

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
JULY 10, 2024 - 6:30 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:30pm.

PLAN COMMISSION MEMBERS PRESENT: Chair Dalsoren, Vice Chair Troy Wieser, members Keith Comstock, Lila Lemanski, Nick Pfundheller, Jim Schiferl, Board Liaison Melanie Miller, and Deputy Clerk/Treasurer Wenker.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Torey and Lora Byers, 1722 Oakview Dr., Louise and Hank Koshollek, 1733 Oakview Dr., Beth Ulring and Chad Troy, 1728 Oakview Dr., Mianne Collins, 1720 Oakview Dr., James Carrano, 1729 Oakview Dr. and Philip Ghiloni, 3801 Regent St., Madison, WI.

PUBLIC HEARING REGARDING A REQUEST FOR CONDITIONAL USE PERMIT FOR THE PURPOSE OF ADDING AN ACCESSORY BUILDING ON THE PROPERTY LOCATED AT 1722 OAKVIEW DR.

MINUTES OF THE JUNE 12, 2024 PLAN COMMISSION MEETING

Motion by Vice Chair Wieser, second by Commissioner Schiferl to approve the June 12, 2024 Plan Commission meeting minutes. Motion carried 7-0.

PUBLIC COMMENT

James Carrano of 1729 Oakview Dr., expressed his concerns about the proposed tiny home located at 1722 Oakview Dr. He discussed the damaging affects building a tiny home could have to himself and neighbors. He also mentioned concerns of the river and view of the river. James was in opposition of the application.

Chad Troy of 1728 Oakview Dr. was in opposition of the proposed conditional use permit for a tiny home located at 1722 Oakview Dr. Chad submitted a written letter discussing his concerns. These concerns included; the long-term plan of the tiny home, environmental impacts being so close to the river, no building plans were provided, and he pushed for the applicants to look for another option.

BUSINESS

- 1. Discussion and possible action regarding a request from Torey Byers and Lori Oliveri for parcel # 046/0611-321-4991-1 and parcel # 046/0611-321-5022-1, 1722 Oak View Dr., to rezone 0.9388 acres from SRF-08 to TFR-08 for the purpose of adding an accessory home.**

Commissioner Schiferl reported out on the application. Commissioner Schiferl and Comstock visited the property to discuss the plan and ask questions with the property owners. Since the property is right along the river, there would be many obstacles and requirements required from Dane County. Property owners, Lora Oliveri and Torey Byers spoke out about the tiny home. Lora noted it would only be a temporary structure and a place for her disabled brother to live. Once she no longer needed to care for her brother, the tiny home would be removed or taken down. She also noted she has already spoke with EMS services and shared the plans with them. Torey discussed they do not want to devalue their property. They would make the tiny home aesthetically appealing and there are no intentions of keeping the building. Commissioner Comstock discussed his concerns about the winter weather and asked how the tiny home would be heated. Discussion was held about the plumbing and heating plans.

Chair Dalsoren discussed the idea of approving the rezone request to combine the two parcels, then could put restrictions on the conditional user permit to be single family zoning. She also mentioned the conditional use permit could be something

reviewed annually. Discussion was held regarding the options of the conditional use permit and the long term affects if there were to be new property owners in the future while the tiny home structure was still in existence. Commissioner Comstock asked if a Preliminary Certified Survey Map would be required for the rezone request and combination of the two parcels. The Plan Commissioners concluded that a Preliminary Certified Survey Map would be needed and helpful to understand the proposed placement of the tiny home.

Motion by Vice Chair Wieser, second by Commissioner Pfundheller to table a request for parcel # 046/0611-321-4991-1 and parcel # 046/0611-321-5022-1, 1722 Oak View Dr., to rezone 0.9388 acres from SRF-08 to TFR-08 for the purpose of adding an accessory home, until a Certified Survey Map is provided to show the combination of the two parcels zoned as TFR-08, with a friendly amendment by Commissioner Comstock that the Certified Survey Map should be the Preliminary as well as include the proposed structure. Motion carries 7-0.

2. Discussion and possible action regarding an application for a conditional use permit by Torey Byers and Lora Oliveri, for parcel # 046/0611-321-4991-1 and parcel # 046/0611-321-5022-1, 1722 Oakview Dr, the purpose of adding an accessory home.

Vice Chair Wieser discussed the importance of having the building plans and placement of the tiny home to give the Plan Commissioners a better picture of what it will look like. Chair Dalsoren also discussed the property owners should have a plan of what the aesthetics will end up being. Discussion was held regarding the EMS plan. Commissioner Comstock requested the property owners bring back documentation of the EMS plan. Commissioner Schiferl discussed the towns comprehensive plan and the eight standards of a conditional use permit. He noted there will be challenges with Dane County as the property sits along the river.

