

TOWN OF PLEASANT SPRINGS

DANE COUNTY, WISCONSIN

RECORD OF THE PLAN COMMISSION MEETING

OF NOVEMBER 7, 2018

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, Michele Parker, John Pitas and Eric Olson, Liaison.

PLAN COMMISSION MEMBERS ABSENT: Member John McLain.

OTHERS PRESENT: Town Chair David Pfeiffer and Town Board Member Janiece Bolender, Dawn and Jeff Auby, 2532 Koshkonong Road, Stoughton, WI 53589, Tim Tyson, 1614 Spring Road, Stoughton, WI 53589, Kenneth Schuck, 1616 Spring Road, Stoughton, WI 53589, Matt and Danielle Ziegler, 3144 Vilas Road, Susi Haviland, 1961 Skyline Drive, Stoughton, WI 53589, Paul Haviland, 1029 Spaight Street, A6, Madison, WI, Daniel Sperloen, 2731 County Road N, Cottage Grove, WI 53527, Joseph Decker, 2856 County Road MN, Stoughton, WI 53589, and William Plumley, 2785 Spring Hill Dr., Stoughton, WI 53589.

CALL TO ORDER Plan Commission Chair Dalsoren called the Meeting of the Plan Commission to order at 6:34 p.m.

MINUTES OF THE OCTOBER 3, 2018, PLAN COMMISSION: It was moved by Member Olson and seconded by Member Pitas to approve the Minutes of the October 3, 2018 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT

No one appeared to comment.

BUSINESS

- 1. Discuss and take possible action on a request from Thomas and Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Dockocil, acting as agent, to approve the Final Certified Survey Map No. 10191, Drawing No. 5151-17, dated 8/27/18 for the East Side of Church Street for a rezone of 1.8 acres if Parcel #0611-112-8001-3.**

Chair Dalsoren and Member Lemanski are the contacts for this project.

Chair Dalsoren reported that the lot size had changed from 1.8 acres to 2.160 acres on the Final Certified Survey Map.

Chair Dalsoren had contacted the surveyor and requested the correct language for the Town of Pleasant Springs be entered on the Final Certified Survey Map before final approval.

A motion was made by Chair Dalsoren and seconded by Vice Chair Miller to approve the Final Certified Survey Map No. 10191, Drawing No. 5151-17, dated 8/27/18 for Parcel #0611-112-8001-3. Motion carried unanimously.

2. Discuss and take possible action on a request from Thomas and Donna Sayre, 5911 W Pomeroy Road, Fulton, WI 53534, Dana Dockocil, acting as agent, to approve the Final Certified Survey Map 10192, Drawing 5151-17, dated 8/27/18 for the West side of Church Street for a rezone of 7.034 acres of Parcel #0611-112-9500-7.

Chair Dalsoren and Member Lemanski are the contacts for this project.

Chair Dalsoren had contacted the surveyor and requested the correct language for the Town of Pleasant Springs be entered on the Final Certified Survey Map before final approval.

It was moved by Chair Dalsoren and seconded by Member Pitas to approve the Final Certified Survey Map 10192, Drawing 5151-17, dated 8/27/18 for the West side of Church Street for a rezone of 7.034 acres of Parcel #0611-112-9500-7 with the correct language on the Certified Survey Map of Maria P. Hougan, Clerk.

3. Discuss and take possible action on a request from Daniel Sperloen, 2731 County Road N, Cottage Grove, WI 53527, for a Conditional Use Permit for Parcel #0611-212-8490-1 on the corner of Circle Drive and County Road N for outdoor vehicle storage.

Vice Chair Miller and Member McLain are the contacts for this project.

Dan Sperloen reported that the fencing for the project would be 8 to 10 feet steel or metal. He would place 2 lights on the shed and that he plans for no signage at this time.

Dan Sperloen provided the Commission with a new Site Plan with easement wording on the back.

He reported that he received approval for a longer culvert for the driveway from the Highway Department and the driveway would be in the same place, but wider.

Chair Dalsoren informed Dan Sperloen that he needed to contact Dane County Zoning due to the fact he is doing improvements to the building on the property. He is doing siding and roofing.

She stated that if his assessment goes up by more than 50% after the remodeling he would have to make his lot conforming.

Dan Sperloen questioned why the Building Inspector did not inform him of this when he went to get his Building Permits for the improvements.

She also stated that he needs to contact Dane County Zoning because the Plan Commission needs a number for the Conditional Use in order to proceed.

The applicant then requested that the Plan Commission withdraw his application.

Member Olson encouraged Dan Sperleon to record the driveway easement as soon as possible.

4. Discuss and take possible action on a request from Ayars Holdings I LLC, Paul Haviland to approve a Preliminary Certified Survey Map with the modification of the lot line between two platted lots, Parcel 0611-191-6316-2 and Parcel #0611-191-6367-1 and a request for a Variance for an additional 10.15-foot frontage on both lots to make the lots legal and conforming.

Member Parker and Member Pitas are contacts for this project.

Paul Haviland appeared before the Commission. He reported that the original structure had been removed from the property.

