

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

**RECORD OF THE PLAN COMMISSION MEETING**

**MAY 12, 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, Keith Comstock, Lila Lemanski, John Pitas, and Eric Olson, Liaison.

**PLAN COMMISSION MEMBERS ABSENT:** Claudia Quam

**OTHERS PRESENT:** Greg Duckert, 2296 Tower Dr., Stoughton, WI, David Pfeiffer, 1838 Oakview Dr., Stoughton, WI, Lisa Skar, Deputy-Clerk/Treasurer-Finance Accountant.

**MINUTES OF THE APRIL 14, 2021 PLAN COMMISSION MEETING**

Motion by member Lemanski, second by member Comstock, to approve the minutes of the April 14, 2021 Plan Commission Meeting. Motion carried unanimously.

**PUBLIC COMMENT:**

None.

**BUSINESS**

**Discussion and possible action on election of Plan Commission Chairperson, Vice Chairperson, and Recorder.**

Motion by member Lemanski, second by member Comstock, to nominate Audra Dalsoren to continue serving as the Plan Commission Chair, Melanie Miller to continue serving as the Plan Commission Vice Chair, and John Pitas to continue serving as the Plan Commission Recorder. All in favor. Motion carries.

**Discussion and possible action regarding the revised Final Certified Survey Map from Gregory Duckert, to create a separate 19.03-acre parcel from a total of 39.66 acres of parcel # 0611-242-9000-5, located at 2296 Tower Dr., Stoughton, to build a retirement home on a portion of the land and sell the main property and buildings.**

Member Miller stated that all of the changes/conditions that the Plan Commission placed on the CSM have been met.

Motion by member Miller, second by member Pitas, to approve the revised Final Certified Survey Map from Gregory Duckert, to create a separate 19.03-acre parcel from a total of 39.66 acres of parcel # 0611-242-9000-5, located at 2296 Tower Dr., Stoughton, to build a retirement home on a portion of the land and sell the main property and buildings.

Motion carried unanimously.

**Discussion and possible action regarding the Dane County Rezone Petition application from the Town of Pleasant Springs for a blanket rezone to new RR-16 and other districts for zoning compliance for size and use of affected properties. From RM-16 to RR-16, and from HAMM-M to SFR-8.**

It was noted that the few property owners who have come forward to oppose the change to their property's zoning have been excluded from this change; therefore, their current zoning will remain the same.

Motion by member Miller, second by member Pitas, to accept and approve the Dane County Rezone Petition application from the Town of Pleasant Springs for a blanket rezone to new RR-16 and other districts for zoning compliance for size and use of affected properties. From RM-16 to RR-16, and from HAMM-M to SFR-8.

**Review of Building Inspector's report issued in March, 2021**

The Plan Commission reviewed the March, 2021 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 out that the Town Board unanimously approved the Skaar CSM & rezone request. He reported that the Board also unanimously approved the Williams CSM & rezone request for three parcels, with one of those parcels remaining outside the service district. He stated that the Town Board also approved the appointment of Audra Dalsoren & Keith Comstock to serve another three-year term on the Plan Commission and appointed him to serve another one-year term as the Town Board liaison.

**Communications/Correspondence**

Chair Dalsoren briefly discussed two inquiries that she is aware of regarding potential rezones for retirement condos. She noted that one of the requests would require an entire rewrite of the Town's Comprehensive Plan, as it is currently zoned as transitional agriculture with no residential development. She said that the other request would be within the sanitary district, so she encouraged the potential applicant to reach out to the sanitary district to determine capacity. She also informed the applicant of the hurdles that would need to be jumped to achieve these requests.

Member Lemanski asked if there was any update regarding Stoughton's proposed whitewater park. Town Board Chair Pfeiffer stated that there is a group of citizens who are pushing back, but the city has not been very receptive to residents' concerns. There was discussion regarding the current low water levels and how the dam removal would exacerbate the issue. Potential funding issues the city may be facing in bringing the waterpark to fruition were also noted.

There was also a brief discussion regarding the return to in-person meetings. The consensus was that meetings should change to a hybrid model, allowing residents to attend virtually if desired, and the change should be based on County recommendation, with a potential goal of starting in-person meetings this fall.

**Agenda items for future Plan Commission meeting(s):**

- Proposed retirement home requests
- Return to in-person meetings
- 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 Olson, to adjourn at 7:18 p.m. Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy-Clerk/Treasurer