

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
JUNE 11, 2025 - 6:00 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

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

PLAN COMMISSION MEMBERS PRESENT:

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

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Ken Petersen, 1999 Skyline Dr, Natally Fisher, 709 Hyland Dr, Judy Captain & Kate Stormer, 1998 Skyline Dr, Nathan & Taylor Moe, 1896 Williams Dr

MINUTES OF THE MAY 15, 2025 PLAN COMMISSION MEETING

Motion by Vice Chair Schiferl, second by Commissioner Pakes to approve the May 15, 2025 Plan Commission minutes. Motion passes 6-0, with Commissioner Luther abstaining.

PUBLIC COMMENT

No one spoke during the public comment period.

BUSINESS

- 1. Discussion and possible action regarding a request from Nathan Moe, applicant, and Natally Fisher, agent, to split 3.4 acres off from parcel #046/0611-293-8500-1, currently 37.476 acres, and rezone the new parcel from FP-35 to SFR-08, for residential building purposes.**

Vice Chair Schiferl reported out on the request. He noted the acres of the split should be corrected from 3.781 to 3.4 acres on the agenda. The requested zoning was listed differently on the Dane County application and the Town application. This will need to be updated so both applications are consistent. Vice Chair Schiferl reported that there are a lot of details and permits with Dane County that will need to be obtained as the property is located in shoreland district. The applicant will also need to speak with the Sanitary District in order to confirm suitability on the site. He noted Dane County ultimately would not approve the rezone if the site is not suitable for home building. He also reported out on a few inquiries and the objection letter received from neighbors. As far as he knows, the pond would not be filled in. Chair Dalsoren also reported out she received inquiries and concerns from residents regarding the pond. The biggest concerns are previous flooding and how the pond is maintained.

Natally Fisher, agent, stated they have been in contact and are working with the Town, Dane County and City of Stoughton. She has also been in contact with the Sanitary District and they said they are waiting to see what the county says. The property owners are not opposed to connecting to the Sanitary District.

A discussion took place regarding the pond. Board Liaison Olson reported out on the history of the pond and how it came to be. He did reach out to Clean Lakes Alliance (CLA) who was involved in the creation of the pond, and asked if they had records of a maintenance agreement. He has not heard back. Nathan Moe, applicant, stated he is unaware of any maintenance agreements. Commissioner Comstock asked if Mr. Moe is opposed to a maintenance agreement. Mr. Moe stated no, he would prefer to have one.

Chair Dalsoren raised questions about where the field access driveway would be for safety concerns. A discussion was held regarding the field access and potential home site driveway.

Motion by Vice Chair Schiferl, second by Commissioner Comstock to table a request from Nathan Moe, applicant, and Natally Fisher, agent, to split 3.4 acres

off from parcel #046/0611-293-8500-1, currently 37.476 acres, and rezone the new parcel from FP-35 to SFR-08, for residential building purposes until more information is provided. Motion passes 7-0.

2. Discussion and possible action regarding a Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, 3.4 acres split from parcel #046/0611-293-8500-1.

Motion by Vice Chair Schiferl, second by Commissioner Comstock to table a Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, 3.4 acres split from parcel #046/0611-293-8500-1, until more information is provided. Motion carries 7-0.

3. Review of Building Inspector's report / occupancy permits issued in May 2025 (as available).

The Plan Commissioners reviewed the report.

4. Report from Town Board Liaison, Eric Olson, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

Board Liaison Olson reported out the Board appointed Mike Luther to the Plan Commission.

5. Reports/Correspondence

The Plan Commissioners reviewed the reports. A brief discussion was held regarding the process of violation letters from Dane County. The Commissioners also reviewed the new Conditional Use Process information provided by the County.

6. Agenda items for future Plan Commission meeting(s):

- **Review of potential CSM checklist and procedure of applications (after Comp. Plan update is completed)**
- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Commissioner Comstock, second by Board Liaison Olson to adjourn the meeting at 6:32 pm. Motion carries 7-0.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer