

RESOLUTION R – 2023 – 01

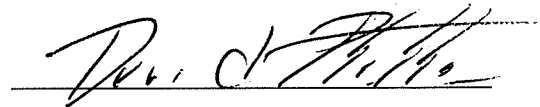
STATE OF WISCONSIN

COUNTY OF DANE

A RESOLUTION REGARDING APPLYING FOR A LOAN FROM THE
BOARD OF COMMISSIONERS OF PUBLIC LANDS-STATE TRUST FUND
LOAN

SEE LOAN APPLICATION

ADOPTED by the Town Board of the Town of Pleasant Springs on this 7 day of March,
2023.



David Pfeiffer, Chairperson

Published and/or posted this 9 day of March, 2023

ATTEST: Maria Hougan
Maria Hougan, Clerk/Treasurer

Rev. 04/2012

R-2023-01

STATE OF WISCONSIN

BOARD OF COMMISSIONERS OF PUBLIC LANDS

101 EAST WILSON STREET, 2ND FLOOR

POST OFFICE BOX 8943

MADISON, WISCONSIN 53708-8943

APPLICATION FOR STATE TRUST FUND LOAN

TOWN - 20 YEAR MAXIMUM

Chapter 24 Wisconsin Statutes

TOWN OF PLEASANT SPRINGS

Date sent: February 20, 2023

Received and filed in Madison, Wisconsin:

ID # 05605743

RAS

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

TO: BOARD OF COMMISSIONERS OF PUBLIC LANDS

We, the undersigned town board of supervisors of the Town of **Pleasant Springs**, in the County(ies) of **Dane**, Wisconsin, in accordance with the provisions of Chapter 24 of the Wisconsin Statutes, do hereby make application for a loan of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** from the Trust Funds of the State of Wisconsin for the purpose of **financing roadwork**.

The loan is to be continued for a term of **2** years from the 15th day of March preceding the date the loan is made. The loan is to be repaid in annual installments, as provided by law, with interest at the rate of **5.25** percent per annum.

We agree to the execution and signing of such certificates of indebtedness as the Board may prepare and submit, all in accordance with Chapter 24, Wisconsin Statutes.

The application is based upon compliance on the part of the Town with the provisions and regulations of the statutes above referred to, as set forth by the following statements which we do hereby certify to be correct and true.

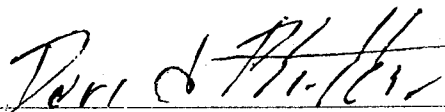
The meeting of the Town Board of the Town of **Pleasant Springs**, in the County(ies) of **Dane**, Wisconsin, which approved and authorized this application for a loan was a regularly called meeting held on the 7 day of March, 2023.

At the aforesaid meeting a resolution was passed by a majority vote of the members of the Town Board approving and authorizing an application to the Board of Commissioners of Public Lands, State of Wisconsin, for a loan of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** from the Trust Funds of the State of Wisconsin to the Town of **Pleasant Springs** in the County(ies) of **Dane**, Wisconsin, for the purpose of **financing roadwork**. That at the same time and place, the Town Board of the Town of **Pleasant Springs** by a majority vote of the members, adopted a resolution levying upon all the taxable property in the Town, a direct annual tax sufficient in amount to pay the annual installments of principal and interest, as they fall due, all in accordance with Article XI, Sec. 3 of the Constitution and Sec. 24.66(5), Wisconsin Statutes.

A copy of the aforesaid resolutions, certified to by the clerk, as adopted at the meeting, and as recorded in the minutes of the meeting, accompanies this application.

A statement of the equalized valuation of all the taxable property within the Town of **Pleasant Springs** certified to by the clerk, accompanies this application.

Given under our hands in the Town of **Pleasant Springs**, County(ies) of **Dane**, Wisconsin, this 7 day of March, 2023.



Chairman, Town of **Pleasant Springs** (Signature)



Clerk, Town of **Pleasant Springs** (Signature)

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Chairman and supervisors, please sign in space provided and type or print name below the signature.)

