

**TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE JOINT TOWN BOARD & PLAN COMMISSION
MEETING**

JULY 15, 2025: SITE VISIT @ 5:00 P.M./ MEETING @ 6:00PM

CALL TO ORDER

Chair Dalsoren called the site visit to order at 5:00pm.

PLAN COMMISSION MEMBERS PRESENT:

Chair Audra Dalsoren, Vice Chair Jim Schiferl, Commissioners Keith Comstock, Lila Lemanski, Kathy Pakes, Mike Luther, and Board Liaison Eric Olson.

TOWN BOARD MEMBERS PRESENT

Chair Dick Green, Supervisors Faith Schuck, Eric Olson, Renee Gouaux, and Melanie Miller.

OTHERS PRESENT:

Mike, Jennifer, and Andrew Waldner, 1870 Tower Dr.

BUSINESS

- 1. Site visit at parcel 046/0611-021-9000-2, to observe the sending parcel for the Transfer of Development Rights request for Mike & Jennifer Waldner.**
- 2. Site visit at parcel 046/0611-253-9190-0, located at 1870 Tower Dr., to observe the receiving parcel for the Transfer of Development Rights request for Mike & Jennifer Waldner.**

ADJOURNMENT

Motion by Comstock, second by Schiferl to adjourn the site visits @5:20pm. Motion carried unanimously.

MEETING LOCATION: Town Hall, 2354 County Rd N

RECONVENE

Motion by Comstock, second by Schiferl to reconvene at the Town Hall at 6:00pm.
Motion carried unanimously.

PLAN COMMISSION MEMBERS PRESENT:

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

TOWN BOARD MEMBERS PRESENT

Chair Dick Green, Supervisors Faith Schuck, Eric Olson, Renee Gouaux, Melanie Miller, and Clerk/Treasurer Maria Hougan.

OTHERS PRESENT:

Jeff Winge (via Zoom), 2426 Wildflower Rd, Mike, Jennifer, & Andrew Waldner, 1870 Tower Dr, Neli Skaar, 1872 Hwy 12 & 18 (did not stay for the meeting), Mike & Joanne Holtan, 1775 Tower Valley Dr, Katherine Mattison, 1720 Tower Valley Rd, Brian Konz, 1791 County Road B, Danna Lazenby, 610 Nordic Trl, Kathy Freye, 1511 Willow Dr, Kristin Danninger, 2531 Williams Dr, Kenneth Schuck, 1616 Spring Rd, Steve & Kristine Vaughn, 1930 Tower Dr, Jeff Gunderson, 1806 Tower Valley Rd.

**PUBLIC HEARING REGARDING THE TRANSFER OF DEVELOPMENT RIGHTS
REQUEST FROM MIKE AND JENNIFER WALDNER AT 1870 TOWER DR.**

PUBLIC COMMENT

Jennifer Waldner, 1870 Tower Dr, made a statement regarding their Transfer of Development Rights (TDR) and rezone request. She gave a brief background on their family and their plans for the property. Their property was in a forest management plan and was soon to be logged. After finding this out, they wanted to get out of the contract. Their son and future daughter in-law would like to stay in the area and close to home. Their intentions are to maintain and preserve the forest as well as the privacy as they plan to build their future home. Mrs. Waldner thanked the Town Board and Plan Commission members for their time on their request.

Jeff Gunderson, 1806 Tower Valley Rd, spoke out regarding the TDR request. He lives right next to the property and is concerned about how close the house would be to his driveway. He would like the privacy of the forest to remain the same.

Kathy Mattison, 1720 Tower Valley Rd, spoke out regarding the TDR request. She is concerned about the deed restriction that is on the property and the woods/how it will be handled with building a home. She stated the Town is concerned about preserving farmlands, but what about wooded areas.

Brian Konz, 1791 County Road B, spoke out in favor of the TDR request. He stated he believes this is an excellent project.

MINUTES OF THE JUNE 11, 2025 PLAN COMMISSION MEETING

Motion by Schiferl, second by Comstock to approve the June 11, 2025 Plan Commission minutes. Motion Carried 7-0.

