

RECORD OF PLAN COMMISSION MEETING OF JULY 6, 2016

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

MEMBERS PRESENT: Vivian Green, Mark Asleson, Melanie Miller, Robb Washicheck, Tom McGinnis, Michele Parker, Audra Dalsoren and Town Chair, Mary Haley.

MEMBERS ABSENT AND EXCUSED: None.

OTHERS PRESENT: Keith Slinde, Susan Slinde, Neal Elsing, Dale Buske, Adam Wendorf, Wayne Gjertson, Don Squire, Jeff Vercauteren, Nathan Ward, Bob Lee.

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

MINUTES OF MAY 4, 2016 PLAN COMMISSION:

Motion by Mary Haley, seconded by Vivian Green, to approve the minutes of May 4, 2016, Plan Commission meeting. Carried unanimously with Audra Dalsoren and Michele Parker recused.

MINUTES OF JUNE 1, 2016 PLAN COMMISSION:

Motion by Mark Asleson, seconded by Melanie Miller, to approve the minutes of June 1, 2016, Plan Commission meeting. Carried unanimously with Audra Dalsoren and Michele Parker recused.

PUBLIC COMMENT:

1. **Discuss and possible action on the rezone of Parcels #0611-332-9270, 0611-332-9290-6 and 0611-332-9311-0 from A-2(2) to 2 lots of A-2 (1), Lot #1 consisting of approximately 1.23 acres and Lot #2 consisting of approximately 1.91 acres for Sue and Keith Slinde for property located at 2614 County Hwy. B, Stoughton, WI. 53589.**

Motion by Mary Haley, seconded by Vivian Green, to recommend approval to the Town Board of the rezone of Parcels #0611-332-9270-0, 0611-332-9290-6 and 0611-332-9311-0 from A-2(2) to 2 lots of A2-(1.) Lot #1 consisting of approximately 1.23 acres to be rezoned to A-2(1) with a deed restriction of no further residential development and Lot #2 consisting of approximately 1.91 acres to be rezoned to A-2(1) with a deed restriction of no further development for Sue and Keith Slinde for property located at 2614 County Hwy B, Stoughton, WI 53589.

2. **Discussion and possible action on a certified survey map for Sue and Keith Slinde, for property located at 2614 County Highway B, Stoughton WI 53589,**

combine the current 3 lots into 2 lots for Parcel #0611-332-9270-0, 0611-332-9290-6, and 0611-332-9311-0.

Motion by Mary Haley, seconded by Tom McGinnis, to recommend approval to the Town Board of Preliminary certified survey map, Order No. AB3981-14, dated May 12, 2016, for an approximate 3.14 acre CSM consisting of 2 lots at property located at 2614 County Highway B, Stoughton, WI, 53589, for Keith and Susan Slinde with the following conditions:

- 1) Completion of a successful rezone of the property along with recorded deed restrictions
- 2) No changes in property lines of the existing Preliminary or final CSM
- 3) Revision of language on the final CSM to be titled TOWN OF PLEASANT SPRINGS APPROVAL instead REVIEW and that the language be "I hereby certify that this Certified Survey Map has been approved by the Town Board of Pleasant Springs on _____, 2016.
- 4) That because this property is within the 1.5-mile extraterritorial boundary with the City of Stoughton, the City of Stoughton approves the CSM.

- 3. Discussion and possible action on a request for a conditional use permit for a cell phone tower for Parcel 0611-271-8730-0, for the property located at the SE corner of Spring Road and CR-B, Stoughton, WI, to install a multi-tenant wireless communications monopole by property owner Donald P. Squire, Jr., with Nathan Ward, of Buell Consulting acting as agent.**

Public Comment:

Wayne Gjertson, 2089 Spring Road, Stoughton, spoke in opposition of the proposed communication tower.

Robert Lee, 2095 Spring Road, Stoughton, spoke in opposition of the proposed communication tower.

Neil Elsing, 2370 Koshkonong Road, Cottage Grove, spoke in opposition of the proposed communication tower.

- 1) Motion by Mark Asleson, seconded by Mary Haley, that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety comfort or welfare. Carried unanimously.
- 2) Motion by Mark Asleson, seconded by Vivian Green, that the uses, value, and enjoyment of other property in the neighborhood for purposes already permitted shall not be in no foreseeable manner substantially impaired or diminished by

- establishment, maintenance or operation of the conditional use. Carried unanimously.
- 3) Motion by Mark Asleson, seconded by Mary Haley, that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Carried unanimously.
 - 4) Motion by Mark Asleson, seconded by Melanie Miller, that adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. Carried unanimously.
 - 5) Motion by Mark Asleson, seconded by Robb Washicheck, that adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. Carried unanimously.
 - 6) Motion by Mark Asleson, seconded by Melanie Miller, that the conditional use shall conform to all applicable regulations of the district in which it is located. Carried unanimously.

With the following conditions: Evans Engineering report be completed by the County, a driveway access permit be obtained from the Town of Pleasant Springs and storm water management plan be approved by the County.

Motion to approve by Mark Asleson, seconded by Mary Haley, with the conditions as amended with all six standard listed in 10.2552 have been met.

4. Discussion on the comprehensive plan.

5. Discussion on training topics for Plan Commission members.

Special Plan Commission meeting to be held July 21, 2016, at 5:00 p.m.

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

ADJOURNMENT

Motion by Tom McGinnis, seconded by Mark Asleson, to adjourn at 8:10 p.m. Carried unanimously.

Respectfully Submitted,

Lori Deutsch

Recorder