

Dane County Rezone Petition

Application Date	Petition Number
06/25/2021	DCPREZ-2021-11729
Public Hearing Date	
08/24/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LOIS ANN WILLIAMS	PHONE (with Area Code) (608) 445-7985	AGENT NAME DENNIS WILLIAMS	PHONE (with Area Code) (608) 358-8104
BILLING ADDRESS (Number & Street) 2069 WILLIAMS DR		ADDRESS (Number & Street) 208 S MADISON STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS rappers1990@gmail.com		E-MAIL ADDRESS MRUMPF@RUMPFLAW.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2069 WILLIAMS DRIVE					
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-292-8340-6					

REASON FOR REZONE

CREATING THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	SFR-08 Single Family Residential District	2.8

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	LOIS ANN WILLIAMS	Agent Name:	DENNIS WILLIAMS
Address (Number & Street):	2069 WILLIAMS DRIVE	Address (Number & Street):	208 S. MADISON STREET
Address (City, State, Zip):	STOUGHTON, WI 53589	Address (City, State, Zip):	STOUGHTON, WI 53589
Email Address:	RAPPERS1990@GMAIL.COM	Email Address:	MRUMPF@RUMPF.LAW.COM
Phone#:	608-445-7985	Phone#:	608-358-8104

PROPERTY INFORMATION			
Township:	PLEASANT SPRINGS	Parcel Number(s):	0611-292-8340-6
Section:	29	Property Address or Location:	2069 WILLIAMS DRIVE

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

CREATING THREE RESIDENTIAL LOTS

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2 RURAL RESIDENTIAL	SFR-08 SINGLE FAMILY RESIDENTIAL	2.8 NET

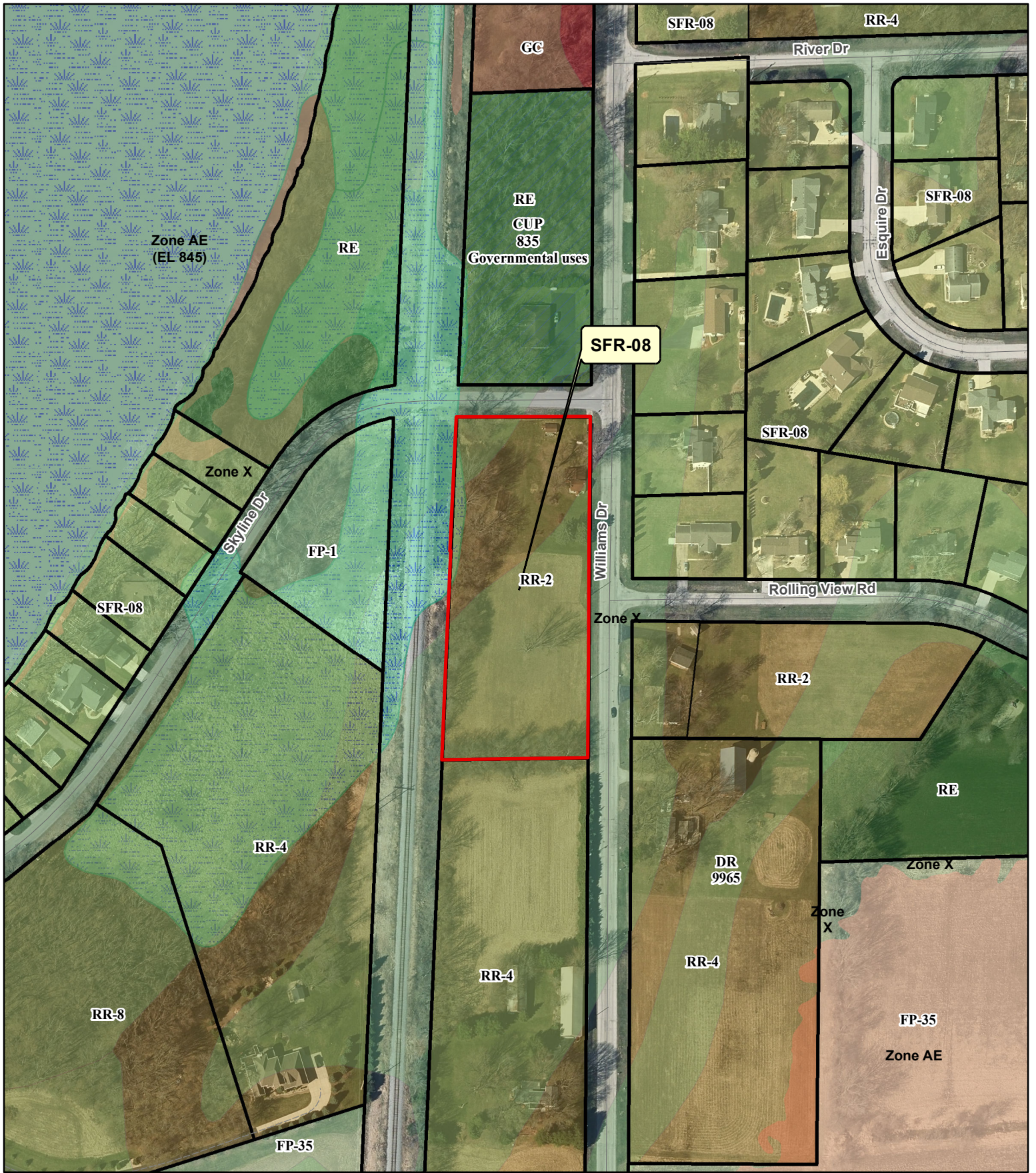
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

