

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
AUGUST 21, 2024 - 6:30 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

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

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

PLAN COMMISSION MEMBERS ABSENT:

Chair Dalsoren and Commissioner Nick Pfundheller

OTHERS PRESENT:

Courtney Odom and Grant Roeming, 3318 Sandwood Way, Madison, WI, Greg and Angela Rice, 1870 Skyline Dr., Philip Ghiloni (via Zoom), 3801 Regent St., Madison, WI, Travis Dettinger (via Zoom), 3245 Token Rd., Sun Prairie, WI, Kenton Sorenson, 6033 Monona Dr., Monona, WI (via Zoom).

MINUTES OF THE JULY 2 JOINT TOWN BOARD & PLAN COMMISSION MEETING AND MINUTES OF THE JULY 10 PLAN COMMISSION MEETING

Motion by Commissioner Schiferl, second by Commissioner Comstock to approve the July 2, 2024 Joint Town Board & Plan Commission meeting minutes and the July 10, 2024 Plan Commission meeting minutes. Motion carries 5-0.

PUBLIC COMMENT

No one spoke during the public comment period.

BUSINESS

- 1. Discussion and possible action regarding a request from Philip Ghiloni, Ripple Trust, applicant, regarding a Preliminary Certified Survey Map, drawing # 6241-24, dated 04/11/2024, to adjust the lot lines for parcel #'s 046/0611-092-8682-0 parcel address 2856 Williams Dr, to become 8.92 acres, and 046/0611-092-8700-2 parcel address 2854 Williams Dr, to become 1.11 acres from .38 acres, to adjust lot lines, with the zoning on these two parcels to remain the same as RM-08 and SFR-08.**

Board Liaison Miller spoke out about the Preliminary Certified Survey Map, discontinuance of Lunde Lane and Schaffer Circle, and the shared driveway agreement. The two roads are in the process of being vacated. The Plan Commissioners reviewed the Preliminary Certified Survey map, and found no errors.

Motion by Board Liaison Miller, second by Commissioner Schiferl to approve the Preliminary Certified Survey Map, drawing # 6241-24, dated 04/11/2024, to adjust the lot lines for parcel #'s 046/0611-092-8682-0 and 046/0611-092-8700-2 along with a Driveway Easement Agreement, dated 07/11/2024, for the following parcel #'s: 046/0611-092-8700-2, 046/0611-092-8682-0 and 046/0611-092-8700-2. Motion Carries 5-0.

- 2. Discussion and possible action regarding a request from Andrew & Megan Walker, applicants, regarding a Final Certified Survey Map, drawing # 6192-24, dated January 19, 2024, for parcel #'s 046/0611-304-9610-0, and 046/0611-304-9620-0, for a minor adjustment to the lot lines after splitting the lots.**

Board Liaison Miller discussed the Final Certified Survey Map and a short discussion was held. The Plan Commissioners had no concerns for the Final Certified Survey Map.

Motion by Liaison Miller, second by Commissioner Schiferl to approve the Final Certified Survey Map, drawing # 6192-24, map 15906, dated January 19, 2024, for parcel #'s 046/0611-304-9610-0, and 046/0611-304-9620-0, for a minor adjustment to the lot lines after splitting the lots, with a friendly amendment by Commissioner Schiferl to include map # 15906 in the motion. Motion carries 5-0.

- 3. Discussion and possible action regarding a request from Greg and Angela Rice, applicants, and Grant Roeming, agent, to split off 2.6394 acres from parcel # 046/0611-293-9255-0, 55.710 acres, located at 1870 Skyline Dr., and rezone the 2.6394 acres from FP-35 to RR-2 for the purpose of building a single-family home.**

Grant Roeming, agent, gave a brief overview of their request. Motion by Vice Chair Wieser, second by Liaison Miller to open the request up for discussion. Discussion was held regarding the process of speaking with a Plan Commission member, applying with Dane County, obtaining a density study, bringing a site plan, contacting Pleasant Springs Sanitary District, and cleaning up the application. Commissioner Schiferl noted Section D on the application lists requirements needed since the parcel is currently zoned as FP-35.

Motion by Commissioner Schiferl, second by Keith to table the request until additional information is brought back. Motion carries 5-0.

- 4. Discussion and possible action regarding a request from Greg and Angela Rice, applicants, and Grant Roeming, agent, regarding a Preliminary Certified Survey Map, map # 14409, dated 03/27/2024, to split off 2.6394 acres from parcel # 046/0611-293-9255-0, 55.710 acres, located at 1870 Skyline Dr., and rezone the 2.6394 acres from FP-35 to RR-2 for the purpose of building a single-family home.**

Motion by Liaison Miller, second by Commissioner Lemanski to table the request until additional information is brought back. Motion carries 5-0.

- 5. Discussion and possible action regarding the annual review of the CUP issued on 8/01/2023 to Under the Oaks LLC/Zeteo Community, Kenton Sorenson, Travis Dettinger, agent, for parcel # 046/0611-042-8096-4, 3136 Oak Street, for the purpose of allowing institutional residential use to provide for long-term transitional housing.**

The Plan Commissioners reviewed the updated provided by Kenton Sorenson, applicant, and Travis Dettinger, agent, via email. Liaison Miller asked if there have been any complaints made to the office regarding the project. Deputy/Clerk Wenker reported there have been no complaints.

Motion by Commissioner Schiferl, second by Commissioner Comstock, to approve the annual review of the Conditional Use Permit issued on 8/01/2023 to Under the Oaks LLC/Zeteo Community, for parcel # 046/0611-042-8096-4, 3136 Oak Street, for the purpose of allowing institutional residential use to provide for long-term transitional housing, with a friendly amendment by Commissioner Schiferl to add this Conditional Use Permit is subject to be reviewed annually.

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

The Plan Commissioners reviewed the report.

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 discontinuance of Lunde Lane and Schaffer Circle.

8. Reports/Correspondence

The Plan Commissioners reviewed the three Comprehensive Plan Subcommittee applicants. A discussion was held on the next steps. The Plan Commission will review and discuss applications at the September 11, 2024 Plan Commission meeting and give their recommendations to the Town Board for the September 17, 2024 Town Board meeting.

Commissioner Schiferl reported out on the status of the Byers Conditional Use Permit, located at 1772 Oakview Dr.

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

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

ADJOURNMENT

Motion by Commissioner Comstock, second by Commissioner Schiferl to adjourn at 7:06pm. Motion carries unanimously.

Respectively Submitted,

Danielle Wenker, Deputy Clerk/Treasurer