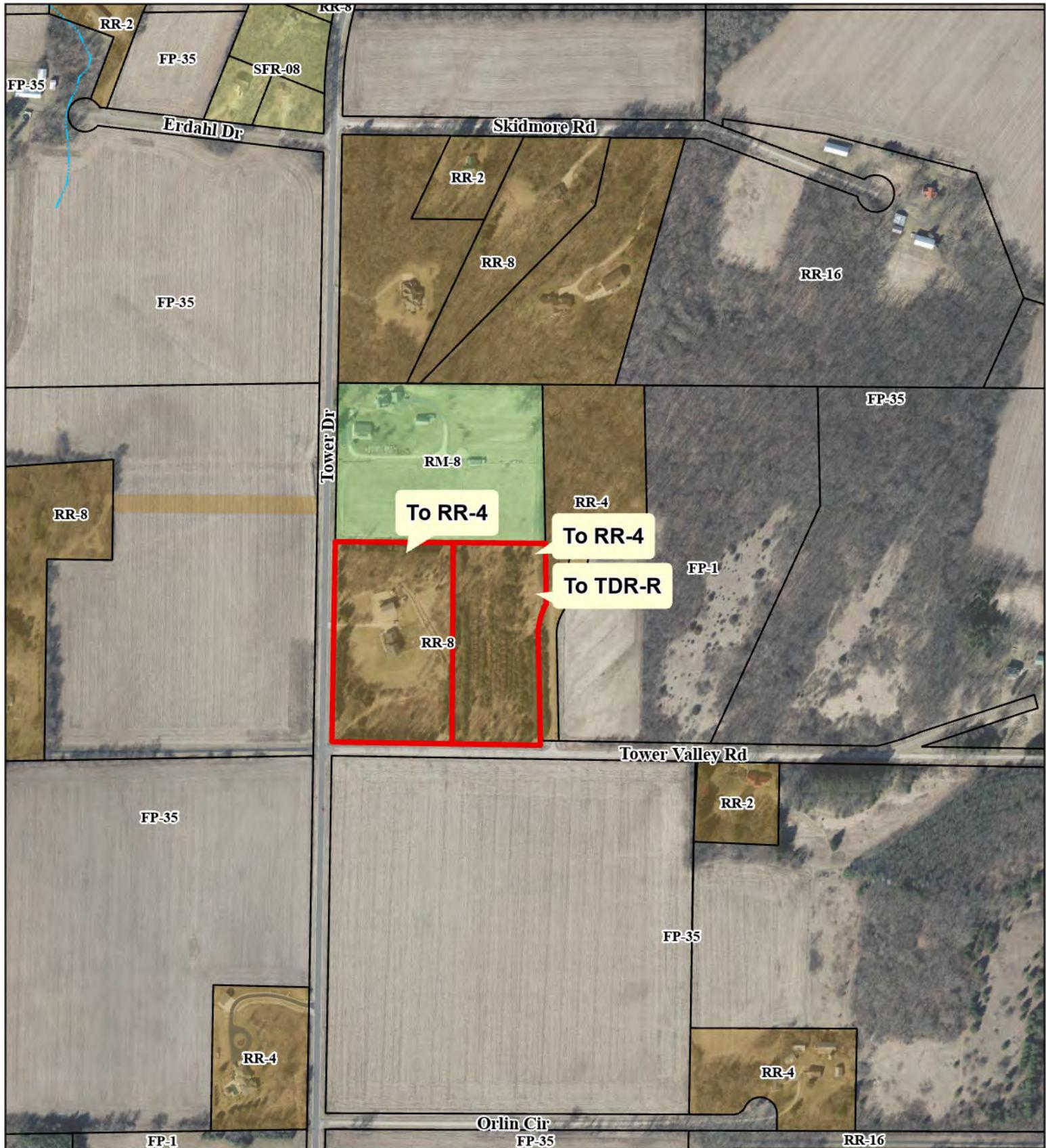


Dane County Rezone Petition

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

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

0 310 620 1,240





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
• 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 2.5 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 1.2 (existing home and buildings) and 5 acres (new buildable lot). The TDR would come from property owned by Norske Farms LLC (Punki Skuar) specifically that 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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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

