

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

RECORD OF THE PLAN COMMISSION MEETING

NOVEMBER 11, 2020

MEETING LOCATION: Due to the COVID-19 Pandemic, this meeting took place virtually via Zoom.

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:31 p.m.

PLAN COMMISSION MEMBERS PRESENT: Audra Dalsoren, Melanie Miller, Lila Lemanski, John Pitas, Claudia Quam, and Eric Olson, Liaison.

PLAN COMMISSION MEMBERS ABSENT: Keith Comstock

OTHERS PRESENT: Lisa Skar, Deputy-Clerk/Treasurer-Finance Accountant, Ryan Spies, agent for Rock Road Companies, Dennis Williams, 208 S. Madison St., Stoughton, WI 53589, Jerry McGuire, 1620 Chapin Ln., Stoughton, WI 53589, Dana Doscocil, David Pfeiffer, 1838 Oakview Dr., Stoughton, WI.

MINUTES OF THE OCTOBER 14, 2020 PLAN COMMISSION MEETING

Member Miller noted that the October 14 minutes should be corrected for Thomas Walz' request, as "Thomas Walz was in attendance" was stated twice and is redundant.

Motion by member Miller, second by member Quam, to approve the minutes of the October 14, 2020 Plan Commission Meeting with the noted change. Motion carried unanimously.

PUBLIC COMMENT:

None.

BUSINESS

Review and possible action regarding the Conditional Use Permit issued to Rock Road Companies on January 8, 2020, to place a temporary concrete plant site on parcel # 046-0611-062-8500-0, 3094 CTY MN, McFarland, WI, to complete WisDot Project# 1007-12-74, I-90/I-39, CTH AB to USH 12/18 Interchange, (NB/SB) and other USH 12/18 Interchange Projects.

Ryan Spies was in attendance.

Member Miller noted that there seems to have only been one issue with a neighbor regarding this CUP and it was resolved with a water test.

Motion by member Miller, second by member Pitas, to renew the Conditional Use Permit issued to Rock Road Companies on January 8, 2020, to place a temporary concrete plant site on parcel # 046-0611-062-8500-0, 3094 CTY MN, McFarland, WI, to complete WisDot Project# 1007-12-74, I-90/I-39, CTH AB to USH 12/18 Interchange, (NB/SB) and other USH 12/18 Interchange Projects and to extend the permit to December, 2021 to coincide with their county permit. All in favor. Motion carries.

Discussion and possible action regarding a previously tabled rezone request from Dennis Williams, acting on behalf of the Estate of Lois Williams, to rezone 3.27 acres of a total of 3.27 acres of parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the 3.27-acre parcel into three one-acre parcels for residential development.

Dennis Williams was in attendance.

Member Pitas mentioned Majid's comment regarding two other applications that were denied, but he said that he does not see anything that is a real issue with this request.

Town Board Chair Pfeiffer said that, according to previous feedback, the lot was within the Sanitary District; however, he recently received a revision for Madison Metropolitan Sewer District. The lot was not entirely annexed into the service area; only about two thirds of the lot is in the service area. This would require a service area annexation, a petition to amend the boundary to include the entire lot. Without that, the applicants would need to divide the property to match up with the current boundary for the middle of the three lots in order for that lot to be served by the Sanitary District and the others to be outside the district. He said that this is a multi-step process with potentially significant fees involved, including petition fees in addition to fees per square footage of land added to the service area. Chair Pfeiffer said he can forward the process information onto the property owner so they can see what is involved. He said that this will need to go before CARPSE, the DNR, and MMSD and noted that it is not a fast process.

Dana Duskocil requested an opportunity to pose a question. He inquired about whether it is just the plumbing that must be within the sanitary district boundary, rather than the entire lot. Town Chair Pfeiffer said that is not the case anymore, per MMSD.

Town Chair Pfeiffer stated that service area boundary changes are complex and there are several going on right now. He said rather than going before CARPSE several times, it would be best to wrap all the requests together. Not only does this streamline the process for CARPSE, it also lowers the cost for applicants, since they would be

required to pay the minimum fee or actual cost – whichever is higher. He said that combining the requests will save property owners a significant amount of money.

Motion by member Pitas, second by member Lemanski, to table the rezone request from Dennis Williams, acting on behalf of the Estate of Lois Williams, to rezone 3.27 acres of a total of 3.27 acres of parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the 3.27-acre parcel into three one-acre parcels for residential development. Motion carried unanimously.

Discussion and possible action regarding the previously tabled Preliminary Certified Survey Map from Dennis Williams, to rezone 3.27 acres of a total of 3.27 acres of parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the 3.27-acre parcel into three one-acre parcels for residential development.

