

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
AUGUST 19, 2026 - 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, Vice Chair Jim Schiferl, Commissioners Keith Comstock, Kathy Pakes, Mike Luher, Lila Lemanski, Board Liaison Melanie Miller, and Deputy Clerk/Treasurer Danielle Spilde.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Joel Hougan, 2371 County Hwy BN, Eric Olson, 3044 Shadyside Dr, Kristin Danninger, 2531 Williams Dr.

MINUTES OF THE JULY 08, 2026 PLAN COMMISSION MEETING

Motion by Comstock second by Schiferl to approve the July 08, 2026 Plan Commission meeting minutes. Motion carried 6-0, Luther abstained.

PUBLIC COMMENT

No one spoke during public comment.

BUSINESS

- 1. Discussion and possible action regarding a rezone request from Joel Hougan to split off approximately a total of 4.9 acres from parcel #'s 0611-154-9560-5, 0611-154-9550-0, and rezone from FP-35 to RR-4, for the purpose of creating a building site, located east of 2371 County Highway BN.**

Vice Chair Schiferl reported out. The applicant has completed the density study, soil tests, applied with the County and a site plan was provided. Mr. Hougan plans to use the existing driveway which is shared with 2371 County Hwy BN. A shared driveway agreement is being drafted. Commissioner Comstock noted this request was brought to the Town two years ago & the lot line issues have been cleaned up and resolved.

Motion by Comstock, second by Luther to approve the rezone request from Joel Hougan to split off approximately a total of 4.9 acres from parcel #'s 0611-154-9560-5, 0611-154-9550-0, and rezone from FP-35 to RR-4, for the purpose of creating a building site, located east of 2371 County Highway BN. Friendly amendment by Schiferl to add approval with the condition a shared driveway agreement is completed. Friendly amendment accepted by Comstock. Motion carried 7-0.

- 2. Discussion and possible action regarding a Preliminary Certified Survey Map from Joel Hougan to split off approximately a total of 4.9 acres from parcel #'s 0611-154-9560-5, 0611-154-9550-0, and rezone from FP-35 to RR-4.**

Motion by Comstock, second by Schiferl to approve the Preliminary Certified Survey Map from Joel Hougan to split off approximately a total of 4.9 acres from parcel #'s 0611-154-9560-5, 0611-154-9550-0, and rezone from FP-35 to RR-4. Friendly amendment by Schiferl to include with the condition of the certification pages, Town language, and shared driveway agreement are added to the Final. Friendly amendment accepted by Comstock. Motion carried 7-0.

- 3. Discussion and possible action regarding the annual review of the CUP issued on 8/01/2023 to Under the Oaks LLC/Zeteo Community, Kenton Sorenson, Travis Dettinger, agent, for parcel # 046/0611-042-8096-4, 3136 Oak Street, for the purpose of allowing institutional residential use to provide for long-term transitional housing (The Town has not received any complaints since the last review).**

Chair Dalsoren reported out the funding has continued and the project is moving forward. There are no residents living at this time. Steve Kittelson, the Towns Building Inspector, noted the building is in full compliance. No action taken.

4. Review of Building Inspector's report / occupancy permits issued in July 2026 (as available).

Plan Commissioners reviewed the report.

5. Report from Town Board Liaison, Melanie Miller, concerning any Plan Commission agenda items discussed or acted upon by the Town Board.

Board Liaison Miller reported out the Town Board approved Keith Comstock's Final CSM at the 8/18 meeting.

6. Reports/Correspondence

Plan Commissioners reviewed the reports. A brief discussion was held regarding the zoning violation on Highway B. Questions were asked regarding the land tract that will be auctioned off on Kong Rd. The property is being split into three tracts and two building rights remain.

Chair Dalsoren also noted the request from property owner Michael Schmitz on Shadyside Dr will need to go to CARPC. The Town Board must submit the CARPC application.

The dates for the Joint Town Board & Plan Commission meetings for the Comp. Plan rewrite are: October 14th, 2026 @4:00pm and November 17, 2026 @4:00pm.

Agenda items for future Plan Commission meeting(s):

- **Erb & Weiler demo of homes located at 2069 & 2071 Skyline Dr.**
- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Luther second by Comstock to adjourn the meeting at 6:25pm. Motion carried unanimously. Respectively Submitted,
Danielle Spilde, Deputy Clerk/Treasurer