

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

RECORD OF THE PLAN COMMISSION MEETING

OF FEBRUARY 6, 2019

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

PLAN COMMISSION MEMBERS PRESENT: Chair Audra Dalsoren, Vice Chair Melanie Miller, Members: Lila Lemanski, John Pitas, and Eric Olson, Liaison.

PLAN COMMISSION MEMBERS ABSENT & EXCUSED: John McLain and Michele Parker.

OTHERS PRESENT: Kathleen Boucher, Todd Buhr, Julie Hanson, Patrick Cowell, Dana Doscocil, Town Chair David Pfeiffer

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 JANUARY 2, 2019 PLAN COMMISSION MEETING

Motion by member Miller, second by member Olson, to amend the minutes to reflect 3.7 acres to include the right of way, instead of the original 3.5, for the rezone of parcel # 0611-023-8500-7. Motion by Miller, second by Pitas to approve the minutes as amended. All in favor.

PUBLIC COMMENT

No one appeared for the public comment period.

BUSINESS

Discuss and take possible action on the Preliminary Certified Survey Map # 14991, regarding zoning request from Tom & Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Doscocil, acting as agent to rezone 3.7 acres of Parcel #0611-023-8500-7 located at Sec 2-6-11 NW ¼ SW 1/4 from A-1 EX to RH -1 to create a single family 3.7-acre building site while preserving the remaining 37.3 acres as agriculture. The property is located on Kinney Rd.

Chair Dalsoren presented.

Motion by Plan Commission Chair Dalsoren, second by Member Olson to approve the preliminary certified survey map of parcel number 0611-023-8500-7 located on Kinney Rd. in the town of Pleasant Springs of approximately 3.7 acres to rezoned -from A1EX to RH-1 in order create a building split. With the following restrictions and conditions:

Deed restrictions:

- 1 buildable split to be used on the 3.7 acres zoned RH-1 zoning to be deed restricted to no additional buildable splits.
- The remaining A1-EX to be deed restricted to no remaining splits available for the following parcels, 0611-111-9195-9, 0611-023-9000-0, 0611-112-8001-3, 0611-023-8500-7

Conditions:

- Certified Survey Map (CSM) must be approved and recorded or the re-zoning will become null and void.
- Preliminary Certified Survey Map to be amended to 3.7 acres including road right away.
- Future house placement to be placed on Preliminary Certified Survey Map prior to town board approval.
- Map Number to be assigned to Preliminary Certified Survey Map prior to town board approval.
- Surveyor to be named on Preliminary Certified Survey Map prior to town board approval.
- Driveway placement to be approval by the township.
- Utilities Easement to be listed on the Final CSM if applicable.
- House and building setback requirement to be met.
- Owners name(s) must be listed on the Final CSM.
- Township signature language must be the approved language provided with signature line to read Maria P. Hougan, Town Clerk.

Motion carried 5-0.

Discuss and take possible action on a request from American Transmission Company LLC, c/o Patrick Cowell, Jessica Vaughn, of JSD Professional Services, acting as agent, to rezone 49.752 acres from A1-EX and C-1 to C-1 and A-4, Parcel #'s 0611-9185050, 0611-9185300 and 0611-09190009 parcel address of 2449 and 2489 Rinden Road, to create for consistency between the newly created lots, zoning designations, and current uses. For ATC offices, to allow communication towers, and to conform with the County zoning ordinance.

Chair Dalsoren spoke to Majid from Dane County zoning. This request is more of a housekeeping request to clean up the current zoning on the lots involved. The small 2-acre parcel is Wisconsin Telephone Company. The Plan Commission reviewed the maps and information provided. Items 2 and 3 are really the same request. (the request for American Transmission Company and the request below from Wisconsin Telephone Co.) Chair Dalsoren stated she does not have any concerns with this request.

Motion by member Pitas, second by member Miller, to approve the request for rezone with the following restrictions and conditions:

Conditions:

- No buildable splits on agricultural land and no future residential development
- Lot 1- 13.024 acres zoned commercial C-1 zoning
- Lot 2- 1.446 acres zoned commercial C-1 zoning
- Lot 3- 34.341 acres zoned A-4 deed restricting with no future development

Motion carried 5-0.

Discuss and take possible action on a request from Wisconsin Telephone Company, Patrick Cowell, ATC LLC and Jessica Vaughn, of JSD Professional Services, acting as agents, to rezone 49.752 acres from A1-EX and C-1 to C-1 and A-4, Parcel #'s 0611-9185050, 0611-9185300 and 0611-09190009 parcel address of 2449 and 2489 Rinden Road, to create for consistency between the newly created lots, zoning designations, and current uses. For ATC offices, to allow communication towers, and to conform with the County zoning ordinance.

Motion by member Pitas, second by member Miller, to approve the request for rezone with the following restrictions and conditions:

Conditions:

- No buildable splits on agricultural land and no future further residential development
 - Lot 1- 13.024 acres zoned commercial C-1 zoning
 - Lot 2- 1.446 acres zoned commercial C-1 zoning
 - Lot 3- 34.341 acres zoned A-4 deed restricting the property with no future development.
- And to receive a notarized application prior to the Town Board meeting of February 19, 2019 on the Wisconsin Telephone application previously submitted.

Motion carried 5-0.

Discuss and take possible action regarding approve the Preliminary Certified Survey Map (CSM) drawing # 1539768 dated / plotted Jan. 14, 2019 for Lot 1, Lot 2, and Lot 3 of parcels 0611-09185050, 0611-09185300, and 0611-09190009 located at 2449 Rinden Road and 2489 Rinden Road. For the purpose of rezoning 49.752 acres from A1-EX and C-1 to C-1 and A-4. American Transmission Company and Wisconsin Telephone. Patrick Cowell, owner, and Jessica Vaughn, JSD Professional Services, Owner.

The Preliminary Certified Survey Map was reviewed by the Plan Commission.

Motion by member Olson, second by member Miller to approve the Preliminary Certified Survey Map. Motion carried 5-0.

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. This will be approved at a future Town Board meeting.

Chair Dalsoren spoke to Majid at Dane County Zoning. They discussed adding language for Airbnb's and other similar venues to the new Chapter 10, and discussed the conditional use permits. Majid is still reviewing the map and making a few changes. He recommended making a decision of either adopting or rejecting the code prior to June. Town Board Chair David Pfeiffer discussed the option of a natural resources overlay for certain parcels with marshes or near waterways. He will discuss this more with Majid on the process and timing.

Motion by Chair Dalsoren, second by member Miller, to recommend to the Town Board approval of adoption of the revision of Chapter 10 of the Dane County Code of Ordinances as it pertains to zoning. Motion carries 5-0.

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

There was a discussion regarding changing the Plan Commission meetings to the second Wednesday of the month. This item was tabled to the March meeting to get feedback from the Plan Commission members who were not in attendance at this meeting.

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

Nothing to discuss at this time. Keep on as an agenda item for any future requests.

Training – as needed

Next or future training items to include the Conditional Use Permit Items and the application process for zoning requests, etc.

Report from Eric Olson concerning any Plan Commission agenda items discussed or acted upon by the Town Board. Plan Commission liaison Olson stated there was nothing to report at this time.

Agenda items for the next meeting.

- Continue the agenda item for zoning designation changes
- Training items-Conditional Use Permits, application process
- Change meeting date to second Wednesday of the month

ADJOURNMENT

Motion by member Pitas, second by member Miller, to adjourn at 7:40 P.M.

Motion carried unanimously.

Respectfully submitted:

Maria Hougan
Clerk/Treasurer