

**TOWN OF PLEASANT SPRINGS**  
**DANE COUNTY, WISCONSIN**  
**RECORD OF PLAN COMMISSION MEETING**  
**OF JANUARY 4, 2017**

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

**MEMBERS PRESENT:** Vivian Green, Melanie Miller, Audra Dalsoren, Michele Parker, Robb Washicheck, Vice Chair Mark Asleson, and Chairman Mary Haley

**OTHERS PRESENT:** Michael D. Rumpf, Cambridge, WI and Linda Ramsden, 2004 Koshkonong Rd., Cottage Grove, WI

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

**MINUTES OF DECEMBER 7, 2016 PLAN COMMISSION MEETING:**

It was moved by Member Asleson and seconded by Member Dalsoren to approve the Minutes of the December 7, 2016 Plan Commission meeting. Motion carried unanimously.

**PUBLIC COMMENT:** Linda Ramsden appeared as a neighbor to the Mary Nordland property.

**1. Discussion and possible action on the rezone of Parcels #0611-142-8500-3 and #0611-113-9330-2 consisting of approximately 9.6 acres from A1-EX to RH-3 to separate the existing residence from farmland and place the parcels in the correct zoning district for property owner Mary Nordland, with Michael Rumpf, acting as agent, for property located at 2022 Koshkonong Rd., Cottage Grove, WI 53527**

Vice Chair Asleson moved that Parcels #0611-142-8500-3 and #0611-113-9330-2, approximately 9.6 acres be rezoned from A1-EX to RH-3 in order to separate farmland from the current residence at 2022 Koshkonong Rd, Cottage Grove, WI 53527, property owner Mary Nordland with Michael Rumpf, acting as agent.

It was moved by Member Parker to amend the motion by adding the following conditions:

1. Requiring proof of the warranty deed of the description of land as described under Outlot I, consisting of .690 acres as show on the Preliminary CSM drawing #4847-16 dated 6/14/16 from Nordland's to Dumke's.
2. Requiring that a plat of survey be created of the entire 40 acre Dumke property, then create and provide proof to the Town and County of the recording of a warranty deed using the description of the entire 40 acres of the Dumke property.
3. Requiring that a CSM of the Nordland property must be approved and recorded. If the CSM is not recorded the zoning will become null and void.
4. Requiring that Parcels #0611-142-8500-3 and #0611-113-9330-2 are deed restricted so there is not further residential development on the property.

The motion was seconded by Member Green. Motion carried unanimously.

**2. Discussion and possible action to recommend approval to the Town Board of Preliminary Certified Survey Map, Drawing No. 4847-16 dated 6/14/16, creating a one lot CSM consisting of approximately 9.6 acres for property owner Mary Norland, with Michael Rumpf, acting as agent, for property located at 2022 Koshkonong Rd., Cottage Grove, WI 53527.**

It was moved by Vice Chair Asleson to recommend approval to the Town Board of the Preliminary Certified Survey Map, Drawing No. 4847-16 dated 6/14/16, creating a one lot CSM consisting of approximately 9.6 acres for property owner Mary Norland, with Michael Rumpf, acting as agent, for property located at 2022 Koshkonong Rd, Cottage Grove, Wi 53527.

The motion was then amended by Member Parker to add that the correct language for the Town of Pleasant Springs approval be added to the CSM, that all owners of record be included in the owner's certificate on the CSM and middle initial of the owner/owners are required, and to show the right of way width each side of the centerline of Koshkonong Road.

The motion was seconded by Member Washicheck. Motion carried unanimously.

**3. Discuss and possible action on items for revision of the Comprehensive Plan with Majid Allan of Dane County Zoning.**

The Members of the Plan Commission went through items in the Comprehensive Plan and any changes and recommendations will be forwarded to Majid Allan of Dane County Zoning for discussion at a later date.

**4. Election of Chair, Vice Chair and Recorder**

Chair Haley provided information to the Commission on the duties of the positions up for election.

It was noted that these elections will be for the period February through April of 2017.

It was moved by Member Green and seconded by Member Dalsoren to nominate Mark Asleson as Chairman of the Plan Commission. Motion carried unanimously.

It was moved by Member Washicheck and seconded by Member Parker to nominate Member Miller as Vice Chairman of the Plan Commission. Motion carried unanimously.

It was moved by Member Parker and seconded by Member Miller to nominate Member Green as recorder. Motion carried unanimously.

**5. Any other business to come before the Plan Commission.**

**6. Discussion on ex parte communication, due process, decision making. (Review pgs 5-11 of the PC manual)**

A lengthy discussion was held on the ex parte communication, due process and decision making.

**7. Agenda items for the next meeting.**

Member Haley reminded the members of the Ag Enterprise meeting to be held on January 18, 2017 at 6:00 p.m.

**ADJOURNMENT**

A motion was made by Member Dalsoren and seconded by Member Asleson to adjourn at 8:45 p.m.

Motion carried unanimously.

Respectfully Submitted,

Sandra Wilke

Deputy Clerk/Treasurer