

**TOWN OF PLEASANT SPRINGS  
DANE COUNTY, WISCONSIN**

**RECORD OF THE PLAN COMMISSION MEETING**

**OF MARCH 6, 2019**

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

**PLAN COMMISSION MEMBERS PRESENT:** Chair Audra Dalsoren, Members: Lila Lemanski, John McLain and Eric Olson, Liaison.

**PLAN COMMISSION MEMBERS ABSENT & EXCUSED:** Vice Chair Melanie Miller, John Pitas and Michele Parker.

**OTHERS PRESENT:** Chris Miller, 3186 Kinney Rd, David Pfeiffer, 1858 Oakview Dr.

**CALL TO ORDER** Plan Commission Chair Audra Dalsoren called the meeting of the Plan Commission to order at 6:30 p.m.

**MINUTES OF THE FEBRUARY 6, 2019 PLAN COMMISSION MEETING**

Motion by member Olson, second by member Lemanski, to approve the minutes as amended. Motion carried 3-0 with McLain abstaining.

**PUBLIC COMMENT**

**BUSINESS**

**Discuss and take possible action on the Preliminary Certified Survey Map # 11756, application # 10246, dated Feb. 13, 2019, regarding zoning request from Ronald and Dale Lund, 1404 Faulkner Road, Deerfield, WI 53531, Chris Miller, acting as agent, to rezone .68 acres of a total of 3.00 acres from A1-EX to RH-1, Parcel #0611-023-9720-0 and Parcel #0611-023-9520-0 to allow for a driveway, and septic system etc. and to tuck a potential home into the back of these mature hardwoods without cutting all the trees down to do so.**

Chair Dalsoren presented. The Commission reviewed the Preliminary CSM. They noted the preliminary should show driveway placement since it had been moved from the original indication of driveway placement (it was noted that both locations had been approved by Public Works). Chair Dalsoren reported out for the record that she works for BMO Harris Bank and her vote is not on BMO Harris's behalf. They also discussed the parcel had been increased by .68 acres for driveway placement.

Motion by member Olson, second by member Lemanski, to approve the Preliminary Certified Survey Map # 11756, application # 10246, dated Feb. 13, 2019 as listed above with the following conditions and restrictions:

- That the map indicates the driveway placement as it has been moved to another location as the original - previous drawing (both locations had been approved by Public Works)
- That the map is marked and indicated as "Preliminary"
- Township signature language must be the approved language provided with signature line to read Maria P. Hougan, Town Clerk.
- Plan Commission Chair Audra Dalsoren is not acting and voting on behalf of BMO Harris Bank.

Motion carried 4-0.

**Discuss and take possible action regarding adopting the Resolution to adopt the Comprehensive Revision to the Dane County Zoning Ordinance, Chapter 10, Dane County Code of Ordinances. Relative to the maps and natural resources overlay. Final consideration for approval to be held at a future Town Board meeting.**

The Plan Commission reviewed and discussed the map. There were several areas on the map there were concerns about. They want to make sure the parcels in the natural resource zones and wetland areas are put into the appropriate category. Chair Dalsoren stated she received an email from Majid late this afternoon regarding certain parcels that had conflicting zoning and will need to be corrected. She has not had time to review it yet, but though they were mostly zoned B1 and Hamlet, the email will be forwarding on to the Plan Commission for review. Further discussion followed. Town Chair Pfeiffer recommended the hold off on this, that a decision did not need to be made and rushed into at this time, the deadline for adoption is still a few months away. The Plan Commission agreed.

Motion by member Olson, second by member McLain, to table until further notice to allow ample time for further review. Motion carried 4-0.

**Discuss and take possible action on moving the Plan Commission meetings to the second Wednesday of the month.**

Motion by member Olson, second by member McLain, to approve the changing the meeting dates to the second Wednesday of the month, and move the due dates by one week later.

Friendly amendment to the motion was made by member Olson, seconded and accepted by member McLain, to add the effective date for the new meeting schedule to begin in April 2019.

Motion carried 4-0.

**Discuss and take possible action on requests to change zoning designations. (These will be on an as needed or requested basis)**

Chair Dalsoren stated the information contained in the recent email from Majid Allen of Dane County Zoning will be on next months agenda.

## **1. Training Items:**

- **Plan Commission Application Process**

The Plan Commission reviewed the application process. Clerk Hougan explained the internal process, Chair Dalsoren explained her process when she received applications and how she prepares for discussion with applicants.

### **Report from Eric Olson concerning any Plan Commission agenda items discussed or acted upon by the Town Board.**

Member and liaison Olson reported out on the items discussed or acted upon by the Town Board to include the approval of the final CSM for the Sayre property, the approval of the American Transmission Company (ATC) items to include the rezone and CSM, and reported out on the recent notice of upcoming Plan Commission openings. Chair Dalsoren stated she would like to be part of the interview process when the interview new Plan Commission applicants.

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

- Discuss and take action on requests to change zoning designations-see email from Majid listed parcels in concern
- Training Items-Conditional Use Permits (CUP) process-it was recommended to hold off on this until the new Plan Commission members are appointed.

Chair Dalsoren reported out she will be on vacation from March 20 to beginning of April.

### **ADJOURNMENT**

Motion by member Olson, second by member McLain, to adjourn at 8:15. Motion carried unanimously.

Motion carried unanimously.

Respectfully submitted:

Maria Hougan  
Clerk/Treasurer