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

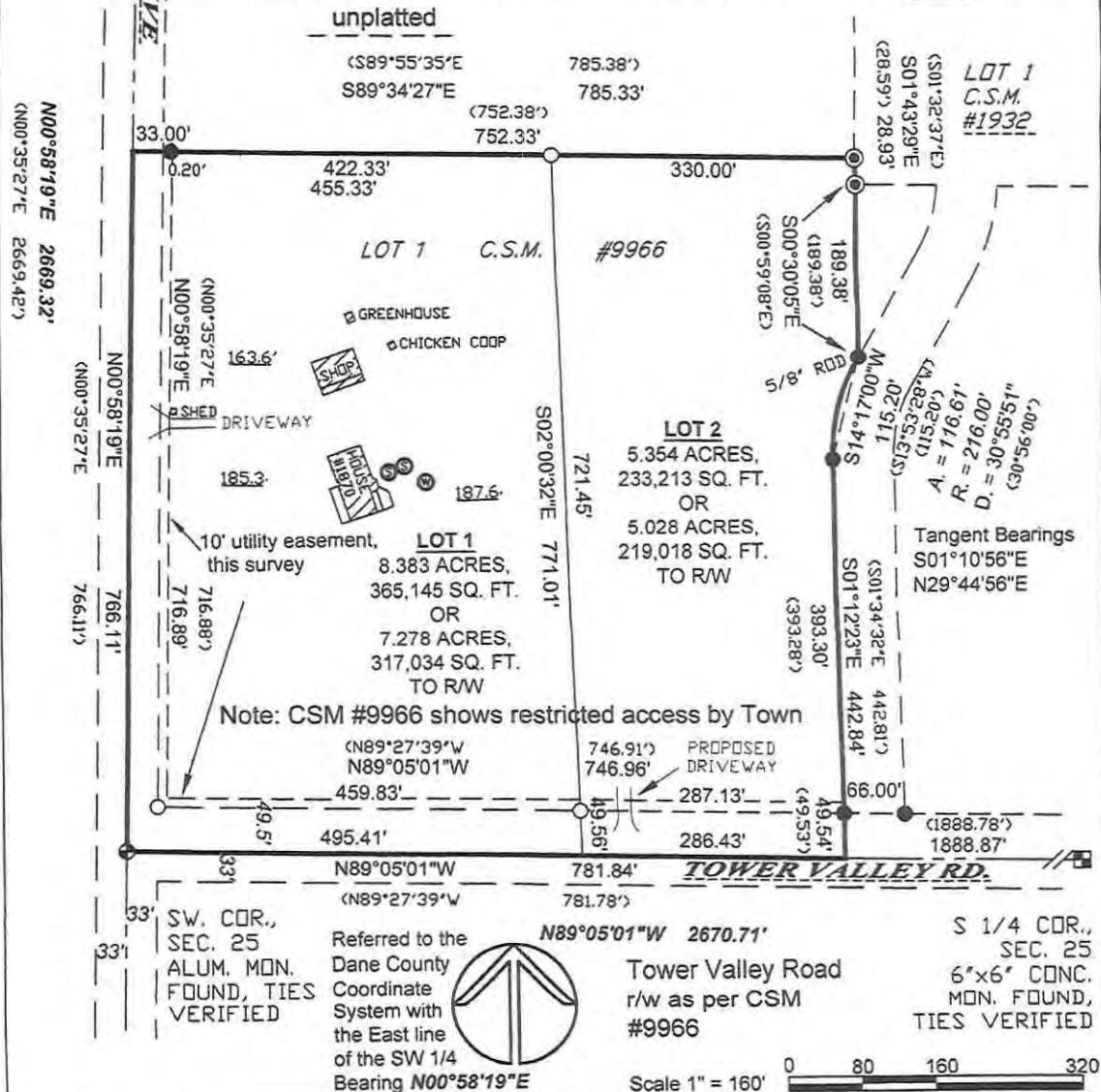
Legend:

