

TOWN OF PLEASANT SPRINGS

DANE COUNTY, WISCONSIN

**RECORD OF THE SPECIAL TOWN BOARD AND PLAN COMMISSION
MEETING**

OF JULY 5, 2018

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

PLAN COMMISSION MEMBERS PRESENT: Chair Audra Dalsoren and Members: Lila Lemanski, Mark Asleson, Michele Parker, and John Pitas.

TOWN BOARD MEMBERS PRESENT: Janiece Bolender

PLAN COMMISSION MEMBERS ABSENT: Vice Chair Melanie Miller and Liaison Eric Olson.

OTHERS PRESENT: Dana Doscocil - 1796 Lake Kegonsa Road, Stoughton, WI 53589, Leanne Schoor – 2154 Rinden Road, Cottage Grove, WI 53589, Randy Ehle – 1898 Barber Drive, Stoughton, WI 53589, Brian Spanos – 4192 Morris Park Road, McFarland, WI 53558, Steve Stolen – 2141 Schadel Road, Cottage Grove, WI 53527, Bea and Richard Hayden – 3345 Swinburne Drive, McFarland, WI 53558, Greg & Angela Rice – 1870 Skyline Drive, Stoughton, WI 53589, Shelby and Joey Hoops – 3605 Lakeview Drive, Stoughton, WI 53589, and Mike and Mary Jo Flocca – 2884 Skyline Lane, Stoughton, WI 53589.

A site visit at Parcel 0611-033-9230-0, Cottage Grove, WI to observe the sending parcel for the Transfer of Development from Tom Sayre occurred.

A site visit at Parcel 0611-023-8500-7, Cottage Grove, WI occurred to observe the receiving parcel for the Transfer of Development from Tom Sayre occurred.

Then the Plan Commission and Town Board Members reconvened to the Town Hall to continue with the Agenda.

CALL TO ORDER Plan Commission Chair Dalsoren called the Special Meeting of the Town Board and Plan Commission to order at 6:57 p.m.

MINUTES OF THE MAY 2, 2018 PLAN COMMISSION MEETING It was moved by Member Asleson and seconded by Member Pitas to approve the minutes of the May 2, 2018 Plan Commission Meeting. Motion carried unanimously.

RESOLUTION OF COMMENDATION FOR JANIECE BOLENDER AND MARK ASLESON FOR THEIR SERVICE ON THE PLAN COMMISSION

Chair Dalsoren thanked Janiece Bolender and Mark Asleson for service on the Plan Commission.

PUBLIC COMMENT

No one present commented.

BUSINESS

1. 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 3.5 acre building site while preserving the remaining 37.3 acres as agriculture. The property is located near Kinney Road. (This was tabled at the May Plan Commission meeting.) Contacts for this request were Plan Commission Member Michele Parker and Melanie Miller.

2. Discuss and take possible action on the request of Tom Sayre, 5911 West Pomeroy Road, Fulton, WI 53534, Dana Dorskocil, acting as agent, to apply for a Transfer of Development right from Parcel 0611-033-9230-0 currently zoned as A-1 (EX) for property located in Cottage Grove, WI 53527, to the receiving Parcel 0611-023-8500-7 currently zoned as A-1(EX) located on Kinney Road. Contacts for this request were Plan Commission Member Michele Parker and Melanie Miller.

Plan Commission Member Parker and Vice Chair Miller are the contacts for this request.

Dana Dorskocil appeared as the agent for the project.

It was moved by Member Parker and seconded by Member Pitas to open up discussion on a request from Tom Sayre, 5911 West Pomeroy Road, Fulton, WI 53534, Dana Dorskocil, acting as agent, to apply for a Transfer of Development Right from Parcel 0611-033-9230-0 currently zoned as A-1 (EX) for the property located in Cottage Grove, WI 53527, to the receiving Parcel 0611-023-8500-7 currently zoned as A-1(EX) located on Kinney Road.

Discussions were held on drainage, tiling, and that the property is in an Ag Preservation area on the receiving Parcel 0611-023-8500-7.

A motion was made by Member Parker and seconded by Member Asleson to discuss and approve the request for transfer of one split from sending parcel located at Parcel

0611-033-9230-0, Cottage Grove, WI to the receiving Parcel 0611-023-8500-7, Cottage Grove, WI with the following conditions:

This approval is subject to the Joint meeting with the Town Board to be held on July 17, 2018.

Deed Restrictions:

1. There will be no further development, no splits available on the sending Parcel 0611-033-9230-0.
2. The receiving Parcel 0611-023-8500-7 will receive the additional split and will have 3 splits available.

Motion carried with Member Lemanski voting in the negative.

