

Dane County Rezone Petition

Application Date	Petition Number
09/29/2025	DCPREZ-2025-12221
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONNA J STOLL REV TR	PHONE (with Area Code) (608) 279-0232	AGENT NAME BRIAN STOLL	PHONE (with Area Code) (206) 698-7602
BILLING ADDRESS (Number & Street) 600 BLUE MOUND ST UNIT 204		ADDRESS (Number & Street) 20317 146TH ST E	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Bonney Lake, WA 98391	
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	
731 and 685 Norland Rd					
TOWNSHIP PRIMROSE	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-201-9561-0		0507-204-8000-4			

REASON FOR REZONE

CREATE ONE NEW RESIDENTIAL LOT AND ONE LOT FOR EXISTING FARMSTEAD

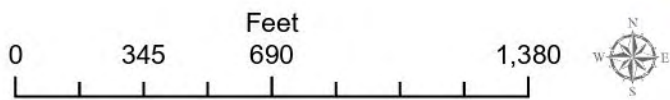
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	22.2

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:
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COMMENTS: A DEED RESTRICTION WILL BE REQUIRED TO PROHIBIT COMMERCIAL USE OF THE SHEDS PRIOR TO HOME CONSTRUCTION.



PETITION 12221
DONNA J STOLL REV TR



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|-------------------------------|-----------------------------------|---|
| Proposed Zoning Boundary | Special Floodway | Future Conditions 1% Annual Chance Flood Hazard |
| Tax Parcel Boundary | Area of Undetermined Flood Hazard | Area with Reduced Risk Due to Levee |
| 1% Annual Chance Flood Hazard | 0.2% Annual Chance Flood Hazard | Area with Risk Due to Levee |
| Regulatory Floodway | | |



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:	Donna J Stoll	Agent Name:	Brian Stoll (FPoA)
Address (Number & Street):	600 Blue Mounds St, Apt 204	Address (Number & Street):	20317 146th St E
Address (City, State, Zip):	Mount Horeb, WI 53572	Address (City, State, Zip):	Bonney Lake, WA 98391
Email Address:	drstoll26@gmail.com	Email Address:	stoll.brian.r@gmail.com
Phone#:	(608) 279-0232	Phone#:	(206) 698-7602

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	0507-201-9561-0 and 0507-204-8000-4
Section:	20	Property Address or Location:	731 NORLAND RD and 685 NORLAND RD

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 ☒

Create one 6-acre lot from parcel 0507-201-9561-0 designated as LOT 2 in attached preliminary CSM dated 9/2/2025. Approval for a building site on this lot is currently in progress with the Town of Primrose. (There are 3 remaining site densities from the February 2025 Density Study Report.)

Create one 22.264-acre lot, designated as LOT1 in the preliminary CSM, with the remaining land from parcel 0507-201-9561-0 and some land from parcel 0507-204-8000-4.

The Primrose Township has already reviewed and approved the preliminary CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR4	6 acres including R.O.W.
FP-35	RM16	22.264 acres including R.O.W

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
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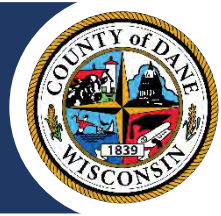
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Brian Stoll FPoA

Date 9/20/25

Dane County Planning and Development

Room 116, City-County Building, Madison, Wisconsin 53703
Planning (608)266-4251 | Records & Support (608)266-4251 | Zoning (608)266-4266



To: Brian Stoll
From: Bridgit Van Belleghem, Senior Planner
Date: February 20, 2025
Subject: Density Study for parcels 0507-201-9560-8, 0507-204-8000-4, 0507-2049500-7

Dear Mr. Stoll:

Attached is the Density Study Report you requested for the Donna Stoll property in Sections 20 and 21 of the Town of Primrose. In 1981 (the baseline date for calculating permitted residential date), these lands were part of a 235-acre farm owned by Edner Norland. Under the policies of the *Town of Primrose / Dane County Comprehensive Plan*, the 235-acre property currently has the potential for a total of 6 density units. With one existing home, five (5) splits remain.

On April 3, 2003, Roger A. and Donna J. Stoll sold approximately 119 acres east of Nortland Road to Karl E. Whisler and Kimberly A. Meyer. The recorded deed for that transaction (ROD 3683089) indicates that one (1) development right was transferred with that sale. This indicates that the portion of the original farm retained by Donna Stoll, west of Nortland Road, has four (4) density units.

I hope this information is helpful. Please reach out with any questions.

