

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

**RECORD OF PLAN COMMISSION MEETING
OF MAY 4, 2016**

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

MEMBERS PRESENT: Rob Montgomery, Vivian Green, Mark Asleson, Melanie Miller, Robb Washicheck, Tom McGinnis and Town Chair, Mary Haley.

MEMBERS ABSENT AND EXCUSED: None.

OTHERS PRESENT: Kristin Jaeck, Jon Jaeck, Daniel Anderson, Julie Anderson, Kaylie Anderson, Todd Menzel, Tim Menzel, and Janiece Bolender.

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

MINUTES OF APRIL 6, 2016 PLAN COMMISSION:

Motion by Vivian Green, seconded by Mark Asleson to approve the minutes of April 6, 2016, Plan Commission meeting. Carried unanimously.

PUBLIC COMMENT:

- 1. Discussion and possible action on election of Plan Commission Chairperson, Vice Chairperson, and Recorder.**

Plan Commission moved directly to item #2 on agenda. Commission restarted item #1 at approximately 8:15 p.m.

Recorder – Vivian Green
Vice Chair – Mark Asleson
Chair – Mary Haley

Seconded by Tom McGinnis.

- 2. Discussion and possible action on request to move existing C1 zoning east of its current location, 2479 Glenn Drive, and rezone remaining A1-EX to A2 for parcel 0611-211-8691-0, for property owner, Irrevocable Roberts Family Trust, authorized agent, Jon Jaeck.**

Public Comment:

Daniel Anderson, 2476 Glenn Drive, spoke in opposition of the proposed venue.

Motion by Rob Montgomery, seconded by Tom McGinnis to recommend approval of moving an existing 1.95 acres of C1 zoning east of its current location at 2470 Glenn Dr. and rezone the remaining property (approximately 17.96 acres) from A1-EX to A2 zoning for parcel 0611-211-8691-0 for property owner Irrevocable Roberts Family Trust, authorized agent, Jon Jaeck, subject to the following conditions:

1. The rezoned area will be generally as described in the figure supplied by the applicant and will be defined by a certified survey map approved by the Town and County.
2. The use allowed for the area under C1 zoning will be operation of a banquet hall/wedding venue.
3. The applicant will provide a proposed design for an improved entrance from Glenn Dr. to CTH N that will allow for safe two-way traffic entering and leaving Glenn Dr. for the review and approval of the Town and concurrence by Dane County, and will pay for construction of the improved entrance in coordination with upcoming CTH N construction.
4. The applicant will enter into a developer's agreement with the Town regarding the building and expansion of Glenn Dr.
5. The applicant will enter into a developer's agreement with the County, if required, regarding the improvement of the entrance from CTH N to Glenn Dr. and provide a copy to the Town.
6. Applicant agrees that the hours of operation will cease at midnight and will include this in their operational plan.
7. Deed restrict the remaining approx. 17.96 acres of A2 to no further residential development.
8. Obtain approval from Land and Water Resource Management regarding erosion control and storm water management and provide proof to the Town.
9. That the operational plan includes "no outdoor music"

Chair Montgomery noted that the request conforms with the town's comprehensive plan in that although the proposed use is in the agricultural preservation area it is not detrimental to continued agricultural operations and would otherwise be an asset to the town proposed use; conforms with driveway access placement as there is adequate access available from Glenn Dr. and that it conforms with the town policy prohibiting the addition of new residences to a gravel road.

Motion carried unanimously.

- 3. Discussion and possible action on request to amend deed restrictions for parcel 0611-093-8330-9, zoned C2, to add auto towing facility and parking and storage of vehicles, for property located at 2727 County Highway N, Stoughton, WI 53589, for land owner, Rose Investments.**

Motion by Vivian Green, second by Mark Asleson to recommend approval to the Town Board to amend deed restrictions for parcel 0611-093-8330-9, zoned C2, to add auto towing facility and parking and storage of vehicles, for property located 2727 County Highway N, Stoughton, WI 53589, for land owner, Rose Investments with the following conditions:

1. A 24-hour year round towing facility with parking and storage of towed vehicles within a screened area.
2. Screened area to be along the south, east and north sides of the property and shall consist of an 8-foot fence with stone columns and metal panels. The south area shall be screened with the stone columns and metal panels until the septic are and then shall be mesh/chain link fencing. The west side of the property shall be enclosed with 8-foot wire mesh/chain link fencing.
3. Repairs, storage or service of contractor's machinery or equipment.
4. Truck terminal
5. Retail sales, rental and service of trucking tractors and trailers within the existing facility and grounds.
6. Permit the sale used cars and light duty trucks with a limit of 60 vehicles.
7. Business hours of auto sales are limited to 8 am to 6 pm, Mon-Fri.
8. No additional lighting.
9. Documentation of an approved plan with Land and Water Management regarding storm water management and a plan for dealing with spills and fluids.

4. Discussion on the comprehensive plan.

5. Discussion on possible recommendations of modified procedures for review of final certified survey maps.

Tabled.

6. Consideration for removal of second approval requirements for final certified survey maps by Plan Commission.

Tabled.

7. Discussion of upcoming training meeting on May 11, 2016.

Postponed. Tentatively scheduled for 06/06/2016 at 4:30 p.m.

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

Plan Commission moved to item #1. Announcement that Brenda Taylor Tummett gave her resignation effective immediately. Town Board voted to have Supervisor Tom McGinnis to sit in until replacement.

Other items discussed or acted upon by the Town Board.

ADJOURNMENT

Motion by Tom McGinnis, seconded by Mark Asleson, to adjourn at 9:35 p.m. Carried unanimously.

Respectfully Submitted,

Lori Deutsch

Recorder