Motion by member Pitas, second by member Quam, to table the Preliminary Certified Survey Map from Dennis Williams, to rezone 3.27 acres of a total of 3.27 acres of parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the 3.27-acre parcel into three one-acre parcels for residential development. Motion carried unanimously.

Discussion and possible action regarding a rezone request from Tim Vitense and Brian Remer, to rezone 2.42 acres of a total of 16.82 acres of parcel #s 0611-071-9150-1 and 0611-071-9010-0, located at 2843 and 2821 Door Creek Rd, Stoughton, from RR-8 and RR-4 to RR-4 and RR-8, to adjust the lot line. The present zoning is RR-8 and RR-4. The requested zoning is RR-4 and RR-8, to coincide with existing zoning of existing parcels (flipping zoning).

Motion by member Pitas, second by member Quam, to approve the rezone request from Tim Vitense and Brian Remer, to rezone 2.42 acres of a total of 16.82 acres of parcel #s 0611-071-9150-1 and 0611-071-9010-0, located at 2843 and 2821 Door Creek Rd, Stoughton, from RR-8 and RR-4 to RR-4 and RR-8, to adjust the lot line. The present zoning is RR-8 and RR-4. The requested zoning is RR-4 and RR-8, to coincide with existing zoning of existing parcels (flipping zoning). Motion carried unanimously.

Discussion and possible action regarding the final Certified Survey Map from Jerry McGuire, acting on behalf of Joe and Barb Freda, involving parcel #'s 0611-183-7810-0 and 0611-192-0025-0, to rezone .03 acres of a total of .716 acres of parcels #s of the parcel of land located between 2379 and 2375 Williams Point Dr., Stoughton, WI, from HAM-M to SFR-08 to increase the lot width from 44.13 feet to 60 feet in order to decrease the front setback from 107 feet to 30 feet – which is a standard lot size, as opposed to a triangular shape, to allow enough space for a building footprint.

Jerry McGuire was in attendance.

Motion by member Olson, second by member Pitas, to approve the final Certified Survey Map # 15443 from Jerry McGuire, acting on behalf of Joe and Barb Freda, involving parcel #'s 0611-183-7810-0 and 0611-192-0025-0, to rezone .03 acres of a total of .716 acres of parcels #s of the parcel of land located between 2379 and 2375 Williams Point Dr., Stoughton, WI, from HAM-M to SFR-08 to increase the lot width from 44.13 feet to 60 feet in order to decrease the front setback from 107 feet to 30 feet – which is a standard lot size, as opposed to a triangular shape, to allow enough space for a building footprint. Motion carried unanimously.

Discuss and take action on 2021 Due Dates for consideration of Plan Commission items and Plan Commission Meeting Dates for 2021.

Motion by member Lemanski, second by member Pitas, to accept the 2021 Due Dates for Consideration of Plan Commission Items and Plan Commission Meeting Dates for 2021. Motion carried unanimously.

Review of Building Inspectors reports issued in September, 2020.

The Plan Commission reviewed the September, 2020 Building Inspector's reports.

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

Liaison Olson reported that no actions were taken at the last Town Board meeting on November 5th regarding Plan Commission agenda items.

Communications / Correspondence

Chair Dalsoren mentioned that she and Town Chair Pfeiffer have been in communication with Majid regarding RM-16 changes and are currently working through that process. She said there will likely be some residents who may want their zoning to remain the same when this is put on a future agenda.

Agenda items for future Plan Commission meeting(s):

- Comprehensive plan – ongoing
- Any other items, as needed or requested

Other Items of Note:

Chair Dalsoren requested an update on where the Town of Dunn sits regarding language for transient housing Air BnBs. Town Board Chair Pfeiffer said that now that the budget is complete, they can begin to pursue this again.

Town Board Chair Pfeiffer stated that there should be a timeline for service area boundary change requests. He said that the Sanitary District will reach out to the

residents who have inquired and will inform them of the schedule, costs, etc. for the petition before CARPSE. They will set a deadline for anyone who wishes to be involved in the petition. He said that he will mention this at the next PSSD meeting.

Chair Dalsoren mentioned that a resident reached out to her regarding high speed broadband down County Highway N and Skaalen Rd.

Town Board Chair Pfeiffer said that this resident came before the Town Board and the Town is supporting the grant application.

Chair Dalsoren noted that the office should not include Dennis Williams' request on future agendas until we hear more.

ADJOURNMENT

Motion by member Pitas, second by member Olson, to adjourn at 7:09 p.m.

Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy-Clerk/Treasurer