- | | <u>OFFICER</u> | <u>ADDRESS OF EACH OFFICER</u> |
|----|---|--|
| 1. | <u><i>David Pfeiffer</i></u>
Chairman (Signature)
<u>David Pfeiffer</u>
Type or Print Name | <u>1838 Oakview Dr.</u>
<u>Stoughton, WI 53589</u> |
| 2. | <u><i>Dana Stadler</i></u>
Supervisor (Signature)
<u>Dana Stadler</u>
Type or Print Name | <u>1813 Skyline Dr.</u>
<u>Stoughton, WI 53589</u> |
| 3. | <u>Absent</u>
Supervisor (Signature)
<u>Eric Olson</u>
Type or Print Name | <u>3044 Shadyside Dr.</u>
<u>Stoughton WI 53589</u> |
| 4. | <u><i>Richard P. Green</i></u>
Supervisor (Signature)
<u>Richard "Dick" Green</u>
Type or Print Name | <u>2561 Brown Deer Rd</u>
<u>Stoughton WI 53589</u> |
| 5. | <u><i>Melanie Miller</i></u>
Supervisor (Signature)
<u>Melanie Miller</u>
Type or Print Name | <u>3159 Duncan Rd</u>
<u>Stoughton WI 53589</u> |

Town Board of Supervisors of the Town of Pleasant Springs, County(ies) of Dane, Wisconsin.

STATE OF WISCONSIN
County(ies) of Dane

Personally came before me this 7 day of March, 2023, the above named persons known to me as the Town Board of Supervisors of the Town of Pleasant Springs, in Dane County, Wisconsin, and who are the persons who executed the foregoing application and acknowledged same.

Maria P. Hougan
Clerk (Signature)

Maria P. Hougan
Clerk (Print or Type Name)

Town of Pleasant Springs
County(ies) of Dane, Wisconsin

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FORM OF RECORD

The following preamble and resolutions were presented by Supervisor Melanie Miller and were read to the meeting.

By the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

By the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the Town of **Pleasant Springs**, in the County(ies) of **Dane**, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** for the purpose of **financing roadwork** and for no other purpose.

The loan is to be payable within **2** years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of **5.25** percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the Town of **Pleasant Springs**, in the County(ies) of **Dane**, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the Town of **Pleasant Springs** by such loan from the state be applied or paid out for any purpose except **financing roadwork** without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of **Pleasant Springs**, in the County(ies) of **Dane**, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

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Supervisor Melanie Miller moved adoption of the foregoing preamble and resolutions.

The question being upon the adoption of the foregoing preamble and resolutions, a vote was taken by ayes and noes, which resulted as follows:

- | | | | | |
|----|------------|-----------------------------|-------|--------------------|
| 1. | Chairman | <u>David Pfeiffer</u> | voted | <u>In favor of</u> |
| 2. | Supervisor | <u>Dana Stadler</u> | voted | <u>In favor of</u> |
| 3. | Supervisor | <u>Eric Olson</u> | voted | <u>Absent</u> |
| 4. | Supervisor | <u>Richard "Dick" Green</u> | voted | <u>In favor of</u> |
| 5. | Supervisor | <u>Melanie Miller</u> | voted | <u>In favor of</u> |

A majority of the Town Board of the Town of **Pleasant Springs**, in the County(ies) of **Dane**, State of Wisconsin, having voted in favor of the preamble and resolutions, they were declared adopted.

STATE OF WISCONSIN

County(ies) of **Dane**

I, Maria Hougan , Clerk of the Town of **Pleasant Springs**, County(ies) of **Dane**, State of Wisconsin, do hereby certify that the foregoing is a true copy of the record of the proceedings of the Town Board of the Town of **Pleasant Springs** at a meeting held on the 7th day of March , 20 23 , relating to a loan from the State Trust Funds; that I have compared the same with the original record thereof in my custody as clerk and that the same is a true copy thereof, and the whole of such original record.

I further certify that the Town Board of the Town of **Pleasant Springs**, County(ies) of **Dane**, is constituted by law to have 5 members, and that the original of said preamble and resolutions was adopted at the meeting of the Town Board by a vote of 4 ayes to 0 noes and that the vote was taken in the manner provided by law and that the proceedings are fully recorded in the records of the Town.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Town of **Pleasant Springs** this 7 day of March , 20 23 .