BUSINESS

- 1. Discussion and possible action regarding the application for Transfer of Development Rights from Mike & Jennifer Waldner, with sending parcel 046/0611-021-9000-2, 40.3 acres located in section 2 of Pleasant Springs, currently zoned FP-35, and receiving parcel 046/0611-253-9190-0, currently zoned RR-8, located at 1870 Tower Dr.**

Chair Dalsoren reported out. Her and Board Liaison Olson are the contact persons for this project. Chair Dalsoren first gave a short background on how the TDR process works and the history TDR's in the Town. A brief discussion was held. There were no concerns from the Plan Commissioners regarding this request.

Motion by Schiferl, second by Comstock to approve the Transfer of Development Rights request from Mike & Jennifer Waldner, with sending parcel 046/0611-021-9000-2, 40.3 acres and receiving parcel 046/0611-253-9190-0, located at 1870 Tower Dr. Motion carried unanimously.

Town Chair Green asked if the Town should put a deed restriction on the sending parcel. A brief discussion was held. Chair Dalsroen stated there is no need to deed restrict the parcel.

Motion by Olson, second by Schuck to approve the approve the Transfer of Development Rights request from Mike & Jennifer Waldner, with sending parcel 046/0611-021-9000-2, 40.3 acres and receiving parcel 046/0611-253-9190-0, located at 1870 Tower Dr. Motion carried unanimously.

- 2. Discussion and possible action regarding the rezone request from Mike & Jennifer Waldner, to rezone 13.733 acres, parcel #046/0611-253-9190-0, located at 1870 Tower Dr, from RR-8 to RR-4 for the purpose of splitting off approximately 5.4 acres to build a home.**

Chair Dalsoren reported out there were flags and steaks located at the property. These marked where the potential future lot would be. She noted the new driveway must be 200ft from the closest driveway. Commissioner Luther asked about the deed restriction indicated on the preliminary Certified Survey Map. Chair Dalsoren noted, this would need to be on the final CSM. A short discussion was held. Chair Dalsoren noted the zoning would not be changing on the original parcel, only the newly created parcel.

Motion by Comstock, second by Schiferl to approve the request from Mike & Jennifer Waldner, to rezone 13.733 acres, parcel #046/0611-253-9190-0, located at 1870 Tower Dr, from RR-8 to RR-4 for the purpose of splitting off approximately 5.4 acres to build a home contingent upon approval of the preliminary Certified Survey Map. Motion carried unanimously.

Motion by Olson, second by Schuck to approve the request from Mike & Jennifer Waldner, to rezone 13.733 acres, parcel #046/0611-253-9190-0, located at 1870 Tower Dr, from RR-8 to RR-4 for the purpose of splitting off approximately 5.4 acres to build a home contingent upon approval of the preliminary Certified Survey Map. Motion carried unanimously.

- 3. Discussion and possible action regarding the Preliminary Certified Survey Map from Mike & Jennifer Waldner, to split off approximately 5.4 acres from parcel #046/0611-253-9190-0, and rezone to RR-4 for the purposes of building a home, map number 9966.**

Chair Dalsoren gave a disclaimer that she is not acting on behalf of One Community Bank. Dalsoren noted the final Certified Survey Map must include the restrictions on Tower Valley Rd & where the restrictions are, the utility poles must be added, names are spelled correctly with signature line, and the CSM has the proper town language. The property owners will work with the Public Works Department to determine the driveway location. Board Member Miller questioned why there was overlap with the neighboring driveway showing on the preliminary CSM. A brief discussion was held and it was noted this overlap should be cleaned up for the final CSM.

Motion by Schiferl, second by Comstock to approve the Preliminary Certified Survey Map from Mike & Jennifer Waldner, map number 9966, to split off approximately 5.4 acres from parcel #046/0611-253-9190-0, and rezone to RR-4 for the purposes of building a home. Comstock made a friendly amendment to

ensure the radius is identified, utility poles are indicated, proper town language and driveway clarifications are noted on the Final Certified Survey Map.

Chair Green stated the Town Board does not act on Preliminary Certified Survey Maps, only on Finals.

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

The Plan Commissioners reviewed the reports.

5. 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 there have been no actions taken on Plan Commission items.

6. Reports/Correspondence

The Plan Commissioners reviewed the reports.

7. 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 Comstock, second by Schiferl to adjourn the Joint Town Board and Plan Commission meeting at 6:31p.m. Motion carried unanimously.

Respectively Submitted,

Danielle Spilde, Deputy Clerk/Treasurer