- = 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

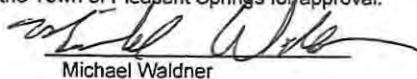
Sheet 1 of 3

C. S. M. No. _____ V. _____ P. _____

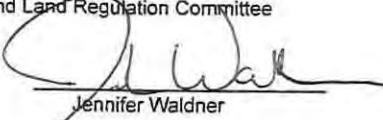
Certified Survey Map

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.



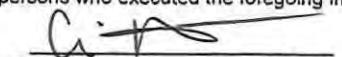
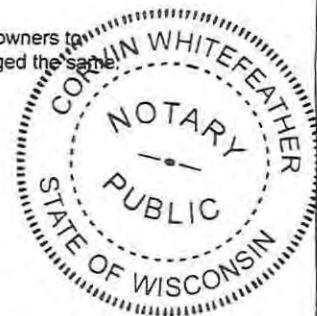
Michael Waldner



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 6-25-21.

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 Riesop, its Authorized Officer, at McFarland, Wisconsin on this 10 day of OCT, 2025.


(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this 10 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 6-25-21.

Wisconsin Mapping, LLC

Surveying and mapping services
305 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

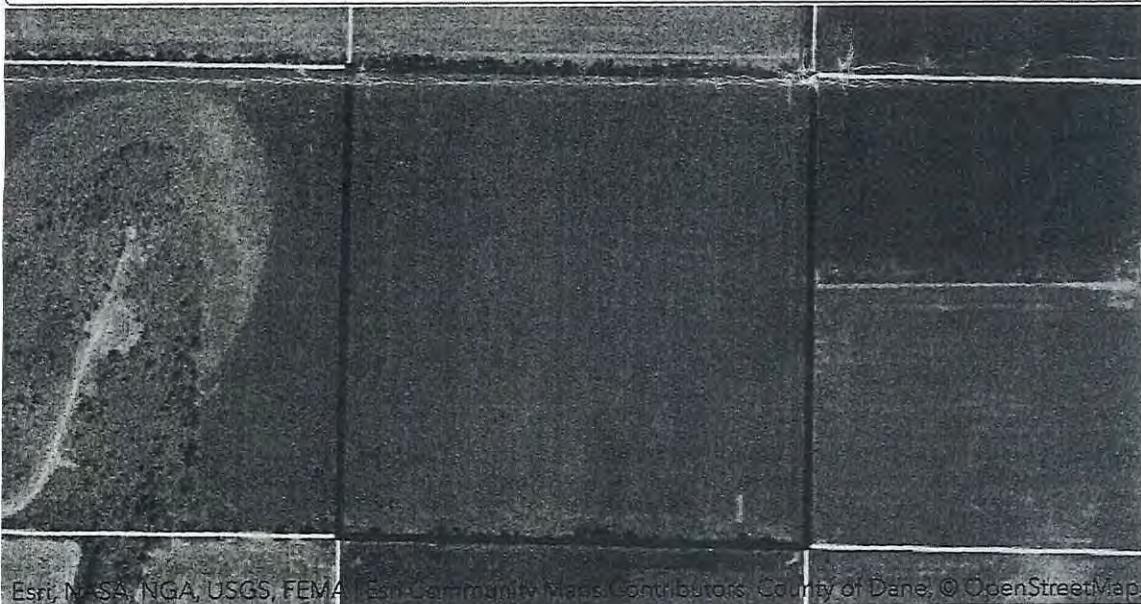
FP-35

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



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)