

TOWN BOARD MEETING, June 16, 2026

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

ABSENT:

OTHERS IN ATTENDANCE:

Keith Comstock, 3080 Shadyside Dr., Jennifer, Mike. & Andrew Waldner, 1870 Tower Dr., Monica & Tom Gunderson, 5810 Main St., McFarland, WI, Linda Drogsvold, 2041 Schadel Rd., Kristin Danninger, 2531 Williams Dr., Scott Haumersen, 3069 Sunnyside, David Pfeiffer, 1838 Oakview Dr. Michael Miller (via Zoom)

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)
No one spoke during the public comment period.

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 June 2, 2026 Town Board meeting
2. Approval of the check register dated June 16, 2026.
3. Approval of Operators License application(s) for: *(Background check completed, no issues found, approval is recommended)*
 - Kaden Keo, BP Golden Oil
 - Kelly Kroning, The Pub at Pleasant Springs
4. Approval of the return of driveway damage deposit(s) for: *(Public works inspected, no issues found, approval recommended).*
 - Ted & Jennie Schmidt, 3090 Longview Dr, Stoughton, WI
 - Revitalize Homes, 2542 Brown Deer Rd, Stoughton, WI
 - Kate Moreland, 2264 Tower Dr, Stoughton, WI

Motion by Supervisor Schuck, second by Sup. Gouaux, to approve the consent agenda as listed.
Motion carried 4-0 with Supervisor Olson abstaining.

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.**

Supervisor Miller reported out. Linda Drogsvold, Monica & Tom Gunderson were in attendance. This request is to separate the farmstead. The driveway is noted on the Certified Survey Map. This was approved unanimously by the Plan Commission.

Motion by Supervisor Miller, second by Sup. Schuck, to approve the 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. Motion carried 5-0.

2. **Discussion and possible action regarding a Final Certified Survey Map from Michael & Jennifer Waldner to split off approx. 5.4 acres from parcel #0611-253-9190-0, and rezone to RR-4 for the purposes of building a home, map number 9966.**

Supervisor Miller reported out. The Waldners were in attendance. This was unanimously approved by the Plan Commission. This is for the purpose of building a new home.

Motion by Supervisor Miller, second by Sup. Schuck, to approve the Final Certified Survey Map from Michael & Jennifer Waldner to split off approx. 5.4 acres from parcel #0611-253-9190-0, and rezone to RR-4 for the purposes of building a home, map number 9966. Motion carried 5-0.

3. **Discussion and possible action regarding a land division request from Keith Comstock, to split off approx. 0.274 acres from parcel #0611-3212-0343, located at 2742 Kegonsa Rd, and retain the SFR-08 zoning for the purposes of creating an additional parcel.**

Supervisor Miller reported out. Keith Comstock was in attendance. The proposal was to split the lot into two lots. One lot over 11,000 sq ft (11,950) and the other is 16,640 sq ft. This meets all the set backs for SFR-08, however the towns comprehensive plan states a minimum of 8,000 sq. feet, but then then the comprehensive plan also states 15,000 sq feet. The Plan Commission voted 5-1 in favor of this. Chair Green stated this is a dilemma, currently under the 2017 comprehensive plan, it states 15,000 square feet is needed for a lot in the sewer district. The 2006 comprehensive plan had the same requirement. He stated the past 20 years anyone that had asked for a smaller lot were turned down. They had to have 15,000 sq ft. Keith is asking for a lot almost 12,000, but not 15,000, what do we do? Further discussion followed. Keith Comstock read a statement he prepared for the Board. He feels this is an appropriate request. He is requesting to create a new SFR-08 parcel, which is a little under 12,000 sq. ft. The remainder parcel 16,640 sq feet. He explained his intent for this request. The Sanitary District has approved this, he is not having any new roads or removing farmland or cause existing homes to be demolished. This would be a tax base increase for the town. None of the surrounding neighbors were in opposition. The County re-write was being worked on, since the Chapter 10 adoption these should be allowed. He has had conversations with Dane County Zoning employees on several occasions and they all indicated this would be alright in accordance to Chapter 10 regulations, where the lots would need to be a minimum of 8,000 sq ft. The Board could approve these requests on a case-by-case basis. He is simply asking to create one parcel. A

lengthy discussion took place. He made reference to 3-lots were approved in 2024 which were under the 15,000 sq ft minimum. His application is not to be considering or proposing any house of any size. It should not be used when considering this. This request is in within CARPC, Pleasant Springs Ordinance and Pleasant Springs and Dane County comprehensive plans. He asked that the town to not deny his request and let the Plan Commission to complete the review process, and approve the final CSM to be brought to the Town Board for final approval.

