

TOWN OF PLEASANT SPRINGS

DANE COUNTY, WISCONSIN

**RECORD OF THE JOINT PLAN COMMISSION & TOWN BOARD
MEETING**

OF SEPTEMBER 5, 2018

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

PLAN COMMISSION MEMBERS PRESENT: Chair Audra Dalsoren, Vice Chair Melanie Miller and Members: Lila Lemanski, John McLain, John Pitas, Michele Parker (arrived at 7:08 P. M.) and Plan Commission Liaison Eric Olson.

TOWN BOARD MEMBERS PRESENT: Town Chair David Pfeiffer (arrived at 6:45 P.M.) and Members: Jay Damkoehler, Eric Olson and Janiece Bolender (arrived at 6:55 P.M.)

TOWN BOARD MEMBERS ABSENT: Member Doug Larsson.

OTHERS PRESENT: Dana Dockocil, 1796 Lake Kegonza Road, Stoughton, WI 53589 and Brian Spanos.

CALL TO ORDER Plan Commission Chair Dalsoren called the Meeting of the Plan Commission to order at 6:32 p.m.

MINUTES OF THE AUGUST 1, 2018 PLAN COMMISSION MEETING It was moved by Member Lemanski to accept the Minutes of the August 1, 2018 Plan Commission Meeting as amended. The motion was seconded by Vice Chair Miller. Motion carried.

PUBLIC COMMENT

No one appeared to comment.

BUSINESS

1. Discuss and take action on the Final Certified Survey Map No. 13658 from Jim Alme, 2016 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent, for creating a new parcel of approximately 4.03 acres, along 2917 Hwy MN, rezoning from C-1 to C-2 for mini storage warehouses. (Plan Commission and Town Board approval required.)

Town Board Member Janiece Bolender and Plan Commission Member Lila Lemanski are contacts for this project.

The extra territorial review was done by the Village of McFarland and was approved.

It was noted that Jim Alme had sold the property to **341 Tower Drive LLC** during the rezoning process.

A motion was made by Plan Commission Member Lemanski to discuss and take action on the Final Certified Survey Map No. 13658 from **341 Tower Drive LLC., 4192 Morris Park Road, McFarland, WI 53558 (New Owner)**, Brian Spanos, acting as agent, for creating a new parcel of approximately 4.03 acres, along 2917 Hwy MN, rezoning from C-1 to C-2 for mini storage warehouses.

It was moved by Plan Commission Member Lemanski to accept the Final Certified Survey Map No. 13658 from 341 Tower Drive, LLC, 4192 Morris Park Road, McFarland, WI 53558, Brian Spanos, acting as agent, to create a new parcel of approximately 4.03 acres, along 2917 County Highway MN, rezoning from C-1 to C2 for mini storage warehouses.

The motion was seconded by Member Pitas.

A motion was then made by Vice Chair Miller and seconded by Member Pitas to table this item until we have a quorum of the Town Board.

Motion carried unanimously.

2. Discuss and take action on the request from Thomas and Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Doscocil acting as agent, to approve the Preliminary Certified Survey Map No. 5151-17A, dated January 15, 2018 located on the West Side of Church Street in the Town of Pleasant Springs to rezone approximately 7.5 acres of a 37-acre parcel, Parcel #0611-112-9500-7, from A-1EX to RH-2 for the purpose of creating one residential lot.

The contacts for this project are Chair Dalsoren and Member Lemanski.

It was moved by Vice Chair Miller and seconded by Member Pitas to approve Preliminary Certified Survey Map No. 5151-17A dated 1/15/18, (Owner – Thomas & Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534) of parcel #0611-112-9500-7 located on the west side of Church Street in the Town of Pleasant Springs of approximately 7.4 acres. The 7.4 acres is to be rezoned from A1 EX to RH-2 in order to separate farmland from unproductive woodland.

The following are the Deed Restrictions and conditions:

Deed restrictions:

- One buildable split to be used on the 7.4 acres zoned RH-2, zoning to be deed restricted to no additional buildable splits.

- The remaining A1 EX to be deed restricted to no remaining splits available. **If the next agenda item is not approved, there would be one additional split remaining.**

Conditions:

- Certified Survey Map (CSM) must be approved and recorded or the re-zoning will become null and void.
- Driveway placement to be approved by the Town of Pleasant Springs.
- Utility easement to be listed on the Final CSM, if applicable.
- Housing and building setback requirements to be met.
- Owners name(s) must be listed on the Final CSM.
- The Township signature language on the Final CSM must be the approved language provided with a signature line to read Maria P. Hougan, Town Clerk.

