:

Commissioner Taylor-Tummett offered the following changes to the November 4, 2015 Plan Commission Minutes requesting that the following changes be made:

- Regarding agenda item #1, an administrative note be added - *Following this agenda item, Commissioner Shanks offered his resignation to the Plan Commission. The Plan Commission accepted Commissioner Shanks resignation and encouraged him to reapply in the future. Commissioner Shanks then left the meeting.*
- Regarding agenda item #2, the paragraph that started with the sentence "Town Board Chair Haley, mentioned the importance of having a useful document..." have the word document replaced with land use plan.
- Regarding agenda item #4, the information regarding Commissioner Shanks' resignation be removed as it would be inserted in the administrative note added after agenda item #1.

Motion by Snorek, seconded by Asleson to approve the minutes of November 4, 2015 Plan Commission Meeting with the suggested amendments.

Carried unanimously.

PUBLIC COMMENT: None.

1. Discussion and possible action on a rezone from A1-EX to RH-2 for parcel 0611-112-8500-9 to create two lots, for property located at 2059 Rinden Rd., Cottage Grove, WI, for property owner Stephen Champagne, with Dana Doscocil acting as agent.

Agent Dana Daskocil appeared before the commission to discuss the request. He explained the property owner has been attempting to sell the property for several years, and has been unsuccessful do to the fact there are two residences on one parcel. Mr. Daskocil explained they would like to rezone and create two residential lots that can be sold separately. Lot 1 would be 1.4 acres, lot 2 would be 1.5 acres and the remaining balance of the parcel will remain agricultural. The two lots will have a joint driveway agreement for the access that is already on the property.

Daskocil, indicated that due to the size of the lots, he would like to change the request from RH-2 to R-1A. Commissioner Taylor-Tummett asked if the size of the garage and shed on the properties meet the requirements for R-1A. Daskocil answered that he wasn't sure. Town Board Chair, Haley asked if he had considered A-2 which is also for agricultural and other rural uses with a minimum acre size of lot 1. She said that she received a call from Dane County Planning and Development and they would recommend A-2(1) be considered. Daskocil asked for a fact sheet on A-2(1) for his review. Town Board Chair, Haley noted that by changing to A-2(1), there would be no height requirements on the agricultural buildings and accessory buildings would have a 35-foot maximum.

Daskocil requested the commission accept an amendment to the request to rezone to A-2(1) instead of RH-2. The Commission accepted the amendment.

Motion by Plan Commission Chair Montgomery, seconded by Green, to recommend approval on a rezone from A1-EX to A-2(1) for parcel 0611-112-8500-9 to create two lots for property located at 2059 Rinden Rd., Cottage Grove, WI, for property owner Stephen Champagne, with Dana Daskocil acting as agent adding:

1. A preliminary certified survey map was provided at the Plan Commission meeting
2. The remaining balance of the A1-EX parcel be deed restricted to prohibit future residential development
3. Access to lot 1 and lot 2 and the agricultural parcel shall be via a shared driveway in an easement to be recorded.

Carried unanimously.

Applicant was reminded to attend the Town Board Meeting on December 15, 2015 at 6:00 p.m.

2. Discussion and possible action on a request for parcels 0611-144-8002-0 and 0611-144-8490-0 to rezone 3.14 acres from A1-EX to RH-2, .72 acres from A1-EX to RH-2, .18 acres from RH-1 to A1-EX, 1.62 acres from RH-1 to RH-2, and .29 acres from RH-1 to A1-EX, resulting in the creation of a 5.3-acre RH-2 parcel and a 35.04 acre A1-EX parcel, for property located at 2507 Tower Drive, for owner John Julseth.

Commissioner Taylor-Tummet gave an overview of the request. The applicant is reconfiguring the property so portions can be put up for sale. A net additional 3.39 acres will be rezoned from agricultural to residential. The remaining balance of the A1-EX land would be preserved. She noted that the owner wants to be sure that the lot with the house would have a large enough lot size to facilitate the sale. Taylor-Tummet noted that from her observations, a driveway access would need to be added to the final certified survey map to include access to the agricultural land. She noted the final certified survey map would need to define lot 1 and lot 2.

Property owner John Julseth noted the agricultural portion of the property is deed restricted for no further residential development. He confirmed that there would be no problems with building heights for the RH-2 parcels.

Motion by Taylor-Tummett, seconded by Asleson, recommending approval by the Town Board on the request for parcels 0611-144-8002-0 and 0611-144-8490-0 to rezone 3.14 acres from A1-EX to RH-2, .72 acres from A1-EX to RH-2, .18 acres from RH-1 to A1-EX, 1.62 acres from RH-1 to RH-2, and .29 acres from RH-1 to A1-EX, resulting in the creation of a 5.3-acre RH-2 parcel and a 35.04 acre A1-EX parcel, for property located at 2507 Tower Drive, for owner John Julseth with the following conditions:

1. An easement be recorded for access to the A1-EX parcel
2. The A1-EX parcel be deed restricted for no further residential development
3. The existing driveway shall remain the only access for both parcels.

Carried unanimously.

Applicant was reminded to attend the Town Board Meeting on December 15, 2015 at 6:00 p.m.

3. Discussion and progress of Town's Comprehensive Plan Surveys.

Plan Commission Chair Montgomery noted the Phase I demographics and base mapping are still not done. Majid Allan, Senior Planner for Dane County Planning and Development, has been busy with other projects. As a result, he recommended that we focus on increasing survey participation by having the office staff draft text to be sent to Majid Allan to ensure the postcard can be sent the second week of December, 2015. To date, 35 online surveys and 5 paper surveys have been completed. The post card will include the website link and also a q-r link that will allow residents to take the survey directly on their smart phone.

Majid will be contacted regarding processing the paper surveys that have been submitted to the Town. Per the contract, Dane County is responsible for the processing of these surveys,

The survey results will still be shared in the February 3, 2016 Plan Commission Meeting. Residents are encouraged to attend.

4. Report by Town Chair Haley concerning Plan Commission agenda items discussed or acted upon by the Town Board.

Town Chair Haley updated the Commission on agenda items discussed or acted upon by the Board.

5. Discussion on Plan Commission Training and Q & A.

Plan Commission Chair Montgomery solicited training topic ideas from the Commission members. There were no immediate ideas offered, so he asked that members e-mail him with ideas for the January 6, 2016 Plan Commission meeting where he will plan to do a 20-minute training at the end of the meeting.

ADJOURNMENT

Motion by Taylor-Tummett, seconded by Asleson, to adjourn at 7:32 p.m. Carried unanimously.

Respectfully Submitted,

Tina Erickson

Office Assistant