 Maria Hougan
Clerk (Signature)

 Maria Hougan
Clerk (Print or Type Name)

Town of **Pleasant Springs**

County(ies) of **Dane**

State of Wisconsin

STATE OF WISCONSIN
COUNTY(IES) OF **Dane**
TO: THE BOARD OF COMMISSIONERS OF PUBLIC LANDS

I, Maria Hougan, Clerk of the Town of **Pleasant Springs**, County(ies) of **Dane**, State of Wisconsin, do hereby certify that it appears by the books, files and records in my office that the valuation of all taxable property in the Town of **Pleasant Springs** is as follows:

EQUALIZED VALUATION FOR THE YEAR 2022 * \$ 678,926,600.00
* Latest year available

I further certify that the whole existing indebtedness of the Town of **Pleasant Springs**, County(ies) of **Dane**, State of Wisconsin, is as follows: (list each item of indebtedness):

NAME OF CREDITOR	PRINCIPAL BALANCE (EXCLUDING INTEREST)
<u>Board of Commissioners of Public Lands</u>	\$ <u>149,064.75</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL INDEBTEDNESS:	\$ <u>149,064.75</u>

Maria Hougan
Clerk (Signature)

Maria Hougan
Clerk (Print or Type Name)

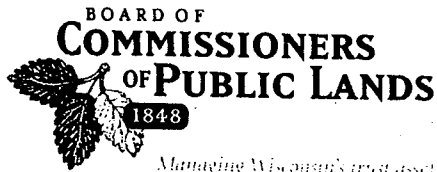
Clerk in the Town of **Pleasant Springs**

County(ies) of **Dane**, Wisconsin

March 8, 2023
Date

THE TOTAL INDEBTEDNESS, INCLUDING THE TRUST FUND LOAN APPLIED FOR, MAY NOT EXCEED 5% OF THE VALUATION OF THE TAXABLE PROPERTY AS EQUALIZED FOR STATE PURPOSES. (Sec. 24.63(1), Wis. Stats., 1989-90)

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**BCPL State Trust Fund Loan Program
Anticipated Schedule of Disbursements**

Town of Pleasant Springs
Worksheet # 05605743
Finance Roadwork
\$300,000.00

Please tell us when you anticipate the need for loan funds:

Disbursement Date	Disbursement Amount
<u>July 1, 2023</u>	<u>\$300,000.00</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

NOTE: Fill out this form using your best estimates as of the loan application date. *This is not an actual disbursement form.* We request this information to help us better manage the investment of State of Wisconsin Trust Funds. After your loan has been approved, you will receive a "Request for Loan Disbursement" form to request the actual distribution of funds.

Please return form to:

Board of Commissioners of Public Lands
PO Box 8943
Madison, WI 53708-8943

fax - 608.267.2787
richard.sneider@wisconsin.gov

TOWN BOARD MEETING, March 07, 2023 – 6:00 P.M.

PRESENT: Town Chair David Pfeiffer, Supervisors Dick Green, Melanie Miller, Dana Stadler, Clerk/Treasurer Maria Hougan.

ABSENT:

Supervisor Eric Olson

OTHERS PRESENT:

Kenneth & Faith Schuck, 1616 Spring Rd, Elva & Tim Tyson, 1614 Spring Rd., Travis Dettinger, 2345 Token Rd (Zeteo), Dan O'Callahan, 222 W Washington Ave, Madison (Zeteo), Marlene & Kenneth Sorenson, 4559 Catalina Pkwy, McFarland (Zeteo), Bill Morgan, 33 E Main St., Madison, Claudia Quam, 3107 Sunnyside St., Mike Engelberger, 1101 Giles St. Stoughton

Virtual Attendees: Aaron & Jessica Gross, Tom Walz, Paul Johnson, Leah Lange, Alex Mesdjian, Public Works Superintendent, other attendees unidentified

CALL TO ORDER

Chair Pfeiffer called the meeting to order at 6:00 p.m.

PUBLIC COMMENT

Paul Johnson, 3093 Sunnyside St., spoke in opposition of the proposed rezone at 3094 Sunnyside St., he recommends the Town Board follow the Plan Commissions recommendation to deny the request. He has concerns regarding the campground and would like that issue addressed if the rezone is approved.

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 February 07, 2023, Town Board meeting.
2. Approval of the check register dated February 20, 2023, and March 7, 2023.
3. Approval of Change of Agent for Road Ranger, LLC to Jame Fecht as new agent: *(Background check completed, no issues found, approval recommended)*
4. Approval of New Operators License for: *(Background check completed, no issues found, approval recommended)*

- Tony Carl Alter, The Pub at Pleasant Springs

Motion by Supervisor Green, second by Sup. Miller, to approve the consent agenda items as listed. Motion carried 4-0.

BUSINESS.

