

**TOWN OF PLEASANT SPRINGS**  
**DANE COUNTY, WISCONSIN**  
**RECORD OF PLAN COMMISSION MEETING**  
**OF MAY 3, 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: Rob Washicheck, Audra Dalsoren, and Michele Parker and Plan Commission liaison Janiece Bolender

**OTHERS PRESENT:** Town Board Members David Pfeiffer, Michael Rumpf, Neil Elsing, Richard Hoffer, LouAnn Hoffer, Jon Halverson, David Smithback, Brooks Fechhelm, Holly Manson, Dean Dyke, Amy Frochtzweig and Charles Frochtzweig

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

**MINUTES OF APRIL 5, 2017 PLAN COMMISSION MEETING**

It was moved by member Miller, seconded by member Dalsoren, to approve the minutes as amended. Motion carried unanimously.

**PUBLIC COMMENT**

Holly Manson of 2445 Center Ave and 3522 Halverson Rd, Stoughton, WI appeared before the Plan Commission to report that he had sold property to the Town of Pleasant Springs in 1993 or 1994 and that he felt that he was not properly advised by the Town Board that he was going to lose a split.

It was moved by Vice Chair Miller and seconded by Member Parker to move Item #2 on the agenda to Item #8. Motion carried unanimously.

**BUSINESS**

1. **Administration of Oath of Office to new Commissioners.**  
Deputy Clerk-Treasurer Wilke gave the Official Oath to Plan Commission Members Robb Washicheck and Janiece Bolender.
  
2. **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.**

Vice Chair Miller reported that all the conditions had been met for the CSM Drawing No. 8695 for the Elsing project.

It was moved by Vice Chair Miller and seconded by Member Parker to recommend to the Town Board approval of the CSM Drawing No. 8695, creating 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. Motion carried unanimously.

3. **Discussion and possible action to recommend approval to the Town Board of the Certified Survey Map, Drawing 4847-16. Dated 3/9/17, revised 4/11/17, creating a one lot CSM consisting of approximately 9.6 acres for property owner Mary Nordland, with Michael Rumpf, acting as agent for property located at 2022 Koshkonong Rd., Cottage Grove, WI 53527.**

Michael Rumpf appeared before the Plan Commission with the CSM 4847-16.

It was noted that the Clerk's name was not on the document.

It was moved by Member Dalsoren and seconded by Member Parker to recommend to the Town Board approval of the Certified Survey Map, Drawing 4847-16, dated 3/9/17, revised 4/11/17, creating a one lot CSM consisting of approximately 9.6 acres for property owned by Mary Nordland, with Michael Rumpf, acting as agent for property located at 2022 Koshkonong Rd., Cottage Grove, WI 53527.

Michael Rumpf will add Maria P. Hougan to the document.

4. **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.**

Chair Asleson and Member Parker are the contacts for this project.

Brooks Fechhelm appeared before the Commission.

A lengthy discussion was held on the lighting at night. Brooks reported that if there are any issues with it they will work to make adjustments.

The time frame of the CUP was discussed. Brooks is requesting the Conditional Use Permit be approved through December 2019.

It was moved by Member Bolender and seconded by Vice Chair Miller to recommend to the Town Board the approval of a request from 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. The conditions are as follows:

- Placement of a concrete plant at location for the time frame - June 2017 through December 2019.
- Dane County to review conditions and provide additional restrictions as seen necessary.

Motion carried unanimously.

5. **Discussion and possible action on the request of David & Tammie Smithback, Chris Miller, agent, to rezone parcel #'s 046/0611-2118501; 0611-2118004, 0611-1695260 and 0611-16490010 a total of 103 acres, from A-1Ex to A2 or RH-4 to rezone approximately 2.4 acres, for property located at 1469 Kraby Rd., Deerfield, WI 53531. This request is for the purpose of a residential home, forest management, small gardens & crops.**

Please note that these parcels have no addresses available.

Members Washicheck and Member Bolender are the contacts for this project.

A lengthy discussion was held on the plans and Preliminary Certified Survey Map.

The owners were directed to have the agricultural easement for this property be noted on the Preliminary Certified Survey Map.

A motion was made by Member Dalsoren and seconded by Member Parker to table the project until all adjoining property owners are notified. Motion carried unanimously.

6. **Discussion and possible action on the request of Amy & Charles Frochtzweig to rezone parcel #046/0611-10280015 from RH-2 to A2-4, for a total of 6.940 acres, for the property located at 2277 Rinden Road, Cottage Grove, WI 53527, for possible construction of a 2,000 sq. ft. accessory building with a bathroom to operate a family limited business, and using the remaining space for farm storage.**

Member Parker and Chair Asleson are the contacts for this project.

Member Bolender gave a lengthy report on the potential business that will be operating at this location. She reported that the operation is contained and clean. The owners requested a half bathroom be installed in the building, which if the property was sold, the bathroom would have to be removed disconnected from septic system, and be inspected by Dane County.

Charles & Amy Frochtzweig provided examples of their work to the Commission.

Neighbors present talked in favor of the proposed project.

Motion by Member Parker and seconded by Vice Chair Miller to recommend approval to the Town Board of the request of Amy & Charles Frochtzweig to rezone parcel #046-611-10280015 from RH-2 to A2-4, for a total of 6.94 acres (current), for the property located at 2277 Rinden Road, Cottage Grove, WI 53527, for proposed construction of a 2000 sq. ft. accessory building with a bathroom to operate a family limited business, and use remaining space for farm storage with the following conditions:

- 2-person family business for the past 5 years. One additional full-time person maximum.
- Shed size - 40' x 50' x 10'-4".
- No signage and no outside storage of business materials on property.
- Conditional Use – Bathroom w/sink & toilet. Prior to property transfer, Dane County to inspect fixture removals, cap drain system and disconnected from septic system.
- Conditional Use – No person(s) to live in building, violation of use will void CUP.
- Utilities – single phase existing power.
- Trash collection - remains the same and/or possible one additional recycling bin.
- Business materials sending, owner drives to FEDX business site.
- Business materials received through FEDEX delivery trucks, current preferred method.
- Truck Traffic type - No change in typical truck traffic type on Rinden Road.
- Driveway - No change.
- Fire Hazards – Inert gas (non-combustible). Explosive chemicals - locked fire rated cabinet.
- Dane County to review conditions and provide additional restrictions as seen necessary.

Motion carried unanimously.

**7. Discussion and possible action on election of Plan Commission Chairperson, Vice Chairperson, and recorder.**

A motion was made by Vice Chair Miller and seconded by Member Bolender to nominate Member Parker as the Plan Commission Recorder.

Motion carried unanimously.

It was moved by Member Bolender and seconded by Member Parker to nominate Melanie Miller and Vice Chair of the Plan Commission.

Motion carried unanimously.

A motion was made by Member Bolender and seconded by Member Parker to nominate Member Asleson as Chair of the Plan Commission. Motion carried unanimously.

8. **Any other business to come before the Plan Commission.** A lengthy discussion was held on the 300' notification letters.
9. **Report by Supervisor Janiece Bolender concerning any Plan Commission agenda items discussed or acted upon by the Town Board.** A discussion was held on splits and conditional use documents.

**ADJOURNMENT**

A motion was made by Member Dalsoren, second by Member Parker, to adjourn at 8:30 p.m. Motion carried unanimously.

Respectfully Submitted,

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Sandy Wilke  
Deputy Clerk-Treasurer