

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

**RECORD OF THE PLAN COMMISSION MEETING**

**JULY 14, 2021**

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

**CALL TO ORDER**

Vice Chair Miller called the meeting to order at 6:33 p.m.

**PLAN COMMISSION MEMBERS PRESENT:** Melanie Miller, Keith Comstock, Lila Lemanski, Claudia Quam, and Eric Olson, Liaison.

**PLAN COMMISSION MEMBERS ABSENT:** Chair Audra Dalsoren, Member John Pitras

**OTHERS PRESENT:** Mark Keller, 3085 Linnerud Dr., Tom Fordonski, 3037 Linnerud Dr., Rob Hostrawser, 3092 Linnerud Dr., Tom & Pamela Hendricks, 3017 Linnerud Dr., Tom Welsh, 3026 Linnerud Dr., Mike & Stacy Stolen, 3046 Linnerud Dr., Troy & Lynn Wieser, 3020 Linnerud Dr., Brett & Tiffany Skaar, 2453 W. Star Rd., Laura Eggers, 3081 County Hwy B, Doug Stafford, 3074 Linnerud Dr., Jeff Opie, 3053 Linnerud Dr., Ken & Liz Wolnak, 3002 Linnerud Dr., Susan Malooney, 2999 Linnerud Dr., Connie Rae, Joni Dean, Steve Swanson, Fauna Jaustman, S. Meise, David Pfeiffer, 1838 Oakview Dr., Maria Hougan, Clerk/Treasurer, Lisa Skar, Deputy Clerk/Treasurer-Finance Accountant.

**MINUTES OF THE JUNE 9, 2021 PLAN COMMISSION MEETING**

Motion by member Comstock, second by member Quam, to approve the minutes of the June 9, 2021 Plan Commission Meeting. Motion carried unanimously.

**PUBLIC COMMENT:**

Tom Fordonski, of 3037 Linnerud Dr., expressed his concerns regarding agenda item # 2, pertaining to the Greenbriar rezone request. He noted that he dropped off two envelopes to the Town Hall earlier today to share with the Plan Commission. One envelope contained letters signed by 75% of the residents in the neighborhood, voicing their opposition to this request. The other envelope contained the restrictions & covenants for the subdivision. He expressed his concerns regarding deed restrictions & the character of the neighborhood. He requested that the Plan Commission reject the request for a rezone.

Tom Welsh, of 3026 Linnerud Dr., also spoke in opposition of the rezone, reiterating Mr. Fordonski's concerns.

Mark Keller, of 3085 Linnerud Dr, spoke in opposition of agenda item # 2, stating that this proposal would violate the neighborhood covenant, which they were assured all future property owners would need to abide by.

Susan Malooney, of 2999 Linnerud Dr, also spoke in opposition of item # 2, reiterating other neighbors' comments regarding a breach of the covenant.

Tom Hendricks, of 3017 Linnerud Dr, spoke in opposition of the Greenbriar outlot redistricting/rezoning until they know more details about the proposal.

Mike & Stacy Stolen, of 3046 Linnerud Dr., spoke in opposition of the request and asked how it would benefit neighbors.

Ken & Liz Wolnak, of 3002 Linnerud Dr, spoke in opposition of the request and asked what civic benefit there would be to increased density housing units and whether there is a need for this in the community.

Lynn & Troy Wieser, of 3020 Linnerud Dr, spoke in opposition of the Greenbriar rezone request, noting that the subdivision had a limit of 41 residencies, which there currently are. They also noted that the covenant does not allow multi-family units and outlots are not to be built upon.

Jeff & Lindsay Opie, of 3053 Linnerud Dr., spoke in opposition of agenda item # 2, noting that it would change the character of the neighborhood.

Doug Stafford, of 3074 Linnerud Dr., also spoke in opposition of agenda item # 2, noting that everyone else in the neighborhood has been in strong compliance with the covenants.

Laura Eggers, of 3081 County Rd B, expressed her concerns and asked what the value is for building condominiums, considering that there are others that are expected to be built in the area.