Discussion and possible action regarding the final CSM, map # 13998, from Jessica and Aaron Gross, (Paul Spetz, agent) for a boundary modification between parcels 046/0611-321-8820-0 and 046/0611-8300-8 located at 1781 Oakview Dr. and 2745 Yahara Rd. Aaron & Jessica Gross were in attendance. Supervisor Miller reported out the final CSM was approved unanimously by the Plan Commission.

Motion by Supervisor Miller, second by Sup. Stadler, to accept the final CSM, map # 13998, from Jessica and Aaron Gross, (Paul Spetz, agent) for a boundary modification between parcels 046/0611-321-8820-0 and 046/0611-8300-8 located at 1781 Oakview Dr. and 2745 Yahara Rd. Motion carried 4-0.

Discussion and possible action about an informal presentation of Zeteo's concept plans for a possible rezone. Travis, Marlene, Kenton, and Dan, representatives for Zeteo, were in attendance to present the proposed plans for Zeteo, and to answer any questions from the Board. They stated the neighbors are in support of this. They will be requesting to rezone to commercial zoning and a conditional use permit (CUP). They will be submitting their rezone / CUP application to the Plan Commission. No action taken.

Discussion and possible action regarding Rezone Request from Leah Lange (Matthew J. Fleming, agent), to rezone the combined approximate 0.29 acres of parcels 046/0611-183-7441-8 and 046/0611-183-7472-1 located at 3094 Sunnyside Street and an unassigned address, Stoughton, WI, from SFR-08 to MFR-08 to bring an existing second dwelling into compliance for rental. Leah Lange was in attendance virtually. Attorney Bill Morgan was also in attendance and was representing Leah Lange. Bill Morgan presented Leah's request. The property has been listed as two parcels since at least the 1960's. It has been used as two parcels and billed from the sanitary district as two dwellings since the 1990's. The rezone change is requested to be able to legally use the parcels. The property is not a campground and will not be used as a campground. The property can be deed restricted. The County has received the request for rezone and has deemed it appropriate, and recommend approval, however, they are waiting on the Town Boards recommendation. If needed, the lots could be reconfigured. Once the owner was alerted there was a problem, she immediately ceased renting the property out. Leah Lange then spoke, she apologized and recognized she made a mistake by allowing the RV's to park on her property. She wants the neighbors to know she understands their concerns. She could possibly donate some of the land for community gardens. A discussion took place regarding the two sanitary laterals on the property. Supervisor Miller reported on the public commentary regarding opposition at the Plan Commission meeting. Attorney Morgan stated they want to find a solution to make it right. They discussed possible solutions. Further discussion followed. There was discussion regarding a conditional use permit, and it was noted conditional use

permits can be pulled if there are violations. Supervisor Green noted the vacant lot encroaches in the road right of way.

Motion by Supervisor Green, second by Sup. Stadler, to table this item until the town receives an opinion from the Town Attorney. Motion carried 3-1 with Supervisor Miller in opposition. Chair Pfeiffer will reach out the Town Attorney.

Discussion and possible action to set a public hearing date on a request for vacation of 20 ft. of the Williams Point Dr. right-of-way adjacent to the property located at 2229 Williams Point Dr., to allow the existing garage to meet current set back requirements, and review of proposed CSM for the property as listed above. (As information is available)

Marcia Tarrant, the representative for this request was not in attendance. She contacted the clerk prior to the meeting and stated she did not have any new information to share at this time, but to keep her on the agenda. The property owners still want to pursue this request.

The Board recommended to contact the DNR and to add the Board members as contacts with DNR communications. This may assist the with process to move forward. Chair Pfeiffer will contact Marcia regarding the DNR. No action taken.

Discussion and possible action regarding the entryway/driveway located at the curve on parcel # 0611-343-984-07 near Spring Rd. 1614 and 1616 Spring Road. (No parcel address available).

Kenneth & Faith Schuck and Elva & Tim Tyson were in attendance. Superintendent Mesdjian reviewed the parcel information. Public Works would like to talk to the property owner and figure out what is suitable for a safe placement of access. This would be installed when weather permits. Kenneth Schuck, 1616 Spring Rd., spoke before the Board, he stated the owner needs to obtain an access permit according to town ordinances and town policy. A discussion took place with the between the neighboring property owners and Board regarding the mailbox and other uses of the property to include water flow to the Tysons property. Supervisor Green suggested Superintendent Mesdjian to come up with a recommendation to where the access can be safely located. Chair Pfeiffer suggested to include the Tysons in the location of the access. Further discussion followed. It was recommended a letter be sent from the Town Board to the property owner regarding access permit, and if there is no response, a letter sent from the Town's Attorney. It was also encouraged that the property owners to continue to reach out to Dane County Land & Water preservation regarding the water flowage issue.