It was moved by Member Pitas and seconded by Member Olson to approve the request from Ayars Holdings I LLC, Paul Haviland to approve a Preliminary Certified Survey Map with the modification of lot line between two Platted lots, Parcel #0611-191-6316-2 and Parcel #0611-191-6367-1 and a request for a Variance for an additional 10.15 – foot frontage on both lots to make the lots legal and conforming.

Conditions:

All set back requirements are met on any future construction.

Motion carried unanimously.

A motion by Member Pitas to approve the Preliminary Certified Survey Map with the Modification of lot line between two Platted lots, Parcel #0611-191-6316-2 and Parcel #0611-191-6367-1 with the following conditions:

- Add recorded as bearings per Williams Point Subdivision. 236.20(2)(c)

- Label the right-of-way with “VARIABLE WIDTH” or “WIDTH VARIES”. 236.20(2)(f)
- Label the full area of lots with a +/- . Also, the surveyor may want to round to nearest 10 or 100 square feet to avoid any liability. 236.20(2)(j).
- Label the OHWM as approximate or reference determined source. 236.025(1)
- Add the note “Any land below the ordinary high-water mark of a lake or navigable stream is subject to the public trust in navigable water that is established under article IX, section 1, of the state constitution.” 236.20(6)
- The CSM has the proper language for the Town of Pleasant Springs approval.

The motion was seconded by Member Olson.

Motion carried unanimously.

5. Discuss and take possible action on a request from Matthew Ziegler, 3790 Gala Way, Cottage Grove, WI 53527 to rezone Parcel #0611-052-8500-2 to remove old house and build new house on opposite side of Vilas Road at 3144 Vilas Road, Cottage Grove, WI 53527. The current zoning is A-1 (EX).

Chair Dalsoren and Member McLain are the contacts for this project.

Matthew Ziegler appeared before the Plan Commission.

His total property is 39.5 acres. He would like to use approximately 4 acres to build a new house and demolish the old house and keep the A-1 EX Zoning.

He was informed that if he wanted to build the new house within 100’ of the old house and he wouldn’t need to rezone or contact anyone for permission.

His request is to build across the road on his property.

He was informed that if he went across road he might have to get exterritorial permission from the Village of McFarland and the City of Madison.

Chair Dalsoren reported that he could have the Town Board and the County Board make a site visit to approve the location of the house and it would eliminate him having to do a rezone. It would not, although, eliminate the approval needed from the Village of McFarland and/or City of Madison.

A discussion was held on the elevation and slope where the house would be built.

Matt Ziegler reported that he would like to try the Town Board/County Board site visit first before continuing with the rezone.

Chair Dalsoren will be checking with Town Chair Pfeiffer and the County to see what the next step is.

It was moved by Chair Dalsoren and Member Pitas to table the request from Matthew Ziegler, 3790 Gala Way, Cottage Grove, WI 53527.

Motion carried unanimously.

6. Discuss and take possible action on a request from William Plumley to rezone Parcel #0611-171-6589-7, 2785 Spring Hill Drive, Stoughton, WI 53589, from A-2 back to R-1. This was deed restriction recorded on December 23, 1983 where he must rezone back to R-1 before permitting any other person to occupy the premises.

Member Parker and Member Olson were the contacts for this project.

William Plumley appeared before the Plan Commission and reported that he is selling his house and found this restriction on his property.

A lengthy discussion was held on the new zoning for his property.

A motion was made by Member Olson and seconded by Member Pitas to approve the request from William Plumley to rezone Parcel #0611-171-6589-7, 2785 Spring Hill Drive, Stoughton, WI 53589, from A-2 back to R-1. This was a deed restriction recorded on December 23, 1983 where is he is required to rezone back to R-1 before permitting any other person to occupy the premises.

Motion carried unanimously.

7. Discuss and take possible action on requests to changing zoning designations.

- **Gerald Nelson and Michaela Riddle**
- **Melvin Harried**
- **Jeff and Dawn Auby**
- **Ken Schuck**
- **Grace Cooper/Leslie Berstein**
- **Kirk Nelson**
- **Steve and Jan Armstrong**
- **Koua Vang**
- **Tim & Elva Tyson**
- **William Plumley**

The above properties had submitted for a change in new zoning designations.

The Plan Commission discussed each item and approved their requests.

A discussion was held on the property next to the Sheriff's office on County Road N.

The property is for sale and they have requested that the Commercial zoning be kept on the property.

Chair Dalsoren will contact the owners or representatives to discuss it with them.

8. Discuss and take action on 2019 Due Dates for consideration of Plan Commission items and Plan Commission meeting dates for 2019.

The Plan Commission discussed the 2019 due dates for Plan Commission items to be submitted for consideration at the Plan Commission meetings.

Two dates were changed and approved.

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

Eric Olson gave the Town Board report.

10. Correspondence, if any –

6. Agenda items for the next meeting.

- CUP Training by Majid Allen

ADJOURNMENT

It was moved by Member Olson and seconded by Member Parker to adjourn at 8:40 p.m.

Motion carried unanimously.

Respectfully submitted:

Sandra L. Wilke
Deputy Clerk/Treasurer

