

**TOWN OF PLEASANT SPRINGS**  
**DANE COUNTY, WISCONSIN**  
**RECORD OF PLAN COMMISSION MEETING**  
**OF MARCH 7, 2018**

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

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

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

**OTHERS PRESENT:** Town Board Chair David Pfeiffer, Jason Ehle – 2769 Alice Circle, James Alme and Lori Alme – 2061 Spring Road, Brett Riemen – 2763 Tower Drive, Brian Spanos – 4192 Morris Park Road, Bryan R. Spangler – 3067 Vilas Road, David Pfeiffer – 1838 Oakview Drive, and Nancy Harried – 2501 County Road BN

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

**MINUTES OF THE JANUARY 25, 2018 JOINT PLAN COMMISSION & TOWN BOARD MEETING**

It was moved by Member Dalsoren and seconded by Member Parker to approve the minutes of the January 25, 2018 Joint Plan Commission and Town Board meeting. Motion carried unanimously.

**MINUTES OF THE FEBRUARY 7, 2018 PLAN COMMISSION MEETING** It was moved by Member Pitas and seconded by Member Bolender to approve the minutes of the February 7, 2018 Plan Commission meeting. Motion carried unanimously.

**PUBLIC COMMENT**

Bryan Spangler of 3067 Vilas Road appeared before the Commission. He commented on his concerns about the amount of traffic and the all hours people would be coming and going with the proposed mini storage warehouses project.

He also stated that in the Town of Cottage Grove there are 500 more storage units being planned and feels that no more are needed in this area.

**BUSINESS**

**1. Discuss and take action on a request from Randall & Robert Ehle, 1898 Barber Drive, Stoughton, WI 53589, Jason Ehle, acting as agent, to rezone approximately 5.1 acres of parcels #0611-143-9500-0 and #0611-144-9000-4 (2432 County Highway BN) from A-1 EX to A2(4) to separate existing residence from farmland to create a residence for the son and family.**

**Vice Chair Melanie Miller and Member John Pitas are the contacts for this project.**

Member Pitas referred to an e-mail sent by Vice Chair Miller in regard to it being a flag lot which is being made a part of these minutes.

Member Pitas made a motion to open up discussion on a request from Randall & Robert Ehle, 1898 Barber Drive, Stoughton, WI 53589, Jason Ehle, acting as agent, to rezone approximately 5.1 acres of parcels #0611-143-9500-0 and #0611-144-9000-4 (2432 County Highway BN) from A1 EX to A2(4) to separate the existing residence from farmland to create a residence for the son and family.

Jason Ehle questioned the shared access and wants to increase size of lot and handed out a different map.

It was moved by Member Bolender and seconded by Member Dalsoren to approve the request from Randall & Robert Ehle, 1898 Barber Drive Stoughton, WI 53589, Jason Ehle, acting as agent, to rezone approximately 5.1 acres of parcels #0611 A-1 EX to A2(4) to separate existing residence from farmland to create a residence for the son and family.

Deed Restrictions:

1. One (1) available split transferred to original farmstead to remodel or build a residential home on the A2(4) specified parcel.
2. Deed restrict A2(4) parcel to no further residential development once item #1 is met.
3. Remaining A-1 EX farmstead has one (1) remaining split available.
4. Driveway shared access and utility plan for agricultural use be submitted.

Conditions:

1. A Certified Survey Map (CSM) is required for the rezoned parcel.
2. Owner name(s) be listed on final CSM and the correct language for Town approval to be noted on CSM.
3. CSM must be approved and recorded. If CSM is not recorded the rezone becomes null and void.

Jason Ehle was informed that he must attend the next Town Board meeting on March 20, 2018.

Motion carried unanimously.

**2. Discuss and take action on a request from Jim Alme, 2016 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent, to rezone approximately 5.1 acres of parcel numbers #0611-64-8010.0, #0611-064-8030-0, and #0611-053-8630-0 to create a new parcel of approximately 4.03 acres, along 2917 Hwy MN, from C-1 to C-2 for mini storage warehouses.**

**Member Lila Lemanski and Member Janiece Bolender are the contacts for this project.**

Bret Rieman and Brian Spanos of The Spanos Company appeared before the Plan Commission and presented the request for mini storage warehouses.

Discussions were held on their plans for security and access to the property.

Security cameras will be installed with direct feeds and controlled access at the gate.

Landscaping, parking of any vehicles outside, and ATC access was discussed. There will be no parking of vehicles outside.

They reported that unit size will be 10' x 10' or larger.

A discussion was held on the adjacent properties being zoned commercial.

It was moved by Lila Lemanski and seconded by Member Pitas to approve the request of Jim Alme, 2061 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent to rezone approximately 4.03 acres to combine parcel numbers #0611-064-8010-0 (1.646 acres), #0611-064-8030-0 (1.786 acres) and #0611-053-8630-0 (.589 acres), to create a new parcel of approximately 4.03 acres total along (2917 Hwy MN) from C-1 to C-2 for mini storage warehouses.

Note – Comprehensive Plan – Displays a mixed-use area.

#### DEED RESTRICTIONS:

1. Restricts use to the development and operation of mini storage warehouse facilities.
2. Prohibits installation of off-premise advertising signs (billboards).
3. Signage and lighting to be designed to limit adverse effects on surrounding properties.
4. 345 kV utility easement to be displayed and noted on CSM.
5. Obtain approval from Land and Water Resource Management regarding erosion control and storm water management plan. Provide approved plan to the Town for record.
6. Restricts new parcel to no further residential development
7. Conditional use permit #2232 (CUP), for a single-family residence to become null and void no later than 12/31/19.

8. Secure property by keyed access and fencing up to and against buildings.

CONDITIONS:

1. Existing 345 kV utility easement requirements must be maintained.
2. Dane County setback and height requirements must be met.
3. A Preliminary and Final Certified Survey Map (CSM) is required for the rezoned parcel.
4. A Driveway Access Placement form completed by Public Works must be in place prior to approval of the Preliminary CSM.
5. Owner and/or company name (s) to be listed on final CSM and the correct language for Town approval to be noted on CSM.
6. CSM must be approved and recorded, if CSM is not recorded the rezone becomes null and void.

Motion carried with Member Parker voting in the negative.

It was noted that they will have to attend the next Town Board meeting which will be held March 20, 2018.

**3. Report by Supervisor Janiece Bolender concerning any Plan Commission agenda item discussed or acted upon by the Town Board**

No items came before the Town Board.

**4. Discussion and possible action on training topics and process.**

This agenda item will be added to the next Plan Commission agenda due to the fact that Member Miller was not at this meeting.

A discussion was held on the Plan Commission application and procedures.

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

**ADJOURNMENT**

It was moved by Member Dalsoren and seconded by Member Pitas to adjourn at 7:55 p.m.

Respectfully submitted,

Sandra L. Wilke, Deputy Clerk/Treasurer

