

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
JANUARY 14, 2026 - 6:00 P.M.

MEETING LOCATION: Town Hall, 2354 County Rd N

CALL TO ORDER

Chair Dalsoren called the meeting to order at 6:05pm.

PLAN COMMISSION MEMBERS PRESENT:

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

PLAN COMMISSION MEMBERS ABSENT:

Lila Lemanski

OTHERS PRESENT:

Richard Green, 2561 Brown Deer Rd, Nataly Fisher, 709 Hyland Dr, Nathan Moe, 1896 Williams Dr, Mike Mullenberg, 1800 Williams Dr, Faith & Kenneth Schuck, 1616 Spring Rd, Erika & John Bailey, 2950 County Rd N, Brett Skaar, 2453 W Star Rd.

MINUTES OF THE DECEMBER 10, 2025 PLAN COMMISSION MEETING

Motion by Schiferl second by Comstock to approve the December 10, 2025 Plan Commission meeting minutes. Motion carried 6-0.

PUBLIC COMMENT

Richard Green spoke during public comment regarding the history of the plan commission. The Plan Commission has been meeting for 35 years; the first one was 1990. Prior to that there was a 3 member Town Board and if you wanted a zoning change, you went to the town chair. If the town chair didn't approve then you went to the

county for approval. The 3-member town board often met behind close doors. There were no open meetings. He stated we have come a long way. We started with 5-member plan commission and then state legislature passed and we became a 7-member commission. Mr. Green thanked the Plan Commission for their service.

Faith Schuck spoke out. Her greatest concern is address of the second parcel regarding the Emmi Roth rezone request. The town has dealt with many semi-trucks turning around on town roads and in residents' driveways as they are lost trying to find Emmi Roth. She noted this has become a very big issue for the town. The Town has even put up a sign in the park to help direct the semi traffic. She asked to please implore with Emmi Roth to give a proper address. She also commented on the 7-member Plan Commission. Looking around she does not count 7 members even if Commissioner Lemanski was here. She was unaware that Board Liaison Olson counted as a member and is unsure if this aligns with the state legislature.

BUSINESS

- 1. 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.**

Vice Chair Schiferl reported out.

Motion by Schiferl, second by Comstock to approve the Final Certified Survey Map 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. Friendly amendment by Chair Dalsoren to state she is not acting on behalf of One Community Bank. Friendly amendment accepted. Motion carried 6-0.

- 2. Discussion and possible action regarding a request from Nathan Moe, (applicant) and Natally Fisher (agent) to split approx. 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.**

Vice Chair Schiferl reported out on the request and gave a brief background. The zoning request was changed from SFR-08 to RR-2. A long discussion was held. Commissioner Comstock inquired about a pond maintenance agreement. Board Liaison Olson stated there is already a maintenance agreement for the pond on Sheryl Ln that could be used as a template. He said the main concern of

residents in that area is that the pond stays effective. Mr. Moe noted the Pleasant Springs Sanitary District (PSSD) turned down their request to be added. Chair Dalsoren stated Cindy Lehr (of PSSD) said they would be interested in connecting and adding the lot to the urban sanitary district. Dalsoren stated given the close proximity to the lake and runoff that occurs in the area, the parcel should be serviced by PSSD.

Motion by Schiferl, second by Pakes to approve the request from Nathan Moe, (applicant) and Natally Fisher (agent) to split approx. 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 a deed restriction on the balance of FP-35 zoned land prohibiting non-farm residential development on tax parcels 0611-293-8500-1 and 0611-293-8035-5. Friendly amendment by Olson to approve the request provided the parcel has been added to the PSSD and a maintenance agreement has been provided for the pond prior to the Final CSM. Friendly amendment by Dalsoren to add a driveway placement for the remaining parcel on the Final CSM. Both friendly amendments were accepted. Motion carried 6-0.

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

Motion by Schiferl, second by Comstock to approve the Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, approx. 3.781 acres split from parcel #046/0611-293-8500-1, map number 9223. Friendly amendment by Dalsoren to include utility accesses and easements, proper town language, property owner's names, driveway placement, as well as wetland setbacks on the Final CSM. The friendly amendment also includes the approval is contingent on the PSSD service area amendment-the parcel must be added to the service area before Final approval and pond maintenance agreement must be created. Friendly amendments accepted. Motion carried 6-0.

Chair Dalsoren noted the Town Board will need to make a petition to add this parcel to the PSSD. She also suggested the applicant goes back to the City of Stoughton to verify they are okay with changes made as the parcel is located in the Stoughton's extra-terrestrial boundary.

- 4. 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.**

Commissioner Comstock reported out. He gave a brief background on the property and the request. Emmi Roth's future growth plans do not include the home site. They are looking to rezone the house and buildings to re-sell. Dane County did not complete a density study as the single-family residence already exists. Dane County staff recommended approval and supported the rezone.

Motion by Comstock, second by Luther to approve the request from Emmi Roth (owner) and Michael Mullenberg (agent) to split off approx. 9.97 acres from parcel #'s 046/0611-324-8561-0 & 046/0611-324-8530-7, 1680 Williams Dr., and rezone the approx. 9.97 acres from FP-35 to RR-8, for the purpose of separating existing residence from farmland. Motion carried 6-0.

- 5. Discussion and possible action regarding a Preliminary Certified Survey Map from Emmi Roth (owner) and Michael Mullenberg (agent), to split off approx. 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.**

Commissioner Comstock reported out. He noted the buildings fall within the setbacks, an easement for the utility poles must be delineated, and the extra-terrestrial boundary information should be added so the city can sign off on the CSM. Chair Dalsoren inquired about the access to the remaining tillable acres once the home site is sold. She would like to see an access point in case of turnover in ownership.

Motion by Comstock, second by Luther to approve the Preliminary Certified Survey Map from Emmi Roth (owner) and Michael Mullenberg (agent), to split off approx. 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 Final CSM including all easements, utilities, and an easement agreement for the surrounding land. Motion carried 6-0.

- 6. Discussion and possible action regarding the proper town language and signature line to be provided as part of the application packet.**

The Plan Commissioners reviewed the proper town language document. A discussion took place regarding the CSM requirements. The Commissioners also discussed the option of adding all Plan Commission applications to the website

so they are available electronically. If the applications are added to the website, applicants must continue to reach out to the office & be assigned a contact person. A discussion was held.

Motion by Comstock, second by Schiferl to include the proper town language document to the rezone packet & make all Plan Commission applications available on the website. Motion carried 6-0.

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

The Plan Commissioners reviewed the report.

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

There have been no Plan Commission items since the last meeting.

9. Reports/Correspondence

The Plan Commissioners reviewed the reports.

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

Chair Dalsoren noted she was contacted by Stoughton Trailers regarding the future plans for a roundabout which would include annexing land from the Town.

- **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 meeting at 7:18pm. Motion carried unanimously.

Respectively Submitted,
Danielle Spilde, Deputy Clerk/Treasurer