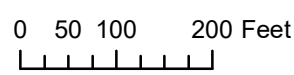
Owner/Agent Signature *Dennis Williams*

Date 6/21/20



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11729
LOIS ANN WILLIAMS

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Petition 11729

Legal Description:

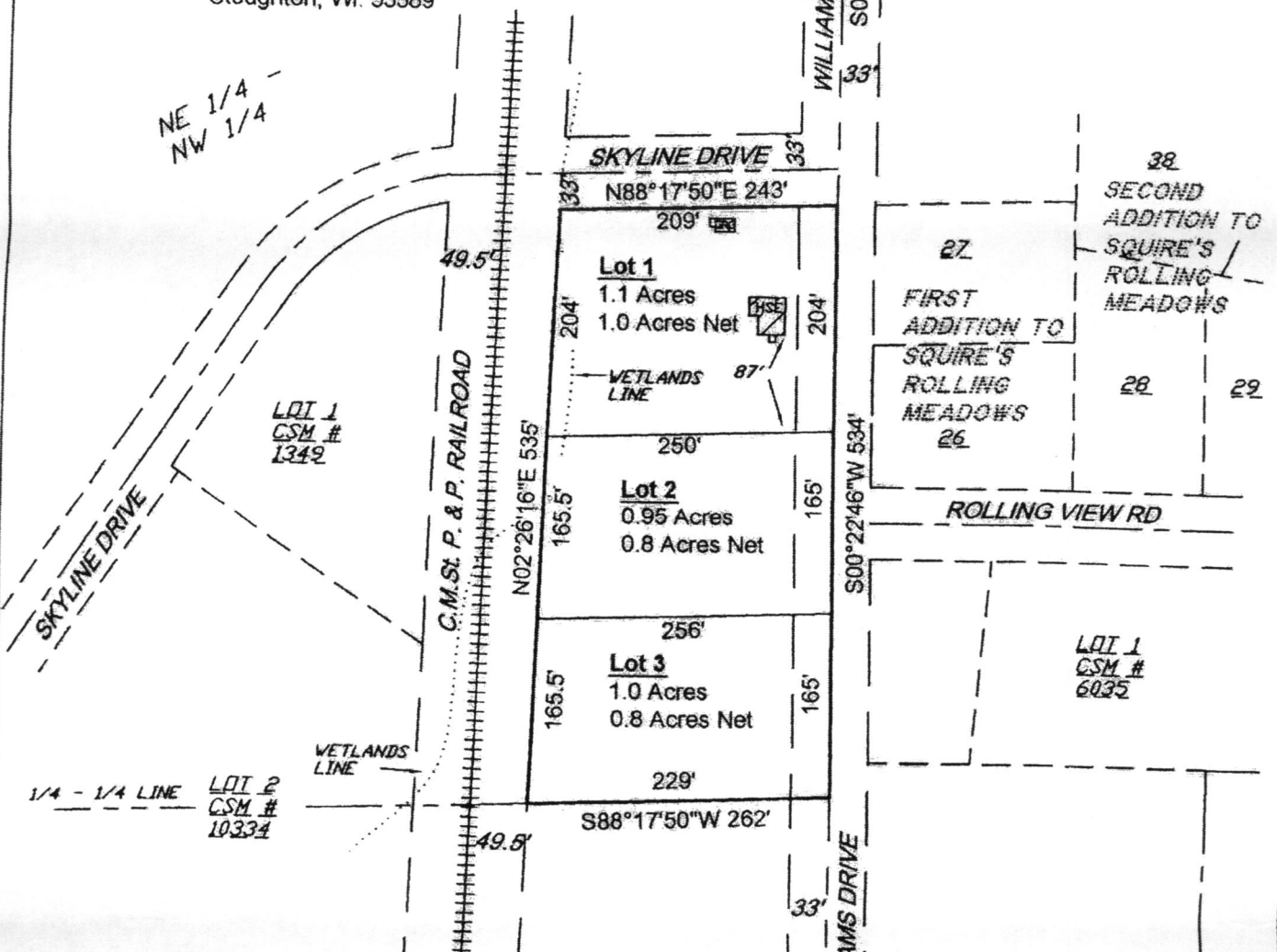
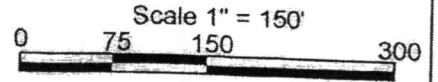
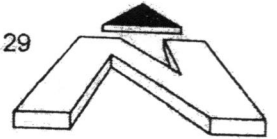
Part of Government Lot 1, Section 29, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin. Commencing at the North 1/4 Corner of said Section 29; thence $S00^{\circ}22'46''W$ along the East line of the NE 1/4 of the NW 1/4, 781.82 feet to the point of beginning; thence continue $S00^{\circ}22'46''W$ on said East line, 534 feet to the Southeast corner of the NE 1/4 of the NW 1/4; thence $S88^{\circ}17'50''W$, 262 feet to the East right of way line of the C.M. St. P. & P. Railroad; thence $N02^{\circ}26'16''E$ along said east right of way line, 535 feet to the South right of way line of Skyline Drive; thence $N88^{\circ}17'50''E$, 243 feet to the point of beginning. The above described containing 3.05 Acres.

