

JOINT PLAN COMMISSION & TOWN BOARD MEETING, Oct. 21, 2025

PRESENT: Chair Dick Green, Supervisors Eric Olson, Renee Gouaux, Faith Schuck, Melanie Miller (via zoom at 6:51 p.m.) Plan Commissioners Audra Dalsoren, Jim Schiferl, Lila Lemanski, Kathy Pakes, Keith Comstock, Deputy Clerk/Treasurer Danielle Spilde, and Clerk/Treasurer Maria Horgan.

ABSENT:

Plan Commissioner Mike Luther

OTHERS IN ATTENDANCE:

Joan Kellerman, 2301 Williams Dr., Stoughton, Steve Stolen, 2141 Schadel Rd., Cottage Grove, Dale Huston, 4026 Hwy N, Cottage Grove, Brad Huston, 2316 Uphoff Rd., Cottage Grove, Dwight Huston, 2561 Norce Rd., Cottage Grove, Dennis Richardson, 256 Coffeytown Rd., Cottage Grove, Joe Ellingson, 3187 N. Star Rd., Stoughton, David Quale, 408 Coyle Parkway, Cottage Grove, Sharon Quale, 3114 Northstar Rd., Cottage Grove, Richard Quale, 3114 Northstar Rd., Cottage Grove, Rebecca & Virgil Schulenberg 5253 Rinden Rd., Kris Hampton, 3310 Cottage Grove

CALL TO ORDER

Plan Commission Chair Dalsoren and Chair Green called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

JOINT MEETING WITH PLAN COMMISSION

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.

Board Member 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.

Board Member 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 back in

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 6:51 p.m.

Supervisor Olson stated the farmland tax credit is \$10.00 per acre

PLAN COMMISSION ADJOURNMENT

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

REGULAR TOWN BOARD MEETING

CALL TO ORDER

Chair Green called the regular Town Board meeting to order at 6:56 p.m.

PUBLIC COMMENT: The Board listens to residents speak on any issue (three-minute time limit) Joan Kellerman, 2301 Williams Dr., noted the mowing by her property looked good.

Any item listed on the agenda is subject for action.

CONSENT AGENDA: *Items listed under consent agenda will be approved in one motion without discussion unless any Board member requests that an item(s) be removed for individual discussion. That item then can be considered at an appropriate time during the Board's regular order of business.*

1. Approval of minutes of the October 2, 2025 Special Town Board Budget Meeting, and October 7, 2025 regular Town Board meeting.
2. Approval of the check register dated Oct. 21, 2025.
3. Approval of Operators License application(s) for: *(Background check completed, no issues found, approval is recommended)*
 - Cora Powelus, BP-Golden Oil
 - Charlene Axtman, BP-Golden Oil
4. Approval of the return of driveway damage deposit(s) for: *(Public works inspected, no issues found, approval recommended)*
 - John Seidlitz, 2090 Yahara Dr.

- Wendy Patterson, 2401 W. Star Rd.
- John Reimer-Dane County Dredging Project, 1928 Williams Dr.
- Bob Chritton, 3156 Shadyside
- Bob Chritton, 3152 Shadyside

Motion by Supervisor Schuck, second by Sup. Gouaux, to accept the consent agenda items as written. Motion carried 3-0.

BUSINESS.

1. **Discussion and possible action regarding a request from Rebecca Schulenburg (applicant) and Paul Spetz/Travis Leaser (agents) to rezone approximately 0.33 acres located at 2517 Rinden Road, parcel #046/0611-092-0455-6, from SRF-08 to HC, with the intent of combining the 0.33 acres with adjacent parcel #046/0611-092-0475-2, for the purposes of squaring off the southeast corner of the residential lot.**

The applicant and agent were in attendance. They will be back for the Nov. 12 Plan Commission meeting with the revised Certified Survey Map. The Board reviewed the rezone request. There was a small discussion regarding the billboard located on the property.