Member Parker moved to bring back to the table for discussion the rezone of 3.5 acres of Parcel 0611-023-8500-7 located on Kinney Road, owned by Tom & Donna Sayre, 5911 West Pomeroy Road, Fulton, WI 53534, Dana Doscocil, acting as agent. The rezone would create a 3.5 acre building site zoned from A-1 EX to RH-1 and approximately 37.3 acres of this parcel would remain A-1 EX.

A discussion ensued.

It was then moved by Member Parker and seconded by Member Pitas to approve the rezone of 3.5 acres of Parcel 0611-023-8500-7 located on Kinney Road, owned by Tom & Donna Sayre, 5911 West Pomeroy Road, Fulton, WI 53534, Dana Doscocil, acting as agent. The rezone would create a 3.5 acre building site zoned from A-1 EX to RH-1 and approximately 37.3 acres of this parcel would remain A-1 EX. The following conditions apply:

This approval is subject to the Joint meeting with the Town Board and Plan Commission to be held on July 17, 2018.

Deed Restrictions:

1. The remaining 37.3 acres zoned A-1 EX has 2 splits available. RH-1 will have no available splits available.

Conditions:

1. The driveway will be listed on the CSM with reinspection by Public Works.
2. Utility easement will be noted on the CSM.
3. A Certified Survey Map (CSM) is required for the rezoned parcel.
4. Owner names(s), be listed on final CSM and the correct language for Town approval to be noted on CSM.
5. CSM must be approved and recorded, if CSM is not recorded the rezone

becomes null and void.

Motion carried with Member Lemanski and Chair Dalsoren voting in the negative.

3. Discuss and take action on a Preliminary Certified Survey Map, #13658 dated 6/12/18, received 6/14/18, from Jim Alme, 2016 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent, for rezone of approximately 4.02 acres of Parcels 0611-53-8630-0, 0611-064-8030-0, and 0611-064-8010-0 from C-1 to C-2, along 2917 Hwy MN, for mini storage warehouses.

Plan Commission Member Lila Lemanski and Janiece Bolender are the contact persons for this project.

Brian Spanos appeared as the agent for this project.

Brian Spanos reported that he had just heard back from the City of Madison as it was lost. They need to review.

The Extra Territorial Notice from the Village of McFarland and the driveway width were discussed.

Chair Dalsoren stated that based on the review of the current driveway access that the driveway should be 66' due to the fact that it a commercial use.

A motion by Member Lemanski and second by Member Parker to approve the Preliminary Certified Survey Map, #13658 dated 6/12/18, received 6/14/18, from Jim Alme, 2016 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent, for rezone of approximately 4.02 acres of Parcels 0611-053-8630-0, 0611-064-8030-0, and 0611-064-8010-0 from C-1 to C-2, along 2917 Hwy MN, for mini storage warehouses with the following conditions and deed restrictions:

Conditions:

1. The Draft Certified Survey Map needs to be changed to Preliminary Certified Survey Map.
2. A 66' driveway needs to be designated on the Preliminary Certified Survey Map.
3. The Town Clerk needs to be changed to Maria P. Hougan.
4. The Village of McFarland needs to be contacted in regard to the Extra Territorial conditions.
5. Extra territorial for the Village of McFarland and the City of Madison to be added to the CSM.

Member Lemanski also noted that in the original motion for approval of the rezone on this request was that one of the Deed restrictions was that the Conditional use permit #2232 (CUP), for a single-family residence to become null and void no later than 12/31/19.

Motion carried unanimously.

4. Discuss and take possible action on a request to rezone 3.1 acres of a total of 11.18 acres of Parcel 0611-322-8580-9 from A-1 (EX) to RH-1 from Oscar Linnerud, 2948 County Highway B, Stoughton, WI 53589, Shelby Hoops, acting as agent, for the purpose of providing a split to granddaughter for a primary residence on least productive land.

Plan Commission Member Lemanski and Chair Dalsoren are the contacts for this request.

Shelby Hoops appeared before the Commission as the contact for this request.

Member Lemanski moved to open up for discussion the request to rezone 3.1 acres of a total of 11.18 acres of Parcel 0611-322-8580-9 from A-1 (EX) to RH-1 from Oscar Linnerud, 2948 County Highway B, Stoughton, WI 53589, Shelby Hoops acting as agent, for the purpose of providing a split to granddaughter for a primary residence on least productive land.

Chair Dalsoren reported that she met with the contact for the request. The driveway location was discussed because of the hills on County Road B.

The utility lines were discussed.

It was moved by Member Lemanski and seconded by Member Pitas to approve the request for rezone of 3.1 acres of a total of 11.18 acres of Parcel 0611-322-8580-9 from A-1 (EX) to RH-1 from Oscar Linnerud, 2948 County Highway B, Stoughton, WI 53589, Shelby Hoops, acting as agent, for the purpose of providing a split to granddaughter for a primary residence on least productive land with the following conditions:

Deed Restrictions:

1. 1 buildable split to be used on the 3.1 acres zoned RH-1 with no additional residential development.
2. The remaining 11.18 acres zoned A-1 (EX) will have 3 remaining splits.

