

**TOWN OF PLEASANT SPRINGS**  
**DANE COUNTY, WISCONSIN**  
**RECORD OF THE PLAN COMMISSION MEETING**  
**MAY 13, 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 Luther, Lila Lemanski, Board Liaison Melanie Miller, and Deputy Clerk/Treasurer Danielle Spilde.

**PLAN COMMISSION MEMBERS ABSENT:**

**OTHERS PRESENT:**

Richard Green, 2561 Brown Deer Rd, Nathan Moe, 1896 Williams Dr, Eric Olson, 3044 Shadyside Dr.

**MINUTES OF THE APRIL 15, 2026 PLAN COMMISSION MEETING**

Motion by Schiferl, second by Comstock to approve the April 15, 2026 Plan Commission minutes. Motion carried unanimously.

**PUBLIC COMMENT**

Richard Green, 2561 Brown Deer Rd, stated the Town Board is making a change on the preliminary certified survey map (CSM) process. The board will no longer be approving preliminary CSM's, only a final. The issue is that once the Town Board approves a preliminary, there are 90 days to finalize the application. If a final is not approved, then the preliminary is automatically approved by state statues. He stated in the future; the Plan Commission can continue to approve preliminary CSM's, but the Town Board will not be approving until the final. The Town attorney stated we should cease approving preliminary CSM's.

## **BUSINESS**

- 1. Discussion and possible action regarding a Final Certified Survey Map, from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent) to split off approx. 1.010 acres from parcel #0611-022-8001-2, located at 2005 Schadel Rd, and rezone the new parcel from FP-35 to RR-1, map number 250898.**

Vice Chair Schiferl reported out. The applicant had skipped the step of going to the County for review before coming back to the Town for final approval. Their county meeting is scheduled for May 26<sup>th</sup>. Commissioner Comstock noted the office map numbers do not match on the first and second pages. Chair Dalsoren stated, it will be placed on the June agenda as long as the County has no additional modifications.

Motion by Schiferl, second by Luther to table the request regarding a Final CSM from Ron & Linda Drogsvold (owner) and Monica Gunderson (agent), until their application has been reviewed by the County. Motion carries 7-0.

- 2. 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.**

Dane County Zoning found the property to still be holding religious services.

Motion by Comstock, second by Miller, to approve the renewal of the CUP issued on 12/11/2019 to Ounla Thongsavanh, for parcel #0611-034-9685-0, located at 2154 Rinden Road, for religious purposes, for one year. Motion carries 7-0.

- 3. Discussion and possible action to request clarification from the Town Board regarding adherence to established timelines, deadlines, and procedures for amending posted agendas.**

Commissioner Pakes reported out, the public rely on knowing the dates/deadlines and knowing when to look for posted agendas. She noted in certain circumstances, agendas can be amended, but asked what the process has been in the past. Chair Dalsoren noted, the agendas have been posted by the deadlines and not many amendments have occurred. If the deadline was not

met, the material was not included in the packet. Liaison Miller noted there used to be many issues of applicants bringing information to meetings and the commissioners would not have time to review it. After having the issues, the deadlines were strictly met. Comstock noted, if applicants miss the deadline, then they are not on the agenda.

Chair Dalsoren spoke out regarding the preliminary CSM process. A discussion was held on how this could change the process for approving CSM's. Chair Dalsoren discussed how this change could also affect the County's process and potentially delay applicants. Comstock stated there should be better communication between the Town Board and Plan Commission. Changing the system, is not the correct answer & it's unnecessary to change the process if it has been working well. Town Chair Green stated he is just reporting the legal opinion from the Attorney. He stated the Town Board will go away with approving preliminary CSM's, but the Plan Commission can continue to do what they do. A discussion followed.

Motion by Comstock, second by Luther to direct the Plan Commission Chair to communicate with the County to determine what, if any changes will be required of our process if the Town Board stops reviewing preliminary CSM's that have been approved by the Plan Commission. Motion carries 5 (Dalsoren, Schiferl, Comstock, Pakes, Luther) - 1 (Lemanski), Liaison Miller abstained.

**4. Discussion and possible action regarding comments on the Conditional Use Permit process for the Dane County Towns Association's request for input on the proposed new ordinance amendment (per the Town Boards request).**

Liaison Miller stated this was listed as an agenda item to allow Commissioners more time to review it. No action was taken.

**5. Review of Building Inspector's report / occupancy permits issued in April 2026 (as available).**

The Plan Commissioners reviewed the reports.

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

Liaison Miller reported out the Town Board approved the Final CSM for Nathan Moe as well as the rezone & preliminary CSM for the Drogsvold/Gunderson property.

**7. Reports/Correspondence**

The Plan Commissioners reviewed the reports. Chair Dalsoren stated she has been in contact with Stoughton Trailers attorney regarding the annexation for a roundabout by on County Hwy B & Country Club Rd. A short discussion followed.

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

- **Gunderson Final CSM**
- **Gunderson shed removal on Schadel Rd**
- **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 6:51pm. Motion carried unanimously.

Respectively Submitted,  
Danielle Spilde, Deputy Clerk/Treasurer