Motion by Supervisor Olson, second by Sup. Gouaux, to approve the request from Rebecca Schulenburg (applicant) and Paul Spetz/Travis Leaser (agents) to rezone approximately 0.33 acres located at 2517 Rinden Road, parcel #046/0611-092-0455-6, from SRF-08 to HC, with the intent of combining the 0.33 acres with adjacent parcel #046/0611-092-0475-2, for the purposes of squaring off the southeast corner of the residential lot. Motion carried 4-0.

2. **Discussion and possible action regarding the Preliminary Certified Survey (Rezone) Map from Rebecca Schulenburg (applicant) and Paul Spetz/Travis Leaser (agents) for parcel #'s 046/0611-092-0455-6 and 046/0611-092-0475-2, map number 7805.**

Supervisor Olson reported out on a few issues on the Preliminary Certified Survey Map to include listing the utility easement, and driveway access agreement. The applicant and agent were in attendance. They will be back for the Nov. 12 Plan Commission meeting with the revised Certified Survey Map.

Motion by Supervisor Olson, second by Sup. Schuck, to approve the Preliminary Certified Survey Map. Motion carried 4-0.

Second by

3. **Discussion and possible action regarding the purchase of a leaf vacuum truck with the town's share to be \$14,000.**

Chair Green reported out. He has had further communication from George Corrigan with FOLKS regarding this. There are some concerns with operating the proposed leaf vac truck due to its age and if the town purchased the truck, we don't have enough personnel to go around and pick up leaves from all the residents. They would like to set up leaf collection sites for all the residents, along with utilizing the yard waste. Further discussion followed. The consensus of the Board was they currently don't have enough information to make a decision. Supervisor Olson would like to have someone from FOLKS come to a Town Board meeting for a presentation, Chair Green will talk to George from FOLKS and invite him to a Town Board meeting, and also see if a representative from the Town of Dunn can come to a Town Board meeting.

4. **Review of Dane County's proposed ordinance amendment 2025-OA-11 which would make minor map amendments to the Dane County Farmland Preservation Plan Map.**

The Board reviewed the proposed amendment. No action taken.

5. **Discussion of Public Works projects and duties.**

Chair Green reported out the roadside mowing is complete. Public Works rented a mulching piece of equipment to mulch the brush the big mower cannot get to. Oak Knoll Shelter will be winterized and shut down, the volley ball nets, etc., have been removed from the parks, they received a bid to replace the 3rd garage door in the amount of approximately \$6300.00. The pier at the boat landing will be taken out next week. Gravel was placed on Havey Rd. The mowing of the parks has pretty much come to an end.

6. **Clerk's report of projects and duties.**

Clerk/Treasurer Hougan reported out office staff have been working on the 2026 budget, meeting agenda's, packets, minutes, AR/AP, Bank Reconciliation, Tax training webinar and in person tax collection training on the new software next week, Driveway Damage Deposit permits & refunds, preparing the for the end of year taxes, audit, filings, etc., along with the day-to-day duties of the office.

7. **Discussion on items to be placed on the next and / or future agenda:**

- Thursday, Oct. 23 Budget Meeting
- Results of the Williams Dr. speed study
- Possible Discontinuance Resolution for a portion of Kong Rd.
- Winter newsletter topics
- Other items as requested

PLAN COMMISSION REPORT (Reports will generally only be reported upon after the Plan Commission has met between Town Board meetings; unless there is additional information to report).
N/A

REPORTS

Town Board Reports

The Board reviewed the reports included in the packet.

CORRESPONDENCE

The Board reviewed the correspondence included in the packet.

Supervisor Schuck reported out on the WTA conference she attended.

ADJOURNMENT

Motion by Supervisor Olson, second by Sup. Schuck, to adjourn at 7:48 P.M. Motion carried unanimously.

Respectively Submitted,

Maria "Pili" Hougan
Clerk/Treasurer