PRELIMINARY CERTIFIED SURVEY

PART OF GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

Prepared for:
Lois Ann Williams
2069 Williams Dr.
Stoughton, WI. 53589

N. 1/4
CORNER.
SECTION 29



Part of Government Lot 1, Section 29, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.

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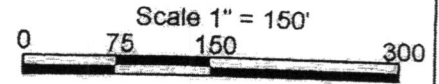
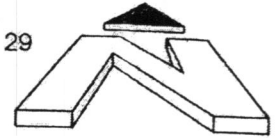
CENTER OF
SECTION 29

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LPT 1
 GSM #
 12655

CENTER OF
 SECTION 29

LAKE KEGONSA & LOWER YAHARA RIVER RESIDENTIAL AREA

DESCRIPTION

The Lake Kegonsa & Lower Yahara River Residential planning area covers much of the area in the vicinity of Lake Kegonsa and is served by sanitary sewer service from the Pleasant Springs Sanitary District (PSSD). The district was established in 1989 with the objective of protecting the water quality of Lake Kegonsa and the lower Yahara River watershed. The district provides sanitary sewer collection and conveyance service to 516 residential and business customers located near Lake Kegonsa and the Yahara River within the Town of Pleasant Springs. The District owns and maintains approximately 33 miles of sewer lines, 9 lift stations and 55 grinder stations. Collected effluent is directed into the sewer system maintained by the Kegonsa Sanitary District #2 and is then ultimately transported to the Madison Metropolitan Sewerage District for treatment.

There are 25 undeveloped lots within the sanitary district that may be potentially suitable for new residential or neighborhood serving commercial development. According to PSSD officials, the district currently has sufficient capacity to serve a significant amount of additional development.

