



Friends of Lake Kegonsa Society, Inc.

January 27, 2026

Dane County Zoning & Land Regulation Committee
City-County Building
210 Martin Luther King Jr. Blvd
Madison, WI

Subject

Dane County Zoning File# 12224

Petition: Rezone 12224 Applicant: Nathan Moe Enterprises LLC

Location: East of 1926 Skyline Drive, Section 29, Town of Pleasant Springs

Dear Committee Members:

On behalf of the Friends of Lake Kegonsa, I am writing regarding the above rezoning petition. Friends of Lake Kegonsa Society (FOLKS) is a non-profit organization established in 1988 whose primary focus is to protect and enhance the environmental and recreational values of Lake Kegonsa and its surroundings. Our membership is comprised of homeowners on Lake Kegonsa and others who are friends of the lake.

We are requesting that the Dane County Zoning & Land Regulation Committee delay final action on this petition. The reason for this request is to give FOLKS an opportunity to thoroughly investigate with the Pleasant Springs Town Board and the Pleasant Springs Sanitary District the feasibility of adding this property to the Sanitary District and connecting to the public sanitary system instead of installing a septic system on the property. There is a procedure in place under the terms of the Sanitary District Ordinance for the Town Board and the Sanitary District to extend sanitary district boundaries to include this property (see attachment). The property is located on Skyline Drive immediately east of the sanitary district and there are sanitary sewer lines in place that would allow this property to connect (see attachment).

FOLKS is concerned about the use of a septic system on this property because of its close proximity to Lake Kegonsa. The distance of this property to the lake is approximately 480 feet at the middle of the property line and ranges from approximately 314 feet to 608 from the lake. Drainage from the subject property flows west into Lake Kegonsa. If there would be a leak in a septic system or if the septic system were to fail due to age or other reasons, the sewage effluent would flow into Lake Kegonsa. There is a retention pond on the property which was installed to manage run-off from the property. That run-off flows through two vacant lots along Skyline Drive that are continually water logged and have been determined to be unbuildable.

FOLKS, P.O. BOX 173, STOUGHTON, WI 53589

FOLKS (Friends of Lake Kegonsa Society, Inc.) is a not-for-profit tax-exempt 501(c)3 organization

While this is run-off water, the point is that sewage from a faulty septic system would flow in the same direction and into Lake Kegonsa.

The Pleasant Springs Sanitary District was established in 1989 with the objective of protecting the water quality of Lake Kegonsa and the lower Yahara River watershed and promoting efficient use of public infrastructure. Using the sanitary system is the best and preferred method for protection of Lake Kegonsa in this case. This is fully consistent with the stated goals and policies of the Town of Pleasant Springs Comprehensive Plan and the stated intention and purpose of the Pleasant Springs Sanitary District Ordinance (see attachment). Connecting to the public sanitary system when a residence is initially constructed on this property is the best practice and serves the long term intention of the Sanitary District. The property can be added to the Sanitary District and would then be able to connect to the sanitary system. If the petitioner were to request to be added, the process to extend the Sanitary District and include the property would proceed and sewer connection could then occur.

The Sanitary District hookups are just across Skyline Drive adjacent to this property. All other properties on the west side of Skyline Drive (immediately west and across the road of the subject property) and twelve properties on the same east side of Skyline Drive (north of the subject property) are already located in the Pleasant Springs Sanitary District and connected to the sanitary sewer. The reason the subject property has not been included in the Sanitary District up to this time is because it has been part of farmland only that does not have residences on it. Thus, there has been no need for sanitary system services. The rezoning of this property to RR-2 with the intention of constructing a single family residence is the first time sewage treatment needed to be considered.

Recent Development – January 20, 2026

The reason this issue now arises is because sanitary service for this property was addressed by the Pleasant Springs Town Board on Tuesday, January 20, 2026. FOLKS has just recently become aware of the Town Board's action in the past few days.

