

From: [Audra Dalsoren](#)
To: [Allan, Majid](#); [Holloway, Rachel](#)
Subject: Town of Pleasant Springs Plan Commission Recommendation – Nathan Moe Rezone Request
Date: Tuesday, January 27, 2026 1:37:55 PM

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Majid and Rachel, I am not able to attend tonight's ZLR meeting but thought background should be shared on one of the agenda items for tonight's meeting. Please share with the commissioners and staff below:

Dear Members of the Dane County ZLR Committee and Staff,

My name is **Audra Dalsoren**, and I serve as both the **Town of Pleasant Springs Plan Commission Chair** and a **CARPC Commissioner**. I am writing to provide background and clarification on the Plan Commission's action on January 14 regarding the **Nathan Moe rezone request**.

At the January 14, 2026 Plan Commission meeting, the Commission **recommended approval with conditions**, based on several significant land-use, environmental, and infrastructure considerations.

1. Limited Service Area (LSA) Amendment Needed

The Plan Commission recommends that the **Town Board support and/or submit** an application to include this parcel in the **Limited Service Area (LSA)**. This recommendation was based on:

- Existing infrastructure already located within the roadway.
- The sensitive nature of the land, including the **retention pond constructed to mitigate runoff from the agricultural property**.
- The parcel's exclusion from the original service area because it was **actively farmed** at the time and no residence on the property.
- The property's **proximity to Lake Kegonsa**, making proper stormwater and infrastructure planning essential.
- The documented **history of flooding** in the Skyline Road area, which has rendered some lots unbuildable in the past.

Given these factors, the Commission believes that LSA inclusion is critical for responsible long-term land use, environmental protection, and infrastructure planning. The Plan Commission has made **similar recommendations for nearby parcels** with comparable conditions. Example 2301 Williams Drive, Stoughton Parcel #046/0611-202-8455-0

2. Septic System Limitations

The Commission also noted concerns regarding the **limited area available for a septic system**.

If the system fails in the future, the lot **does not have a viable backup location**. In that situation, the property owner would be required to repeat the full **rezoning and CSM** process. This limitation was a significant factor in the Commission's conditioned approval.

3. Retention Pond Maintenance Agreement

The Commission recommends that a **retention pond maintenance agreement** be completed **prior to final rezone approval**.

The pond plays a key role in controlling runoff for both the parcel and the adjoining agricultural land, and long-term maintenance responsibilities must be clearly defined.

The **Town Board agreed with and supported** this recommendation.

Town Board Action

Given all of these considerations, the Plan Commission believed the **Town Board should have tabled the request** in order to **submit or support the necessary LSA amendment application to CARPC** before making a final recommendation.

As you can see, the Town Board **did not include this in their action** at their January 20 meeting.

The Town Board expressed that a future buyer should make the decision about whether to pursue service connections and bear the associated costs, rather than the developer of this single lot. However, this perspective disregards the **significant environmental impacts and the documented history of flooding** in the Lake Kegonsa and Skyline Road areas.

The developer did reach out to determine whether the lot could be served by the sanitary district. As it stands today, **the parcel cannot be served without an LSA amendment**, which is the responsibility of the Town Board to help initiate. Furthermore, the Pleasant Springs Sanitary District has capacity to service this property if the LSA is amended.

If the Committee requires additional documentation or meeting minutes, I would be happy to provide them. Thank you for considering the Plan Commission's findings and for your continued attention to responsible land use and environmental management.

Sincerely,
Audra Dalsoren

Plan Commision Chair

Town of Pleasant Springs