

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
SEPTEMBER 10, 2025 - 6:00 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:00pm.

PLAN COMMISSION MEMBERS PRESENT:

Chair Dalsoren, Commissioners Keith Comstock, Jim Schiferl, Lila Lemanski, Mike Luther, Board Liaison Eric Olson, and Deputy Clerk/Treasurer Danielle Spilde.

PLAN COMMISSION MEMBERS ABSENT:

Commissioner Kathy Pakes

OTHERS PRESENT:

Pete Heaslett, 2602 Chamberlin Ave, Madison (2239 Williams Pt Dr.), Ann Heaslett, 315 Grand Ave, Madison (2239 Williams Pt Dr.), Marcia Tarrant, 1881 S Brooklyn Dr, Stoughton.

MINUTES OF THE JULY 15, 2025 JOINT TOWN BOARD & PLAN COMMISSION MEETING

Motion by Comstock second by Schiferl to approve the July 15, 2025 Joint Town Board and Plan Commission meeting minutes. Motion carried 6-0.

PUBLIC COMMENT

No one spoke during public comment.

BUSINESS

- 1. Discussion and possible action regarding the request for a Conditional Use Permit from Ann Heaslett, owner, and Marcia Tarrant, agent, for parcel #046/0611-191-3715-5, located at 2239 Williams Point Dr for the purposes of an adding an accessory building between 12 and 16 ft in height.**

Commissioner Comstock reported out and gave a brief background on the history of the property. The garage would not be used as a living space, only for storage purposes. Comstock and Olson noted that the neighboring properties have similar detached garages and this request would conform with surrounding properties.

Motion by Comstock second by Olson to approve the request for a Conditional Use Permit for Ann Heaslett, owner, for parcel #046/0611-191-3715-5, located at 2239 Williams Point Dr., for the purposes of adding an accessory building between 12 and 16 ft in height. Friendly amendment by Dalsoren to add the condition that the height must not exceed 16ft. Motion carried 6-0.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health safety, comfort of general welfare.

Standard passes unanimously 6-0.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Standard passes unanimously 6-0.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Standard passes unanimously 6-0.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Agent, Marcia Tarrant noted that the applicant has already obtained the necessary permits from the County for shoreline zoning and erosion control.

Standard passes unanimously 6-0.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Standard passes unanimously 6-0.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Standard passes unanimously 6-0.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Standard passes unanimously 6-0.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use and its location in the Farmland Preservation Zoning are reasonably designed to minimize the use of agriculture lands:
- Explain how the use and its location does not substantially impair the current or future agricultural lands.
- Explain how construction damage to remaining lands in agricultural use is minimized and/or repaired:

Standard number 8 does not apply to the request.

2. 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 Town has not received any complaints since the last review).

The Plan Commissioners reviewed the Conditional Use Permit. There have been no complaints received. No action was taken.

3. Discussion and possible action regarding the Towns Conditional Use Permit (CUP) process.

The Plan Commission reviewed sample CUP applications from surrounding towns. A brief discussion followed, during which Commissioners expressed interest in re-evaluating the Town's current CUP application fees. It was confirmed that CUP applicants will continue to be required to submit the Towns application and pay the associated fee. Plan Commission contacts will still be assigned to each application, and site visits will remain part of the review process. Staff was directed to draft up a new, simplified CUP application, similar to the Town of Dunn's format. The draft form will be brought back to the next Plan Commission meeting for review and consideration.

No action was taken.

4. Review of Building Inspector's report / occupancy permits issued in July & August 2025 (as available).

The Plan Commissioners reviewed the reports.

5. Report from Town Board Liaison, Eric Olson, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

There have been no reports as the Plan Commission has not met.

6. Reports/Correspondence

There were no reports and correspondence to review. Chair Dalsoren noted she talked with Majid Allan about the Comprehensive Plan and she will be reaching out the subcommittee to set a meeting date in the near future.

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

- **Review and consideration of the draft CUP application form.**
- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Olson, second by Schiferl to adjourn the meeting at 6:31pm. Motion carried unanimously.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer