

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 11/20/2025 | DCPREZ-2025-12245 |
| Public Hearing Date | |
| 01/27/2026 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME MICHAEL AND JENNIFER WALDNER | PHONE (with Area Code) (608) 630-3810 | AGENT NAME DAVID RIESOP | PHONE (with Area Code) (608) 764-5602 |
| BILLING ADDRESS (Number & Street) 1870 TOWER DR | | ADDRESS (Number & Street) 306 WEST QUARRY STREET | |
| (City, State, Zip) STOUGHTON, WI 53589 | | (City, State, Zip) Deerfield, WI 53531 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 1870 Tower Drive | | | | | |
| TOWNSHIP PLEASANT SPRINGS | SECTION 25 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0611-253-9190-0 | | 0611-021-9000-2 | | | |

REASON FOR REZONE

CREATING ONE NEW RESIDENTIAL LOT USING TRANSFER OF DEVELOPMENT RIGHT (TDR)



| FROM DISTRICT: | TO DISTRICT: | ACRES |
|---------------------------------|---------------------------------|-------|
| RR-8 Rural Residential District | RR-4 Rural Residential District | 13.7 |
| | | |

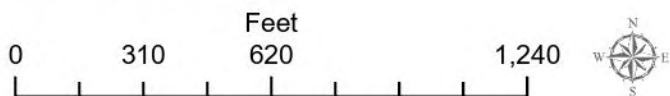
| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RUH1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|

COMMENTS: PROPOSAL WOULD TRANSFER ONE DEVELOPMENT RIGHT FROM TAX PARCEL 0611-021-9000-2 (NORSKE FARMS LLC) IN SECTION 2 OF THE TOWN.



PETITION 12245
MICHAEL AND JENNIFER
WALDNER

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

| Application Fees | |
|--|-------|
| General: | \$395 |
| Farmland Preservation: | \$495 |
| Commercial: | \$545 |
| <ul style="list-style-type: none">• PERMIT FEES DOUBLE FOR VIOLATIONS.• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. | |

REZONE APPLICATION

APPLICANT INFORMATION

| | | | |
|-----------------------------|-----------------------|-----------------------------|------------------------|
| Property Owner Name: | Michael Waldner | Agent Name: | David Riesop |
| Address (Number & Street): | 1870 Tower Drive | Address (Number & Street): | 306 West Quarry Street |
| Address (City, State, Zip): | Stoughton, Wi 53589 | Address (City, State, Zip): | Deerfield, Wi. 53531 |
| Email Address: | capcitytool@yahoo.com | Email Address: | wismapping@charter.net |
| Phone#: | 608-630-3810 | Phone#: | 608-764-5602 |

PROPERTY INFORMATION

| | | | |
|-----------|------------------|-------------------------------|------------------|
| Township: | Pleasant Springs | Parcel Number(s): | 0611-253-9190-0 |
| Section: | 25 | Property Address or Location: | 1870 Tower Drive |

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

We are proposing to transfer a development rights (TDR) in order to subdivide our 13 acre property and create a new additional lot of ~5 acres for our son to eventually build a home on. The entirety of lot 1, CSM #9966 would be rezoned to RR-4 to accommodate resulting parcels of 7.2 (existing home and buildings) and 5 acres (new buildable lot). The TDR would come from property owned by Norske Farms LLC (Punky Skaar), specifically tax parcel # 0611-021-6000-2. A density study for the TDR sending property is enclosed and the preliminary proposal has been presented to Pleasant Springs town.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|------------|
| rr-8 | rr-4 | 13.7 acres |
| | | |
| | | |

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

| | | | | |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|--|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Michael Waldner
John Waldner

