

**TOWN OF PLEASANT SPRINGS**

**DANE COUNTY, WISCONSIN**

**RECORD OF THE PLAN COMMISSION MEETING**

**OF OCTOBER 3, 2018**

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

**PLAN COMMISSION MEMBERS PRESENT:** Chair Audra Dalsoren, Members: Lila Lemanski, Michele Parker, John McLain, John Pitas and Eric Olson, Liaison.

**PLAN COMMISSION MEMBERS ABSENT:** Vice Chair Melanie Miller

**OTHERS PRESENT:** Town Chair David Pfeiffer and Daniel Sperloen, 2731 County Road N, Cottage Grove, WI 53527.

**CALL TO ORDER** Plan Commission Chair Dalsoren called the Meeting of the Plan Commission to order at 6:30 p.m.

**MINUTES OF THE SEPTEMBER 5, 2018, JOINT PLAN COMMISSION & TOWN BOARD MEETING – PLAN COMMISSION PORTION.** A motion was made by Member Parker and seconded by Member Pitas to approve the Plan Commission portion of the Minutes from the Joint Plan Commission and Town Board Meeting of September 5, 2018. Motion carried unanimously.

**MINUTES OF SEPTEMBER 18, 2018 JOINT TOWN BOARD MINUTES – PLAN COMMISSION PORTION** A motion was made by Member Pitas and seconded by Member McLain to approve the Plan Commission portion of the Minutes from the Joint Plan Commission and Town Board Meeting of September 18, 2018. Motion carried.

**PUBLIC COMMENT**

No one appeared to comment.

**BUSINESS**

**1. Discuss and take possible action on a request from Daniel Sperloen, 2731 County Road N, Cottage Grove, WI 53527, to rezone Parcel #0611-212-8490-1, (approximately .5 acres) from C-1 to C-2 to store vehicle in a fenced in lot and inside the barn/shed. The property is located on the corner of County Road N and Circle Drive in the Town of Pleasant Springs.**

**Co-Chair Miller and Member McLain are the contacts for this request.**

It was moved by Member McLain to open up discussion on a request from Daniel Sperloan, 2731 County Road N, Cottage Grove, WI 53527, to rezone Parcel #0611-212-8490-1 (approximately .5 acres) from C-1 to C-2 to store vehicle in a fenced in lot and inside the barn/shed. The property is located on the corner of County Road N and Circle Drive in the Town of Pleasant Springs.

Chair Dalsoren requested that he stake out where the fence would be located on the property.

The owner reported that the driveway is a shared driveway and that his driveway goes into the barn.

Discussions were held on the line of sight for the property, obtaining recorded easements for the driveway, the required width of the driveway and the culvert being extended.

Daniel Sperloen reported that approximately 20 cars would be stored in the fenced in area. Vehicles that need work would be stored there and would be rotated in and out.

Town Chair Pfeiffer reported that he had concerns in regard to converting the property to C-2. After the new Dane County Zoning Code is passed that would make this property heavy commercial.

A lengthy discussion was held on the permitted uses for C-1 and C-2 after the new zoning code goes into effect and the differences between the rezone and a CUP.

It was moved by Member McLain and seconded by Member Pitas to table the request from Daniel Sperloen to rezone Parcel #0611-212-8490-1 from C1 to C-2 to store vehicles in a fenced in lot and inside the barn/shed.

Motion carried unanimously.

Daniel Sperloan will be converting his request to a C.U.P. Application.

## **2. Training – Deed Restrictions and Conditions – Member Lila Lemanski.**

Member Lemanski provide training information on Deed restrictions and conditions.

Deed restrictions were discussed in length.

A general discussion was held on Conditional uses, Zoning, standard language for C.U.P.s and deadlines for Conditional uses.

## **3. Training – Motions – General Discussion.**

Chair Dalsoren reported that motions should be provided in writing for projects so the information can be recorded correctly.

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

Nothing to report.

**5. Correspondence, if any –**

**6. Agenda items for the next meeting.**

**ADJOURNMENT**

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

Motion carried unanimously.

Respectfully submitted:

Sandra L. Wilke  
Deputy Clerk/Treasurer