

**AGENDA**  
**JOINT PLAN COMMISSION & TOWN BOARD MEETING**  
**TUESDAY- JULY 15, 2025**  
**5:00PM site visit / 6:00 PM meeting**  
**TOWN OF PLEASANT SPRINGS**

**This meeting will be conducted as a hybrid meeting. (In-Person and Virtual) \*Please  
Note-Virtual meetings may be subject to technical difficulties beyond our control.  
Please consider attending the meeting in-person.**

Topic: Joint Town Board & Plan Commission

Time: Jul 15, 2025 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89745985558?pwd=MGxel3331GGK4uGiVyPaBPB7mfUKdV.1>

Meeting ID: 897 4598 5558

Passcode: 833707

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- +1 929 205 6099 US (New York)
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- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
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- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

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### **Site Visit Agenda Items**

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.
3. Reconvene to the Town Hall to continue with the agenda.

### **Regular Agenda Items**

**CALL TO ORDER AT 6:00PM OR SOON THEREAFTER**

**MINUTES OF THE JUNE 11, 2025 PLAN COMMISSION MEETING**

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

**PUBLIC COMMENT**

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

5. **Report from Town Board Liaison, Eric Olson, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.**
6. **Reports/Correspondence**
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**

*Quorum Notice: A quorum of the Town Board or other governmental body may be present at this meeting to gather information only. No action will be taken at this meeting other than by the Plan Commission.*

*ADA Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall, 2354 CTH N, Stoughton, WI 53589. Tel: (608) 873-3063 Fax: (608) 877-9444 Email: [clerktreasurer@pleasantsprings.org](mailto:clerktreasurer@pleasantsprings.org).*

**POSTED: June 26, 2025**