Date

10/14/25

W 1/4 COR.,
SEC. 25
2" PIPE
FOUND, TIES
VERIFIED

Certified Survey Map

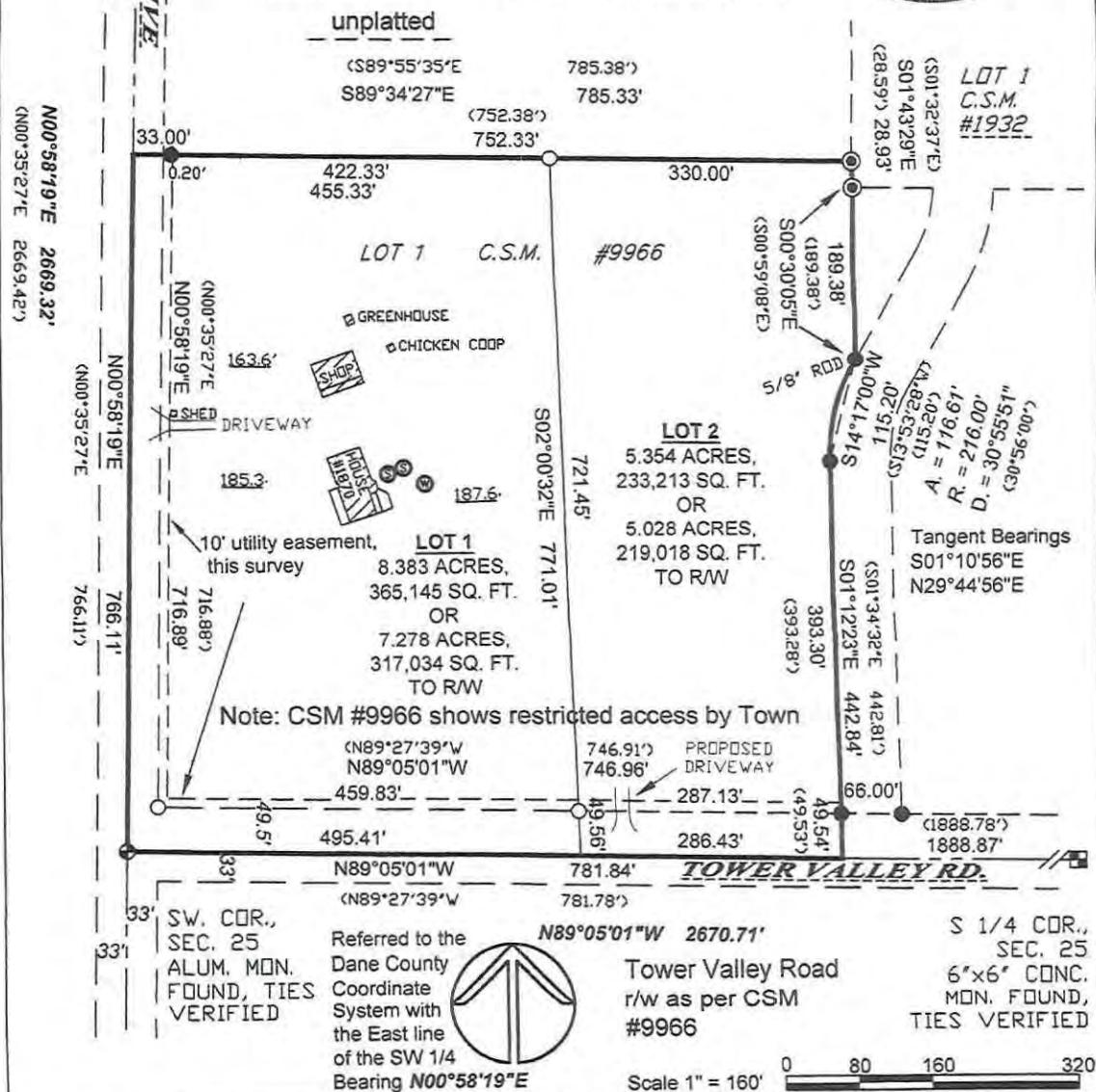
Lot 1, Dane County Certified Survey Map number 9966, being located in part of the SW 1/4 of the SW 1/4 of Section 25, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin

- Legend:**
- = 3/4" dia. iron rod found unless otherwise noted
 - ⊙ = 1-1/4" pipe found
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 - ⊕ = Well
 - ⊗ = Septic lid
 - ⊘ = Septic vent

Parentheses indicate recorded as values.

NOTES:

- 1) Prepared for Michael & Jennifer Waldner, 1870 Tower Drive, Stoughton, WI. 53589
- 2) Refer to building site information contained in the Dane County Soil Survey."
- 3) CSM 9966 shows restriction to access onto Tower Valley Road



Wisconsin Mapping, LLC

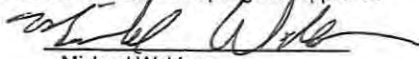
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

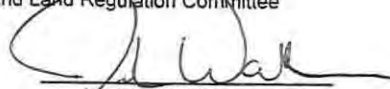
Dwg. No. 6383-25 Date 9/08/2025
Sheet 1 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Owner's Certificate

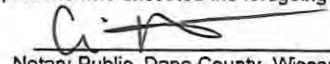
As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. We also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee and the Town of Pleasant Springs for approval.


