

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

RECORD OF THE PLAN COMMISSION MEETING

SEPTEMBER 14, 2022

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:30 p.m.

PLAN COMMISSION MEMBERS PRESENT: Chair Audra Dalsoren, Members Keith Comstock, Troy Wieser, Lila Lemanski, and Board Liaison Melanie Miller

PLAN COMMISSION MEMBERS ABSENT: Vice Chair John Pitas

OTHERS PRESENT: Tom & Sharon Bates, Leah Boelte and Rob Margan

MINUTES OF THE August 10, 2022 PLAN COMMISSION MEETING

Motion by member Wieser, second by member Comstock, to approve the minutes of the August 10, 2022 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT:

There were no public comments.

BUSINESS

- 1. Discussion and possible action regarding approval of the Final CSM from Tom & Sharon Bates, to divide parcel # 0611-222-8000-1 located at 2351 County Hwy BN., Stoughton, WI, to split residential and farm buildings from agricultural land.**

Chair Dalsoren asked if the Hougans are still the owner, so that the CSM is still correct. The Bates confirmed that the parcel is still owned by the Hougans.

Comstock moved to approve the Final CSM from Tom & Sharon Bates, to divide parcel # 0611-222-8000-1 located at 2351 County Hwy BN., Stoughton, WI, to split residential

and farm buildings from agricultural land. Second by Miller. The motion carried unanimously.

2. Discuss possible rezone / process for Leah Boelte, to pursue to bring into compliance two residential structures on parcel 046/0611-183-7472-1, located at 3094 Sunnyside Street, and 2398 Fairview.

Dalsoren asked Boelte to sum up the situation.

Boelte purchased the 2 parcels in 2005 as two lots, one vacant, one with two houses and 2 fire numbers. She has been renting the two houses as income properties ever since. She has recently found out that 2398 Fairview is not a recognized address by Dane County or the town.

Dalsoren pointed out that Allan Majid from Dane Co. Planning & Development suggested an east/west split of the two parcels instead of the current north/south split in order to have one house on each parcel. Dalsoren also pointed out that there are many questions about setbacks and the construction of the “garage” or secondary house on the lot.

Comstock asked Boelte to find out if Pleasant Springs Sanitary District is billing her for two addresses.

Comstock pointed out that her tax bill assessment for the empty lot indicates no improvement on the empty lot, only one of her lots is valued with improvements, so it should have been a red flag.

Comstock said that the suggested split might be a good solution, but the “garage” structure still might not be conforming.

Lemanski asked about the RV parking on the empty lot, which was part of the emails in the background information. Boelte said she is currently living in her RV on the lot. She said she now understands that she cannot offer the lot for boondocking, which she had been doing.

Wieser reiterated that until an occupancy permit is issued for the “garage”, no one can live in it.

Dalsoren suggested that if the Building Inspector issues an occupancy permit, then possibly a CSM request would be all that is needed. But, a rezone request may still be needed/asked for, depending on many factors.

Miller informed Boelte of the process for getting on future agendas.

Review of Building Inspectors reports issued in July 2022.

The Plan Commission reviewed the July 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 had nothing to report, since the Town Board held a joint meeting with the Plan Commission in August.

Review of proposed 2023 Plan Commission Budget.

The plan commission reviewed the proposed Plan commission budget for 2023. No changes were suggested.

Communications / Correspondence

The Plan Commission reviewed communications and correspondence.

Agenda items for future Plan Commission meeting(s):

- Plan Commission member training, when last PC position is filled.
- 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 Wieser, second by member Comstock, to adjourn at 7:07 p.m.

Motion carried unanimously.

Respectfully submitted:

Laura Trotter

Deputy-Clerk/Treasurer