

TOWN BOARD MEETING, January 20, 2026

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

ABSENT:

OTHERS IN ATTENDANCE:

Brett Skaar, 2453 W, Star Rd., Gabe Rennberger, 2744 Alice Cir., Nathan Moe, 1896 Williams Dr., Michael Mullenberg 1800 Williams Dr., Natally Fisher, Stoughton City Limits, Brian Konz, 1791 County Rd. B, Erika & John Bailey, 2950 County Rd. N, Keith Comstock, 3080 Shadyside Dr.

CALL TO ORDER

Chair Green called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: The Board listens to residents speak on any issue (three-minute time limit) Gabe Rennberger, 2744 Alice Cir., spoke regarding the speeding on Williams Dr. He has safety concerns as his son takes the school bus to school and has to cross the road for the bus stop. He would like the Board to consider traffic calming measures. Chair Green stated there is a bus stop ahead sign on Williams Dr. The fluctuating speeds on Williams Dr. was also discussed.

Nathan Moe, 1896 Williams Dr., spoke regarding the Emmi Roth land he is purchasing. This has been in the family for over 120 years. Emmi Roth would like to sell the homestead portion back to the family. They do not have a need for a second driveway access at this time. They will continue entering the property through the homestead driveway access.

Any item listed on the agenda is subject for action.

CONSENT AGENDA: *Items listed under consent agenda will be approved in one motion without discussion unless any Board member requests that an item(s) be removed for individual discussion. That item then can be considered at an appropriate time during the Board's regular order of business.*

1. Approval of minutes of the January 06, 2026 Town Board meeting.
2. Approval of the check register dated January 20, 2026.
3. Approval of the return of driveway damage deposit(s) for: *(Public works inspected, no issues found, approval recommended)*
 - John Quam, 3118 Shadyside Dr.

Motion by Supervisor Olson, second by Sup. Miller, to approved the consent agenda items as listed. Motion carried 5-0.

BUSINESS.

Discussion and possible action regarding a Final Certified Survey Map from Harvey and Cindy Skaar (applicants) and Brett Skaar (agent) to split 1.0 acre from parcel #046/0611-044-9000-5 and combine it with the adjacent parcel #046/0611-044-9180-8, map #3292. (The total acreage to be approximately 2.2)

Brett Skaar and Ericka and John Bailey were in attendance. Supervisor Olson reported out. This is the final certified survey map. The Plan Commission approved it unanimously.

Motion by Supervisor Olson, second by Sup. Miller, to approve a Final Certified Survey Map from Harvey and Cindy Skaar (applicants) and Brett Skaar (agent) to split 1.0 acre from parcel #046/0611-044-9000-5 and combine it with the adjacent parcel #046/0611-044-9180-8, map #3292. (The total acreage to be approximately 2.2). Motion carried 5-0.

Discussion and possible action regarding a request from Nathan Moe, (applicant) and Natally Fisher (agent) to split 3.781 acres off from parcel #046/0611-293-8500-1, currently 37.476 acres, and rezone the new parcel from FP-35 to RR-2, for residential building purposes.

Nathan Moe and Natally Fisher were in attendance. Supervisor Olson reported out. They are carving out a piece of the field for a building site. A lengthy discussion took place regarding the retention pond. The applicant has assured the pond will be maintained. This passed unanimously at the Plan Commission. A lengthy discussion took place regarding hooking up to the Pleasant Springs Sanitary District, or having a septic system, and who's responsibility it would be to make that decision, should it be the owner? The need for a pond maintenance agreement was also discussed. The agreement would need to be amended when the property owners change.

Chair Green drafted a pond maintenance agreement from a previous agreement. This is a draft version and it will be sent to the town's attorney for review.

Motion by Supervisor Olson, second by Sup. Schuck, to approve a request from Nathan Moe, (applicant) and Natally Fisher (agent) to split 3.781 acres off from parcel #046/0611-293-8500-1, currently 37.476 acres, and rezone the new parcel from FP-35 to RR-2, for residential building purposes, with the following conditions. A friendly amendment made Supervisor Miller, accepted by Sup. Olson, to remove the condition of the Pleasant Springs Sanitary District hook up. This decision should be made by the future buyer rather than the current owner.

Conditions:

- Agreeing to a maintenance agreement for the retention pond
- Deed restriction-no more development on remaining farm land.

Motion carried 4-1 with Supervisor Olson voting in opposition.

Discussion and possible action regarding a Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, 3.781 acres split from parcel #046/0611-293-8500-1, map number 9223.

Nathan Moe and Natally Fisher were in attendance. Supervisor Olson reported out on the Preliminary Certified Survey Map (CSM). The Plan Commission reviewed the map and requested the following conditions to be added to the CSM:

- Utility easements shown on the map

- Proper town language
- Driveway placement-to be determined at a later date
- Contingent upon approval of hook up with the Sanitary District
- Pond maintenance agreement in place
- Extra terrestrial boundary approval with the City of Stoughton
- Wetland set backs

Motion by Supervisor Olson, second by Sup. Miller, to approve the Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, 3.781 acres split from parcel #046/0611-293-8500-1, map number 9223, with a friendly amendment by Supervisor Miller, accepted by Sup. Olson, to remove the contingency of the Pleasant Springs Sanitary District hook-up. With the following conditions:

Conditions:

- Utility easements shown on the map
- Proper town language
- Driveway placement-to be determined at a later date
- Pond maintenance agreement in place
- Extra-terrestrial boundary approval with the City of Stoughton
- Wetland set backs

Motion carried 4-1 with Supervisor Olson voting in opposition.