Conditions:

1. A Certified Survey Map (CSM) is required for the rezoned parcel.
2. Driveway placement to be shown on the Certified Survey Map (CSM) and approved the Public Works Department.
3. Utility placement be shown the on the Certified Survey Map (CMS), if any.
4. Owner name(s) must be listed on the Final CSM with the correct language for the Town approval to be noted on the CSM.

5. CSM must be approved and recorded, if CSM is not recorded the rezone becomes null and void.
6. The City of Stoughton must be contacted for the Extra Territorial Conditions and language added to the CSM.

Motion carried unanimously.

5. Discussion and take possible action on a Final Certified Survey Map, drawing #5146-17, dated 6/19/18 for Randall and Robert Ehle, 1898 Barber Drive, Stoughton, WI 53589, Jason Ehle, acting as agent for 5.8 acres of Parcels 0611-144-9000-4 and 0611-143-8720-6 (2432 County Highway BN, Stoughton, WI 53589) rezoned from A-1 (EX) to A-2(4) to create a new residence.

Plan Commission Member Pitas and Vice Chair Miller are the contacts for this request.

Randy Ehle, owner and Jason Ehle, acting as agent appeared before the Commission for this request.

Member Pitas moved to open up for discussion the Final Certified Map, drawing #5146-17, dated 6/19/18 for Randall and Robert Ehle, 1898 Barber Drive, Stoughton, WI 53589, Jason Ehle, acting as agent for 5.8 acres of Parcels 0611-144-9000-4 and 0611-143-8720-6 (2432 County Highway BN, Stoughton, WI 53589) rezoned from A-1 (EX) to A-2(4) to create a new residence.

Member Pitas corrected the acreage to be 6 acres.

The following are the Deed Restrictions and Conditions that were approved at the March 7, 2018 Plan Commission Meeting.

Deed Restrictions:

1. One (1) available split transferred to original farmstead to remodel or build a residential home on the A2(4) specified parcel.
2. Deed restrict A2(4) to no further residential development one item #1 is met.
3. Remaining A-1 EX farmstead has one (1) remaining split available.
4. Driveway shared access and utility plan for agricultural use be submitted.

Conditions:

1. A Certified Survey Map (CSM) is required for the rezoned parcel.
2. Owner names(s) be listed on the Final CSM and the correct language for Town approval be noted on CSM.
3. CSM must be approved and recorded. If the CSM is not recorded, the rezone becomes null and void.

Member Asleson presented an Agreement, Recorded at the Dane County Register of Deeds between Boyd Daley and Donald Daley and Mark A. Elsing and Neal E. Elsing.

Member Asleson explained that this Agreement had been recorded in 1999 and provided a split on a Parcel upon sale of the property. Parcel 0611-094-9715-1 (Parcel 1) to transfer a split to Parcel 0611-143-8720-6 (Parcel 2) which is now owned by Randy A. Ehle and Robert H. Ehle.

In checking, he found that Dane County does not recognize this split due to the fact that they changed the split procedures in 2002 and this agreement is null and void unless the Town of Pleasant Springs votes to recognize it.

He also reported that if the Plan Commission voted and approved the Final CSM on this Agenda item, this split will be null and void.

In a lengthy discussion, the Plan Commission requested more information.

A motion made by Member Pitas and seconded by Member Parker to table the action on the Final Certified Survey Map, drawing #5146-17, dated 6/19/18 for Randall and Robert Ehle, 1898 Barber Drive, Stoughton, WI 53589, Jason Ehle, acting as agent for 6 acres of Parcels 0611-144-9000-4 and 0611-143-8720-6 (2432 County Highway BN, Stoughton, WI 53589) rezoned from A-1 (EX) to A-2(4) to create a new residence until more information can be obtained about the Agreement and the split.

Motion carried unanimously.

Chair Dalsoren requested that this Agreement and information be put on the Agenda for the July 17, 2017 for the Special Plan Commission and Town Board meeting.

6. Training – Land Description and applications – Mark Asleson.

This item was tabled to the next Plan Commission.

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

Janiece Bolender reported that there were no items acted upon by the Town Board.

8. Correspondence.

Chair Dalsoren reported on the correspondence and that the Plan Commission eventually will need to act upon it.

9. Agenda items for the next meeting.

1. Training – Land Descriptions and applications – Mark Asleson

2. Developing and confirming language to Dane County in regard to AirBnBs.

ADJOURNMENT

It was moved by Member Asleson and seconded by Member Pitas to adjourn.

Motion carried unanimously.

Respectfully submitted:

Sandra L. Wilke
Deputy Clerk/Treasurer

