

**TOWN OF PLEASANT SPRINGS**  
**DANE COUNTY, WISCONSIN**  
**RECORD OF PLAN COMMISSION MEETING**  
**OF JUNE 7, 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: Audra Dalsoren, Michele Parker and Plan Commission Liaison Janiece Bolender

**MEMBERS ABSENT AND EXCUSED:** Plan Commission Member Robb Washicheck

**OTHERS PRESENT:** Town Board Member David Pfeiffer, Alice Asleson of 1747 Kong Road, Stoughton, WI 53589, Dave Stolen of 1747 Kong Road, Stoughton, WI 53589, Chris Miller of 3186 Kinney Road, Cottage Grove, WI 53527, Berniece Rein of 2203 County Road BN, Stoughton, WI 53589, Gunder Rein of 2203 County Road BN, Stoughton, WI 53589, Beverly Menson of 2379 Center Avenue, Stoughton, WI 53589, Kari Hvem of 1965 Skyline Dr, Stoughton, WI 53589, Dan Ripp of 2440 Erickson St, Stoughton, WI 53589, David Smithback of 1469 Kraby Road, Deerfield, WI, Dave Uttech of N8000 Hwy G, Beaver Dam, WI, Roger W. Auby of 2425 County Road N, Stoughton, WI 53589, Brad Warren of 2904 McConnell Rd, Stoughton, WI 53589, and Kristin & Jon Jaeck of 2479 Glen Dr, Stoughton, WI 53589

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

**MINUTES OF MAY 3, 2017 PLAN COMMISSION MEETING**

It was moved by Member Dalsoren and seconded by Member Miller to approve the minutes as presented. Motion carried unanimously.

**PUBLIC COMMENT**

No one commented.

**BUSINESS**

- 1. Discussion and possible action on the request of David & Tammie Smithback, Chris Miller, agent, to rezone 23.4 acres of the 103 acres from A-1 EX to A-2 or RH-4 of parcels #046/0611-2118501, #0611-2118004, #0611-16495260; and #0611-16490010. This request is for the purpose of a residential home, forest management, small gardens & crops.**

A motion was made by Member Janiece Bolender to recommend to the Town Board the approval of the request by David & Tammie Smithback to rezone 23.4 acres of the 103 acres from A-1 EX to A-2 which includes parcel numbers #046/0611-2118501, #0611-2118004, #0611-16495260; and #0611-16490010.

**Deed Restrictions:**

1. One (1) available split for a Single Family Home on the newly created 23.3 acres, zoned A-2.
2. No available splits remain once the one (1) Single Family Home on the parcel has been met.
3. The parcel 47.6 acres to remain A-1 EX, with no available splits.
4. The parcel 32.1 acres to be rezoned A-4, with no available splits.
5. Agricultural Easement – Permitted access to adjacent farmland from driveway.
6. A preliminary Certified Survey Map required for the 23.4 acres, zoned A-2.

The motion was seconded by Vice Chair Melanie Miller. Motion carried unanimously.

**2. Discussion and possible action on a request from Bradley Warren & Laura Hoepker, 2904 McConnell Rd., Stoughton, WI 53589 to rezone 2 acres from R-1A to RH-1 for parcel #0611-082-8510-0 to install an animal unit.**

A lengthy discussion was held on the request for an animal unit.

A motion was made by Vice Chair Melanie Miller to recommend to the Town Board approval of the request of Bradley Warren and Laura Hoepker of 2904 McConnell Road, Stoughton, WI 53589 to rezone 2 acres of Parcels #0611-082-8570-0 from R-1A to RH-1 to install an animal unit with the following conditions:

1. One available split for a single family home has been exhausted on 2 acres zoned RH-1.
2. No available splits remain.
3. All structures housing livestock must be located 50 feet from each side and rear lot line and 100 feet from a lot line abutting a R-Residence Zoning District and Parcel #046-0611-071-8005-9.
4. Maximum of 50 chickens.

The motion was seconded by Member Janiece Bolender. Motion carried unanimously.

**3. Discussion and possible action on a request from Alice A. Asleson, 1747 Kong Rd., Stoughton, WI 53589 to rezone 4.3 acres of parcels #061113495609 and #061113490006, a total of 77.69 acres, from A-1 EX to A2(2) for the purpose of selling. The parcel address is 2409 Asleson Road, Stoughton, WI 53589.**

A motion was made by Plan Commission Member Audra Dalsoren to recommend to the Town Board approval of a request from Alice A. Asleson, 1747 Kong Road, Stoughton,

WI 53589 to rezone approximately 4.3 acres of parcels #0611-134-9560-9 and #0611-134-90000-6, a total of 77.69 acres, from A-1EX to A2(4) for the purpose of selling with the following conditions:

1. The Certified Survey Map shall show the proper endorsement certificate of the town board approval with the signature line to read Maria P. Hougan, Town Clerk.
2. The full name including the middle initial of the owner(s) shall be on the Certified Survey Map.
3. Surveyor's name, contact information, survey number and stamp shall be on the Certified Survey Map.
4. The new parcel cannot include the drainage ditch to allow Ag Preservation and maintenance to farmer or renter.
5. The driveway access needs to be at least 66 feet wide at all points.
6. The Farm access easement to be in the field in front of the tobacco shed.
7. Two residential splits remain and no further residential splits on the approximately 4.3 acres.
8. When the lot is redrawn and it is under 4.0 acres, the zoning will be changed to A2(2) zoning.

The motion was seconded by Plan Commission Member Michele Parker. Motion carried unanimously.

- 4. Discussion and possible action on a request from Golden Green Properties, LLC, 11800 Burlington Rd., Kenosha, WI 53144, David Uttech, acting as agent, to rezone 1.47 acres of the 5.34 total acres of parcels #0611-093-8005-3 and #0611-093-8440-0 from C-1 to C-2. This request is for the purpose of making the parcels the same zoning, then to expand the gas station into a truck stop to meet the growing demand. The property is located at 2763 County Rd. N, Cottage Grove, WI 53527.**

A motion was made by Plan Commission Member Audra Dalsoren and seconded by Plan Commission Member Janiece Bolender to table the rezone discussion until we receive a notarized form from the owner to authorize the agent to present for him.

- 5. Review, Discussion and possible action on the draft Comprehensive Plan chapters, including proposed information as available on the existing land use element relative to the Pleasant Springs Sanitary District Area. (if material is ready for review)**

The Commission discussed changes of the Comprehensive Plan in length. Chair Asleson will report to Dane County Planning and Zoning the changes made at this meeting.

- 6. Report by Supervisor Janiece Bolender concerning any Plan Commission agenda items discussed or acted upon by the Town Board.**

Supervisor Bolender gave the report from the Town Board.

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

- Discussion of property near West Star Road to be rezoned for commercial use.

It was moved by Plan Commission Member Dalsoren and seconded by Plan Commission Member Parker to adjourn at 8:20 p.m.

Motion carried unanimously.

Respectfully submitted,

Sandra L. Wilke

Deputy Clerk/Treasurer