Further questions were asked of the Board members. Further discussion was held regarding lot sizes in Pleasant Springs and whether conforming or non-conforming, along with what deemed to be fair, and other concerns.

Comprehensive Plan on page 51 states sewer lot sizes should be a minimum of 15,000 sq feet. It was noted RR-1 no longer exists; the code is now SFR-08.

However, in 2024 some lot sizes were approved at less than 15,000 sq ft. due to vacating stub roads in the Town.

There was further discussion.

Motion by Supervisor Olson, second by Sup. Schuck, to approve the request regarding a land division request from Keith Comstock, to split off approx. 0.274 acres from parcel #0611-3212-0343, located at 2742 Kegonsa Rd, and retain the SFR-08 zoning for the purposes of creating an additional parcel. Motion fails 3-2 on a roll call vote with Supervisors Olson and Schuck voting in in favor to approve, and Supervisors Miller, Gouaux, and Chair voting in opposition.

Chair Green stated he had a proposal for Keith Comstock. He suggested approving the split of 0.274 acres off the parcel and deed restrict the new parcel to no residential development until the 2027 comprehensive plan is approved. Keith accepts the proposal.

A new motion was now made by Chair Green who voted in opposition:

*Motion by Chair Green, second by Sup. Miller, to approve the split of .274 acres off of the parcel for a land division request from Keith Comstock, to split off approx. 0.274 acres from parcel #0611-3212-0343, located at 2742 Kegonsa Rd, and retain the SFR-08 zoning for the purposes of creating an additional **parcel and to deed restrict the new parcel to no residential development until the adoption of the 2027 Comprehensive Plan.** Friendly amendment was made to add to the motion “adoption of the 2027 Comprehensive Plan” instead of “at this time” Friendly was accepted. Motion carried 5-0 on a roll call vote with Supervisors Olson, Schuck. Gouaux, Miller, and Chair Green voting in favor.*

4. Discussion and possible action regarding a rezone and lot line adjustment request from Pfeiffer Trust (owner) and Talarczyk Land Survey's LLC (agent) to create a new parcel by splitting off approx. 3.31 acres, from parcel #0611-321-8115-0, located at 1832 Oakview Dr, and rezone from SFR-08 to NR-C, and add the remaining acreage to parcel #0611-321-8145-0, located at 1838 Oakview Dr., for the purposes of reconfiguring the existing boundaries.

Supervisor Miller reported out. David Pfeiffer was in attendance. This was approved unanimously by the Plan Commission.

Motion by Supervisor Miller, second by Sup. Schuck, to approve the rezone and lot line adjustment request from Pfeiffer Trust (owner) and Talarczyk Land Survey's LLC (agent) to create a new parcel by splitting off approx. 3.31 acres, from parcel #0611-321-8115-0, located at 1832 Oakview Dr, and rezone from SFR-08 to NR-C, and add the remaining acreage to parcel #0611-321-8145-0, located at 1838 Oakview Dr., for the purposes of reconfiguring the existing boundaries. Motion carried 5-0.

5. Discussion and possible action regarding Lot 3 Sunnyside Committee's request for Pleasant Springs to be an intermediate owner of the land, and review of the support letter.

Scott Haumersen was in attendance. He discussed the three hurdles. They had to raise \$920,000, he reported out that Dane County Parks can approve a grant application for \$462,280, they still need to raise about \$187,000. They need to find a permanent owner of the property, they are 95% sure the DNR will eventually own the property, the DNR will vote on this in September, however, the DNR requires the title to be free and clean, which will require an intermediate owner. The County may be able to be the intermediary. They are hoping they may be able to delay the closing date, so the intermediate owner may only need to own it for as little as one day. The last hurdle will be who the intermediary owner will be. They are currently having an environmental study done on the property. Further discussion followed. No action taken.

6. Discussion and possible action regarding the Swiss Cheese & Spotted Cows bicycle event taking place on several town roads on Tuesday, June 30, 2026.

Mary Derks, the event director attending virtually. She stated they should be on the town roads around mid-morning, weather related. They will not be using Door Creek Rd. The Board reviewed the route.

Motion by Supervisor Gouaux, second by Sup. Miller, to approve the Swiss Cheese & Spotted Cows bicycle event taking place on several town roads on Tuesday, June 30, 2026, in accordance to the updated route through the State Park and into Stoughton. Motion carried 5-0.