Sincerely,

Bridgit Van Belleghem, Senior Planner
VanBelleghem.Bridgit@danecounty.gov
608.225.2043

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: Brian Stoll

Accelea ID: 2025-00013

Density Study Date: 2/20/2025

Town: Primrose

Section(s): 20, 21

Farmstead Owner: Norland, Edner

Farmland Preservation Enacted: 12/15/1985

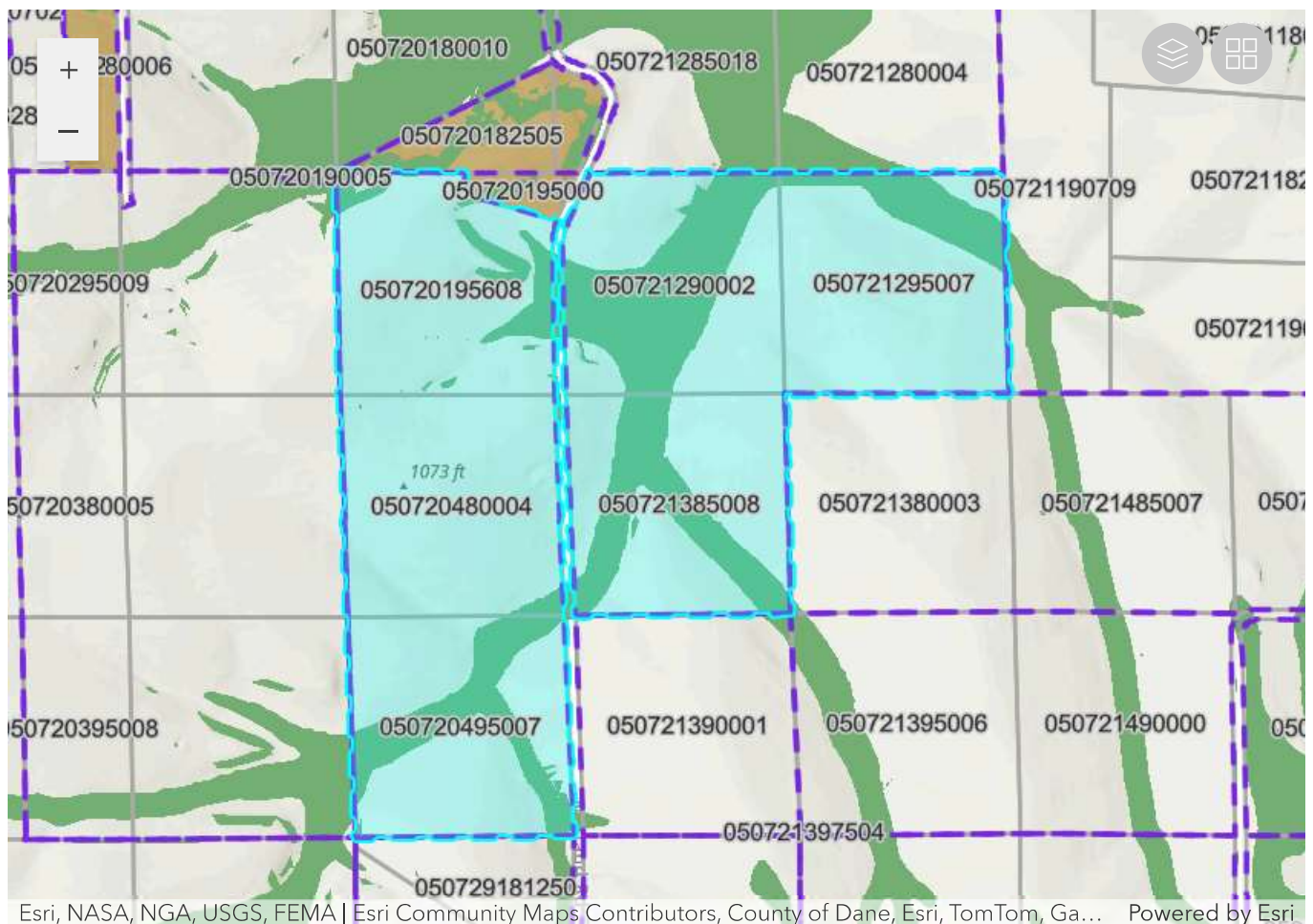
Density Factor: 1:35acres

Farmstead Acres: 234.98

Available Density Unit(s): 5

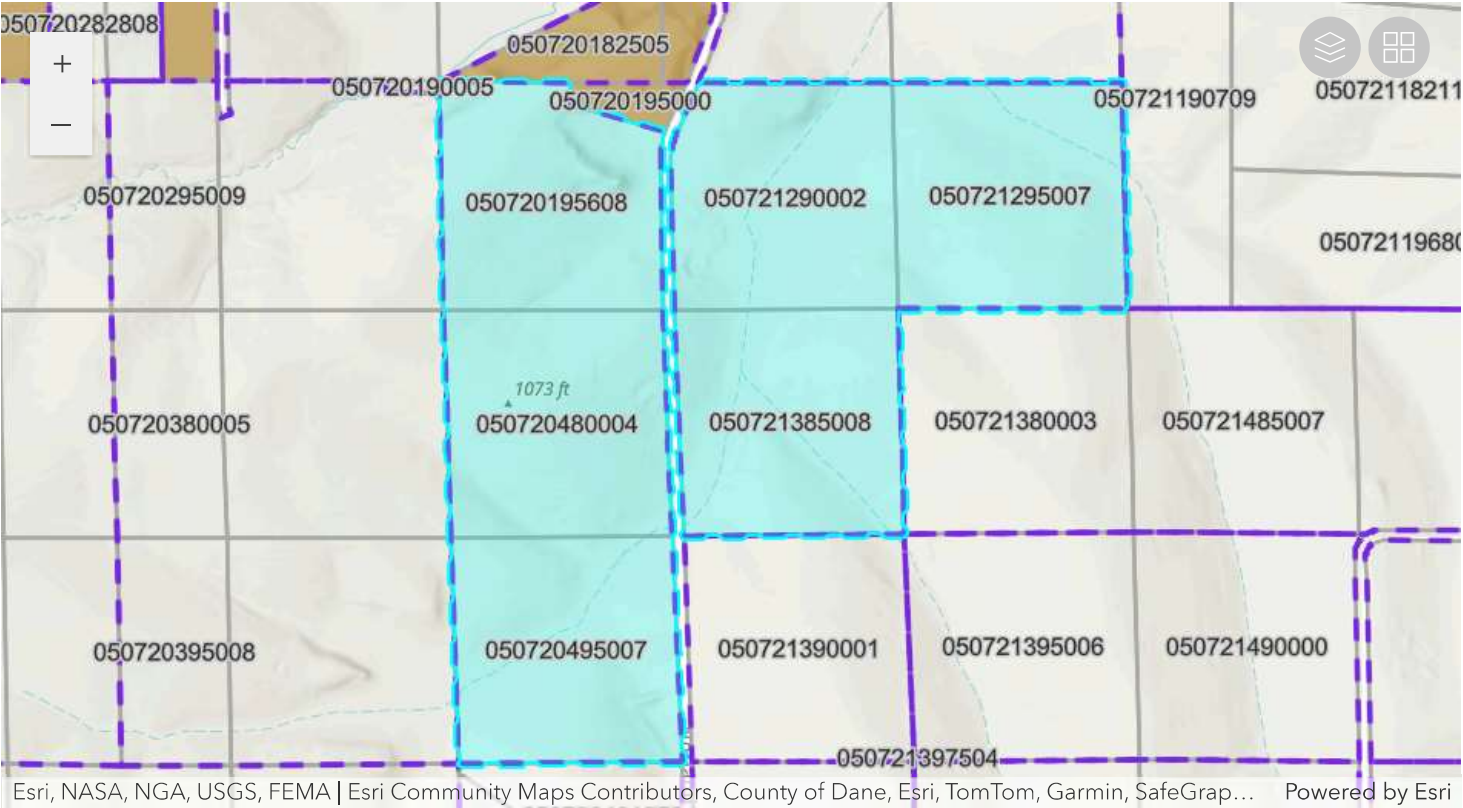
Original Splits: 6.71

Justification: Farm residence built in 2003 (PIN 050720480004), thus 5 remaining. ROD Document 3683089 allocates 1 density unit to the property east of Norland Road, leaving 4 splits under town policy Option A. Note: siting criteria may impact build potential.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Brian Stoll



Parcel Number	Acres	Owner	CSM
050720195608	36.83	STOLL REV TR, DONNA J	
050720480004	39.37	STOLL REV TR, DONNA J	
050720495007	39.64	STOLL REV TR, DONNA J	
050721290002	38.86	KARL E WHISLER & KIMBERLY A MEYER	
050721295007	40.9	ROBERT E WHISLER	
050721385008	39.39	KARL E WHISLER & KIMBERLY A MEYER	

SHEET 1 OF 2
JOB ID: 2405021C
FIELD CREW: MGR
FIELD WORK COMPLETED 12/30/2024

PRELIMINARY 9/2/2025

DANE COUNTY CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the NE 1/4 and NE 1/4 of the SE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify: THAT under the direction of Donna Stoll, I have surveyed, divided and mapped the following described parcel of land:

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Commencing at the SE corner of said Section 20;
thence N 1°35'43" W, 1804.50' along the east line of the SE 1/4 to the POINT OF BEGINNING;
thence S 88°24'17" W, 28.30'; thence N 31°05'44" W, 208.01';
thence N 59°44'59" W, 137.18'; thence N 82°21'31" W, 1081.17';
thence N 1°13'29" W, 460.02' along the west line of the NE 1/4 of the SE 1/4;
thence N 1°07'11" W, 383.84' along the west line of the SE 1/4 of the NE 1/4;
thence S 87°28'52" E, 801.60'; thence N 72°52'42" E, 124.12'; thence N 90°00'00" E, 390.94';
thence S 1°20'42" E, 382.22' along the east line of the NE 1/4;
thence S 1°35'43" E, 853.41' along the east line of the SE 1/4 to the POINT OF BEGINNING;
containing 1,231,176 square feet or 58.264 acres, more or less.
Parcel is subject to a public right of way easement for Norland Road along the east side thereof.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date

OWNERS CERTIFICATE

As owner I certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Donna J. Stoll

Date

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2025,
the name Donna J Stoll
to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

TOWN OF PRIMROSE CERTIFICATE

The Town of Primrose hereby accepts
this CSM for recording.

