



DANE COUNTY PLANNING & DEVELOPMENT

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TO: Town of Pleasant Springs
FROM: Majid Allan, Senior Planner
SUBJECT: Summary of Comprehensive Plan Updates
DATE: September 28, 2017

Planning

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Zoning

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This memo provides a summary of various changes made to the town's Comprehensive Plan as a result of the 10-year plan update process. The town planning commission solicited input from town residents through a survey instrument, as well as public meetings held throughout the update process. The summary below is organized by each of the 9 planning elements. It does not include all changes made to the plan, but rather outlines the most significant revisions.

The town will hold its public hearing on the Comprehensive Plan Update on Tuesday, October 17th at 6pm at the Town Hall. Please contact me by email (allan@countyofdane.com), or phone (608-267-2536), with any questions.

Issues & Opportunities

This element provides updated data and information on town population and demographic trends, as well as household, employment, education, and income characteristics. A modest six percent increase in population is anticipated over the next 20 years. The data indicate that town residents are older on average than the county as a whole, are well educated, and doing well economically. Declining school enrollment due to modest population increases, declining household size, and an aging population is an issue to monitor going forward.

Housing

Housing in Pleasant Springs is made up of primarily owner-occupied single family homes, which account for 97.5% of the housing stock in the town. The Town will continue to monitor available housing stock and future development potential to accommodate anticipated growth. Given that the town is expected to experience only modest population growth, and that most employment options are located in nearby cities and villages, the town's primary goal is to provide housing options consistent with a rural, agricultural setting.

Transportation

The town will continue to work with Dane County and the State of Wisconsin to ensure the maintenance of the town's transportation network. The town will also monitor and engage in county and state transportation planning projects to ensure that the interests of town residents are well represented.

Utilities & Community Facilities

The plan update does not propose any significant changes to the town's existing goals, objectives and policies for utilities and community facilities. This reflects the fact that the town's direct role in the provision of many utilities and community services is fairly limited. The element provides a summary of the existing utilities and community facilities in the town, including fire / EMS, solid waste, libraries,

schools, sanitary sewer, power plants and transmission lines, parks and recreation, and others. The town will regularly review the status of services and facilities it provides and work to ensure that they are adequate, efficient, and cost-effective.

Agricultural, Natural, and Cultural Resources

This chapter provides an inventory of the town's agricultural, natural, and cultural resources, and details goals, objectives and policies that address protection of sensitive natural resources, historic and culturally significant resources, as well as regulation of large scale livestock farming (CAFOs), and mineral extraction operations.

Economic Development

This element documents the town's approach to economic development, primarily from the perspective of its relationship to land use. This element is limited in scope and does not provide a detailed economic development or strategic plan. It focuses on defining types of economic activity that are compatible with the town's long-term vision. The plan update includes policy support for rural, family run and home-based businesses.

Intergovernmental Cooperation

A fair number of changes were made to the Intergovernmental Cooperation chapter of the plan. Based on a summary analysis of changes adopted in the 2017 *City of Stoughton Comprehensive Plan Update*, several new objectives and policies are recommended. For example, the town will seek to coordinate with Stoughton and surrounding towns to implement relevant provisions of the *Stoughton Future Urban Development Area (FUDA)* plan. In addition, the town will also work cooperatively with the city of Stoughton to explore a cooperative planning effort and/or boundary agreement that address areas of conflict between the town and city plans, with particular attention given to the area north of County Highway B lying between US 51 and Williams Drive, which was identified as a future growth area in the city's 2017 comprehensive plan update.

Land Use

The plan update focused heavily on the Land Use element of the comprehensive plan. Below is a summary of significant changes made:

- Establish land use review procedures that ensure town officials and residents are adequately informed when making decisions on land use proposals, particularly larger scale projects that could have impacts on neighboring properties or the town as a whole. Such procedures may include, but are not limited to, pre-application meetings, notification of, and opportunities for public and neighborhood input, project-specific submittal requirements, development of neighborhood or project plans, assistance from independent outside experts/consultants, ongoing consultation throughout project, and any other requirements deemed necessary to ensure the town has adequate information upon which to conduct its review.
- Additional detail added to the town's "1 per 35" density policy in the Agricultural Preservation Area.
- Creation of a new "Rural Mixed Use" Future Land Use planning area which is designed to accommodate a mix of agricultural uses, rural residential uses, and limited family-run rural business uses requiring a rural location and access to the County Trunk Highway network. Establishment and operation of rural businesses in this area should be compatible with the rural character of the town and existing, neighboring land uses.
- The town's limited Transfer of Development Rights program updated to allow case-by-case consideration of transfers between different owners subject to certain limitations.

- Expands the town’s Agricultural Transition Area to include additional lands north of County Highway B between US 51 and Williams Drive. Efforts will be made to coordinate with Stoughton in this area.
- Additional detail and policy guidance for the Lake Kegonsa and Lower Yahara River Residential Area (formerly Pleasant Springs Sanitary District), including possible expansion of the sanitary district to adjoining areas of existing residential development. Any new development proposal within the area will require close review by the town to ensure compatibility with the existing neighborhood and will be subject to land use review procedures deemed necessary and appropriate by the town.
- Modifications made to the boundaries of the Interstate Interchange Area (formerly Highway Interchange Commercial) to focus on the area immediately surrounding the I-39/90 and County Highway N area. Areas previously designated for Highway Interchange Commercial are now delineated as Rural Mixed Use Areas.

Implementation

This element provides detail on the methods the town will use to implement the comprehensive plan. Implementation tools include applicable county ordinances (zoning, land division/subdivision, floodplain/shoreland zoning, erosion control / stormwater management), building codes (Uniform Dwelling Code), and sanitary regulations. Implementation requires continual and ongoing effort on behalf of town officials and citizens. Progress toward achieving the numerous recommendations in this plan will be periodically monitored and evaluated by the town plan commission.