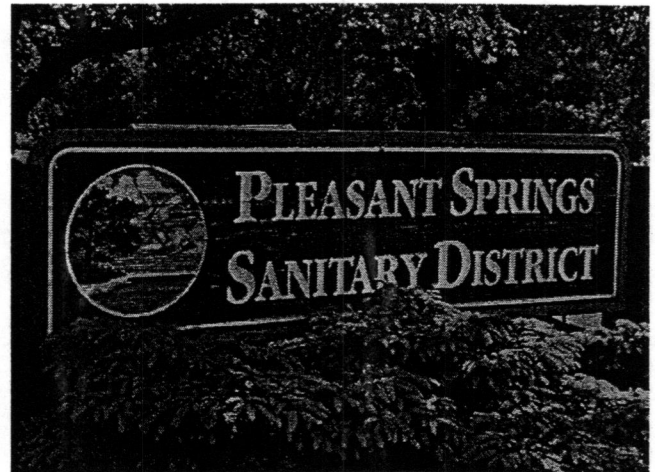
While it is recognized that having public sewer available makes a mixture of medium density housing development possible, only existing and infill development is anticipated at this time. There are no plans currently to expand the service area to accommodate additional development, though the town is considering a possible future expansion of the area as part of broader effort to accomplish farmland preservation goals while accommodating a modest amount of well planned growth.

GOAL:

The primary goals for the Pleasant Springs Sanitary District are to protect water quality and promote the efficient use of public infrastructure.

OBJECTIVES:

1. Future development must be kept in perspective with existing areas and avoid any excessive burden to the sanitary district. This will require the close coordination between the Plan Commission, Town Board, and Sanitary District commissioners to review such proposals with fairness and completeness.
2. To provide a public sewer system to serve existing development within the sewer service areas of Pleasant Springs.
3. To cooperate with Pleasant Springs Sanitary District, Kegonsa Limited Service Area, WDNR, Dane County Division of Community Analysis and Planning (or successor agency), and the Madison Metropolitan Sewerage District in the provision of sewer service to the sewer service areas.
4. To generally discourage extensive urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.
5. To plan only for the provision of sewer service in these areas and not a full range of urban services, since the primary purpose is to provide sewer service for health and water quality needs.
6. To require that replacement development is limited to a similar character and density to the existing development.
7. Work with the Capital Area Regional Planning Commission to explore expansion of the Service Area and Sanitary District so that sanitary sewer service is made available to existing residences west of the Yahara River in the vicinity of Williams Drive, including all of the lots in Rolling Meadows subdivision.
8. Coordinate with the Capital Area Regional Planning Commission and City of Stoughton regarding the provision of sanitary sewer service to ensure the most efficient and cost effective delivery of services is achieved.



TOWN OF PLEASANT SPRINGS COMPREHENSIVE PLAN

POLICIES:

1. Avoid any substantial expenditure of public funds for urban services other than sewer.
2. Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality, and that is consistent with the character of the adjoining neighborhood.
3. Any proposed new development shall be subject to the town's land use review procedures, and shall include opportunities for public and neighborhood input. Proposals for new development may require creation and submittal of detailed conceptual design, site, engineering, and/or neighborhood plans to ensure that the development will not result in negative impacts to adjoining properties or undue burdens on public infrastructure. The town, at its sole discretion, may determine that an amendment to this comprehensive plan is necessary prior to considering or taking any action on a development proposal.
4. Limit any new commercial or business use to those that would serve nearby residents. The following criteria shall be applied:
 - a. Consideration of the impact, consistent with other objectives and policies for this area.
 - b. Consideration of lake- and river-related impacts of any proposed commercial use.
 - c. Conditional rezoning will be required to specify the limits of use and the agreed- upon site and operations plans.
5. Industrial uses within the service areas shall be prohibited. Industrial uses are incompatible with lake- and river-related residential areas.
6. All new development within the service areas is required to be connected to the public sewer.
7. Sewer service area expansions (aka "Service Area" expansions) are reviewed for water quality planning purposes as required by federal law. The town of Pleasant Springs must officially sponsor a service area extension request. If and when the service area is expanded, the town shall review any proposed development on a case-by-case basis against all applicable goals, objectives, and policies of this plan. Costs of a proposed expansion associated with a new development proposal shall be borne by the developer.
8. Limit expansion of the sewer service areas to locations of existing development where there is a demonstrated need for public sewer. It is recognized that the installation of public sewer makes some areas more developable; however, in keeping with the overall objectives for this plan district, any future additions should be very carefully scrutinized to ensure that all plan objectives and policies are observed.
9. There is no explicit density limitation or policy for the Lake Kegonsa & Lower Yahara River Residential planning area. All new or infill development shall be reviewed on a case-by-case basis to determine if the proposal is appropriate in light of the goals, objectives, and policies for the area, consistent with the character of the neighborhood, and compatible with existing neighboring uses.
10. Sewered lots shall be a minimum of 15,000 sq. ft. as permitted by the R-1 Residential Zoning District of the Dane County Zoning Ordinance (SFR-08 District as proposed in the county zoning code rewrite). It is the town's intent to use these Districts for any proposed residential development within sewered areas.
11. To minimize population density within the limited service area and protect the natural and recreational resources of the lake and river, residential development will be limited to single-family development. Duplex/two-family zoning will be considered for the conversion of existing large houses if the following criteria are met:
 - a. Existing as of adoption of the Land Use Plan in 1978, with minimum size of 1800 square feet.
 - b. No additions to the building size.
 - c. Minimal land area is provided for duplex use.
 - d. Agricultural density policies apply and the conversion will count for two housing units.

