

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

RECORD OF THE PLAN COMMISSION MEETING

FEBRUARY 10, 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 6:32 p.m.

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

PLAN COMMISSION MEMBERS ABSENT: Melanie Miller

OTHERS PRESENT: Dennis Williams, 208 S. Madison, St., Stoughton, WI 53589, David Pfeiffer, 1838 Oakview Dr., Stoughton, WI, Lisa Skar, Deputy-Clerk/Treasurer-Finance Accountant.

MINUTES OF THE JANUARY 13, 2021 PLAN COMMISSION MEETING

Motion by member Comstock, second by member Quam, to approve the minutes of the January 13, 2021 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT:

None.

BUSINESS

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 two one-acre parcels for residential development.

Member Pitas stated that he spoke with Mr. Williams and, to his understanding, Mr. Williams decided to split the property into two lots, rather than three, to avoid having to deal with sewer lateral permissions. This will eliminate the cost and hassle of annexing additional square feet into the service area. He said that the lot that the home is on is designated as lot one and lot two will be the remaining portion of the land. Member

Comstock wanted to clarify that lot two now falls within the urban sanitary district. Town Chair Pfeiffer stated that, with the new map, about half of lot two will be within the service area. He said that if the property owners were to place a house on that half of the lot, it can be served without having to amend the service area boundary.

Member Comstock asked if the intent would be to add a third lot if the service area is expanded. Member Pitas said that, based on discussion with Mr. Williams, he does not think so.

Chair Dalsoren recommended the following condition for this motion: the residential lot must be placed in the service area and it must be documented appropriately.

Motion by member Comstock, second by member Pitas, to approve 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 two parcels for residential development.

With the following condition:

- House must be placed within sanitary district

Motion carried unanimously.

Discussion and possible action regarding a new Preliminary Certified Survey Map to replace the previously tabled preliminary CSM from Dennis Williams, to rezone parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the parcel into two parcels for residential development.

Member Comstock suggested noting on the map where the service district divides lot two.

Chair Dalsoren said they will also need to ensure that lot two does not exceed the maximum acreage for the zoning.

Member Olson posed a question for David Pfeiffer. He asked if it is only necessary for the hookup in the house to be in the service area or if the entire dwelling must be in the service area. Mr. Pfeiffer said that MMSD requires the entire footprint of the house to be within service area, not just the lateral connection. Member Olson said that it will be important to show the district boundary on the final CSM then.

Chair Dalsoren asked if the final CSM can include that language with regards to the sewer district—legal bounds mentioned on it, so a potential future buyer knows that the residential location must be in specific area.

Member Comstock asked Mr. Williams, who was in attendance, if he understood. Mr. Williams replied that yes, he did understand.

Member Olson noted that the motion should also include proper township language, and proper endorsement for the Clerk's signature.

Chair Dalsoren noted that she does not see utilities on the CSM. Mr. Williams said that there is a utility pole on the southern edge of Williams Dr. across from Rolling View Rd.

Chair Dalsoren also mentioned that driveways are not marked on the CSM. She said that Mr. Williams will need to reach out to the township to have driveway placement put on the final CSM.

Member Pitas inquired about how this may impact a potential future buyer, if the property is sold. He asked if the buyer would have any say in driveway placement, and if they would have to go to the town to have it moved, if desired. Chair Dalsoren said yes, the buyer would have to go to the town to have the driveway placement changed.

Mr. Pfeiffer told Mr. Williams that he should receive a letter from the sanitary district confirming that they can service the new lot, and indicating that they will annex the additional portion of the lot into the district. He instructed Mr. Williams to contact the sanitary district regarding this.

Member Comstock requested clarification regarding whether it is necessary for the driveway to be shown on the map now.

Chair Dalsoren said that they want to ensure that the township will approve the driveway in the location prior to the lot being rezoned. She stated that they must have access to the road with an approved driveway. She said they can potentially have it moved in the future, but would need access off of Williams Dr. to the lot, so a preliminary driveway placement must be shown on the map.

Motion by member Comstock, second by member Pitas, to approve the new Preliminary Certified Survey Map to replace the previously tabled preliminary CSM from Dennis Williams, to rezone parcel # 0611-292-8340-6, located at 2069 Williams Dr., Stoughton, WI, from RR-2 to RR-1 to divide the parcel into two parcels for residential development.

With the following conditions:

- Sewer service boundary must be delineated on CSM
- Include driveway easement on CSM
- Utility easements must also be included
- Include proper township language
- Obtain certified letter from the sanitary district

Motion carried. 6-0.

Discussion and possible action regarding a Final Certified Survey Map from Tim Vitense and Brian Remer, regarding a rezone request of 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).

Chair Dalsoren noted that the CSM should be marked “final.” She also noted that the township language is not correct. It lists “Town of Cottage Grove” on page three. This must be corrected to “Town of Pleasant Springs.” She said that they should reach out to the surveyor to have the language updated before the Town Board meeting. She noted that all other requested changes seem to have been updated from the preliminary CSM.

Motion by member Comstock, second by member Pitas, to approve the Final Certified Survey Map from Tim Vitense and Brian Remer, regarding a rezone request of 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).

With the following conditions:

- Proper township endorsement--change township name to Town of Pleasant Springs
- CSM must say “Final” CSM

Review of Building Inspector’s report issued in December, 2020.

The Plan Commission reviewed the December, 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 there were no actions taken at the last TB meeting regarding Plan Commission items. He noted that Mr. Duckert’s request and Mr. Walker’s lot split were approved two meetings ago.

Communications / Correspondence

The Plan Commission reviewed the included correspondence.

Chair Dalsoren noted that the correspondence included a quarry stop work that was issued by the County. She said the quarry owners have moved into another parcel, but the quarry is supposed to stay in the original parcel. Town Chair Pfeiffer said that the property was grandfathered in and is supposed to be a non-conforming parcel, not a non-conforming farmstead. He said that the County wants to ensure the same rules are applied across the board.

Chair Dalsoren mentioned that Prairieland Towing still has not applied for a permit for a fence/met their longstanding condition of approval and they are working with the county on the issue.

Other items of note:

- Chair Dalsoren asked Town Board Chair Pfeiffer if he reached out to the Town of Dunn regarding Airbnbs. Town Chair Pfeiffer said that he has not been able to reach the Town Chair, but left a message with the Clerk. Member Olson said that he is a member of the FOLKS board and is aware of a complaint from Holiday Point. Neighbors have hired a lawyer to take action against an Airbnb on their street. He noted that another FOLKS board member is on the Plan Commission for the Town of Dunn, so it is on their radar. He said that something will need to be done soon. Member Pitas asked what the neighbors' specific concerns were. Member Olson said they are challenging the zoning, the CUP in general, for a residential neighborhood. He said that the neighbors had reached out to the owner to try to address the issue, but were brushed off, so they decided to take legal action.
- Member Lemanski noted that Stoughton met last week regarding the whitewater park. She said it is concerning and the town needs to stay on their toes regarding what is going on. Chair Dalsoren asked if the town can make a recommendation regarding the whitewater park. Town Board Chair Pfeiffer said he will bring this up at the next Town Board meeting.

Agenda items for future Plan Commission meeting(s):

- Airbnbs
- 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 7:24 p.m.

Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy-Clerk/Treasurer