7. Discussion and possible action regarding leaf collection in the Town of Pleasant Springs.

Supervisor Olson reported out that he and Supervisor Schuck had discussions with Clean Lakes Alliance and want to have approval from the Board to hold a public meeting with a scientist to educate phosphorus run off into the lake. They feel a separate public meeting would be beneficial. They are hoping to hold this meeting at the Fields Reserve. The meeting would be held on a Tuesday in July. The available dates are July 14 or July 28. The consensus was to hold the meeting on the evening of July 28.

Motion by Supervisor Olson, second by Sup. Gouaux, to schedule a public meeting on July 28 for the purpose of having a discussion of reducing phosphorus in the lake with an informational/educational session on leaves in the lake. Motion carried 5-0.

Chair Green will contact the Fields Reserve.

8. Review, discussion and possible action regarding adopting a solar ordinance, and review of draft ordinance (1st reading). If draft is ready.

The Board reviewed the draft first reading. This will be brought back for a second reading.

9. Discussion and possible action regarding the Annual Utica Benefit Tractor Ride taking place on Saturday, July 11, 2026 utilizing a portion of Town of Pleasant Springs roads.

The Board reviewed the event application.

Motion by Supervisor Miller, second by Sup. Schuck, to approve the Annual Utica Benefit Tractor Ride taking place on Saturday, July 11, 2026 utilizing a portion of Town of Pleasant Springs roads. Motion carried 5-0.

10. Discussion and possible action regarding a possible ordinance amendment for boat storage on lawns.

Supervisor Miller requested this to be added to the agenda. She received a few complaints from constituents. The Board reviewed Chapter 170. Chair Green suggested the complainants review this with their neighbors and see if they want to set up an HOA, as many people have boats parked on their private property in town. A discussion followed. No action taken.

11. Discussion and possible regarding a request from UPNET for a temporary storage container/shed.

Chair Green reported out UpNet would like to place a temporary shipping container in the back area. He talked to Dane County zoning and they said it would be alright as long as it was temporary. A discussion was held regarding the Chapter 10 re-write and the town would need to rezone in the future if they build a larger storage shed.

Motion by Supervisor Schuck, second by Sup. Olson, to allow a temporary storage container for UpNet to use a temporary storage container as long as it is removable and does not require a foundation. Motion carried 5-0.

12. Discussion of Public Works projects and duties.

Chair Green reported about the freezer/food issue at Oak Knoll Park. We are waiting for an invoice for the spoiled food. The first round of mowing has been completed. There were several trees down due to the recent storms. Straus Rd was repaired with gravel. The 45MPH signs are starting to be installed. Potholes need patching. Red Oak walking path needs to be done. Daniels Construction will be at the Boat Landing next week; this will interfere with people wanting to utilize the boat landing. Supervisor Schuck reported out on some chip seal road damage that needs to be looked at by Public Works due to a tractor turning around in the road. The damage is on the corner of Skaalen & Spring Rd. and also on Holzhuter Rd.

13. Clerk's report of projects and duties.

Clerk/Treasurer Hougan reported out the annual Maintenance of Effort Report has been filed with the DOR. They have been working on AR/AP, meeting agendas, packets, minutes. Absentee ballots for the August Partisan Primary will be sent out soon, Board consideration of an awning for the front town hall entry door, ordering three computers, my ETF webinars, and the day-to-day duties of the office.

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

- Badger Challenge-event date Sept. 27, 2026
- Solar Farm Ordinance-2nd reading
- Entrance sign for the County Club Estates Sub-division (July 7 meeting?)
- Future agenda-Lot 3 Sunnyside Committee
- 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).

Action was taken at tonight's meeting from the Plan Commissions previous meeting.

REPORTS

Town Board Reports

Supervisor Schuck attended the May 28 Transportation Roundtable meeting. Rutland presented a bridge grant they received. They discussed having a meeting with Senator Ratcliff in the future for the purpose of grant writing. Sup. Schuck will contact Senator Ratcliff.

The Board reviewed the reports included in the packet.

CORRESPONDENCE

The Board reviewed the correspondence included in the packet.

Chair Green will call the Dane County Zoning Administrator regarding 2716 County Hwy N and 3190 Sunnyside St.

The Board reviewed the correspondence included in the packet.

ADJOURNMENT

Motion by Sup. Olson, second by Sup. Schuck, to adjourn at 8:04 p.m.

Motion carried 5-0.

Respectively Submitted,

Maria Hougan
Clerk/Treasurer