

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF PLAN COMMISSION MEETING
OF JANUARY 3, 2018

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, Michele Parker, John Pitas and Janiece Bolender

OTHERS PRESENT: Town Board Chair David Pfeiffer, Gerald Process - 2124 Skaalen Road, Stoughton, WI, Duane Hammersly – 2118 Skaalen Road, Stoughton, WI, Dana Dskocil, David Bachhuber – 2669 Hoard Street, Madison, WI, Abby Bachhuber – 2669 Hoard Street, Madison, WI, Joan Bachhuber – 7528 E. Hapstead Court, Middleton, WI, Tim Gartzke – 3166 Shadyside Drive, Stoughton, WI. Jeffrey Scheberl – 1965 Rinden Road, Cottage Grove, WI, Tom Polich, 1713 Red Oak Drive, Stoughton, WI, Stephen Champagne, Peter & Laura Bruno – 1734 N Red Oak Drive, and David Pfeiffer – 1838 Oakview Drive, Stoughton, WI.

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

MINUTES OF DECEMBER 6, 2017 PLAN COMMISSION MEETING

It was moved by Vice Chair Miller and seconded by Member Dalsoren to approve the minutes of the December 6, 2017 Plan Commission meeting. Motion carried unanimously.

PUBLIC COMMENT

Laura Burno of 1734 North Red Oak, Stoughton, WI 53589 appeared before the Plan Commission in regard to regulations of dog walking in the Township.

BUSINESS

1. Discuss and take action on a request from Scott Trautman, David Bachhuber, acting as agent, to rezone 30 acres of the 30-acre parcel, parcel #0611-344-8000-4, from A1 EX to A4. This is for the purpose to create one building site and to rezone. Property located at Skaalen and Pleasant Hills Roads.

Vice Chair Melanie Miller is the contact person for this project.

A motion was made by Vice Chair Miller and seconded by Plan Commission Member Pitas to approve the request from Scott Trautman, David Bachhuber acting as agent, to rezone 30.4 acres of parcel #061-344-8000-4 from A-1 EX to A2, to create one residential building site at Skaalen Road and Pleasant Hills Road.

Deed restrictions:

1. No available splits remain after a single-family home on the 30.4-acre parcel, zoned A2 is built.
2. Deed restrict the 30.4-acre parcel – no further residential development.
3. Driveway distance noted on the CSM on the correct side of the road.
4. New residential site set back requirement must be met.
5. Name of the Owner must appear on the CSM.
6. A Certified Survey Map (CSM) will be required for the 30.4-acre A-2 parcel for review and approval by the Town Board. After approval, the CSM is to be submitted by the Town Clerk to Dane County Zoning.

The motion was seconded by Plan Commission Member John Pitas. Motion carried unanimously.

Motion carried unanimously.

2. Discuss and take action on a request from Stephen Champagne, Dana Doskocil acting as agent, to rezone 10.7 acres of a 37-acre parcel – parcels #0611-112-8501-0 and #0611-112-9000-2. This request is for the purpose of separating from productive open un-obstructed agricultural land to keep for smaller agricultural productions and outdoor sports hunting.

Plan Commission Member Michele Parker is the contact person for this project.

It was moved by Plan Commission Member Bolender and seconded by Plan Commission Member Lemanski to table the request from Stephen Champagne, Dana Doskocil, acting as agent to rezone 10.7 acres of a 37-acre parcel, parcels #06110112-8501-0 and #0611-112-9000-2. Property is located on Rinden Road, Cottage Grove, WI.

Motion carried unanimously.

3. Discuss and take action on a request from Thomas and Donna Sayre, Dana Doskocil acting as agent, to rezone 7.5 acres of a 37-acre parcel, parcel #0611-112-9500-7, from A1 EX to RH2. This is for the purpose to sell off unusable wooded area for other owners/future owners homesite. Property is located on Church Street, Cottage Grove, WI.

Plan Commission Members Audra Dalsoren and Lila Lemanski are the contacts for this project.

It was moved by Plan Commission Member Dalsoren and seconded by Plan Commission Member Pitas to recommend to the Town Board approval of request from Thomas and Donna Sayre, Dana Dorskocil acting as agent, to rezone 7.5 acres of a 37-acre parcel, parcel #0611-112-9500-7 from A1 EX to RH2 in order to separate farmland from unproductive woodland.

Conditions:

1. The approximately 7.5 acres rezoned to RH2 to contain one (1) buildable split.
2. The remaining approximately 30 acres of parcel #0611-112-9500-7 will be deed restricted so there is no further residential development.
3. The remaining approximately 30 acres to be rezoned from A1 EX to A2, as it no longer conforms to the A1 EX minimum lot requirements of 35 acres.
4. Require a CSM of the property to be approved and recorded. If the CSM is not recorded the zoning will be null and void.
5. Contingent on Driveway placement approval by the township. It is recommended by the Plan Commission to be located at the southern portion of the 7.5-acre wooded lot.
6. Contingent on house placement on approved CSM.
7. Housing and building setback requirements to be met.

Motion carried with Plan Commission Member Lemanski voting in the negative.

4. Discuss and take action on a request from Thomas & Donna Sayre, Dana Dorskocil acting as agent, to rezone 2 acres of a 2-acre parcel, parcel #0611-112-8001-3, from A1 EX to RH2, for the purpose of selling unusable wooded area for the future owners to build a homesite. Property is located on Church Street, Cottage Grove, WI.

Plan Commission Members Audra Dalsoren and Lila Lemanski are the contacts for this project.

A discussion was held on creating one lot instead of two which was originally requested.

A motion was made by Plan Commission Member Dalsoren and seconded by Plan Commission Member Pitas to approve the request from Thomas & Donna Sayre, Dana Dorskocil, acting as agent, to rezone approximately 1.8 acres if parcel #0611-112-8001-3 from A1 EX to A2(1) in order to separate the farmland from the unproductive woodland.

Conditions:

1. The remaining approximately 23 acres will also need to be rezoned from A1 EX to A2 as it no longer conforms to the A1 EX minimum standard requirements of 35 acres.
2. Contingent on driveway placement approval by the township.
3. Requiring a CSM of the property to be approved and recorded. If the CSM is not recorded the zoning will be null and void.
4. One (1) buildable residential split will be allowed on the A2 (1) zoning. One (1) buildable split will remain with the approximately 23-acre A2 zoning on the original homestead.
5. Revise the application to reflect the corrections within the motion.
6. Soil maps need to be submitted, reviewed and approved by the Town Board.

Motion carried with Plan Commission Member Lemanski voting in the negative.

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

Member Bolender reported that the Town Board had met December 19, 2017, on the final CSM for the Golden Green properties and the final CSM for the Smithback property.

A joint Town Board and Plan Commission meeting will be scheduled in regard to the new Dane County Zoning.

6. Agenda items for the next meeting

ADJOURNMENT

It was moved by Plan Commission Member Lemanski and seconded by Plan Commission Member Parker to adjourn. Motion carried unanimously.

Respectfully submitted,

Sandra L. Wilke, Deputy Clerk/Treasurer

