

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
OCTOBER 09, 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 Nick Pfundheller (via Zoom), Keith Comstock (via Zoom), Lila Lemanski, Jim Schiferl, and Deputy Clerk/Treasurer Spilde.

PLAN COMMISSION MEMBERS ABSENT:

Board Liaison Melanie Miller

OTHERS PRESENT:

Dick Green, 2561 Brown Deer Rd, Kenneth Schuck, 1616 Spring Rd, Kristin Danninger, 2531 Williams Dr, Philip Ghiloni (via Zoom), 3801 Regent St.

MINUTES OF THE AUGUST 21 PLAN COMMISSION MEETING

Motion by Vice Chair Wieser, second by Commissioner Schiferl to approve the August 21, 2024 Plan Commission meeting minutes. Motion carries 6-0.

PUBLIC COMMENT

No one spoke during the public comment period.

BUSINESS

- 1. Discussion and possible action regarding a request from Keith Comstock, applicant, regarding a Final Certified Survey Map, office map # 231172, CSM # 12041, to incorporate a portion of vacated Linden Drive, to create two conforming SFR-08 parcels, parcel #'s 0611-303-6541-3 & 0611-303-6552-0.**

Commissioner Schiferl reported out and gave a brief background on the project. He noted the vacated Linden Drive is indicated on the Final Certified Survey Map.

Motion by Commissioner Schiferl, second by Vice Chair Wieser, to approve a request from Keith Comstock regarding a Final Certified Survey Map, office map # 231172, CSM # 12041, to incorporate a portion of vacated Linden Drive, to create two conforming SFR-08 parcels, parcel #'s 0611-303-6541-3 & 0611-303-6552-0, with the correction of the Town Clerks signature, adding a "P". Motion carries 5-0, with Commissioner Comstock abstaining.

- 2. Discussion and possible action regarding a request from Philip Ghiloni, Ripple Trust, applicant, regarding a Final Certified Survey Map, drawing # 6241-24, map # 6287, dated 08/29/2024, to adjust the lot lines for parcel # 046/0611-092-8682-0, 2856 Williams Dr, to become 8.92 acres, and parcel # 046/0611-092-8700-2, 2854 Williams Dr, to become 1.11 acres.**

Commissioner Pfundheller was disconnected from Zoom during this time. Chair Dalsoren reported out on behalf of Commissioner Pfundheller and Board Liaison Miller. Chair Dalsoren noted the map looks good and confirmed the bank of the mortgage holder is not One Community Bank, as this could be a conflict with her place of employment. Commissioner Schiferl questioned if a shared well agreement was needed. Chair Dalsoren said that is between the property owners.

Motion by Vice Chair Wieser, second by Commissioner Schiferl to approve a request Philip Ghiloni regarding a Final Certified Survey Map, drawing # 6241-24, map # 6287, dated 08/29/2024, to adjust the lot lines for parcel # 046/0611-092-8682-0, 2856 Williams Dr, to become 8.92 acres, and parcel # 046/0611-092-8700-2, 2854 Williams Dr, to become 1.11 acres. Motion carries 5-0.

3. Interviews with Comprehensive Plan Subcommittee prospects.

The Plan Commission interviewed the candidates. Kenneth Schuck was interviewed first. Kristin Danninger was interviewed second.

Commissioner Pfundheller was back on Zoom at this time.

4. Discussion and possible action regarding appointment of candidates to the town's Comprehensive Plan Subcommittee.

The Plan Commissioners discussed the applicants. Commissioner Comstock asked if the Pleasant Springs Sanitary District is still appointing someone for the Subcommittee. Chair Dalsoren noted she would follow up.

Motion by Vice Chair Wieser, second by Commissioner Schiferl to recommend all 3 applicants, Kenneth Schuck, Kristin Danninger, and Brian Kahl, for the Comprehensive Plan Subcommittee. Motion carries 6-0.

5. Discussion and possible action regarding the proposed amendments to the Dane County Comprehensive Plan: ordinance 2024-OA-11, Incorporating amendments to the Town of Cross Plains Comprehensive Plan, ordinance 2024-OA-14, adopting the 2024 Town of Primrose Comprehensive Plan Update, and ordinance 2024-OA-15, make minor amendments to the Dane County Farmland Preservation Plan Map to account for municipal boundaries.

The Plan Commissioners reviewed the ordinances and had a short discussion about the Farmland Preservation plan.

Motion by Vice Chair Wieser, second by Commissioner Schiferl to accept ordinances 2024-OA-11, 2024-OA-14, and 2024-OA-15. Motion carries 6-0.

6. Discussion and possible action regarding the 2025 Plan Commission Expenses Budget.

The Plan Commissioners reviewed the 2025 budget. No recommendations were made by the Plan Commissioners.

7. Review of Building Inspector's report / occupancy permits issued in August & September 2024 (as available).

The Plan Commissioners reviewed the report.

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

Board Liaison Miller was not present.

Town Chair Green reported out there are no updates since the Plan Commission did not have a September meeting.

9. Reports/Correspondence

The Commissioners reviewed the reports. Chair Dalsoren reported out on the potential rezone located a 2703 Circle Dr. The property in the process of selling, but it is currently zoned as RE, recreational. The buyers are looking to present a rezone request.

Commissioner Comstock reported out on an email sent by the office on September 26, 2024 regarding a call from Lora Byers about their request for a Conditional Use Permit. Commissioner Comstock would like to put on record that he was not contacted by Lora Byers contrary to her claim. Commissioner Schiferl also stated he was not contacted either. Chair Dalsoren reported out on the phone call she had with Majid Allan, Dane County Planning and Zoning Senior Planner regarding the Byers Conditional Use request.

10. 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**

ADJOURNMENT

Motion by Vice Chair Wieser, second by Commissioner Comstock to adjourn at 7:26pm. Motion carries unanimously.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer