

TOWN OF PLEASANT SPRINGS
DANE COUNTY, WISCONSIN
RECORD OF THE PLAN COMMISSION MEETING
MARCH 11, 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 Audra Dalsoren, Vice Chair Jim Schiferl, Commissioners Keith Comstock, Kathy Pakes, Mike Luther, Lila Lemanski, Board Liaison Melanie Miller, and Deputy Clerk/Treasurer Danielle Spilde.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT:

Dick Green, 2561 Brown Deer Rd, Dennis Hilgendorf, 2205 W Crystal Springs Rd, Kay & Gene Wagner, 1626 Hidden Hollow Rd, Blake George, PO Box 38, Larry Sornberger, 1996 County Rd W, Alex Knudson, 830 Hwy 51.

MINUTES OF THE FEBRUARY 11, 2026 PLAN COMMISSION MEETING

Motion by Schiferl second by Miller to approve the February 11, 2026 Plan Commission meeting minutes. Motion carried 7-0.

PUBLIC COMMENT

Eugene Wagner, 1626 Hidden Hollow Rd, spoke out regarding his concerns on the Hilgendorf rezone request. If a new parcel was to be created, he does not believe a second development right would apply. He questioned where the home, driveway, and septic would be located.

Larry Sornberger, 1996 County Hwy W, spoke out on his concerns for the Hilgendorf rezone request. He noted he owns land surrounding the parcel and is concerned about the potential for a future home. He questioned the future plans of the development as well as what would happen with the current concrete structure.

BUSINESS

- 1. Discussion and possible action regarding a request from Dennis Hilgendorf to rezone parcel #'s 0611-364-8440-8 and 0611-364-8420-2, located at 1655 Washington Rd, approx. 8.62 acres total, from RR-8 to RR-4, for the purpose of creating a lot for residential development and a future home.**

Mr. Hilgendorf provided a brief history on the property. He said there has always been two lots, but the County changed the zoning at some point. Chair Dalsoren spoke out on the zoning situation. Around 2018 Dane County did a rewrite of Chapter 10 and changed zoning categories. Property owners were sent postcards and they could come to the Town and rezone their parcels if they chose to. Some residents may have missed the postcard and were simply not aware of the situation. Therefore, some parcels were not rezoned or updated to the proper zoning category. This property was one of them that was not rezoned at the time of the County's rewrite. Liaison Miller asked if there was a density study provided. No, the applicant did not provide a density study. Commissioner Comstock brought up his concerns that the home was originally built over the two parcels, across lot lines and there would be no way to create a regular shaped parcel. The Commissioners questioned where the potential new home and driveway would be placed. Chair Dalsoren stated that their request at this time, is to only rezone the two parcels. Liaison Miller noted that their application states they are interested in splitting the lots for a future home site. Mr. George noted that they have been in contact with Majid at Dane County and he said the County would recommend approval and there is a split available. Chair Dalsoren stated they are rezoning from RR-8 to RR-4 to conform to the proper zoning code. Both lots should be RR-4 due to the acreage. Commissioner Pakes indicated she would like to see an updated application for public awareness if their intent is to only rezone until it is known if there is a buildable lot.

A lengthy discussion was held.

Motion by Comstock, second by Lemanski to table the request pending additional information from Dane County in regards to a density study and split availability. Motion carried 4-3. Schiferl, Comstock, Luther and Lemanski in favor. Dalsoren, Miller, and Pakes opposed.

Chair Dalsoren noted these parcels are still unconforming due to tabling the request. The Plan Commission has asked the applicant to amend the application and remove the reason for rezone & CSM request and provide information from Dane County.

- 2. Discussion and possible action regarding a Preliminary Certified Survey Map from Dennis Hilgendorf for parcel #'s 0611-364-8440-8 and 0611-364-8420-2, map #3391.**

Motion by Pakes, second by Schiferl to table the Preliminary Certified Survey map. Motion carried 7-0.

- 3. Discussion and possible action regarding the annual review of the CUP issued on 12/11/2019 to Ounla Thongsavanh, for parcel # 0611-034-9685-0, located at 2154 Rinden Road, Cottage Grove, WI 53527, for religious purposes (The Town has not received any complaints since the last review).**

Although there have not been any complaints since the last review, Chair Dalsoren noted the property may not be operating as a religious use. She recommends that the Town Board contact the County to inspect the property to determine its uses. This property is currently not being taxed.

Motion by Comstock, second by Schiferl to table the annual review until we have direction from the Town Board after hearing from the County Zoning Inspector. Motion carried 7-0.

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

The 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.**

There were no items since the last meeting.

- 6. Reports/Correspondence**

The Commissioners reviewed the reports. Chair Dalsoren noted she has been on email correspondence regarding a lot on Linnerud Dr. She noted there has been communication from Stoughton Trailers about purchasing and annexing land on County Club Rd to create a round about for the new development.

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

- **Review of Comprehensive Plan (ongoing as available or necessary), and**
- **Any other items as needed, submitted, or requested.**

ADJOURNMENT

Motion by Comstock second by Pakes to adjourn the meeting at 6:53pm. Motion carried unanimously.

Respectively Submitted,
Danielle Spilde, Deputy Clerk/Treasurer