TOWN OF PLEASANT SPRINGS COMPREHENSIVE PLAN

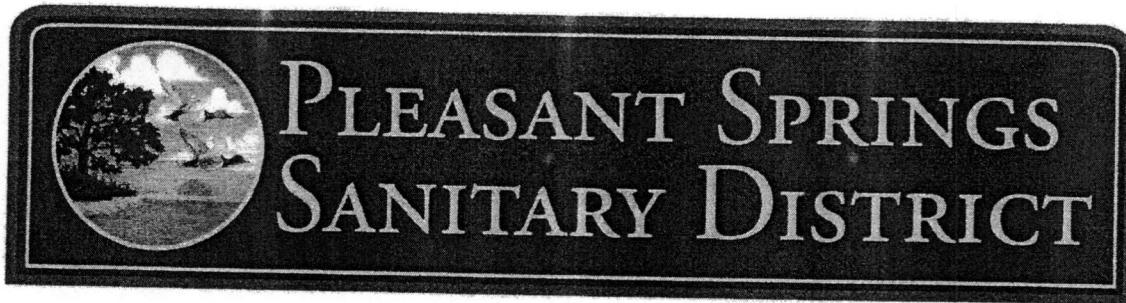
DEVELOPMENT SITING STANDARDS & CRITERIA

Development within the Lake Kegonsa & Lower Yahara River Residential Area shall comply with the following siting and design standards and criteria. The town may require a detailed site plan be submitted for proposed development.

Any proposed development shall:

1. Fit with character of existing neighborhood development (i.e., scale/density/design).
2. Provide adequate park/open space, where appropriate.
3. Meet or exceed county erosion control, shoreland zoning, and stormwater management standards.
4. Incorporate landscaping design that buffers incompatible uses.
5. Provide signage compatible with neighborhood/rural character, as appropriate.
6. Be designed to minimize negative environmental impacts. No development shall be permitted within the 100 year flood plain.





March 10, 2021

Estate of Lois Williams
c/o Dennis Williams
208 S Madison St
Stoughton, WI 53589

Re: Proposed parcel split, Parcel 046/0611-292-8340-6, 2069 Williams Dr, Stoughton WI

Dear Mr. Williams:

The Pleasant Springs Sanitary District (PSSD) has been asked to provide a letter regarding our capacity to serve new parcels to be created by a proposed Estate of Lois Williams parcel split. This letter serves as official confirmation that PSSD has the capacity to provide sewer service to 1 or 2 additional parcels created as a result of the subdivision of the existing parcel.

PSSD has no authority or advisory role regarding the process of securing an approved land division from the Town of Pleasant Springs and Dane County other than to confirm capacity to provide service. However, the PSSD Commission wishes to also relay our understanding regarding the status of this parcel with regards to the existing Limited Service Area boundary, Madison Metropolitan Sewerage District (MMSD) service area boundary and PSSD service area boundary.

