

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

RECORD OF THE PLAN COMMISSION MEETING

SEPTEMBER 8, 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 6:31 p.m.

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

PLAN COMMISSION MEMBERS ABSENT: N/A

OTHERS PRESENT: Mark Keller, 3085 Linnerud Dr., Stacy Stolen 3046 Linnerud Dr., Jeff Opie, 3053 Linnerud Dr., Teri Carr, Ed Short, Dan Mowry, 2301 Lake Woods Way, David Pfeiffer, 1838 Oakview Dr., Lisa Skar, Deputy Clerk/Treasurer-Finance Accountant.

MINUTES OF THE AUGUST 11, 2021 PLAN COMMISSION MEETING

Motion by member Pitas, second by member Quam, to approve the minutes of the August 11, 2021 Plan Commission Meeting. Motion carried unanimously.

PUBLIC COMMENT:

Mark Keller expressed his opposition to the Greenbriar Estates rezone request, noting that more than 75% of the subdivision's residents oppose this request. He also expressed concerns regarding lack of transparency and the threat that multi-family housing development would pose on the character of the neighborhood.

Jeff Opie voiced his opposition to the request, reiterating that multi-family units would change the rural character of the neighborhood and Town. He also requested information regarding the process for making changes to the Town's Comprehensive Plan.

Stacy Stolen expressed her desire for the Plan Commission to meet specifically with Greenbriar Estates residents. She also questioned how the rezone request would align with the town's long-range plan and noted that she wants to ensure that the strict covenants the residents were required to abide by would be upheld with the request.

BUSINESS

Discussion and possible action regarding the final Certified Survey Map from Mark & Jan Bakken, with Ed Short acting as the agent, to create two residential lots from 5.4 acres of a total of 140 acres of parcel #s 0611-181-9590-6 and 0611-181-9000-9, located at 2541 Door Creek Rd., Stoughton, WI 53589.

Motion by member Pitas, second by member Comstock, to approve the final Certified Survey Map from Mark & Jan Bakken, with Ed Short acting as the agent, to create two residential lots from 5.4 acres of a total of 140 acres of parcel #s 0611-181-9590-6 and 0611-181-9000-9, located at 2541 Door Creek Rd., Stoughton, WI 53589.

With the following condition:

- CSM must be recorded simultaneously with the driveway easement

Motion carried 6-0, with member Lemanski abstaining.

Discussion and possible action regarding the previously tabled request from Daniel Mowry to rezone less than one acre of a total of 13.03 acres of parcel #s 0611-022-9071-6 and 0611-022-9175-1, located at 3070 and 3072 Kinney Rd., from RR-8 to TFR-08 to extend the lot line to include the driveway, garage, rabbit shed, and goat barn in the 3070 Kinney Rd lot (parcel # 0611-022-9175-1).

Motion by member Lemanski, second by member Olson, to approve the previously tabled request from Daniel Mowry to rezone less than one acre of a total of 13.03 acres of parcel #s 0611-022-9071-6 and 0611-022-9175-1, located at 3070 and 3072 Kinney Rd., from RR-8 to TFR-08 to extend the lot line to include the driveway, garage, rabbit shed, and goat barn in the 3070 Kinney Rd lot (parcel # 0611-022-9175-1).

The following friendly amendment was made by Chair Dalsoren, accepted by member Lemanski:

With the following condition:

- No further residential development

Motion carried unanimously.

Discussion and possible action regarding the preliminary Certified Survey Map from Daniel Mowry for less than one acre of a total of 13.03 acres of parcel #s 0611-022-9071-6 and 0611-022-9175-1, located at 3070 and 3072 Kinney Rd., to extend the lot line to include the driveway, garage, rabbit shed, and goat barn in the 3070 Kinney Rd lot (parcel # 0611-022-9175-1).

Motion by member Comstock, second by member Pitas, to table the preliminary Certified Survey Map from Daniel Mowry for less than one acre of a total of 13.03 acres of parcel #s 0611-022-9071-6 and 0611-022-9175-1, located at 3070 and 3072 Kinney Rd., to

extend the lot line to include the driveway, garage, rabbit shed, and goat barn in the 3070 Kinney Rd lot (parcel # 0611-022-9175-1) to allow time for the applicant to gather further information from the county regarding whether a split is available on the larger parcel.

Motion carried unanimously.

Discussion and possible action regarding the letter, dated August 5, 2021, from Greenbriar Estates residents regarding their opposition to the Greenbriar Estates Second Addition Lot 2 rezone request and their request to meet with Plan Commission members to discuss the matter further.

Motion by member Comstock, second by member Pitas to table this item until further information is provided by the rezone applicant. Motion carried unanimously.

Review of proposed 2022 Plan Commission Budget

The Plan Commission reviewed the proposed 2022 Plan Commission Budget.

Motion by member Comstock, second by member Olson to approve the 2022 Plan Commission budget.

Review of Building Inspector's report issued in July 2021

The Plan Commission reviewed the July 2021 Building Inspector's report.

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 the Town Board has not acted on any Plan Commission items since the last Plan Commission meeting, with the exception of those discussed at the joint meeting that was held on 9/7/2021.

Communications/Correspondence

None.

Agenda items for future Plan Commission meeting(s):

- Greenbriar Estates rezone request – resident opposition
- Review of Comprehensive Plan (on-going as available or necessary)
- Any other items as needed, submitted, or requested

ADJOURNMENT

Motion by member Olson, second by member Pitas, to adjourn at 7:45 p.m. Motion carried unanimously.

Respectfully submitted:

Lisa Skar

Deputy Clerk/Treasurer