
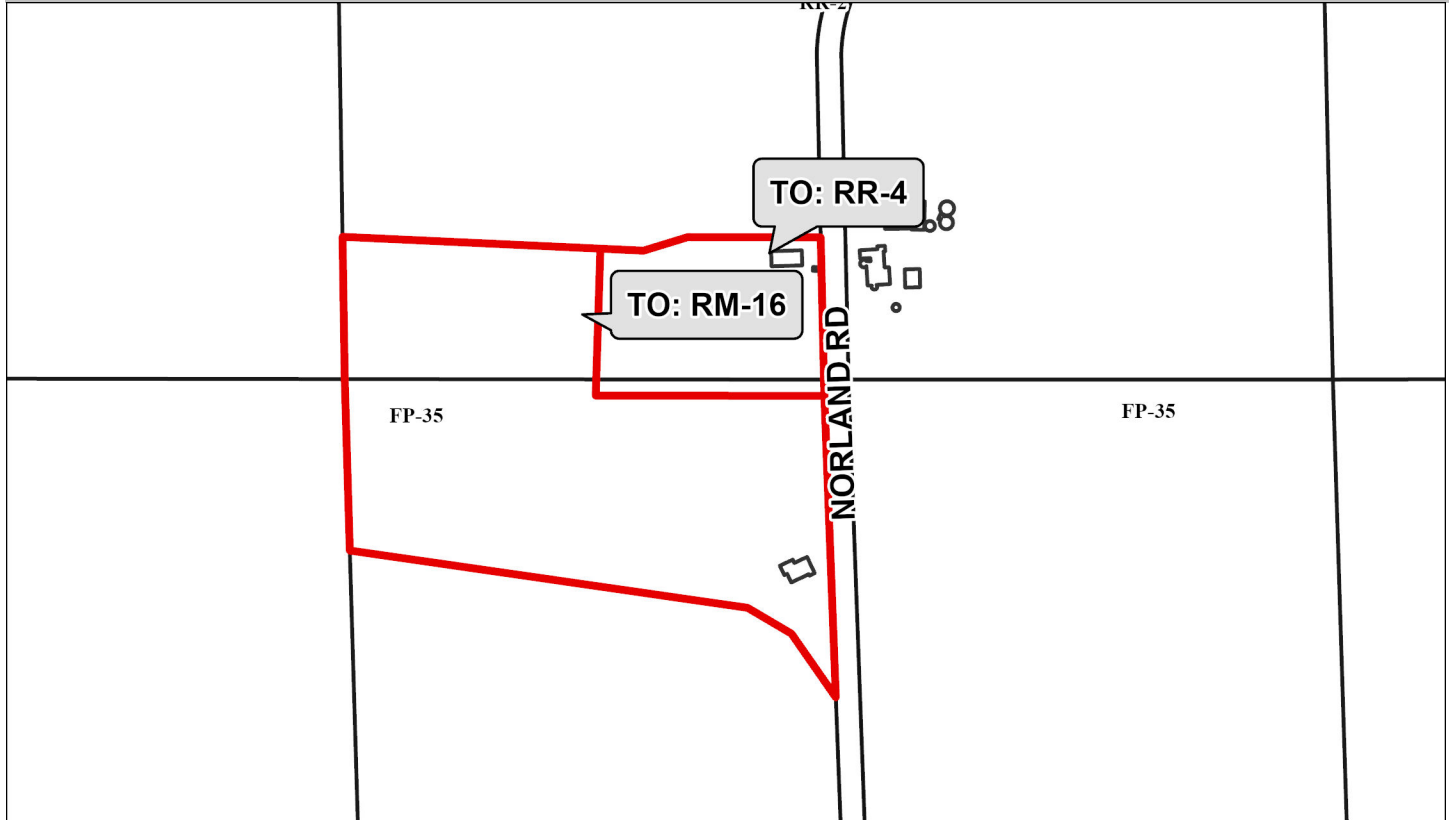


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>December 16, 2025</b>		<b>Petition 12221</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District</b>		<u>Town, Section:</u> <b>PRIMROSE, Section 20</b>
	<u>Size:</u> <b>6,22.2 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>DONNA J STOLL REV TR</b>
	<u>Reason for the request:</u> <b>CREATE ONE NEW RESIDENTIAL LOT AND ONE LOT FOR EXISTING FARMSTEAD</b>		<u>Address:</u> <b>731 AND 685 NORLAND RD</b>



**DESCRIPTION:** Brian Stoll, on behalf of his mother Donna Stoll, would like to rezone 28 acres to create 6-acre lot with RR-4 zoning for a future home site, and one 22-acre lot with RM-16 zoning for the existing farmstead home.

Application indicates that building site approval is in progress with the Town of Primrose. In late October, the Town Clerk noted that, because the Town of Primrose does not use the RM zoning district the larger lot should be rezoned to RR-16 not RM-16. The two zoning districts are very similar except that the RM district allows a wider range of land uses.

**OBSERVATIONS:** The proposed lots meet county ordinance requirements for lot size, public road frontage, and building setbacks for the proposed zoning districts (as amended). The smaller lot would contain two existing shed buildings and a short driveway. Because the RR-4 lot would not have a primary residential use established, it will need to be deed restricted to prohibit commercial use of the sheds prior to home construction. The remaining acreage (approx. 61.7 acres) would remain in ag use and FP-35 zoning.

**COMPREHENSIVE PLAN:** This application is consistent with the Farmland Preservation density policies, and the general goals, objectives, and policies of the Comprehensive Plan. Property owner has adequate density units (see density study). For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [VanBelleghem.Bridgit@danecounty.gov](mailto:VanBelleghem.Bridgit@danecounty.gov).

**RESOURCE PROTECTION:** No sensitive environmental features on the subject property. The larger lot is 300 feet from an intermittent stream; however, this does not affect the development of the lot.

**TOWN ACTION:** The Town Board has recommended approval of the rezoning, with RR-16 zoning on the large lot (noting that the Town does not use the RM zoning designation).

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of rezoning, with the large lot in the RR-16 zoning district, subject to the applicant recording the CSM and the following conditions:

1. The applicant shall record a deed restriction on **proposed Lot 2 (the RR-4 lot)** to prohibit commercial use prior to a home being constructed on the lot.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.