

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
MAY 14, 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 (6:20pm), Lila Lemanski, Kathy Pakes, Board Liaison Eric Olson (Zoom), and Deputy Clerk/Treasurer Danielle Spilde.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Shane Bakken and Molly Moe, 2551 Door Creek Rd, William Butcher, 902 Williamson St., Eric Welch, 902 Williamson St.

NOTICE OF PUBLIC HEARING REGARDING A REQUEST FOR CONDITIONAL USE PERMIT FOR THE PURPOSE OF ADDING A BUILDING TO HOUSE LIMITED FAMILY BUSINESS EQUIPMENT AND RETAIN RR-2 ZONING LOCATED AT 2551 DOOR CREEK RD.

MINUTES OF THE APRIL 09, 2025 PLAN COMMISSION MEETING

Motion by Commissioner Comstock, second by Commissioner Lemanski to approve the April 09, 2025 Plan Commission Minutes. Motion passes unanimously.

PUBLIC COMMENT

William Butcher and Eric Welch of 902 Williamson St. spoke out regarding their proposal for the property located at parcel #046/0611-183-8040-0 (Prochnow). Handouts were provided to each commissioner with information about their plans. Soil samples have been done and they have been in contact with Dane County Storm and Water resources. Their plan is 19 single family lots that are 10,000-15,000 sq ft. They are attracted to the area and believe the subdivision would bring in tax base to the Town.

BUSINESS

- 1. Discussion and possible action regarding a request for a Conditional Use Permit (CUP) from Shane Bakken for parcel #046/0611-181-9120-0, located at 2551 Door Creek Rd, for the purpose of adding a free-standing building to house limited family business equipment and retain RR-2 zoning.**

Commissioner Comstock reported out on the request. He gave a brief background on the prior split and rezone completed in 2021. In March the Town (per a complaint received) filed the complaint to Dane County. A violation letter was sent to Mr. Bakken. After discussions with the county and Commissioner Comstock, the applicant decided to apply for a Conditional Use Permit (CUP) instead of rezoning to Limited Commercial as a CUP is consistent with the Town's Comprehensive Plan. The violation has been removed with the county and the applicant will be building a new building to house the equipment.

Motion by Commissioner Comstock, second by Board Liaison Olson to approve the request for a Conditional Use Permit (CUP) from Shane Bakken for parcel #046/0611-181-9120-0, located at 2551 Door Creek Rd, for the purpose of adding a free-standing building to house limited family business equipment and retain RR-2 zoning.

Chair Dalsoren discussed the process for approving a CUP and then went on to read each of the eight standards of a CUP.

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 5-0.

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 5-0.

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 5-0.

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

Standard passes unanimously 5-0.

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 5-0.

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

Standard passes unanimously 5-0.

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

Vice Chair Schiferl joined the meeting at this time.

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:

Standard passes unanimously 6-0.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Standard passes unanimously 6-0.

- Explain how the use and its location in the Farmland Preservation Zoning are reasonably designed to minimize the use of agriculture lands:

Standard passes unanimously 6-0.

- Explain how the use and its location does not substantially impair the current or future agricultural lands:

Standard passes unanimously 6-0.

- Explain how construction damage to remaining lands in agricultural use is minimized and/or repaired:

Standard passes unanimously 6-0.

2. Discussion and review of Comprehensive Plan update survey results (as available)

Plan Commissioners reviewed the results. Chair Dalsoren reported out, at this time, we have two packets of survey results, one from the online results and one from the hard-copy results. If we are able to find a solution, we will compile the results together. Overall, the data hasn't changed much since the last Comprehensive Plan Update survey. Majority of respondents said they do not want change. There were over 200 more responses this time compared to the previous survey. The Subcommittee will be making recommendations on the updates.

3. Review of Building Inspector's report / occupancy permits issued in April 2025 (as available).

The Plan Commissioners reviewed the report.

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

Board Liaison Olson reported out on the correspondence from Mark Aselson. As noted by Majid Allan, this would not be a buildable parcel. The Board did not take any action.

The Board discussed utilizing Dane County to review the Comprehensive Plan Updates.

5. Reports/Correspondence

The Plan Commissioners reviewed the reports and correspondence. A short discussion was held. Chair Dalsoren reported out she is now a CARPC commissioner. She also noted she received questions regarding the property that is for sale on Iverson Rd. Deputy Clerk/Treasurer Danielle will look into the road agreement that was in place for this property (due to the commercial uses).

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

- **Review of potential CSM checklist and contact persons procedures (after Comprehensive Plan Update is done)**
- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Commissioner Comstock, second by Vice Chair Schiferl to adjourn the meeting at 6:40 pm. Motion carries 6-0.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer