

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

RECORD OF THE PLAN COMMISSION MEETING

APRIL 14, 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 Miler, Claudia Quam, Keith Comstock, Lila Lemanski, and Eric Olson, Liaison.

PLAN COMMISSION MEMBERS ABSENT: John Pitas

OTHERS PRESENT: Tiffany Skaar, 2453 W. Star Rd., Cottage Grove, WI, Greg Duckert, 2296 Tower Dr., Stoughton, WI, Dennis Williams, 208 S. Madison St., Stoughton, WI, David Pfeiffer, 1838 Oakview Dr., Stoughton, WI, Lisa Skar, Deputy-Clerk/Treasurer-Finance Accountant.

MINUTES OF THE MARCH 10, 2021 PLAN COMMISSION MEETING

Motion by member Lemanski, second by member Olson, to approve the minutes of the March 10, 2021 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT:

None.

BUSINESS

Discussion and possible action regarding a revised rezone application from Brett & Tiffany Skaar, to rezone 1.8 acres from a total of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, from FP-35 to RR-1, to separate the house and buildings from the farmland. (The rezone had been previously approved at 2.4 acres to RR-2. This request was changed to reflect Dane County petition # 11685).

Chair Dalsoren asked Mrs. Skaar to clarify why their original request needed to be changed. Mrs. Skaar said that they needed to separate the buildings from the farmland. It was further clarified that this change needed to take place, because their previous proposal exceeded the maximum lot coverage for RR-2 zoning.

Motion by member Miller, second by member Lemanski, to approve the rezone application from Brett & Tiffany Skaar, to rezone 1.8 acres from a total of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, from FP-35 to RR-1, to separate the house from the farmland.

With the following conditions:

- Same conditions as previous approval (there were no conditions)

Motion carried unanimously.

Discussion and possible action regarding a revised preliminary Certified Survey Map from Brett & Tiffany Skaar, to rezone 1.8 acres from a total of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, from FP-35 to RR-1, to separate the house and buildings from the farmland. (The rezone had been previously approved at 2.4 acres to RR-2. This request was changed to reflect Dane County petition # 11685).

Chair Dalsoren noted that the CSM reflects the following changes: removed shed and tobacco shed, because the maximum square footage for RR-2 had been exceeded. By removing these two buildings and leaving the remaining with the agricultural land, Mr. and Mrs. Skaar were able to meet Dane County's requirements. She also noted that the road, property utilities, setbacks, and current owners are all listed on the CSM and in proper order.

Motion by member Miller, second by member Olson, to approve the preliminary Certified Survey Map from Brett & Tiffany Skaar, to rezone 1.8 acres from a total of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, from FP-35 to RR-1, to separate the house and buildings from the farmland.

With the following conditions:

- Proper township language must be included on final CSM

Motion carried unanimously.

Discussion and possible action regarding the Final Certified Survey Map from Gregory Duckert, to rezone 19.03 acres of a total of 39.66 acres of parcel # 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.

Vice Chair Miller noted that the current building on lot two needs to be noted on the survey map.

Chair Dalsoren noted that all the individuals who are granting this approval also need to be included on the final CSM. Signatures from the Township, Mr. Duckert, Dane County, and any financial institution that may be involved would all need to be included.

Member Olson also noted that the Certificate for the Register of Deeds and the title "Final Certified Survey Map" must be included.

Motion by member Olson, second by member Quam, to table the Final Certified Survey Map from Gregory Duckert, to rezone 19.03 acres of a total of 39.66 acres of parcel # 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 until the required information and changes are submitted.

Motion carried unanimously.

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.

Town Board Chair Pfeiffer provided an update regarding Mr. Williams' request. He said that Mr. Williams now has all of the information needed to make a decision on how to proceed. He said he has chosen to separate the parcel into three parcels, one for development, and the third parcel is indicated as no further development, unless it is annexed into the service area. He noted that lot two is already within the service area. He said that the map has been redrawn to line up with the existing boundary. He said they would need to pay a fee to MMSD for the treatment facility charge, but it does not need to be annexed or go before CARPSE, since it is already within the service area.

Member Comstock asked Mr. Williams if he is comfortable with the changes and decision. Mr. Williams confirmed that he is comfortable with this decision.

Motion by member Comstock, second by member Olson, to approve the 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.

With the following conditions:

- No further residential development on lot three, unless annexed into MMSD's Limited Service Area

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 three parcels for residential development.

Motion by member Comstock, second by member Miller, 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 three parcels for residential development.

With the following conditions:

- Add proper township language
- Include driveway placement for each lot
- Utility easements must be shown for each lot

Motion carried unanimously.

Discussion and possible action regarding Airbnbs/short-term rentals

Chair Dalsoren noted that Liaison Olson sent further information to the short-term rental committee.

Member Olson stated that he attended the Town of Dunn's meeting and said that they did not provide much and there was no discussion on the topic; they simply referred the topic to their committee.

Member Olson said that the Wisconsin Realtor Association may become involved.

Town Board Chair Pfeiffer said that the Wisconsin Towns Association and Dane County Towns Association may become involved as well. He said that the town must operate within any rules that are set by the state and county. He said that there needs to be more clear language so towns know what they can and cannot enforce.

It was noted that the Town of Westport treats their Airbnbs like businesses; therefore, their policies are enforceable and they can regulate them.

Mr. Pfeiffer noted that he has spoken with Dane County Planning & Development staff several times, requesting that they clean up their language regarding the two-room exemption to their short-term rentals policy. Dane County has agreed that they need to clean that language up.

Mr. Pfeiffer noted that the town will still want to have its own task force, but without the legal budget, cannot afford to draft the ordinance independently. He said that the town may need to adopt something more complex from another municipality, to ensure that it will stand up in court. He said that the Town of Dunn promised to forward information to

him regarding the Wisconsin municipality that had its short-term rental policy challenged and held up in court. He feels this will be the best model to follow.

Review of Building Inspector's report issued in February, 2021

The Plan Commission reviewed the February, 2021 Building Inspector's reports.

Town Board Chair Pfeiffer briefly discussed his concerns regarding the current building inspection process.

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

Liaison Olson reported out that the town acted on the request from Mark Bakken and Ed Short regarding their request on Door Creek Rd. and it passed unanimously. He said that there was also an update on the short-term rental discussion.

Communications / Correspondence

There was no correspondence included in the packet; however, there was a brief discussion regarding the updated town map and the RR-16 zoning change. It was noted that the RR-16 process has not been completed. Notices were sent out, however, and Dane County staff fielded a few questions, but there were no concerns regarding the change.

Mr. Pfeiffer said that he is willing to be the sponsor of the RR-16 zoning change.

Member Lemanski asked if there were any updates regarding previous concerns that had been discussed by the Plan Commission, such as the dog training that was taking place on a residential property and the fence that was supposed to be installed by Menzel Properties. Chair Dalsoren said that Dane county is working on resolving these issues.

Agenda items for future Plan Commission meeting(s):

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

ADJOURNMENT

Motion by member Comstock, second by member Olson, to adjourn at 7:42 p.m. Motion carried unanimously.

Respectfully submitted:

Lisa Skar
Deputy-Clerk/Treasurer