

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

**RECORD OF THE JOINT PLAN COMMISSION & TOWN BOARD
MEETING
JUNE 21, 2023**

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:00 p.m.

PLAN COMMISSION MEMBERS PRESENT:

Chair Audra Dalsoren, Members Keith Comstock, Melanie Miller, Troy Wieser, Lila Lemanski, Nick Pfundheller

TOWN BOARD MEMBERS PRESENT:

Chair Dick Green, Supervisors Melanie Miller, Eric Olson, Larry Schuller, Faith Schuck

PLAN COMMISSION MEMBERS ABSENT: N/A

OTHERS PRESENT:

Dan O'Callahan, 222 W. Washington Ave., Marlene & Kenton Sorenson, 4559 Catalina Parkway, McFarland, Wade & Audrey Hauge, 3074 Oak St., Kerry & Michelle Hauge, 3109 Oak St. Several others attended virtually.

CALL TO ORDER

Chairs Dalsoren and Green called the joint meeting to order at 6:00 p.m.

**NOTICE OF PUBLIC HEARING REGARDING A REQUEST FOR REZONE AND
CONDITIONAL USE PERMIT AT 3136 OAK STREET, PARCEL # 0611-042-8096-5**

The Public Hearing was opened at 6:02 p.m.

Wade Hauge, 3074 Oak St., spoke in favor of the proposed rezone and Conditional Use Permit for the Zeteo Community.

Kerry Hauge, 3109 Oak St., spoke in favor of the proposed rezone and Conditional Use Permit, stating his father would have been very pleased knowing what they are proposing to do with the land.

Michelle Hauge, 3109 Oak St., has know the applicants for a long time, they have done a lot of research, and is in support of the proposal.

MINUTES OF THE MAY 10, 2023 PLAN COMMISSION MEETING

Motion by member Pfundheller, second by member Miller, to approve the minutes of May 10, 2023. Motion carried unanimously.

PUBLIC COMMENT

Robert Hostraiser, spoke in opposition of any future annexations from the City of Stoughton.

Katie Gorske, spoke in opposition of any future annexations from the City of Stoughton, stating we need to stay in Pleasant Springs.

Doug Stafford, spoke in opposition of any future annexations, we need to maintain the integrity of the Town of Pleasant Springs.

BUSINESS

Discussion regarding encroachment from City of Stoughton, Village of McFarland, and City of Madison (formerly the Town of Madison area)

Attorney Daniel Evans was in attendance to do a presentation regarding annexations. He had a handout outlining the process.

Discussion and possible action on a request from Under the Oaks, LLC/Zeteo Community, Kenton Sorenson, Travis Dettinger, agent, for parcel # 0611-042-8096-5, 3136 Oak Street, to rezone 7.5 acres from RR-4 to GC (General Commercial).

Attorney Dan O'Callahan was in attendance and spoke on behalf of the applicants. He provided a summary of the request. The proposed property is very well suited for their needs. There is opportunity for rural mixed use, low density, etc. Marlene Sorenson spoke regarding the reasons why they are in favor of the proposed area. The area will be a beautiful and safe place. The program is a 12–18-month program with four phases to the program. Further discussion followed and questions were raised by the Plan Commissioners and Town Board. Some of the questions were regarding the current towns comprehensive land use plan, annexation, possible future sales, restrictions on CUP's, volunteers at the site, unlicensed facility, oversight of the facility, etc. There was a consensus that Plan Commissioners and Board members were not ready to vote on this item tonight. Further discussion, research and information is needed.

Motion by Member Comstock, second by Member Lemanski, to table this item for further review and clarification. Motion carried unanimously.

Discussion and possible action on a request from Under the Oaks, LLC/Zeteo Community, Kenton Sorenson, Travis Dettinger, agent, for parcel # 0611-042-8096-5, 3136 Oak Street, for a Conditional Use Permit for the purpose of allowing institutional residential use to provide for long-term transitional housing.

Motion by Member Comstock, second by Member Pfundheller to table this item. Motion carried unanimously.

It was noted the next Plan Commission meeting scheduled for July 12 will need to be cancelled and rescheduled to the July 18 Town Board meeting.

Motion by Member Wieser, second by Member Comstock, to move the July 12 Plan Commission meeting to July 18, 2023. This will be a joint meeting. Motion carried unanimously.

Discussion and possible action regarding Dane County's proposed revision to 2023 OA-009 regarding salvage operations. (Plan Commission and Town Board consideration at this meeting-Due June 22 to Dane County)

Members of the Plan Commission and Town Board reviewed the proposed revision.

Motion by Member Miller, second by Member Comstock, to support Dane County's proposed revision to 2023 OA-009 regarding salvage operations. Motion carried unanimously.

Motion by Supervisor Olson, second by Sup. Schuck, to support Dane County's proposed revision to 2023 OA-009 regarding salvage operations. Motion carried 4-0 with Member Miller abstaining.

Discussion and possible action regarding the Stoughton Dam Removal Whitewater Park meeting held on May 17, 2023, and on June 14, 2023.

Plan Commission Chair Dalsoren reported out on the meetings held on May 17 and June 14, 2023. The June 14 meeting was much more structured and organized. The DNR was in attendance and provided a good description of their role, and they deemed the application from the City of Stoughton incomplete. Further discussion followed. No action taken.

Review of Building Inspector's reports / occupancy permits issued in May (as available) 2023.

The Plan Commission reviewed the reports and occupancy permits.

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

The Plan Commission did not meet, nothing at this time to report on.

Communications/Correspondence

The Plan Commission reviewed the correspondence included in the packet. Town Chair Dick Green reported out on the Nathan Moe property, where the water has started bubbling out of his farm field as a result of Dane County's dredging. The holding pond is leaking.

Agenda items for future Plan Commission meeting(s):

- **Plan Commission member training – after April Election**
- **Review of Comprehensive Plan (on-going as available or necessary)**
- **Any other items as needed, submitted, or requested**

ADJOURNMENT

Motion by Member Wieser, second by Member Pfundheller to adjourn at 8:58 p.m.
Motion carried unanimously.

Respectively Submitted,

**Maria Hougan
Clerk/Treasurer**