

**Staff Report**

**Zoning & Land  
Regulation  
Committee**

**Public Hearing: January 27, 2026**

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO RR-8 Rural Residential District**

Size: 9.97 Acres

Survey Required: Yes

Reason for the request:

**Separating existing residence from farmland**

**Petition 12246**

Town, Section:

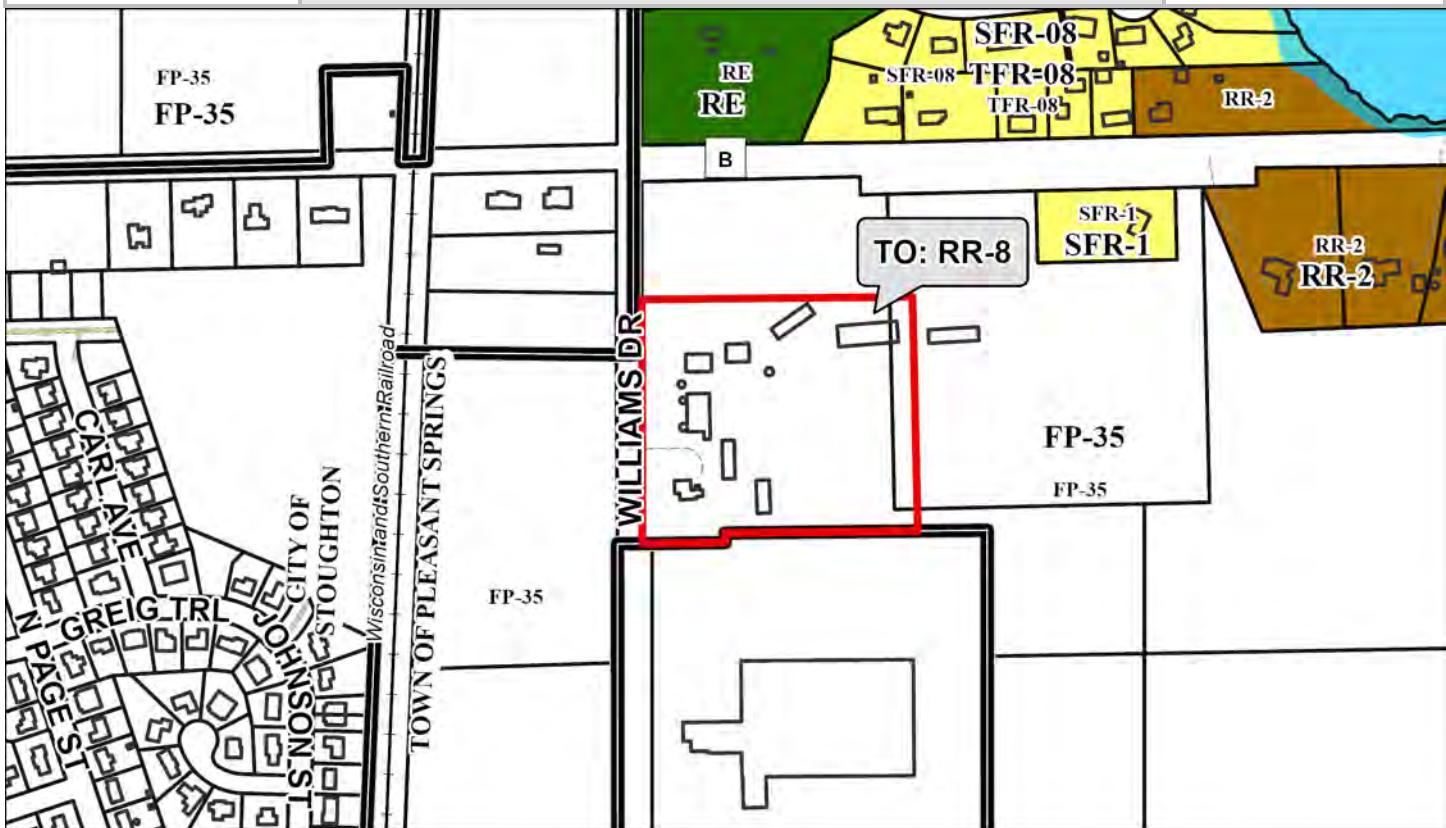
**PLEASANT SPRINGS,  
Section 32**

Applicant:

**EMMI ROTH USA INC  
– Michael Mullenberg**

Address:

**1680 WILLIAMS  
DRIVE**



**DESCRIPTION:** Emmi Roth USA Inc. would like to create a new lot roughly 10 acres in size with RR-8 zoning, by separating the farmstead and buildings from the rest of the farm land. A one-lot certified survey map (CSM) is proposed.

**OBSERVATIONS:** The proposed lot meets county ordinance standards including lot size, public road frontage, building setbacks, and lot coverage by buildings (10% is the maximum, proposed lot would have close to 8% coverage).

The company owns roughly 100 acres in this area, including land in the Town of Pleasant Springs and land in the City of Stoughton, where the company has built its headquarters and cheese processing facility. The CSM is subject to the City of Stoughton's extraterritorial jurisdiction for the land division review. The property is located along the border between the Town and the City of Stoughton, in an area where the City has been expanding.

**COMPREHENSIVE PLAN:** This petition is in the town's transitional agriculture planning area and is subject to the land use policies related to that designation, including a limitation on the density of nonfarm development to no more than 1 lot or nonfarm use per 35 acres owned. The town counts all residences towards the density limitation, so the proposed separation of the existing house and outbuildings will have no net impact on density.

The proposed separation of the existing residence is consistent with applicable comprehensive plan policies. Pending town consideration and action on the petition, staff recommends approval of the petition.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental resources on or within 300 feet of the subject property.

**TOWN ACTION:** The Town Board has recommended approval subject to the final CSM including: utilities, utility agreements, easements, proper town language.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval subject to the applicants recording the CSM for the lot and the following conditions:

1. The certified survey map shall include utilities, utility agreements, easements, and town language as required by the Town of Pleasant Springs.

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.