Michael Waldner


Jennifer Waldner

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 10 day of OCT, 2025, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Notary Public, Dane County, Wisconsin
my commission expires 10-25-27.



Consent of Mortgage Holder

One Community Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of the owners.

IN WITNESS WHEREOF, the said One Community Bank has caused these presents to be signed by William Borchert, its Authorized Officer, at McFarland, Wisconsin on this 10th day of October, 2025.


(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 10th day of OCT, 2025, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
my commission expires 10-25-27.



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6383-25 Date 9/08/2025
Sheet 2 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Parcel Number - 046/0611-021-9000-2

selling/send

Current

← Parcel Parents

Summary Report

| Parcel Summary | | More + |
|--------------------|---|--------|
| Municipality Name | TOWN OF PLEASANT SPRINGS | |
| Parcel Description | SEC 2-6-11 SW1/4 NE1/4 | |
| Owner Name | NORSKE FARMS LLC | |
| Primary Address | No parcel address available. | |
| Billing Address | 1893 US HWY 12&18 COTTAGE GROVE WI 53527 | |

Show Municipal Contact Information ▼

| Assessment Summary | | More + |
|--------------------------|-------------|--------|
| Assessment Year | 2024 | |
| Valuation Classification | G4 | |
| Assessment Acres | 40.300 | |
| Land Value | \$18,200.00 | |
| Improved Value | \$0.00 | |
| Total Value | \$18,200.00 | |

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information contact:
Dane County Zoning | ☎ 608-266-4266

| Zoning |
|--------|
| FP-35 |

Zoning District Fact Sheets

District Information

| Type | State Code | Description |
|-------------------|------------|-----------------------|
| REGULAR SCHOOL | 5621 | STOUGHTON SCHOOL DIST |
| TECHNICAL COLLEGE | 0400 | MADISON TECH COLLEGE |
| OTHER DISTRICT | 23CG | COTTAGE GROVE EMS |
| OTHER DISTRICT | 23CG | COTTAGE GROVE FIRE |

Parcel Maps



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri... Powered by Esri

DCiMap

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Punky Skaar

Farmstead Owner: James & Duane Skaar

Accela ID:

Farmland Preservation Enacted: 6/5/1978

Density Study Date: 4/30/2025

Density Factor: 1:35acres

Town: Pleasant Springs

Farmstead Acres: 281.96

Section(s): 01, 02

Available Density Unit(s): 3

Original Splits: 8.06

Justification: The original James & Duane Skaar property totaled approximately 289 "gross" acres, equating to 8 possible density units ("splits"). 5 prior density units used per CSMs 2855 and 5468, RZ #8841, and two homes on PIN #0611-021-9500-7. Three (3) density units remain available.

Note that parcel #061101286009 (CSM 2855) is not reflected in the parcel list on page 2 due to an error in the historic farm dataset. However, it was part of the 1978 farm unit and has been factored into this analysis.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Punky Skaar



| Parcel Number | Acres | Owner | CSM |
|---------------|-------|-------------------------|-------|
| 061101280103 | 39.95 | SKAAR SURVIVORS TR | |
| 061101285108 | 40.26 | NORSKE FARMS LLC | |
| 061101286509 | 0.87 | LONDA LUSTGRAAF | |
| 061102180004 | 40.52 | NORSKE FARMS LLC | |
| 061102190002 | 41.29 | NORSKE FARMS LLC | |
| 061102195007 | 40.31 | NORSKE FARMS LLC | |
| 061102195007 | 40.31 | NORSKE FARMS LLC | |
| 061102480001 | 39.98 | TODD A MOE & JAMI L MOE | |
| 061102495013 | 34 | TODD A MOE & JAMI L MOE | |
| 061102499304 | 4.77 | ALAN C WOOD | 05468 |

RR-8 to RR-4

(proposed Lot 1 and Lot 2, with TDR-R Overlay Zoning on Lot 2)

Lot 1, Dane County Certified Survey Map number 9966, being located in part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.

Proposed TDR Sending Property (TDR-S Overlay Zoning)

Lands located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 02, Town of Pleasant Springs, tax parcel 0611-021-9000-2.

(legal description will be requested from applicants for final recorded TDR documentation)