Motion carried unanimously by the Plan Commission.

3. Discuss and take action on a request from Thomas and Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Dockocil, acting as agent, to approve the Preliminary Certified Survey Map No. 5151-17, dated January 2, 2018, revised to one lot on January 15, 2018, located on the East Side of Church Street in the Town of Pleasant Springs, to rezone approximately 1.8 acres of Parcel #0611-112-8001-3 from A-1EX to A-2(1) for the purpose of creating one residential lot.

The contacts for this request are Chair Dalsoren and Member Lemanski.

A discussion was held on the Dane County Zoning application for this rezone. The application was a request to create one lot of 1.8 acres to be rezoned as A-2(1) and one agriculture lot of 9 acres to be rezoned as A-4.

The Plan Commission had only approved the rezone of 1.8 acres to A-2(1). There had been no request for a 9-acre agriculture rezone.

It was moved by Vice Chair Miller and seconded by Member Pitas to approve the Preliminary Certified Survey Map No. 5151-17, dated January 2, 2018, version #1152018 of Parcel #0611-112-8001-3 (Owner – Thomas and Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534) located on the East side of Church Street in the Town of Pleasant Springs of approximately 1.8 acres to be rezoned from A-1 EX to A-2(1) in order to separate the farmland from the unproductive woodland with the following Deed Restrictions and Conditions:

Deed Restrictions:

- One buildable split to be used on the 1.8 acres zoned A-2, zoning to be deed restricted to no additional buildable splits available.
- The remaining A1 EX to be deed restricted to no remaining splits available, removing the additional split mentioned in Agenda Item #2.

Conditions:

- Certified Survey Map (CSM) must be approved and recorded or the rezoning will become null and void.
- Driveway placement to be approved by the Town of Pleasant Springs.
- Utility easement to be listed on the CSM.
- Housing and building setback requirements to be met.
- Owners name(s) must be listed on the Final CSM.
- Township signature language on the final CSM must be the approved language provided with the signature line to read Maria P. Hougan, Town Clerk.

NOTE: This action is different than what was presented to Dane County Zoning.

The agent, Dana Doscocil, asked the Plan Commission to proceed with the motion, request as listed on the agenda.

Motion carried unanimously by the Plan Commission.

Town Board Chair David Pfeiffer call the meeting of the Town Board to order at 7:05 P.M.

Item #1 was brought back to the Town Board and Plan Commission.

There is a motion on the table from the Plan Commission to approve the Final Certified Survey Map No. 13658 from 341 Tower Drive LLC., 4192 Morris Park Road, McFarland, WI 53558. Brian Spanos, acting as agent, for creating a new parcel of approximately 4.03 acres, along 2917 Hwy MN, rezoning from C-1 to C-2 for mini storage warehouses.

Motion carried unanimously by the Plan Commission.

A motion was made by Town Board Member Olson and seconded by Town Board Member Damkoehler to approve the Final Certified Survey Map No. 13658 from 341 Tower Drive LLC, 4192 Morris Park Road, McFarland, WI 53558, Brian Spanos, acting as agent, for creating a new parcel of approximately 4.03 acres, along 2917 Hwy MN, rezoning from C-1 to C-2 for mini storage warehouses.

Motion carried unanimously by the Town Board.

Item #2 was brought to the Town Board.

Chair Dalsoren read the motion to approve the Preliminary Certified Survey Map #5151-17A, dated January 15, 2018 for Parcel #0611-112-9500-7 located on the West Side of Church Street in the Town of Pleasant Springs of approximately 7.4 acres to be rezoned A-1EX to RH-2 in order to separate farmland from unproductive woodland with the following Deed Restrictions and Conditions:

Deed restrictions:

- One buildable split to be used on the 7.4 acres zoned RH-2, zoning to be deed restricted to no additional buildable splits.
- The remaining A1 EX to be deed restricted to no remaining splits available. **If the next agenda item is not approved, there would be one additional split remaining.**

Conditions:

- Certified Survey Map (CSM) must be approved and recorded or the re-zoning will become null and void.
- Driveway placement to be approved by the Town of Pleasant Springs.
- Utility easement to be listed on the Final CSM, if applicable.
- Housing and building setback requirements to be met.
- Owners name(s) must be listed on the Final CSM.
- The Township signature language on the Final CSM must be the approved language provided with a signature line to read Maria P. Hougan, Town Clerk.

