

## Parks, Timothy

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**From:** cttops tds.net [cttops@tds.net]  
**Sent:** Monday, July 22, 2013 3:05 PM  
**To:** Parks, Timothy  
**Subject:** Re: Alme proposed 4-lot CSM

Tim,

I just wanted to let you know the Town of Pleasant Springs Town Board approved the Alme CSM at our July 16th meeting. If you have any questions, please feel free to contact me at 608-873-3063.

Thanks,  
Cassandra Suettinger  
Clerk/Treasurer  
Town of Pleasant Springs  
608-873-3063

On Wed, Jun 5, 2013 at 10:11 AM, Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)> wrote:

Cassandra,

The map can be found at the following link:  
<http://www.cityofmadison.com/developmentCenter/documents/ExtraterritorialPlatApprovalJurisdiction.pdf>

If you have any other questions, please let me know.

Cheers,

TIM PARKS

Planner, Planning Division

Dept. of Planning and Community

& Economic Development

City of Madison, Wisconsin

T: 608.261.9632

F: 608.267.8739

Motion by Montgomery, seconded by Taylor to recommend that the Town Board approve the Final Certified Survey Map drawing no. 4224-12, dated 5/27/13, for the property located at 2917 County Highway MN, Stoughton, WI 53589 for James Alme, with the following conditions:

1. All of the conditions noted on the letter from Dan Everson, Assistant Dane County Zoning Administrator, dated June 28, 2013 be satisfied,
2. The wording on the Town Board certification be changed to state:

"Resolved that this Certified Survey Map, along with the additional ROW dedicated to the public, was approved by the Town Board of the Town of Pleasant Springs on

\_\_\_\_\_, 2013

\_\_\_\_\_  
Town Clerk

Carried unanimously.

**3. Discussion and possible action on Final Certified Survey Map drawing no. 4275-13, dated 06/19/2013, for the property located at 1774 Ellen Lane, Stoughton WI for the Felland Rev. Trust.**

Motion by Montgomery, seconded by Green to recommend that the Town Board approve the Final Certified Survey Map drawing no. 4275-13, dated 6/19/13, for the property located at 1774 Ellen Lane, Stoughton, WI for the Felland Rev. Trust. Carried unanimously.

**4. Report by Sup. Mary Haley concerning Plan Commission agenda items discussed or acted upon by the Town Board.**

Chairperson Haley reported that the Walker appeal has been withdrawn. The Walker's will have to meet the 200 square foot or less structure.

**ADJOURNMENT**

Motion by Taylor, seconded by Snorek, to adjourn at 7:30 p.m. Carried unanimously.

\_\_\_\_\_  
Lisa Spangler, Commissioner



## Dane County Planning & Development Land Division Review

June 28, 2013

Wisconsin Mapping  
306 West Quarry St.  
Deerfield, WI 53531

Re: Alme (CSM 9508)  
Town of Pleasant Springs, Section 27  
(4 lots, 5.6 acres)  
Zoning Petition #10532, LC-1/A-1EX to C-1

CITY OF MADISON

JUL 30 2013

Planning & Community  
& Economic Development

*The Dane County Board approved rezone Petition #10532 on April 4, 2013.*

Attn: David C. Riesop, S-1551

The proposed CSM is hereby conditionally approved as follows:

1. Rezone Petition #10532 is to become effective and all conditions established are to be timely satisfied.
  - a. *Recording of an approved CSM.*
  - b. *Recording of a Deed Restriction.*
2. Comments from the Dane County Highway Department are to be satisfied:
  - a. *No new access will be permitted.*
  - b. *Access to lot 2 to be through existing driveways for lot 1 or lot 3.*
  - c. *Access easement(s) will be required along with new access permit(s).*
  - d. *ROW to be dedicated for a distance of 40 feet (in 33-foot section) from section line.*
3. All owners of record are to be included in the owner's certificate. (County records indicate that JAMES R ALME & LORI A ALME is the owner). *Spouse's signature and middle initials are required to provide valid certificates.*
  - *Owner's certificate is to include language referencing the dedication.*
4. A City of Madison approval certificate is to be included.
5. The required approval certificates are to be executed.
  - *The Town of Pleasant Springs certificate is to include language accepting the public highway dedication.*