DALE J. LADD - TOWN CHAIR

Date

MATTHEW WAITE - CLERK

Date

APPROVED FOR RECORDING PER DANE COUNTY ZONING
AND LAND REGULATION COMMITTEE ACTION ON,

BY _____
DANIEL EVERSON - ASSISTANT ZONING ADMIN.

CERTIFICATE OF DANE CO. REGISTER OF DEEDS

Received for recording this _____ day of _____,
2025 at _____ o'clock _____ M, and
recorded in Volume _____ of Certified Survey
Maps, on Page(s) _____.

KRISTI CHLEBOWSKI, DANE CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
TEL: 608-935-0294
www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 2405021C
FIELD CREW: MGR
FIELD WORK COMPLETED 12/30/2024

Lot 1

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Commencing at the SE corner of said Section 20;
thence N 1°35'43" W, 1804.50' along the east line of the SE 1/4 to the POINT OF BEGINNING;
thence S 88°24'17" W, 28.30'; thence N 31°05'44" W, 208.01';
thence N 59°44'59" W, 137.18'; thence N 82°21'31" W, 1081.17';
thence N 1°13'29" W, 460.02' along the west line of the NE 1/4 of the SE 1/4;
thence N 1°07'11" W, 383.84' along the west line of the SE 1/4 of the NE 1/4;
thence S 87°28'52" E, 690.91';
thence S 1°57'00" W, 396.34';
thence N 89°13'15" E, 643.70';
thence S 1°35'43" E, 816.48' to the POINT OF BEGINNING;
containing 969,816 square feet or 22.264 acres, more or less.
Parcel is subject to a public right of way easement for Norland Road along the east side thereof.
Parcel is subject to any easements of record and/or usage.

Lot 2

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Beginning at the E 1/4 corner of said Section 20;
thence S 1°35'42" E, 36.93' along the east line of the SE 1/4;
thence S 89°13'15" W, 643.70';
thence N 1°57'00" E, 396.34';
thence S 87°28'52" E, 110.69';
thence N 72°52'42" E, 124.12';
thence N 90°00'00" E, 390.94';
thence S 1°20'42" E, 382.22' along the east line of the NE 1/4 to the **POINT OF BEGINNING**;
containing 261,360 square feet or 6.000 acres, more or less.
Parcel is subject to a public right of way easement for Norland Road along the east side thereof.
Parcel is subject to any easements of record and/or usage.

FP-35 to RM-16 (proposed Lot 1)

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Commencing at the SE corner of said Section 20; thence N 1°35'43" W, 1804.50' along the east line of the SE 1/4 to the POINT OF BEGINNING; thence S 88°24'17" W, 28.30'; thence N 31°05'44" W, 208.01'; thence N 59°44'59" W, 137.18'; thence N 82°21'31" W, 1081.17'; thence N 1°13'29" W, 460.02' along the west line of the NE 1/4 of the SE 1/4; thence N 1°07'11" W, 383.84' along the west line of the SE 1/4 of the NE 1/4; thence S 87°28'52" E, 690.91'; thence S 1°57'00" W, 396.34'; thence N 89°13'15" E, 643.70'; thence S 1°35'43" E, 816.48' to the POINT OF BEGINNING; containing 969,816 square feet or 22.264 acres, more or less. Parcel is subject to a public right of way easement for Norland Road along the east side thereof. Parcel is subject to any easements of record and/or usage.

FP-35 to RR-4 (proposed Lot 2)

Being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin, to wit:

Beginning at the E 1/4 corner of said Section 20; thence S 1°35'42" E, 36.93' along the east line of the SE 1/4; thence S 89°13'15" W, 643.70'; thence N 1°57'00" E, 396.34'; thence S 87°28'52" E, 110.69'; thence N 72°52'42" E, 124.12'; thence N 90°00'00" E, 390.94'; thence S 1°20'42" E, 382.22' along the east line of the NE 1/4 to the POINT OF BEGINNING; containing 261,360 square feet or 6.000 acres, more or less. Parcel is subject to a public right of way easement for Norland Road along the east side thereof. Parcel is subject to any easements of record and/or usage.