A lengthy discussion was held on the driveway placement requirement.

It was moved by Town Board Member Olson and seconded by Town Board Member Bolender to approve the motion as read by Chair Dalsoren except striking the utility easement off the conditions.

Motion carried unanimously by the Town Board.

Item #3 was brought to the Town Board.

The Town Board was present at the reading of the motion for Item #3 on the agenda.

It was moved by Town Board Member Olson and seconded by Town Board Member Bolender to approve the motion as read for Preliminary Certified Survey Map No. 5151-17, dated January 2, 2018, to rezone 1.8 acres of Parcel #0611-112-8001-3.

Motion carried unanimously by the Town Board.

4. Discuss and take action on a request from Tom & Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Dorskocil, acting as agent, to rezone 3.5 acres of Parcel #0611-023-8500-7 from A-1 EX to RH 1 to create a single family 3.5-acre building site while preserving the remaining 37.3 acres as agriculture. The property is located on Kinney Road. (Town Board tabled at their August 21, 2018 meeting.)

The contacts for this request are Member Parker and Vice Chair Miller.

Town Board Chair reported that the Town Board had tabled this request at the August 21, 2018 meeting so the Plan Commission could review it.

A discussion was held on the soil maps, slope, drainage, and erosion issues.

Chair Dalsoren reported she visited the property earlier in the day right after the significant rainfall and noticed the water run-off and the velocity of run-off.

She also reported that a neighbor had a cemented culvert.

She also reported she had discussed the issue with Public Works about the significant run-off and the history of the property.

A discussion was held on if development would make drainage worse, requiring a storm water management plan, and requirements of retaining a 90% - 100% stay on for new development.

It was moved by Vice Chair Miller and seconded by Member Pitas to table the request until they receive a correct density test and a storm water management plan.

Motion carried unanimously.

5. Review and discuss changes in the new Dane County Zoning Ordinance and Map. (A representative from Dane County Zoning will be present.)

A motion was made by Member Pitas and seconded by Vice Chair Miller to table the review and discussion about the new Dane County Zoning Ordinance and Map until the Town Board meeting scheduled on September 18, 2018.

Motion carried unanimously.

6. Discuss and take action on scheduling an informational meeting for the Town of Pleasant Springs residents on the New Dane County Zoning Ordinance and Maps.

After lengthy discussion, it was moved by Member John Pitas and seconded by Vice Chair Miller to schedule an informational meeting for the Town of Pleasant Springs residents in regard to the new Dane County Zoning Ordinance and Maps for Tuesday, October 9, 2018 at 6:30 P.M. at the Town Hall.

Motion carried unanimously.

7. Discuss and take action on developing and confirming language to Dane County in regard of AirBNB Rentals.

A lengthy discussion was held on AirBNB Rentals and how to regulate them.

Conditional Use permits and the language were discussed in length.

The Plan Commission and Town Board decided to see if Dane County Zoning will provide guidance and assistance in the Conditional Use Permits in regard to AirBNB Rentals.

A discussion was also held on appointing two members to work on the language of the Conditional Use Permits and then bring it back to the Commission for discussion and approval.

A motion was made by Member Pitas and seconded by Member Parker to table the developing and confirming language to Dane County in regard to Air BNB Rentals until the issue can be discussed with Dane County Zoning.

Motion carried unanimously.

8. Discuss and possible action on the 2019 Plan Commission budget.

A motion was made by Vice Chair Miller and seconded by Member Pitas to approve the 2019 Plan Commission Budget.

Motion carried unanimously.

9. Training – motions.

It was moved by Vice Chair Miller and seconded by Member Parker to table Training – Motions until next Plan Commission meeting.

Motion carried unanimously.

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

Member Olson gave the Plan Commission report from the August 21, 2018 Town Board meeting.

11. Correspondence. None.

12. Agenda items for the next meeting.

Tom & Donna Sayre – Parcel #0611-023-8500-7 – rezone request.

Training – Deed restrictions and conditions – Member Lemanski

Training – Motions

Discussion of Conditional Use Permit Language for AirBNBs

ADJOURNMENT

It was moved by Vice Chair Miller and seconded by Member Parker to adjourn at 8:37 P.M.

Motion carried unanimously.

Respectfully submitted:

Sandra L. Wilke
Deputy Clerk/Treasurer