6. Comments from the Dane County Surveyor are to be satisfied:

- *At the point of beginning, give direction (by bearing) along with the distance from the corner or set an additional monument. 236.15(1)*

7. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Clerk, Town of Pleasant Springs  
City of Madison Planning – Tim Parks



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: March 19, 2013

Petition: Rezone 10532  
CUP 2232

Zoning Amendment:  
LC-1 Limited Commercial District,  
A-1EX Exclusive Agriculture  
District to C-1 Commercial  
District

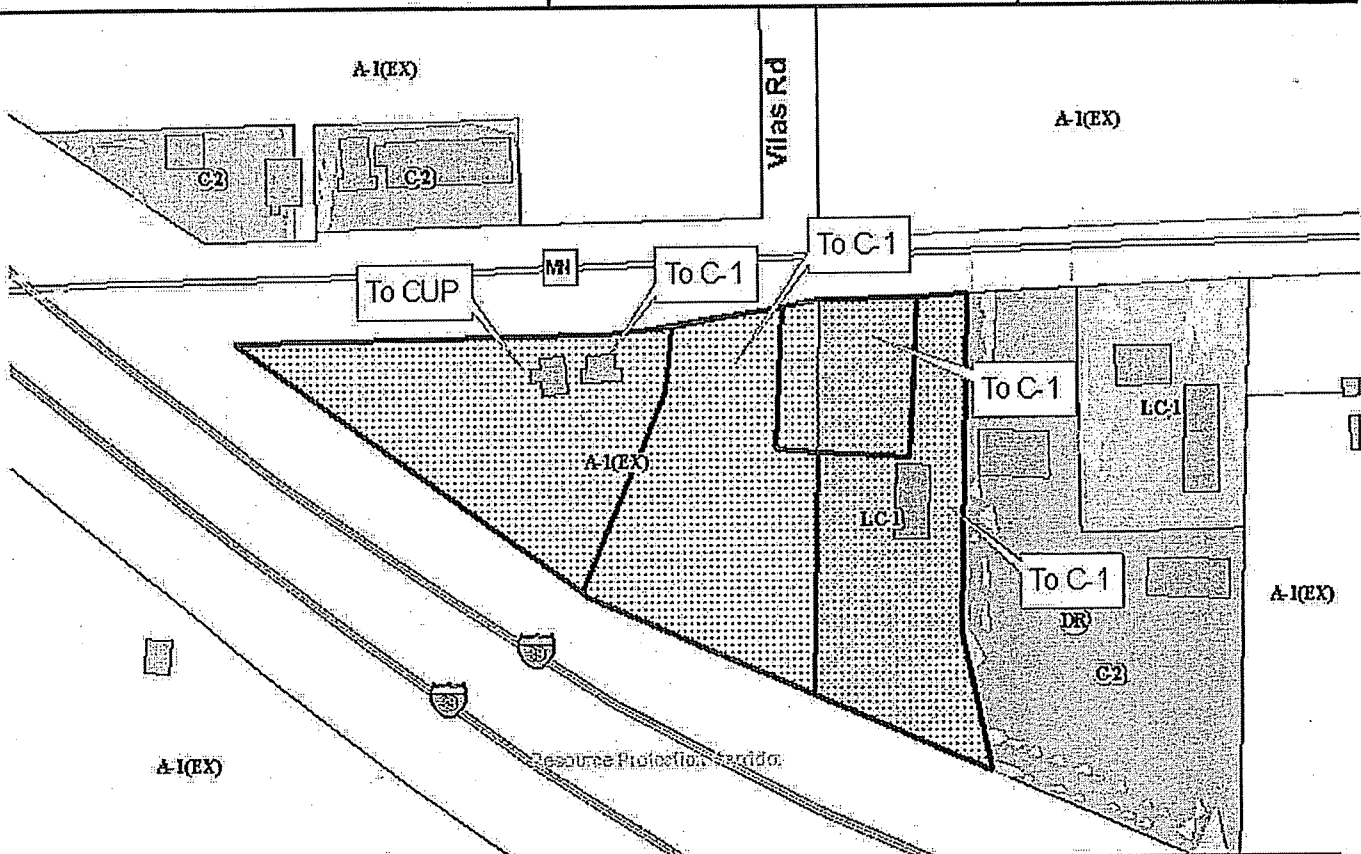
Town/sect:  
Pleasant Springs  
Section 05

Acres: 2.203, 3.419  
Survey Req.