***\*\*There was a request from Mark Keller and Tom Fordowski to receive notices for all future meetings regarding the Hostrawser rezone request.***

## **BUSINESS**

**Discussion and possible action regarding the final Certified Survey Map from Brett & Tiffany Skaar, to create a separate 1.8-acre parcel from a total of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, to separate the house and buildings from the farmland.**

Motion by member Olson, second by member Lemanski, to approve the final Certified Survey Map from Brett & Tiffany Skaar, to create a separate 1.8-acre parcel from a total

of 40 acres of parcel # 0611-044-8500-2, located at 2453 W Star Rd., Cottage Grove, WI, 53527, to separate the house and buildings from the farmland.

With the following conditions:

Add "Maria P. Hougan" to the Town Clerk signature line.

Motion carried unanimously.

**Discussion and possible action regarding a rezone request from Rob Hostrawser/ROB Real Estate Brokerage & Builders to rezone 3 acres of a total of 3 acres of parcel # 0611-312-3580-0, Greenbriar Estates Second Addition Lot 2, located on Linnerud Dr., from RR-02 to MFR-08, to allow construction of condominiums on site.**

Rob Hostrawser was in attendance and explained his request. He noted that there are residents in the Greenbriar Estates neighborhood who are seniors, some of whom are widowed, and unable to maintain their large homes anymore, but would like to remain in the neighborhood. He explained that he is just starting conversation on this topic and did not mean to be non-transparent. He said that his vision is to build accessible homes that are manageable & can keep residents in the neighborhood. He said that the housing would be for residents aged 55 and older and noted that this kind of target housing is allowed. Further discussion followed.

Vice Chair Miller asked if Mr. Hostrawser could be more specific regarding the condo structures.

Mr. Hostrawser said that his proposal is to build three to nine high-end single-story units, with a two-car garage, and a price point of around \$500,000.00 to \$600,000.00; however, he noted that much is unknown at this time, due to increased prices. He said that he has not had plans drawn up yet, as it is costly, and they are just at a starting point right now.

Member Comstock asked if the Linneruds were aware of Mr. Hostrawser's plans to build condos when he purchased the land/lot. Mr. Hostrawser said that the Linneruds were aware at the time of purchase.

Member Comstock asked if they were aware that the parcel is an outlot & is deed restricted to not allow multi or single-family development. Mr. Hostrawser replied affirmatively.

Mrs. Wieser added that there is notice within the covenants & map that states that the outlot is not to be built upon. She asked Mr. Hostrawser if Oscar & Shirley Linnerud knew of his intention to build condos on that outlot. Mr. Hostrawser stated that he believes they were aware of it. He said that he spoke with Steve, Shelly, & Cheryl Linnerud regarding his plans.

Member Quam noted her concerns regarding the sanitary sewer district, covenants, and structure plans.

Vice Chair Miller noted that the town's comprehensive plan does not have an allotment for multi-family dwellings in the town and an addendum to the plan would be required. Further discussion followed.

Motion by member Lemanski, second by member Quam, to table the rezone request from Rob Hostrawser/ROB Real Estate Brokerage & Builders to rezone 3 acres of a total of 3 acres of parcel # 0611-312-3580-0, Greenbriar Estates Second Addition Lot 2, located on Linnerud Dr., from RR-02 to MFR-08, to allow construction of condominiums on site until more information is available, including: the sanitary district situation, more specifics regarding actual structure plans, long-range plan & acceptability regarding the rezone.

Motion carried unanimously.

**Discussion and possible action regarding Dane County Ordinance Amendment 2021-OA-002, which would revise the text of various sign regulation provisions in Chapter 10 of the Dane County Code of Ordinances.**

Motion by member Quam, second by member Comstock, to approve Dane County Ordinance Amendment 2021-OA-002, which would revise the text of various sign regulation provisions in Chapter 10 of the Dane County Code of Ordinances.

Motion carried 5-0, with Member Lemanski abstaining.

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

The Plan Commission reviewed the May, 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 discussed a potential streamlined update to the town's comprehensive plan and is planning to pass it onto CARPC for potential recommendations and costs. Town Chairman Pfeiffer noted that the comprehensive plan was approved prior to the zoning reclassification and now needs to be revisited for housekeeping due to the reclassification.

**Communications/Correspondence**

The Plan Commission reviewed the included correspondence.

**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 Quam, second by member Olson, to adjourn at 7:39 p.m. Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy Clerk/Treasurer