Attached is the agenda for the January 20, 2026 Town Board meeting. Item 2 on the agenda deals with this property, "Discussion and possible action regarding a request from Nathan Moe, (applicant) and Natally Fisher (agent) to split 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" (see attachment). The item as stated in the agenda is general and does not explain that the subject of sanitary sewer or septic systems on a property was going to be discussed and decided. The subject of septic systems adjacent to the lake has significant impact on Lake Kegonsa and properties adjacent to the subject property. The Pleasant Springs Town Board decided that a future buyer of the subject property could decide whether or not they wanted to be included in the Pleasant Springs Sanitary District or instead decide to install a septic system on the property. This decision circumvents the policy of the Town of Pleasant Springs to protect the water quality of Lake Kegonsa which is the primary purpose of the Pleasant Springs Sanitary District. The Town of Pleasant Springs Plan Commission recommended to the Town Board that

the Pleasant Springs Sanitary District be expanded to include the subject property which would have required connection to the sanitary system. The Town Board disregarded the Plan Commission recommendation in making its decision on January 20, 2026. Because of the location of this property and its close proximity to Lake Kegonsa, that decision has significant impact on the lake. Allowing an individual property owner, under these circumstances, to be the sole decider of this important issue potentially establishes a dangerous precedent. Both the Pleasant Springs Town Board and the Pleasant Springs Sanitary District have the authority to take steps to expand the sanitary district boundary under the Town Ordinance related to the sanitary district. This expansion process has occurred a number of times in the past.

As a general matter, FOLKS does not oppose responsible development and “splitting” of lots near Lake Kegonsa, in accordance with applicable laws and regulations. However, we believe that the matter of sewage treatment and connection to the available sanitary system requires further information and consideration before the Dane County Zoning and Land Regulation Committee takes action on January 27, 2026. Therefore, we respectfully request this delay.

Sincerely,

John W. Bottorff

John W. Bottorff

President

Friends of Lake Kegonsa Society (FOLKS)

cc: Pleasant Springs Town Board

Pleasant Springs Plan Commission

Pleasant Springs Sanitary District

**TOWN OF PLEASANT SPRINGS
TOWN BOARD MEETING
2354 County Highway N
Agenda
TUESDAY, January 20, 2026
6:00PM**

AGENDA

**This meeting will be conducted as a hybrid meeting. (In-Person and Virtual)
*Please Note-Virtual meetings may be subject to technical difficulties
beyond our control. Please consider attending the meeting in-person.
If attending the meeting via Zoom, you must state your name and
address.**

Topic: Town Board Meeting
Time: Jan 20, 2026 06:00 PM Central Time (US and Canada)
Join Zoom Meeting
<https://us06web.zoom.us/j/83648248215?pwd=vc06zPahXvjKqha63gzHYonMkjHAK7.1>

Meeting ID: 836 4824 8215
Passcode: 502339

One tap mobile
+13126266799,,83648248215#,,,,*502339# US (Chicago)
+16469313860,,83648248215#,,,,*502339# US

Join instructions
https://us06web.zoom.us/join/83648248215?signature=3S3d9UmD2eGznKmt9i_XSJcDsNsDNRpKbbVvY7PEdKQ

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: The Board listens to residents speak on any issue (three-minute time limit)

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 January 06, 2026 Town Board meeting.
2. Approval of the check register dated January 20, 2026.

3. Approval of the return of driveway damage deposit(s) for: (*Public works inspected, no issues found, approval recommended*)
 - John Quam, 3118 Shadyside Dr.

