

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF PLAN COMMISSION MEETING
OF APRIL 4, 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: Lila Lemanski, Audra Dalsoren, Michele Parker and Janiece Bolender

MEMBERS ABSENT/EXCUSED: Plan Commission Member John Pitas

OTHERS PRESENT: Town Board Chair David Pfeiffer, Bert Davis – Badgerland Campground, Brian Davis – Badgerland Campground, Pete Hagen – Badgerland Campground and First-Rate Resorts, A Joseph – 2591 Door Creek Road, Bob Welch – Badgerland Campground, Fern & Rich Hosfeld – 2312 Williams Drive and Jerry Erdahl – 2483 Williams Drive

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

MINUTES OF THE MARCH 7, 2018 PLAN COMMISSION MEETING It was moved by Member Parker and seconded by Member Dalsoren to approve the minutes of the March 7, 2018 Plan Commission meeting. Motion carried with Vice Chair Miller abstaining.

PUBLIC COMMENT

No one commented.

BUSINESS

1. Discuss and take action on a request from First Rate Resorts, 1221 Enterprise Drive, Verona, WI 53593, Brent (Bert) Davis, acting as agent to rezone approximately 2.4 acres of Parcel #0611-201-8060-4 from B-1 to RE-1 to continue Badgerland Campground operation. The property address is 2671 Circle Drive, Stoughton, WI 53589.

Member Dalsoren is the contact for this project.

Bob Welch representing First Rate Resorts, presented the history of the Badgerland Campground and presented the request for the rezone.

He stated that the zoning change request is in line with what the current use is and the request goes from less restrictive to more restrictive..

The current zoning of B1 is not appropriate.

There are 12 camping sites on the parcel that is being requested to be rezoned.

There will be no driveway access change.

Some items of discussion were a Conditional Use Permit, residential housing limit on the parcel, length of time that campers can camp, enforcement agencies, wetland concerns - protective conservancy area, winter camping and whether they will be adding or changing lighting at the campground.

Member Bolender reported that the Town had not received any complaints about the Campground.

It was moved by Member Bolender and seconded by Member Dalsoren to approve the request from First Rate Resorts, 1221 Enterprise Drive, Verona, WI 53593, Brent (Bert) Davis, acting as agent to rezone approximately 2.4 acres of Parcel #0611-201-8060-4 from B-1 to RE-1 to combine complete parcel to RE-1 zoning to then continue operation of Badgerland Campground. The property address is 2671 Circle Drive, Stoughton, WI 53589.

Deed Restrictions:

1. A Conditional Use Permit to restrict the use of the development and operation of recreational camps, campground and camping resort to include the services and facilities necessary to serve premises.
2. Signage and lighting to be designed to limit adverse effects on surrounding properties.
3. No further residential buildings to be constructed on this parcel.
4. Dane County setback and height requirements must be met for proposed facilities.

Conditions:

1. A Certified Survey Map (CSM) is required for rezoned parcel.
2. Owner name(s) be listed on final CSM.
3. CSM must be approved and recorded, if CSM is not recorded the rezone becomes null and void.

Motion carried unanimously.

2. Discuss and take action on approving change of 300-foot notification letters to property owners on Plan Commission projects to 500 feet.

It was moved by Member Parker and seconded by Member Dalsoren to change the 300 feet notification letters of projects to property owners to 500 feet. Motion carried unanimously.

3. Approve changes to Plan Commission Applications:

- **Rezone/CUP Request and/or Certified Survey Map/Plat Request**
- **Variance and/or Special Exception Permit Request**
- **Conditional Use Permit Request**
- **Cell Phone Towner Conditional Use Permit Request**

A discussion was held on the changes made to the Plan Commission Applications.

A discussion was also held on the Plan Commission Manuals and updating them to the more current information.

It was moved by Vice Chair Miller and seconded by Member Dalsoren to approve the Plan Commission Applications as presented.

Motion carried unanimously.

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

Member Bolender reported on the Ehle project and the Alme project and the changes made to the motions at the Town Board meeting. The Town Board minutes were included in the packet.

5. Discussion and possible action on training topics and process.

Vice Chair Miller presented topics that she would like to have training provided to the Plan Commission. Each member is to take a topic each month at the meetings.

The following is a list of topics:

1. Roles and responsibilities of Plan Commission Members.
2. Land descriptions and applications.
3. Types of zoning.
4. Deed restrictions and conditions.
5. Conditional Use permits
6. Variances.
7. Shoreland, Floodplains
8. Transfer of Development Rights

Vice Chair Miller was assigned #1 at the May Plan Commission meeting. Chair Asleson was assigned #2 at the June Plan Commission meeting.

#3 was not assigned due to the changes being made at the County level.
Member Lemanski was assigned #4 at the July meeting.
Member Dalsoren was assigned #5 at the August meeting.
Member Parker was assigned #6 at the September meeting.
7 was not assigned yet.

6. Agenda items for the next meeting

Oath of office for Plan Commission Members Parker and Dalsoren.

ADJOURNMENT

It was moved by Member Dalsoren and seconded by Member Parker to adjourn the meeting of the Plan Commission at 8:00 P.M.

Respectfully submitted,

Sandra L. Wilke, Deputy Clerk/Treasurer