

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

RECORD OF THE PLAN COMMISSION MEETING

AUGUST 10, 2022

MEETING LOCATION: PLEASANT SPRINGS TOWN HALL, 2354 COUNTY ROAD N

CALL TO ORDER

Chair Dalsoren called the Plan Commission Meeting to order at 6:30pm. Chair Pfeiffer called the Town Board meeting to order at 6:30pm.

PLAN COMMISSION MEMBERS PRESENT: Chair Audra Dalsoren, Vice-Chair John Pitas, Members Keith Comstock, Lila Lemanski, and Troy Wieser

PLAN COMMISSION MEMBERS ABSENT: Board Liaison Melanie Miller

TOWN BOARD MEMBERS PRESENT: Chair David Pfeiffer, Eric Olson, Richard Green, and Dana Stadler

TOWN BOARD MEMBERS ABSENT: Melanie Miller

OTHERS PRESENT: John and Laura Kundert, 2013 Skyline Dr.

MINUTES OF THE MAY 11 2022 AND JUNE 8 2022 PLAN COMMISSION MEETINGS

Motion by member Wieser, second by member Pitas, to approve the minutes of the May 11, 2022 and June 8, 2022 Plan Commission Meetings. Motion carried unanimously.

PUBLIC COMMENT: There were no public comments

BUSINESS

- 1. Discussion and possible action regarding the Preliminary CSM from Tom & Sharon Bates, to rezone 12-15 acres of a total of 20 acres of parcel # 0611-222-8000-1 located at 2351 County Hwy BN., Stoughton, WI, from FP-35 to RR-8 to split residential and farm buildings from agricultural land.**

Member Comstock moved to approve the Preliminary CSM from Tom & Sharon Bates, to rezone 12-15 acres of a total of 20 acres of parcel # 0611-222-8000-1 located at 2351 County Hwy BN., Stoughton, WI, from FP-35 to RR-8 to split residential and farm buildings from agricultural land with the condition that they add the clerk's middle initial P. to the document. Member Wieser seconded. The motion passed unanimously.

2. Discuss and take possible action regarding the Conditional Use Permit request from John Kundert to build a two-car garage on parcel # 046-0611-292-4033-6, 2013 Skyline Dr, Stoughton WI.

Discussion occurred about the height and pitch of the roof of the garage. Kundert said he has been told by Dane County that they will likely approve the proposed design without need of a variance.

Chair Dalsoren opened the public hearing at 6:40pm. No one spoke. Chair Dalsoren then closed the public hearing at 6:40pm.

Chair Dalsoren suggested a post-construction inspection be required rather than an annual review of the Conditional Use Permit.

A discussion occurred about setbacks and lot lines.

Vice-Chair Pitas moved to approve the Conditional Use Permit request from John Kundert to build a two-car garage on parcel # 046-0611-292-4033-6, 2013 Skyline Dr, Stoughton WI, with the condition that it is inspected within 60 days of completion. Member Wieser seconded.

The plan commission and the town board then went through the seven conditional use permit standards and voted by roll call on each. The Kundert CUP request was deemed to meet the requirements of all seven standards, as listed below, by Dalsoren, Pitas, Comstock, Lemanski, Wieser, Pfeiffer, Green, Stadler, and Olson.

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

7. The conditional use is consistent with the adopted Town and County Comprehensive Plans. The Town and the County may have specific policies on the development of particular areas of the county. Please provide any specifics that relate to the conditional use.

Vice-Chair Pitas moved to approve the Conditional Use Permit request from John Kundert to build a two-car garage on parcel # 046-0611-292-4033-6, 2013 Skyline Dr, Stoughton WI, with the condition that it is inspected within 60 days of completion. Member Wieser seconded. The motion passed both the Plan Commission and the Town Board unanimously.

Chair Pfeiffer stated that because the town board just voted to approve the Conditional Use Permit, the Kunderts do not need to present the request again to town board.

Town Board Member Olson moved to adjourn the Town Board meeting at 6:57pm, Member Stadler seconded. The motion carried unanimously.

Chair Pfeiffer then reported to the Plan Commission that in regards to the Stoughton Dam removal, the Town Board is working on a resolution and working with the town's attorney to respond to the Army Corps of Engineers proposal and possible public hearing.

Review of Building Inspectors reports issued in May and June 2022.

The Plan Commission reviewed the May and June 2022 Building Inspector's reports.

Report from Town Board liaison, Melanie Miller, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

Miller was not in attendance.

Communications / Correspondence

The Plan Commission reviewed communications and correspondence.

Agenda items for future Plan Commission meeting(s):

- * **How to slow/stop encroachment of Stoughton into Pleasant Springs – specifically at Linnerud estate**
- * **Plan Commission member training**
- * **Review of Comprehensive Plan (on-going as available or necessary)**
- * **Greenbriar proposal (we are to notify those opposed if anything comes in about the proposal)**
- * **Any other items as needed, submitted, or requested**

ADJOURNMENT

Motion by member Comstock, second by Vice-Chair Pitas, to adjourn at 7:29pm.
Motion carried unanimously.

Respectfully submitted:

Laura Trotter
Deputy-Clerk/Treasurer