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. (The total acreage to be approximately 2.2)
2. Discussion and possible action regarding a request from Nathan Moe, (applicant) and Natally Fisher (agent) to split 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.
3. Discussion and possible action regarding a Preliminary Certified Survey Map from Nathan Moe, applicant, and Natally Fisher, agent, for a new parcel, 3.781 acres split from parcel #046/0611-293-8500-1, map number 9223.
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.
5. Discussion and possible action regarding a Preliminary Certified Survey Map 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 parcel from FP-35 to RR-8.
6. Discussion and possible action regarding drafting a fishing shack/shanty policy for the Pleasant Springs Boat Landing.
7. Discussion and possible action regarding increasing the fees for the boat landing.
8. Discussion regarding Plan Commission Liaison.
9. Discussion of Public Works projects and duties.
10. Clerk's report of projects and duties.
11. Discussion on items to be placed on the next and / or future agenda:
 - 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).

REPORTS

Town Board Reports

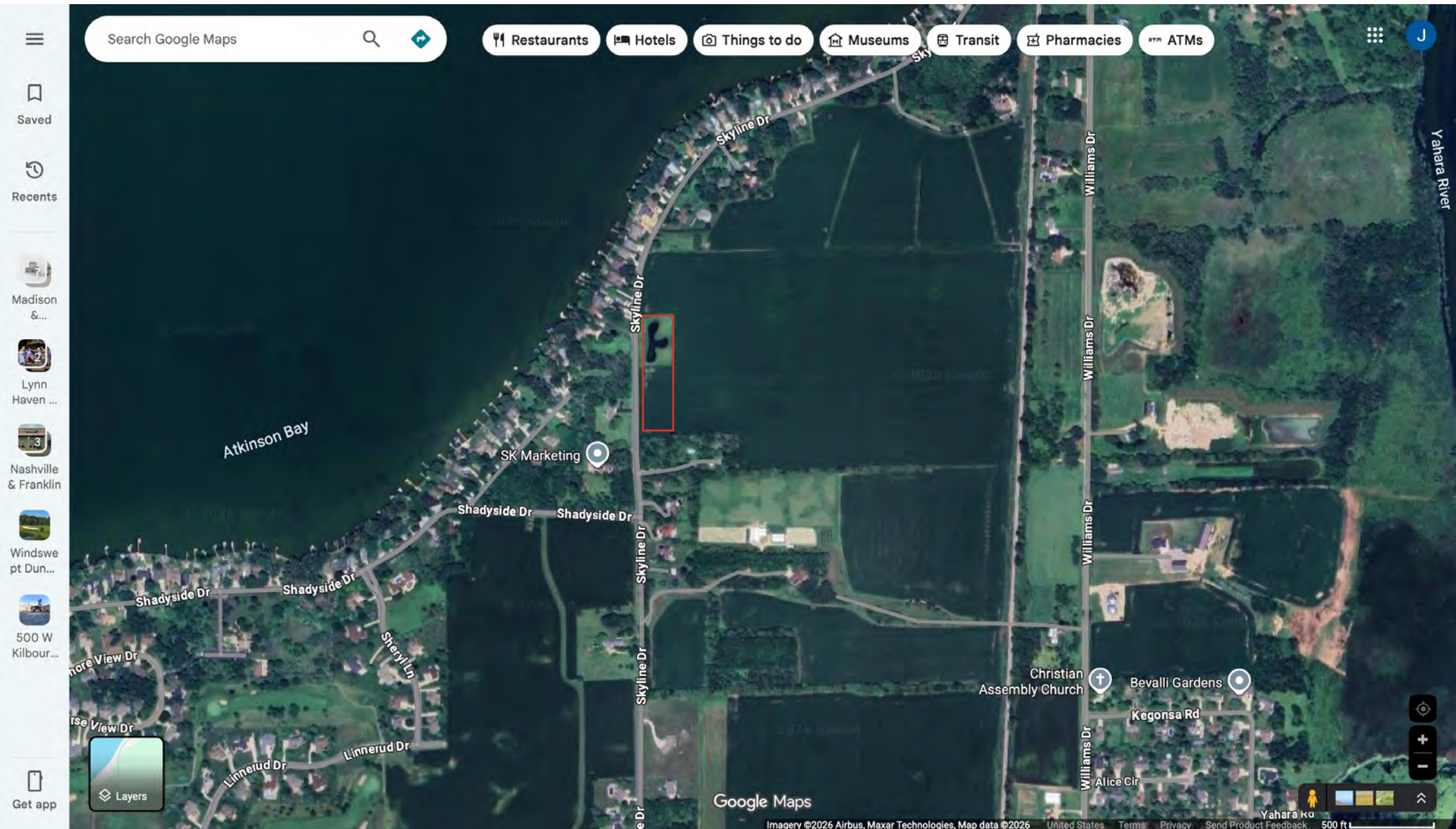
CORRESPONDENCE

ADJOURNMENT

No action will be taken by any governmental body other than the Town Board and the Plan Commission as specifically referred to above in this notice. Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, or to request this service, contact the Town Hall, 2354 County Road N, Stoughton, WI 53589. Tel: (608) 873-3063, Fax: (608) 877-9444, Email: clerktreasurer@pleasantsprings.org

ORIGINALLY POSTED: Jan. 15, 2026

Allen Reuter, Town of Pleasant Springs Attorney



REFERENCE MATERIAL SUPPORTING THIS REQUEST

Pleasant Springs Sanitary District Ordinance

ORDINANCE NO. 2012-1

MAY 10, 2012

AN ORDINANCE ESTABLISHING A SEWER USE AND USER CHARGE SYSTEM FOR THE PLEASANT SPRINGS SANITARY DISTRICT NO. 1

AMENDED FEBRUARY 13, 2014 & JUNE 13, 2023

CHAPTER 6

PUBLIC SEWER MAIN EXTENSIONS

Section 6.1 APPLICATION AND APPROVAL The extension of public sewer mains to serve new customers/users is subject to the prior review and approval of the Commission of the Sanitary District and any other governmental agency having appropriate jurisdiction thereof. Any person seeking to develop real property and requiring sewer service in connection with such development, shall make application to the Sanitary District for a public sewer main extension, if so required in order to serve such development. Such application shall be in writing and shall set forth the following information:

