

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF PLAN COMMISSION MEETING
OF AUGUST 2, 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 and Plan Commission Members: Audra Dalsoren, Lila Lemanski and Janiece Bolender

MEMBERS ABSENT AND EXCUSED: Plan Commission Member Michele Parker

OTHERS PRESENT: Town Board Chair David Pfeiffer, Alice A. Asleson, 1747 Kong Road, Stoughton, WI 53589 and Ted Gement, 11800 Burlington Rd., Kenosha, WI 53144

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

MINUTES OF JULY 5, 2017 PLAN COMMISSION MEETING

It was moved by Member Dalsoren and seconded by Vice Chair Miller to approve the minutes of the July 5, 2017 Plan Commission meeting. Motion carried unanimously.

PUBLIC COMMENT

No one commented.

BUSINESS

1. Discussion and possible action on a request from Golden Oil Properties, LLC, 11800 Burlington Rd., Kenosha, WI 53144, David Uttech, acting as agent, for a variance to the required 75-foot impervious surface setback to wetlands on the 5.714 acres located at Parcel #0611-093-8440-0 and Parcel #0611-093-8005-3, 2763 and 2741 County Rd N, Cottage Grove, WI 53527.

A motion was made by Member Janiece Bolender and seconded by Vice Chair Melanie Miller to approve the request from Golden Oil Properties, LLC, 11800 Burlington Rd., Kenosha, WI 53144, David Uttech, acting as agent for a variance to the required 75-foot impervious surface setback to wetlands on the 5.714 acres located at Parcels #0611-093-8005-3 and #0611-093-8440-0 and 2763 and 2741 County Rd. N, Cottage Grove, WI.

This approval is pending based on Dane County's review and approval of the variance and any associated requirements.

Motion carried unanimously.

2. Discussion and possible action to recommend approval to the Town Board of a Preliminary Certified Survey Map #5025-17, dated 4/17/17, a request from Alice A. Asleson, 1747 Kong Rd., Stoughton, WI 53589 for a rezone of 3.75 acres of parcels #0611-134-9560-9 and #0611-134-9000-6, 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 Member Dalsoren and seconded by Vice Chair Miller to recommend approval to the town board of Preliminary Certified survey map #5025-17, dated revised 8/2/17, for Alice Asleson, 1747 Kong Rd, Stoughton WI 53589 for a rezone of 3.05 to 3.10 acres of parcels #061113495609 and #061113490006 a total of 77.69 acres from A1-EX to A2(2) 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 driveway access needs to be at least 66 feet wide at all points.
5. Two residential splits remain with the A1EX parcels and no further residential splits on the 3.05-3.1 acres.
6. A2(2) zoning.
7. This will be a nonconforming "flag pole" lot the existing structures were constructed prior to policy being enacted one residential split is being used and Ag Preservation is the reason for this non-conforming lot.
8. This map drawing number 5025-17 originally dated 4/17/17 revised on 8/2/17 replaces the map that was preliminary approved by the town board on 06/20/2017.

Motion carried unanimously.

1. 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 Plan Commission reviewed and discussed the 2017 Draft Comprehensive Plan.

A meeting will be scheduled for August 9, 2017 to discuss the Plan in more length.

2. 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.

3. Agenda items for the next meeting

- Review of maps

It was moved by Member Bolender and seconded by Member Dalsoren to adjourn at 8:08. p.m. Motion carried unanimously.

Respectfully submitted,

Sandra L. Wilke

Deputy Clerk/Treasurer