

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF PLAN COMMISSION MEETING
OF APRIL 5, 2017

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

MEMBERS PRESENT: Plan Commission Chair Mark Asleson, Plan Commission Vice Chair Melanie Miller, Plan Commission Members: Vivian Green, Rob Washicheck, Audra Dalsoren, and Michele Parker

OTHERS PRESENT: Town Board Members David Pfeiffer, Jay Damkoehler and Janiece Bolender, Majid Allen, Dane County Planning & Zoning, Marcus Kleist, Brooks Fechhelm, Brian Aebly, Shawn Haffman, Roger Auby, and Joel Hougan. Jon Halverson arrived at 7:00 p.m.

MEMBER ABSENT & EXCUSED: Plan Commission liaison Mary Haley.

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

OATH OF OFFICE FOR NEW COMMISSIONERS

This item was not acted upon and tabled to the May Plan Commission meeting.

MINUTES OF MARCH 1, 2017 PLAN COMMISSION MEETING

It was moved by member Dalsoren, seconded by member Parker, to approve the minutes as printed. Motion carries unanimously.

PUBLIC COMMENT

There was no one registered to speak during the public comment period. A request was made for Joel Hougan's phone number by his agent. The number was provided.

BUSINESS

1. **Discussion and possible action to recommend approval to the Town Board of Lot 1 Preliminary Certified Survey Map, Drawing No. 8695, creating a one lot CSM consisting of approximately 2.21 acres for property owners Neal and Mark Elsing, with Neal Elsing acting as agent, for property located near 2636 S Hill St.**

Neal Elsing was in attendance. He wanted to clarify that the property is owned by his brother. The only interest Neal has is due to the transfer of development rights.

Majid Allen clarified the larger lot (Lot 2) was to be zoned Ag 4 or A-4. It will

remain Ag Land. The final CSM will need the name of the owner(s).

It was moved by member Miller, second by member Washichek, to approve the Preliminary CSM Drawing No. 8695, creating 1 lot of 2.2 acres, zoned A-2, and lot 2 of 22.93 acres, zoned A2, for property owners Neal and Mark Elsing, with Neal Elsing acting as agent, for property located near 2636 S Hill St, based on the following conditions:

- 1.) An application needs to be completed with the Township for the driveway placement (this has been submitted)
- 2.) The driveway placement shall be indicated on the Certified Survey Map.
- 3.) The Certified Survey Map shows the proper endorsement or Certificate of Town Board Approval with the signature line to read Maria P. Hougan, Town Clerk.
- 4.) That the full names including middle initials of the owners be on the Certified Survey Map.
- 5.) As a reminder, lot 2 is deed restricted so there is no further residential development.

Motion carried unanimously.

2. **Discussion and take possible action on the request of Joel Hougan, with Brooks Fechhelm of Trierweiler Construction, acting as agent, for a temporary conditional use permit. The temporary conditional use permit is for a concrete plant for WisDOT and municipal roadway projects. The property is located 500' East of 2488 Koshkonong Rd., Stoughton, WI 53589.** Plan Commission members reviewed the application packet. There was a lengthy discussion regarding the application and the need for batching plants due to the upcoming DOT construction projects. Brooks Fechhelm of Trierweiler Construction explained the application request. He stated they will try to do most of the work during the day, but that depends on the schedule and weather setbacks. There will be lighting for any night time operations, but the lights will be faced toward the plant. He stated the DOT is required to log roads, if roads are damaged, they will do repairs at their expense. Jon Halverson was in attendance, and he stated he has an additional bond on top of the DOT in case of damage to roads. Joel Hougan, the property owner was also in attendance. The Plan Commission members had several questions including what would be the amount of activity on the roads? How long of a term for the permit? Lighting, and condition of contract for any damage of roads, etc. Much further discussion followed. They have not submitted an application to Dane County Zoning yet. Majid explained they will need to do this, and they will most likely be on the Dane County Zoning agenda in June.

It was moved by member Miller, second by member Dalsoren, to table this item to the May 3 Plan Commission meeting to enable the members more time to review this and set term limits. It was mentioned this would not hold up the application process. Motion carried unanimously.

3. **Discussion and possible action regarding Ordinance Amendment (OA) #83, 2016 Regarding Authorizing Electronic Signs in the A-1EX Exclusive Agricultural District with Dane County Zoning.** Majid Allen gave an overview of this Ordinance Amendment. He stated there are many Towns not taking action on this, or voting to deny. He stated there is already a re-write in the works, and a substitute amendment should be presented soon. He recommended to either deny or take no action on this.

It was moved by member Miller, second by member Dalsoren, to oppose Ordinance Amendment (OA) #83, 2016. Motion carried unanimously.

4. **Review, discussion and possible action on the existing land use element (Pleasant Springs Sanitary District Area)**

Supervisor David Pfeiffer was in attendance to present this agenda item. He stated the Sanitary District went through this section. There were several items that needed to be addressed in this section. He went through some of the items to include goals and objectives. He stated he was speaking on behalf of the Sanitary District. He stated there are 70 vacant lots within the Sanitary District. The Sanitary District should provide the most efficient service to the residents and to protect water quality for residents. The infrastructures are designed to serve more and they have the capacity to do so. Further discussion followed. He will provide a copy of the Sanitary Districts goals and objectives for the Land Use Element for revisions to the Comprehensive Plan. Majid will put something together regarding this for further review.

5. **Review, discussion and possible action on the draft Comprehensive Plan chapters.**

Majid Allen, of Dane County Zoning, stated their office has been consumed with the Dane County Zoning Opt out, along with other projects. He apologized he has not had time to work on the Comprehensive Plan. There was no discussion or action taken at this time.

6. **Any other business to come before the Plan Commission.** There was no other business at this time.

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

- Oath of Office for new members
- Request from Joel Hougan, for a temporary conditional use permit for a concrete plant (see previous agenda, item was tabled)
- Elsing CSM

- Comprehensive Plan Chapters-if material is ready

ADJOURNMENT

A motion was made by member Dalsoren, second by member Parker, to adjourn at 8:40 p.m. Motion carried unanimously.

Respectfully Submitted,

Pili Hougan
Clerk/Treasurer