Section 6.4 SEWER EXTENSION BY SANITARY DISTRICT

The Commission of the Sanitary District may, on its own, cause any public sewer main to be extended at such time and under such conditions as the Commission deems appropriate in its sole discretion.

Town of Pleasant Springs Comprehensive Plan 2017, page 19

Chapter 4: Utilities and Community Facilities

EXISTING UTILITIES AND COMMUNITY FACILITIES

Sanitary Sewer Service: The Pleasant Springs Sanitary District #1 was formed in 1989 to help protect the water quality of Lake Kegonsa and the Lower Yahara River watershed. We provide sanitary sewer collection and conveyance service to homes and businesses located near Lake Kegonsa and the Yahara River within the Town of Pleasant Springs. The District owns and maintains approximately 33 miles of sewer lines, 9 lift stations and 55 grinder stations. Collected effluent is directed into the sewer system maintained by the Kegonsa Sanitary District #2 and is then ultimately transported to the Madison Metropolitan Sewerage District for treatment.

Town of Pleasant Springs Comprehensive Plan 2017, page 50 - 51

LAKE KEGONSA & LOWER YAHARA RIVER RESIDENTIAL AREA DESCRIPTION

The Lake Kegonsa & Lower Yahara River Residential planning area covers much of the area in the vicinity of Lake Kegonsa and is served by sanitary sewer service from the Pleasant Springs Sanitary District (PSSD). The district was established in 1989 with the objective of protecting the

water quality of Lake Kegonsa and the lower Yahara River watershed. The district provides sanitary sewer collection and conveyance service to 516 residential and business customers located near Lake Kegonsa and the Yahara River within the Town of Pleasant Springs. The District owns and maintains approximately 33 miles of sewer lines, 9 lift stations and 55 grinder stations. Collected effluent is directed into the sewer system maintained by the Kegonsa Sanitary District #2 and is then ultimately transported to the Madison Metropolitan Sewerage District for treatment. There are 25 undeveloped lots within the sanitary district that may be potentially suitable for new residential or neighborhood serving commercial development.