Discussion and possible action regarding a request from Emmi Roth(owner) and Michael Mullenberg (agent) to split off 9.97 acres from parcel #'s 046/0611-324-8561-0 & 046/0611-324-8530-7, 1680 Williams Dr., and rezone the 9.97 acres from FP-35 to RR-8, for the purpose of separating existing residence from farmland.

Nathan Moe and Michael Mullenberg were in attendance. Supervisor Olson reported out. Emmi Roth is interested in selling a piece of land to Nathan Moe. They will be carving out the previous Moe homestead to sell to Nathan Moe. A discussion on an additional access took place. It was determined a second access would not be needed. A discussion followed.

Motion by Supervisor Olson, second by Sup. Miller, to approve a request from Emmi Roth(owner) and Michael Mullenberg (agent) to split off 9.97 acres from parcel #'s 046/0611-324-8561-0 & 046/0611-324-8530-7, 1680 Williams Dr., and rezone the 9.97 acres from FP-35 to RR-8, for the purpose of separating existing residence from farmland. Friendly amendment made by Supervisor Miller, to remove the driveway access from the contingency, friendly accepted by Supervisor Olson. With conditions for the Certified Survey Map as followed:

Conditions:

- Final Certified Survey Map to include utilities, utility agreements, and easements
- Proper town language.

Motion carried 5-0.

Discussion and possible action regarding a Preliminary Certified Survey Map from Emmi Roth (owner) and Michael Mullenberg (agent), to split off 9.97 acres from parcel #'s 046/0611-324-8561-0 & 046/0611-324-8530-7, 1680 Williams Dr., and rezone the parcel from FP-35 to RR-8.

Supervisor Olson reported out. This was approved by the Plan Commission. Contingencies were discussed.

Motion by Supervisor Olson, second by Sup. Miller, to approve the Preliminary Certified Survey Map from Emmi Roth (owner) and Michael Mullenberg (agent), to split off 9.97 acres from parcel #'s 046/0611-324-8561-0 & 046/0611-324-8530-7, 1680 Williams Dr., and rezone the parcel from FP-35 to RR-8, with the following conditions and a friendly amendment made by Supervisor Miller, friendly accepted by Sup. Olson, to remove the driveway access easement as a contingency.

Conditions:

- The Final Certified Survey Map to include easements
- Utilities
- Proper town language

Motion carried 5-0.

Discussion and possible action regarding drafting a fishing shack/shanty policy for the Pleasant Springs Boat Landing.

Chair Green reported out that the town does not have a policy regarding fishing shacks at the boat landing. Sometimes the weather changes which requires the shacks to be removed from the lake and sometimes they are left at the boat landing. He has had some resident complaints regarding the shacks left at the boat landing. A discussion took place. Some items of discussion were to see how Fish Camp Park is set up, possibly use the grassy area at the boat landing for additional parking spaces, re-do the signage, put up temporary signs where to place the shacks, give a preliminary warning to people who left shacks at the boat landing, then next season come up with a policy. No action was taken.

Discussion and possible action regarding increasing the fees for the boat landing.

Chair Green reported out. The Board will discuss increasing the fees for next year. No action taken.

Discussion regarding Plan Commission Liaison.

Chair Green stated it is the Town Chairs prerogative to assign Board members as liaisons. He is changing the Plan Commission Liaison to Supervisor Miller.

Discussion of Public Works projects and duties.

Chair Green reported out. Public Works have been mostly sanding, salting and snow plowing. They have also been brush cutting and patching pot holes. Green reported out on the letter from Mayor Swadley and the calculation for reimbursement. The Board approved sending the letter he drafted to send to Mayor Swadley to invite him to attend a future Town Board meeting.

Clerk's report of projects and duties.

Clerk/Treasurer Hougan reported out January is a very busy month in the office with all the additional tasks to include tax collecting, dog licensing, end of year filings and reporting, preparing for the Spring Primary, the final audit, boat landing stickers/violations, and the day-to-day duties.

1. **Discussion on items to be placed on the next and / or future agenda:**

- Future item: prior to fall, Yard waste hours
- Other items as requested

PLAN COMMISSION REPORT (Reports will generally only be reported upon after the Plan Commission has met between Town Board meetings; unless there is additional information to report). Supervisor Olson reported out on the items approved at tonight's meeting, discussion to add the rezone/CUP applications to the town's website, adding the proper town language to the application packets.

REPORTS

Town Board Reports

Supervisor Schuck attended the recent Deer-Grove EMS meeting.

The Board reviewed the reports included in the packet.

CORRESPONDENCE

The Board reviewed the correspondence included in the packet.

ADJOURNMENT

Motion by Supervisor Gouaux, second by Sup. Miller, to adjourn at 7:49 p.m. Motion carried 5-0.

Respectively Submitted,

Maria "Pili" Hougan
Clerk/Treasurer