Applicant  
James Alme

Reason:  
Commercial Development  
CUP Description: Single family  
residence

Location:  
2917 & 2891 County  
Highway MN



**DESCRIPTION:** The applicant would like to take two lots with an aggregate area of 5.6 acre and create four lots for use as commercial development. See proposed development plan. The properties are intended to be used for a contractor business, landscaping business, dental laboratory business, and a residence for the owner of a business.

**OBSERVATIONS:** The property fronts along Interstate Highway 39. The neighboring consists primarily of commercial business. There is an existing residence on the property, as well as, an existing landscaping business located in the LC-1 zoning area. 40% of the property consists of Class II soils.

**TOWN PLAN:** The Town Plan designates this area for Highway Commercial purposes.

**RESOURCE PROTECTION AREA:** The property is outside the resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning district. Staff suggests placing a deed restriction on the property to prohibit billboard signs.

**TOWN:** Zoning: Approved with no conditions. CUP: Approved with no conditions.

**3/19 ZLR Action:**

**Motion by Bollig / Hendrick** to recommend approval with condition; motion carried, 3-0. YGP: 1-0.

1. A deed restriction shall be placed on the C-1 Commercial properties to prohibit the installation of off-premise advertising signs (billboards).

**Motion by Hendrick / Bollig** to approve Conditional Use Permit #2232 contingent upon zoning petition #10532 becoming effective; motion carried, 3-0. YGP: 1-0.

## DRAFT: FOR DISCUSSION PURPOSE ONLY

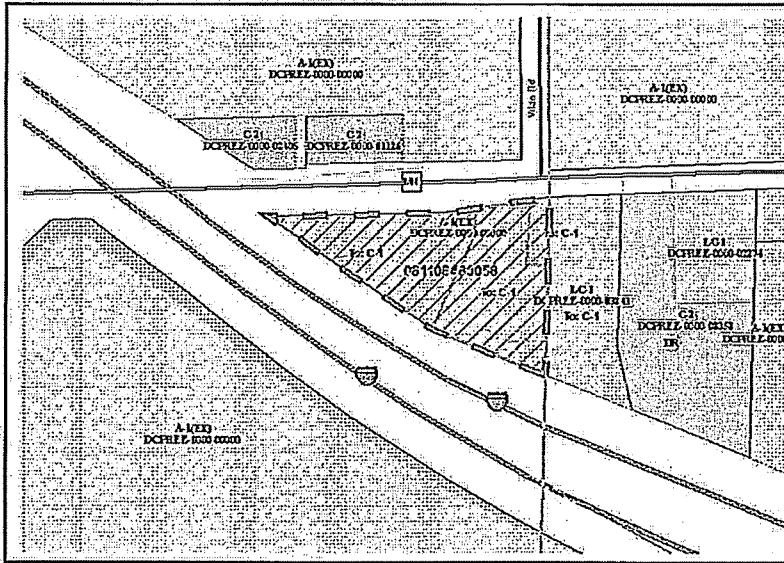
IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date:	3/19/13	Petition Number:	10532	Applicant:	James Alme
Town:	Pleasant Springs	A1-EX Adoption:	6/6/78	Orig. Farm Owner:	Elliot, Allan
Section:	06	1 Split Per 35 Acres Owned		Original Farm Acres:	3.70
Previous Density Study:	3/19/13	Original Splits: [ 3.70 / 35 = 0.11 ]		Remaining Splits:	0

**Reasons/Notes:**

It appears that the subject property was a legal, substandard A-1EX zoned parcel as of 6/7/78.

The property is in the town's Highway Commercial Area. Limited commercial development that is compatible with surrounding rural uses are permitted.