According to PSSD officials, the district currently has sufficient capacity to serve a significant amount of additional development. While it is recognized that having public sewer available makes a mixture of medium density housing development possible, only existing and infill development is anticipated at this time. There are no plans currently to expand the service area to accommodate additional development, though the town is considering a possible future expansion of the area as part of broader effort to accomplish farmland preservation goals while accommodating a modest amount of well planned growth.

GOAL:

The primary goals for the Pleasant Springs Sanitary District are to protect water quality and promote the efficient use of public infrastructure.

OBJECTIVES:

1. Future development must be kept in perspective with existing areas and avoid any excessive burden to the sanitary district. This will require the close coordination between the Plan Commission, Town Board, and Sanitary District commissioners to review such proposals with fairness and completeness.
2. To provide a public sewer system to serve existing development within the sewer service areas of Pleasant Springs.
3. To cooperate with Pleasant Springs Sanitary District, Kegonsa Limited Service Area, WDNR, Dane County Division of Community Analysis and Planning (or successor agency), and the Madison Metropolitan Sewerage District in the provision of sewer service to the sewer service areas.
4. To generally discourage extensive urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.
5. To plan only for the provision of sewer service in these areas and not a full range of urban services, since the primary purpose is to provide sewer service for health and water quality needs.
6. To require that replacement development is limited to a similar character and density to the existing development.
7. Work with the Capital Area Regional Planning Commission to explore expansion of the Service Area and Sanitary District so that sanitary sewer service is made available to existing residences west of the Yahara River in the vicinity of Williams Drive, including all of the lots in Rolling Meadows subdivision.
8. Coordinate with the Capital Area Regional Planning Commission and City of Stoughton

regarding the provision of sanitary sewer service to ensure the most efficient and cost effective delivery of services is achieved.

POLICIES:

1. Avoid any substantial expenditure of public funds for urban services other than sewer.
2. Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality, and that is consistent with the character of the adjoining neighborhood.
3. Any proposed new development shall be subject to the town's land use review procedures, and shall include opportunities for public and neighborhood input. Proposals for new development may require creation and submittal of detailed conceptual design, site, engineering, and/or neighborhood plans to ensure that the development will not result in negative impacts to adjoining properties or undue burdens on public infrastructure. The town, at its sole discretion, may determine that an amendment to this comprehensive plan is necessary prior to considering or taking any action on a development proposal.
4. Limit any new commercial or business use to those that would serve nearby residents. The following criteria shall be applied:
 - a. Consideration of the impact, consistent with other objectives and policies for this area.
 - b. Consideration of lake- and river-related impacts of any proposed commercial use.
 - c. Conditional rezoning will be required to specify the limits of use and the agreed- upon site and operations plans.
5. Industrial uses within the service areas shall be prohibited. Industrial uses are incompatible with lake- and river related residential areas.
6. All new development within the service areas is required to be connected to the public sewer.
7. Sewer service area expansions (aka "Service Area" expansions) are reviewed for water quality planning purposes as required by federal law. The town of Pleasant Springs must officially sponsor a service area extension request. If and when the service area is expanded, the town shall review any proposed development on a case-by-case basis against all applicable goals, objectives, and policies of this plan. Costs of a proposed expansion associated with a new development proposal shall be borne by the developer.
8. Limit expansion of the sewer service areas to locations of existing development where there is a demonstrated need for public sewer. It is recognized that the installation of public sewer makes some areas more developable; however, in keeping with the overall objectives for this plan district, any future additions should be very carefully scrutinized to ensure that all plan objectives and policies are observed.
9. There is no explicit density limitation or policy for the Lake Kegonsa & Lower Yahara River Residential planning area. All new or infill development shall be reviewed on a case-by-case basis to determine if the proposal is appropriate in light of the goals, objectives, and policies for the area, consistent with the character of the neighborhood, and compatible with existing neighboring uses.

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