We have been advised by MMSD that the entire existing parcel was included in the Limited Service Area boundary approved by DNR. No petition to amend the Limited Service Area is required, regardless of whether the original parcel is divided into 2 lots or 3 lots.

Only approximately half of the original parcel was previously annexed into the MMSD and PSSD service areas. At that time, the MMSD conveyance facility connection charge (CFCC), assessed based on area annexed, was collected only on the portion of the parcel included in the annexation. Subsequently, MMSD has created a treatment plant connection charge (TPCC) for all new connections. The TPCC is also assessed based on area. According to MMSD, the TPCC is calculated using the entire area of the parcel containing new development regardless of whether the parcel or any part of it had already been annexed into the MMSD service area and paid the CFCC prior to creation of the TPCC.

If the existing parcel is divided into 2 lots as proposed, the owner of the new parcel will be required to annex the remainder of the parcel into the MMSD service area and pay the CFCC on the acreage not previously annexed and the TPCC on the entire acreage of the newly created parcel. MMSD estimates the total cost of these charges to be approximately \$8,300 at current rates based on 0.66 acres for CFCC and 1.76 acres for TPCC. Additionally, the owner is responsible for paying the MMSD annexation fee. If the annexation request is made via the Pleasant Springs Sanitary District, the current MMSD expedited annexation fee is \$1,425.

Phone (608) 873-3074

2083 Williams Drive, Stoughton WI 53589-3352
info@pssd-wi.org

(608) 646-0089 Fax

Alternatively, the existing parcel could be divided into 3 lots with the lot boundary between Lot 2 and Lot 3 drawn to **exactly** match the existing boundary of the MMSD and PSSD service areas. Under this scenario, MMSD will require the developer of Lot 2 to pay only the TPCC estimated to be approximately \$2,300 at current assessment rates based on 0.66 acres. If there is no intention to create development on Lot 3 that requires sewer service, the MMSD annexation fee and additional CFCC and TPCC fees could be avoided. Annexation of Lot 3 into the MMSD & PSSD service areas will not be required if the subdivision rezone request specifies that development requiring sewer or septic service will not be permitted on Lot 3. However, if development will be permitted on Lot 3, the owner will be required to pay the \$1,425 MMSD annexation fee and both the CFCC and TPCC, which MMSD estimates to be approximately \$6,000 at current assessment rates based on 1.1 acres. MMSD also advises that CFCC and TPCC assessment rates are expected to continue to increase. If subdividing into 3 lots, the owner may be advised to request annexation of Lot 3 now and pay the current fees rather than be subject to higher fees later.

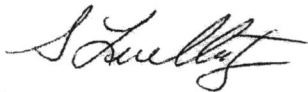
In addition to MMSD fees associated with annexation, CFCC and TPCC, the owner(s) of any new parcel(s) to be developed will be responsible for the following:

1. The payment of all costs and expenses incurred or to be incurred by PSSD in connection with the review, approval and construction of any required sewer extension, including but not limited to engineering fees, attorney's fees, construction costs and other related costs and expenses.
2. The cost of installing sewer lateral from structure to connection stub in existing PSSD infrastructure.
3. PSSD Connection Fee, due upon connection or earlier. Fee is currently \$7,570 if paid in calendar year 2021.

Initial PSSD analysis of current sewer infrastructure indicates that there is only a single sewer lateral installed that serves the existing home on the parcel. The provision of sewer service to the newly created parcel(s) will most likely require installation of either a sewer extension under Williams Drive or lateral(s) running under Williams Drive. The costs of any road restoration needed due to construction will also be the responsibility of the property owner. Options and costs for installation of any new sewer extension, laterals or utilization of a shared lateral will depend on the specific nature of proposed development and will require the solicitation of engineering expertise.

Please contact us if you have any questions or concerns.

Sincerely,



Pleasant Springs Sanitary District #1
Linda Larsson, *Commissioner President*
John Barry, *Commissioner Secretary*
Susan Luellwitz, *Commissioner*

cc: Town of Pleasant Springs
David Pfeiffer, Town Chair
Audra Dalsoren, Plan Commission Chair
Atty. Michael D. Rumpf, representing Mr. Williams

2083 Williams Drive, Stoughton WI 53589-3352
Phone (608) 873-3074 info@pssd-wi.org

(608) 646-0089 Fax