NOTE: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on this original farm acreage, *not* acreage currently owned

Parcel#	Acres	Owner Name	CSM
061106480058	3.70	JAMES R ALME & LORI A ALME	

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # 10510532

Dane County Zoning & Land Regulation Committee Public Hearing Date 3/19/2013

Whereas, the Town Board of the Town of Pleasant Springs having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): [X] Approved [ ] Denied [ ] Postponed

Town Planning Commission Vote: 6 in favor 0 opposed 0 abstained

Town Board Vote: 4 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):
1. [ ] Deed restriction limiting use(s) in the zoning district to only the following:
2. [ ] Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
3. [ ] Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
4. [ ] Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
5. [ ] Other Condition(s). Please specify:

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan:

I, Cassandra Suettinger, as Town Clerk of the Town of Pleasant Springs, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 11/20/2012
Town Clerk Cassandra Suettinger Date: 1/14/2013

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**TOWN BOARD ACTION REPORT – CONDITIONAL USE PERMIT**

Regarding Petition # 2232      Dane County ZLR Committee Public Hearing Tuesday, March 19, 2013

Whereas, the Town Board of the Town of Pleasant Springs having considered said conditional use permit application, be it therefore resolved that said conditional use permit is hereby (check one):     **APPROVED**

**DENIED (IF DENIED, PLEASE COMPLETE FINDINGS SECTION ON PAGE 2)**

**PLANNING COMMISSION VOTE:**         7 In Favor             0 Opposed

**TOWN BOARD VOTE:**                 3 In Favor             0 Opposed

Whereas, in support of its decision, the Town Board has made appropriate findings of fact that the standards listed in section 10.255(2)(h), Dane County Code of Ordinances, and section 10.123(3)(a), if applicable, are found to be (check one):

**SATISFIED**

**NOT SATISFIED (PLEASE COMPLETE FINDINGS SECTION ON PAGE 2)**

**THE CONDITIONAL USE PERMIT IS SUBJECT TO THE FOLLOWING CONDITION(S):**

**PLEASE NOTE:** The following space, and additional pages as needed, are reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Cassandra Suettinger, as Town Clerk of the Town of Pleasant Springs, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on Tuesday, December 18, 2012

Cassandra Suettinger  
Town Clerk

Monday, January 14, 2013  
Date



Email ALWELAND@LITENET.NET Email

Town: PLEASANT SPRINGS Parcel numbers affected: 0611-053-8605-5

Section: 05 Property address or location: 2891 COUNTY HIGHWAY MN, STOWBTON, WI.

Zoning District change: (To / From / # of acres) CHANGE TO C-1 FROM LC-1  
NUMBER OF ACRES 2.027

Soil classifications of area (percentages) Class I soils:     % Class II soils:     % Other:     %  
NA

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I HAVE OWNED THE PROPERTY AT 2891 HWY MN SINCE 1986,  
WHERE MY LANDSLAPING BUSINESS IS LOCATED. (LOT 4)  
ON THE PROPOSED BUILDING SITE (LOT 3) I WOULD  
LIKE TO CONSTRUCT A BUILDING AND PARKING LOT FOR  
A LOCAL HEATING / AIR CONTRACTOR.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: James Albre

Date: 1-13-2013

Zoning District change: (To / From / # of acres) CHANGE TO C-1 FROM A-1(EX)  
3.8 ACRES

Soil classifications of area (percentages) Class I soils:     % Class II soils:     % Other:     %  
NA

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

TO CREATE BUILDING SITE PER PLAN FOR CONTRACTOR HOME  
BASED BUSINESS AND DENTAL LABORATORY BUSINESS. STORM WATER  
MANAGEMENT POND SHARED WITH ADJACENT PROPERTY WHICH  
I OWN. DRIVEWAY ACCESS WILL REMAIN THE SAME.  
EXISTING HOUSE AND GARAGE WILL REMAIN THE SAME AS  
A SINGLE FAMILY RESIDENCE.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: James Albre