Discussion and possible action regarding candidate for the on-call part-time snow plow driver. Chair Pfeiffer reported out the Town is almost through snow-plow season for this year.

Motion by Supervisor Miller, second by Sup. Green, to table hiring an on-call part-time snow plow driver. Friendly amendment was made to bring back the request in August to allow ample time for hiring and training, and to notify the applicant. Friendly amendment accepted by Sup. Miller and accepted by Sup. Green. Motion carried 4-0.

Discussion/update, and possible action regarding information on additional parking at the town's boat landing. Superintendent Mesdjian reported out. He spoke with Hans Hilbert and they can pave up to 2400 Sq ft on the parcel, they would need a shoreland zoning permit. The project would cost about \$6000.00 to the Town if they apply for a boat landing grant. The total project would cost about \$10,500.00. The Town's Engineer would need to be engaged. A discussion followed regarding gravel versus asphalt. Chair Pfeiffer asked the Board if they were in approval for asking the Town Engineer to look into this and they were all in agreement.

Discussion regarding Public Works projects and duties.

Superintendent Mesdjian reported out on the gravel roads. A discussion on the towns gravel roads took place. He submitted a report of Public Works projects and duties to the Board for review.

Discussion and possible action regarding the approval Resolution R-2023-01: Authorizing and approving an application for a loan from the Board of Commissioners of Public Lands – State Trust Fund Loan in the amount of \$300,000.00, for a period of two years for the purpose of financing road work.

Chair Pfeiffer reported out the Town has been borrowing this amount as a result of a town public meeting held several years ago in order to pay for repairing and maintenance of town roads.

Motion by Supervisor Miller, second by Sup. Green, to approve Resolution R-2023-01: Authorizing and approving an application for a loan from the Board of Commissioners of Public Lands – State Trust Fund Loan in the amount of \$300,000.00, for a period of two years at an interest rate of 5.25%, for the purpose of financing road work. Motion carried 4-0 on a roll call vote with Chair Pfeiffer, and Supervisors Miller, Green, and Stadler voting in favor. Supervisor Olson was absent.

Discussion and possible action regarding renewing membership with Dane County Towns Association for an annual membership fee of \$2900.00 (Budgeted Item, \$2900) Chair Pfeiffer explained The Dane County Towns Association has done good work the past several years.

Motion by Supervisor Green, second by Sup. Stadler, to approve renewing the memberships with Dane County Towns Association for a \$2900 membership fee. Motion carried 4-0.

Discussion and possible action regarding creation /adoption of a Town of Pleasant Springs employee handbook. Chair Pfeiffer reported out he would like the Board to take a look at the sanitary district's employee handbook. Chair Pfeiffer will provide the PSSD employee handbook for review.

Clerk's report of projects and duties.

Clerk Hougan reported out on the duties and responsibilities the clerk's office staff have been working on.

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

- Placeholder: Request regarding Williams Point Dr. possible vacation
- Changing Town Road Name
- Possible Ordinance amendment Chapters 66 & 202
- Signage for UpNet
- 2023 Road Bids and Timeline – March 21 agenda
- Request for stop sign at Spring Hill Rd. and Wildflower Rd
- Request of the Plan Commission to hold a joint future meeting regarding the encroachment from Stoughton and McFarland.

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)

Supervisor Miller reported out the Gross final CSM was unanimously approved, and the Lange request for a rezone was denied unanimously at the Plan Commission meeting, and all the Commissioners felt very strong on their decision.

REPORTS

January Financials

February Building Inspector Report

The Board reviewed the reports included in the packet.

CORRESPONDENCE

The Board reviewed the correspondence included in the packet.

ADJOURNMENT

Motion by Supervisor Green, second by Sup. Stadler, to adjourn at 8:08 p.m. Motion carried unanimously by acclamation.

Respectively Submitted,

Maria "Pill" Hougan
Clerk/Treasurer

Note: These minutes are not considered official until acted upon at a future meeting, and, therefore, are subject to revision.