

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

RECORD OF THE PLAN COMMISSION MEETING

JANUARY 13, 2021

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 6:30 p.m.

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

PLAN COMMISSION MEMBERS ABSENT: N/A

OTHERS PRESENT: Lisa Skar, Deputy-Clerk/Treasurer-Finance Accountant, Ounla Thongsavanh, 2154 Rinden Rd, Cottage Grove, WI, Gregory Duckert, 2296 Tower Dr., Stoughton, David Pfeiffer, 1838 Oakview Dr., Stoughton, WI.

MINUTES OF THE DECEMBER 9, 2020 PLAN COMMISSION MEETING

Motion by member Pitas, second by member Quam, to approve the minutes of the December 9, 2020 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT:

None.

BUSINESS

Discussion and possible action regarding the one-year review of the CUP issued on 12/11/2019 to Ounla Thongsavanh, for parcel # 0611-034-9685-0, located at 2154 Rinden Road, Cottage Grove, WI 53527, for religious purposes.

Chair Dalsoren noted that Members Quam and Olson were the original contacts for this request. Member Olson stated that the conditions that were placed on the CUP have been met.

Mr. Thongsavanh said that he hired a company to install the parking lot. Member Olson noted that the parking lot is smaller than the original plan and Mr. Thongsavanh decided not to have lights installed in the parking lot. Mr. Thongsavanh said that he did not want

to cut trees down, so he opted to reduce the parking lot by three parking stalls. He noted that due to COVID-19, they are not holding any events at the property, so parking is not a concern. He also mentioned that he hired a company to clean out the septic tank. Member Olson stated that he has not heard any complaints since the CUP was approved.

Motion by member Olson, second by member Quam, to renew the CUP issued on 12/11/2019 to Ounla Thongsavanh, for parcel # 0611-034-9685-0, located at 2154 Rinden Road, Cottage Grove, WI 53527, for one year to be reviewed again in January of 2022 with a friendly amendment by Chair Dalsoren to add "for religious purposes" to the motion. Member Olson accepted the friendly amendment. Motion carried unanimously.

Discussion and possible action regarding the final Certified Survey Map, # 5621-20, from Andrew Walker for 1.089 acres of a total of 1.089 acres of parcel # 0611-304-9600-4, located at 2967 Shadyside Dr., Stoughton, to split the lot to build a second single-family home on the lot.

Motion by member Olson, second by member Pitas, to approve the Final Certified Survey Map, # 5621-20, from Andrew Walker for 1.089 acres of a total of 1.089 acres of parcel # 0611-304-9600-4, located at 2967 Shadyside Dr., Stoughton, to split the lot to build a second single-family home on the lot.

Member Comstock inquired about the wording of the motion, since Mr. Walker is not building a second home on the lot. Member Comstock noted that Mr. Walker is creating a new lot for the purpose of building a single-family home. Chair Dalsoren noted that the wording is to allow the opportunity to build a home on the lot.

Member Miller inquired about whether the home should be included on the map. Member Dalsoren noted that the second lot is shoreland. Member Olson said that the building envelope is restricted by the county; therefore, it is not necessary to include it on the map. Motion carried unanimously.

Discussion and possible action regarding a rezone request from Gregory Duckert, to rezone 19.03 acres of a total of 39.66 acres of parcel # 046/0611-242-9000-5, located at 2296 Tower Dr., Stoughton, from FP-35 to RR-16 to build a retirement home on a portion of the land and sell the main property and buildings.

Member Miller noted that Mr. Duckert wants to split the 40-acre lot into two 20-acre lots. She asked if that would require both lots to be rezoned. Member Miller prepared a new, updated motion to accurately reflect the request.

Motion by member Miller, second by member Comstock, to approve the rezone request by Greg Duckert to rezone parcel no. 046/0611-242-9000-5 located at 2296 tower Drive, Stoughton WI 53589 from FP-35 to RR-16 on Lot 1, which is 19.96 acres and RR-16 on the remaining 19.03 acres to be recognized as Lot 2 to build a home.

With the following conditions:

- The Transfer of Developmental rights for Greg Duckert, approved by the Pleasant Springs Plan Commission on Dec 9, 2020, to be used with Lot 2. Lot 2 will then be deed restricted for no further residential development.
- Lot 1 will be deed restricted for no further residential development.

Motion carried unanimously.

Discussion and possible action regarding the preliminary Certified Survey Map from Gregory Duckert, to rezone 19.03 acres of a total of 39.66 acres of parcel # 046/0611-242-9000-5, located at 2296 Tower Dr., Stoughton, from FP-35 to RR-16 to build a retirement home on a portion of the land and sell the main property and buildings.

Member Quam said that she and the other Plan Commission members do not feel that the CSM is complete, since it is missing driveways, buildings on lot two, utilities, etc.

Member Miller noted that the driveways are designated, but should be marked out on the map, so the distance, width, etc. is known. She also asked if the quarry should also be shown on the map.

Chair Dalsoren said that the quarry should be included on the map. She asked if the Plan Commission wants to allow the quarry to continue, since the lot is changing to rural residential.

Mr. Duckert said that the quarry is currently used by a paving company that stores bulk materials there that are used to resurface township roads. He said that it is not an active quarry and never will be.

Member Lemanski said that just because it is not currently an active quarry, does not mean it will not be in the future; therefore, it should be noted on the map.

Member Miller noted that the CSM is also missing page two, which includes the signatures. She instructed Mr. Duckert to obtain page two from the town office.

Chair Pfeiffer wanted to add that RM-16 zoning allows mineral extraction as a conditional use; however, RR-16 does not even allow this as a conditional use. He noted that if the quarry continues to be used solely for storing materials, it should be fine as RR-16.

Member Lemanski inquired about what options a potential new owner would have if they purchased the quarry down the road and wanted to use it as an active quarry.

Mr. Duckert said that he received a letter stating that the quarry could not be activated.

Chair Dalsoren said that if the quarry is going to continue use, it may require a CUP. If the property is rezoned to RR-16, this would no longer be an allowed use without a CUP.

Chair Dalsoren noted that the final CSM will also need to include the town's specific verbiage and the Clerk's name.

Motion by member Quam, second by member Pitas, to approve the preliminary Certified Survey Map from Gregory Duckert, to rezone 19.03 acres of a total of 39.66 acres of parcel # 046/0611-242-9000-5, located at 2296 Tower Dr., Stoughton, from FP-35 to RR-16 to build a retirement home on a portion of the land and sell the main property and buildings.

With the following conditions:

- Include a site plan for buildings
- Driveways, utilities, and quarry must all be marked on the map
- Include township signatures & appropriate verbiage

Motion carried unanimously.

Review of Building Inspector's report issued in November, 2020.

The Plan Commission reviewed the November 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 stated that the Town Board did not discuss any Plan Commission items at the last Town Board meeting.

Communications / Correspondence

None.

Agenda items for future Plan Commission meeting(s):

- Review of Comprehensive Plan (on-going as available or necessary)
- Any other items as needed, submitted, or requested

ADJOURNMENT

Motion by member Pitas, second by member Comstock, to adjourn 7:09 p.m.
Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy-Clerk/Treasurer