

## **Business Park North Committee Minutes**

**Tuesday, March 31, 2015– 6:00 p.m.**

**Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

**Business Park North Members Present:** Laurie Furseth, Chair; Paul Lawrence, Vice-Chair; Laurie Sullivan; David Wendt and Rodney Scheel

**Absent and Excused:** Chamber Administrator and Greg Jenson

**Staff Present:** Mayor Donna Olson

**Press:** None

**Guests:** Nicole Hines and Jordan Tilleson

1. **Call to Order.** The meeting was called to order at 6:00 pm.
2. **Request by Nicole Hines and Jordan Tilleson to reconsider the lot improvement restrictions of \$175,000 per acre within 18 months of lot purchase for the property at 300 Business Park Circle, Lot 14, Business Park North.**

The applicants presented their request to the Committee. They believe Stoughton can support a Doggy Daycare and believe Lot 14 offers a great location with a large open space for animals.

Lot 14 is the last vacant lot owned by the City and is mostly wooded. It has historically been suggested to be a very attractive, peaceful lot that may lend itself to an office facility.

The sale price of \$23,500 per acre (about \$.54/square foot) was set in the 1990's for properties in Business Park North and represents a less than market price for land that is ready for development. The City developed the Business Park to encourage job growth and offer opportunities for good projects at subsidized pricing. Over the years and through Offers to Purchase the City has held projects to a minimum improved value of \$175,000 per acre.

Lot 14 is subject to conservation easement that the City, as the owner, placed on this lot that doesn't allow construction on the easterly 75 feet of the lot. Previously, the City planned to sell this lot and not charge the per acre cost for the easement area, however, the valuation for the entire parcel would be expected.

Using the above methodology, the cost for the lot would be \$37,802.31 with a required assessed value of \$393,143.

The applicant has pursued an ordinance change to allow "Doggy Daycare" facilities as a conditional use in the Planned Industrial Districts. They have also applied for and been granted a Conditional Use Permit for their use on this site subject to acquisition of this parcel.

Motion by **Lawrence**, seconded by **Furseth** to recommend to the Finance Committee to sell lot 14 to Nicole Hines and Jordan Tilleson for the full land price of \$23,500/acre without charging for the conservation area and requiring the valuation of the property meet the \$175,000/acre requirement for the entire lot including the easement area within 18 months. Motion carried unanimously.

3. **Future agenda items.** None identified but the Lot 14 building and site plan will need to return to the Business Park North Committee and Planning Commission after approval of the lot sale.
4. **Adjournment.** Motion by **Lawrence** to adjourn at 6:50 pm, 2<sup>nd</sup> by **Furseth**. Motion carried unanimously.