

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
OCTOBER 21, 2025 - 6:00 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

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

PLAN COMMISSION MEMBERS PRESENT:

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

PLAN COMMISSION MEMBERS ABSENT:

Mike Luther

TOWN BOARD MEMBERS PRESENT:

Chair Dick Green, Supervisors Faith Schuck, Eric Olson, Renee Gouaux, Melanie Miller (joined around 6:51pm), and Clerk/Treasurer Maria Hougan.

OTHERS PRESENT:

Dale Huston, 4026 County Hwy N, Brad Huston, 2316 Uphoff Rd, Dwight Huston, 2561 Nora Rd, Dennis Richardson, 2561 Coffeytown Rd, Joe Ellingson, 3187 N Star Rd, David Quale, 408 Coyle Parkway, Sharon Quale, 3114 N Star Rd, Richard Quale, 3114 N Star Rd, Steve Stolen, 2141 Schadel Rd, Rebeca & Virgil Schulenburg, 5253 Rinden Rd, Kris Hampton, 3310 County Highway N, Joan Kellerman, 2301 Williams Dr

MINUTES OF THE OCTOBER 08 PLAN COMMISSION MEETING

Motion by Comstock second by Schiferl to approve the October 08, 2025 Plan Commission meeting minutes. Motion carried 5-0.

PUBLIC COMMENT

No one spoke during the public comment period.

BUSINESS

1. Discussion and possible action regarding a request from Dale Huston (applicant) and Dennis Richardson (agent), to rezone parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, from FP-35 to RI

Commissioner Comstock reported out on the request. This item was previously tabled at the October 08, 2025 Plan Commission meeting. Comstock gave a brief background on the history of the property. He explained there are many factors that make Rural Industry (RI) zoning more appropriate than Farmland Preservation (FP-35). A few of these factors include; the site would not be restored to farm use after the mineral extraction, the mineral extraction and future yard operations will require outdoor storage of non-farm related equipment, there will be a bridge on County Hwy N expected to be repaired in 2027, significantly affecting Huston's operational efficiency, and as Cottage Grove continues to grow to the south, the applicant anticipates transitioning part of their yard operation to the H Storage property. Comstock reported that Roger Lane, with Dane County Planning and Zoning, confirmed that RI zoning is appropriate for the location, mining operations, equipment storage & yard operations. Mr. Lane mentioned his support for the 10-year permit request and the township policy of annual reviews for CUPs. He also noted a few items that should be addressed including; complying with Dane County Highway Department requirements, complying with Dane County Storm Water & Erosion control, and ensuring berms and screenings are appropriate size & location.

Comstock reported out that the applicant was told the Town Board took a defacto vote & determined there would be enough "no" votes to have the rezone fail.

Chair Green reported out that the site is ideal for mineral extraction, but the current Town Comprehensive Plan states that no industrial development is permitted on FP-35 zoning. He noted he does not have an issue with approving the CUP, but recommends holding off on the rezone until the Comp. Plan has been updated. There is currently no parcel in the Town of Pleasant Springs zoned as RI.

Chair Dalsoren noted that RI zoning was created when the County re-wrote Chapter 10. The towns current Comp. Plan from 2017, is based off the previous zoning classifications, not the current ones.

Supervisor Gouaux stated that this would be a large parcel of farm land gone and would bring the township closer to the 80% requirement for farmers to keep the FP-35 tax credit. Schuck noted the other gravel pits in the town are zoned FP-35 and do have reclamation plans to return to farmland after mineral extraction. Chair Green said currently 84% of the township is zoned FP-35, if it drops below 80% farmers would lose the tax credit. This can also occur when farmers split of land for development and

annexation. Gouaux discussed the survey results indicate that residents want to keep the rural character. A discussion was held regarding the FP-35 tax credits and the City of Stoughton's future annexation plans.

Chair Green recommended to table the rezone request, get the Comp. Plan updated and adopted, then have Huston's come back to apply.

Supervisor Olson inquired about the defacto board vote. He was not aware of any meetings held. Chair Green stated no votes were made.

Chair Green, Supervisor Schuck, and Dale and Dwight Huston met on October 16, 2025 @1:00pm at the Town Hall. Discussion was held regarding the request; no action was taken.

Motion by Comstock, second by Schiferl to table the request from Dale Huston (applicant) and Dennis Richardson (agent), to rezone parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, from FP-35 to RI. Motion carried unanimously.

Motion by Olson, second by Schuck to table the request from Dale Huston (applicant) and Dennis Richardson (agent), to rezone parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, from FP-35 to RI. Motion carried unanimously.

2. Discussion and possible action regarding a request from Dale Huston (applicant) and Dennis Richardson (agent), for a Conditional Use Permit for parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, for the purpose of grading and mining the site for aggregate and installing gravel for outdoor storage of construction equipment & materials, along with associated stormwater management facilities.

Dale Huston said they have faith in the township and county to work something out. He wants to make the property visually appealing and not an eye sore. Dwight Huston spoke out and noted this project is a huge commitment for their company and it is hard to plan for the future on a maybe. Comstock noted the Huston's have been in communication with all neighboring residents. No one spoke in opposition and that is a testament to Huston's and their work. Dennis Richardson noted the RI zoning is very similar to LC. They would like the RI zoning for mineral extraction, storing equipment and the expansion of yard operations. A short discussion followed.

Motion by Comstock, second by Pakes to approve the Condition Use Permit request for parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, for the purpose

of grading and mining the site for aggregate and installing gravel for outdoor storage of construction equipment & materials, along with associated stormwater management facilities, with the addition of allowing an unlimited number of non-farm use equipment to be stored on the property. Friendly amendment by Comstock to add this is a 10-year permit and the township will review the CUP annually. Accepted by Pakes. Motion carried unanimously.

Motion by Olson, second by Schuck to approve the Condition Use Permit request for parcel #'s 046/0611-041-8502-0 & 046/0611-041-8001-0, 73.865 acres, for the purpose of grading and mining the site for aggregate and installing gravel for outdoor storage of construction equipment & materials, along with associated stormwater management facilities, with the addition of allowing an unlimited number of non-farm use equipment to be stored on the property, a 10 year permit, and the township will review the CUP annually. Motion carried unanimously.

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 by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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 by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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 by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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 by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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: Mining Operation

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

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

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

- Explain how the use and its location does not substantially impair the current or future agricultural lands: Farming will be phased out.

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

- Explain how construction damage to remaining lands in agricultural use is minimized and/or repaired: Stormwater management – 10-acre phases.

Standard passes unanimously by the Plan Commission 6-0.

Standard passes unanimously by the Town Board 4-0.

Supervisor Miller joined the meeting via Zoom at 6:51pm

Supervisor Olson stated the farmland tax credit is \$10 per acre, per year.

3. 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.**

Chair Dalsoren noted dates have been sent out to the Subcommittee to start working on the Comp. Plan updates.

ADJOURNMENT

Motion by Comstock second by Schiferl to adjourn the meeting at 6:53pm. Motion carried unanimously.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer