

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

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

**MEMBERS PRESENT:** Plan Commission Chair Mark Asleson, Plan Commission Members: Audra Dalsoren, Michele Parker, Lila Lemanski and Plan Commission Liaison Janiece Bolender

**MEMBERS ABSENT AND EXCUSED:** Plan Commission Vice Chair Melanie Miller

**OTHERS PRESENT:** Devin Winter, 100 Camelot Dr., Fond du Lac, WI 54935, Ted Gement, 11800 Burlington Rd, Kenosha, WI 53144 and Jason Perry, 725 Pflaum Rd, Madison, WI 53716.

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

**OATH OF OFFICE:** Deputy Clerk/Treasurer Sandy Wilke gave the Oath of Office to the new Plan Commission Member, Lila Lemanski.

Chair Asleson read the resignation letter from Plan Commission Member Robb Washicheck.

**MINUTES OF JUNE 7, 2017 PLAN COMMISSION MEETING**

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

**PUBLIC COMMENT**

No one commented.

**BUSINESS**

- 1. Discussion and possible action on a request from Golden Green Properties, LLC, 11800 Burlington Rd., Kenosha, WI 53144, David Utrecht, 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 Member Janiece Bolender and seconded by Member Dalsoren to approve the property owners, Golden Green Properties, LLC, request to rezone 1.47 acres of the 5.34 acres from C-1 zoning to C-2 zoning for parcels #0611-093-8005-3 and #0611-093-8440-0, property located at 2763 County Road N, Cottage Grove, WI 53527. Business is to expand the current gas station into a truck stop to meet the growing needs of the area.

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.

1. The use allowed for the area under C2 zoning will be the operation of a Truck Stop.
2. Deed restrict the 5.34-acre lot to C2 zoning and no further residential development.
3. Business hours are 24/7 year-round.
4. The Truck Stop facility will have parking for semi-truck type vehicles within a designated rest area.
5. Retail sales and service of fuel and restaurant customers within the facility and grounds.
6. Lighting is covered on proposed plans.
7. Obtain approval from Land and Water Resource Management regarding erosion control and storm water management. Provide approved plan to the Town for record.
8. Obtain approval from Land and Water Resource Management regarding a plan for dealing with spills and fluids.
9. Final CSM to capture final septic field location.
10. Final CSM to capture well location.

Motion carried unanimously.

- 2. Discussion and possible action on a Preliminary Certified Survey Map, Drawing No. 4978-17, dated 5/10/17 on Parcel #046-0611-294-8500-0 for the property located at 1928 Williams Dr., Stoughton, WI 53589, to rezone 5.162 acres from A1-EX to A2(4) to allow the property owner, Abigail & Jason Perry, to separate the existing residence from farmland to build a home.**

Jason Perry appeared before the Commission.

It was moved by Member Audra Dalsoren and seconded by Member Bolender to recommend approval of Certified Survey Map Drawing No. 4978-17 dated 5/10/17 on Parcel #0611-294-8500-0 for property located at 1928 Williams Drive, Stoughton, WI 53589 to re-zone approximately 5.162 acres from A-1-EX to A2(4) to allow property owners Jason J. Perry and Abigail M. Perry, to separate the existing residence from farmland to build a new home. unit with the following conditions:

1. The certified survey map to have extra-territorial language for the City of Stoughton added prior to Town of Pleasant Springs Clerk signing off on the final map.
2. New Parcel formed under Certified Survey Map Drawing No. 4978-17 dated 5/10/17 and remaining property of parcel #0611-294-8500-0 of approximately 35.7 acres and parcel number #0611-294-8050-5 of approximately 28.0 acres to be deed restricted to no further residential development.
3. Will need to adhere to the Township guideline on removal of existing residence once the new residence received occupancy status.
4. Middle initials to be added, Jason J. Perry and Abigail M. Perry, to the final Certified Survey Map.

Motion carried unanimously.

**3. 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)**

A motion was made by Member Bolender and seconded by Member Dalsoren to approve the draft Comprehensive Plan Chapters with the proposed information as available on the existing land use element relative to the Pleasant Springs Sanitary District Area to include David Pfeiffer's comments and Janiece Bolender's comments.

Motion carried unanimously.

**4. 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.

A discussion was held on the highway construction and the roundabouts that are being installed.

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

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

It was moved by Member Dalsoren and seconded by Member Parker to adjourn at 7:25

p.m. Motion carried unanimously.

Respectfully submitted,

Sandra L. Wilke, Deputy Clerk/Treasurer