Date: 1-13-2013

# SITE PLAN

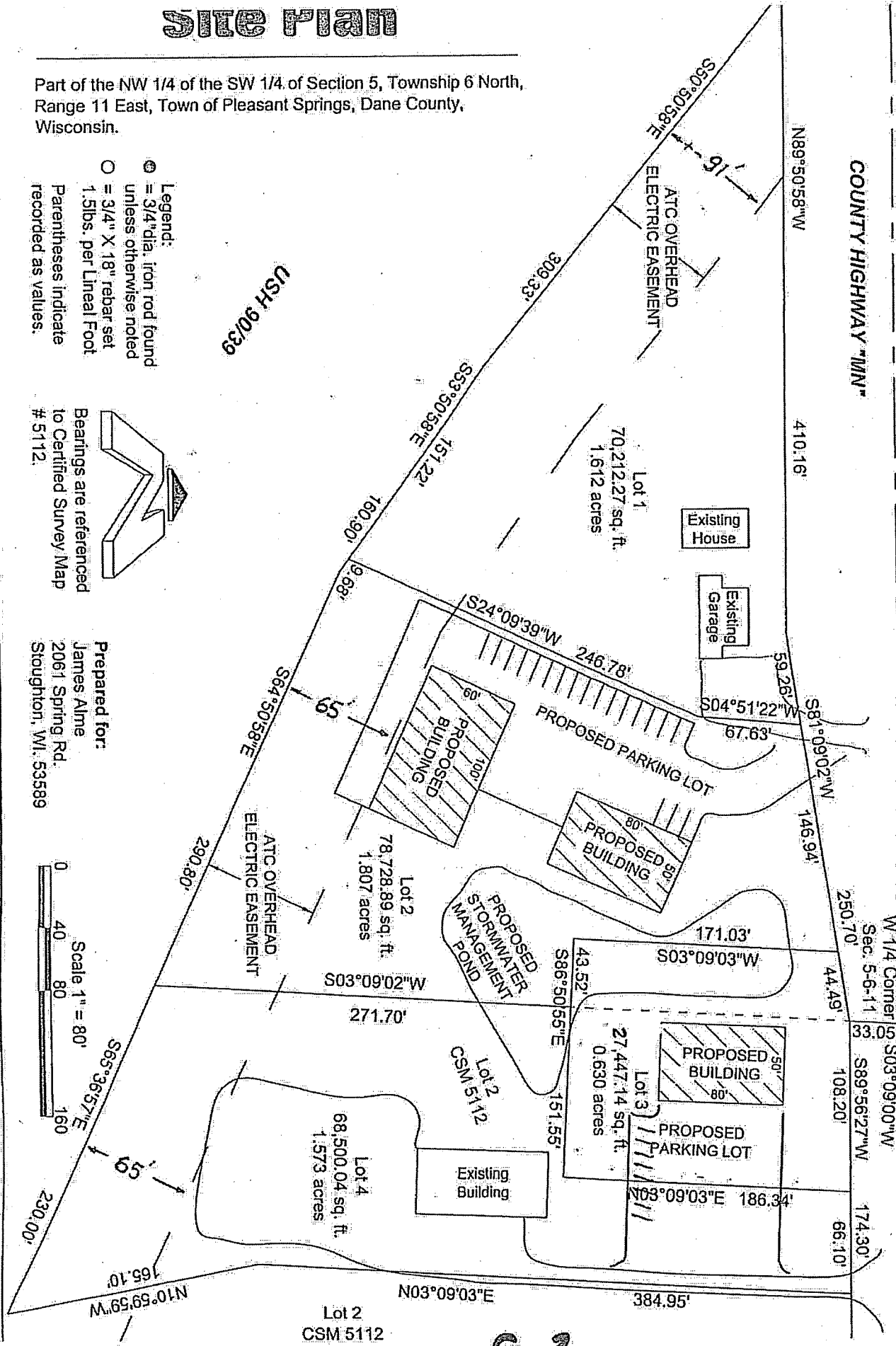
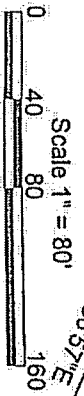
Part of the NW 1/4 of the SW 1/4 of Section 5, Township 6 North,  
Range 11 East, Town of Pleasant Springs, Dane County,  
Wisconsin.

- Legend:
- ⊙ = 3/4" dia. iron rod found unless otherwise noted
  - = 3/4" X 18" rebar set
  - 1.5lbs. per Lineal Foot
  - Parenteses indicate recorded as values.



Bearings are referenced to Certified Survey Map # 5112.

Prepared for:  
James Alme  
2061 Spring Rd.  
Stoughton, WI. 53589



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