Motion by Vice Chair Wieser, second by Commissioner Schiferl to table an application for a Conditional Use Permit for parcel # 046/0611-321-4991-1 and parcel # 046/0611-321-5022-1, the purpose of adding an accessory home until further information is provided. Motion carries 7-0.

- 3. Discussion and possible action regarding a request from Philip Ghiloni, Ripple Trust, applicant, to rezone parcel # 046/0611-092-8700-0, 0.382 acres, from SFR-08 to RR-1, parcel # 046/0611-092-8682-2, 0.73 acres, from RM-8 to RR-1, and parcel # 046/0611-092-9002-0, 0.1 acres, from FP-35 to RM-8, located at 2854 and 2856 Williams Dr., Stoughton, WI 53589, for the purpose of shifting property lines between adjacent land owners.**

Board Liaison Miller reported out on the history of this application. Discussion was held regarding the discontinuance of Lunde Lane. Chair Dalsoren brought up that if they were to vacate Lunde Lane, that could leave one of the two parcels landlocked. She requested that a shared driveway agreement be written up to know how each parcel will be accessed once the Lunde Lane is vacated.

Motion by Commissioner Pfundheller, second by Liaison Miller to approve the rezone with the stipulation that the property owner must have a shared driveway agreement before the August 21, 2024 Plan Commission meeting as well as the full Preliminary Certified Survey Map. Motion carries 7-0.

- 4. Discussion and possible action regarding a Town-initiated rezone petition, Majid Allan, agent, to rezone parcel # 046/0611-314-8010-0, 26.36 acres, from FP-35 to AT-35 for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes.**

The Plan Commissioners reviewed and discussed the rezone petition.

Motion by Vice Chair Wieser, second by Commissioner Comstock to approve the rezone petition. Motion carries 7-0.

- 5. Discussion and possible action regarding a Comprehensive Plan Update Subcommittee.**

Board Liaison Miller reported out on the Comprehensive Plan Update. The Plan Commissioners reviewed the handout. The Comprehensive Plan Update Subcommittee is looking to create a committee of 8 members; 3 Plan

Commissioners, 2 Town Board members, a member of the Pleasant Springs Sanitary District, and two citizens. Discussion was held regarding what kind of members they are looking to have on the Comprehensive Plan Update Subcommittee and how to identify participants. Chair Dalsoren recommended having a resident who lives in a Farmland Preservation zone as well as a resident who lives in the agricultural transition zone. She also noted, there should be an application to indicate why the resident wants to be a part of the subcommittee. Discussion was held regarding when the due date should be as well as where the application should be posted.

The Plan Commissioners determined Chair Dalsoren will be the third Plan Commission member, in addition to Commissioner Comstock and Schiferl. Board Liaison Miller will be one of the two Town Board Members. The Pleasant Springs Sanitary District will need to appoint a member. The application will be posted on the Towns website and posted around the Town Hall during the August 13, 2024 Election. All applications must be due by August 26, 2024 in order to be on the September 11, 2024 Plan Commission agenda.

Motion by Board Liaison Miller to approve the expansion of the Comprehensive Plan Update Subcommittee to include 8 members; an appointed Pleasant Springs Sanitary District member, 3 Plan Commission members, 2 Town Board members, and 2 citizens- one from the Farmland Preservation Zone and the second from a non-Farmland Preservation Zone.

6. Review of Building Inspector's report / occupancy permits issued in June 2024 (as available).

The Plan Commissioners reviewed the reports.

7. Report from Town Board liaison, Melanie Miller, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

Board Liaison Miller reported out on the Town Boards LP gas contract with Alcivia and discussion was held regarding the discontinuance of Lunde Lane.

8. Communications/Correspondence

Discussion was held regarding Dane County's approval of the Conditional Use Permit located at 1896 Williams Dr. to establish a cell tower. Board Liaison Miller reported out on her meeting with Greg Duckert, noting he will need to bring back more information to the Plan Commission.

9. Agenda items for future Plan Commission meeting(s):

- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

Discussion was held regarding land splits in the Township. Chair Dalsoren reviewed the history of splits in Pleasant Springs and how they work. Plan Commissioners indicated they would like this as a future discussion item.

ADJOURNMENT

Motion by Commissioner Comstock, second by Commissioner Pfundheller to adjourn at 8:06pm. Motion carried unanimously.

Respectively Submitted,

Danielle Wenker, Deputy Clerk/Treasurer