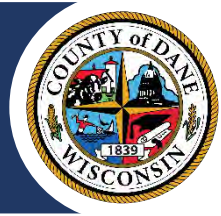


Dane County Planning and Development

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

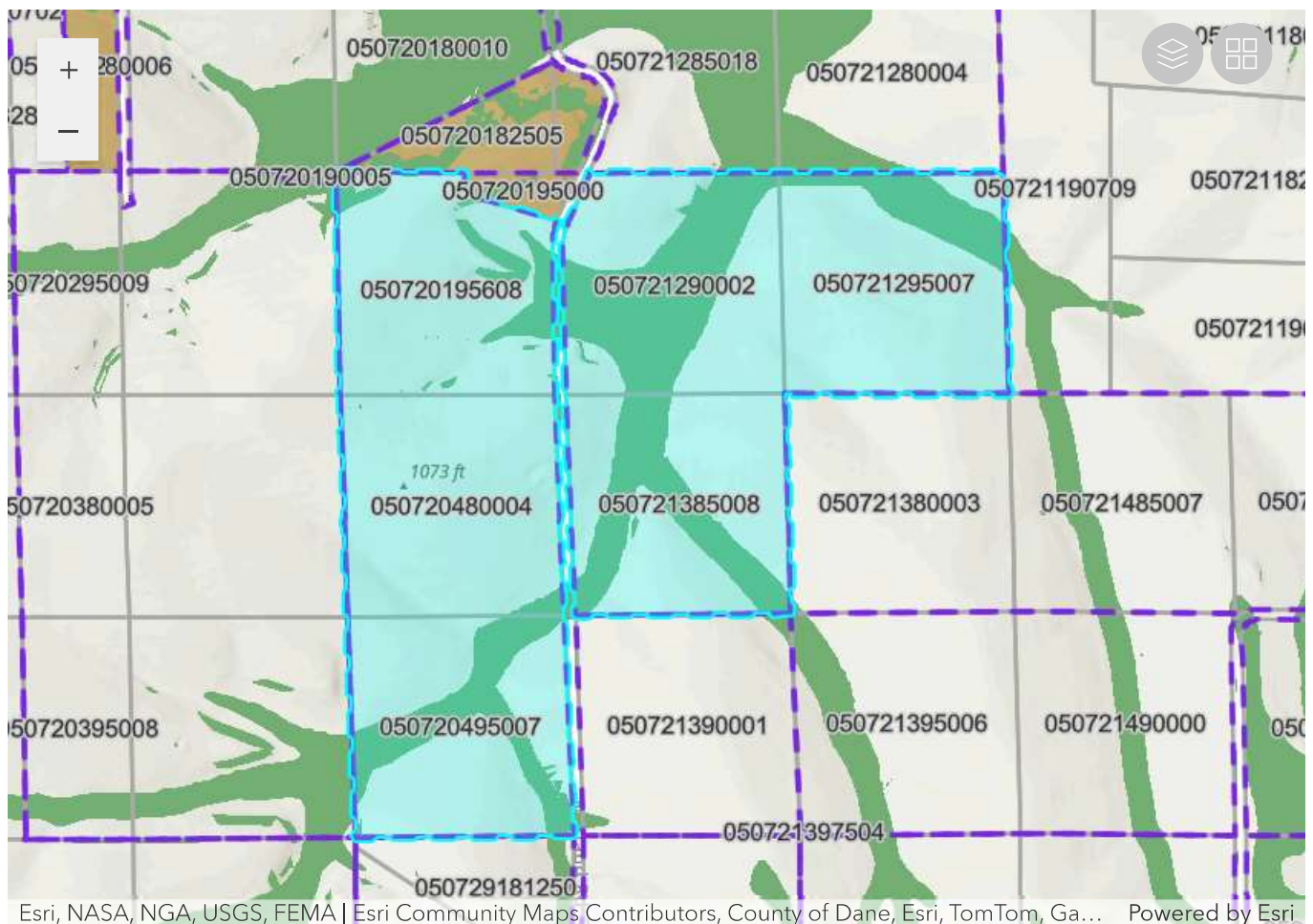
Density Factor: 1:35acres

Farmstead Acres: 234.98

Available Density Unit(s): 5

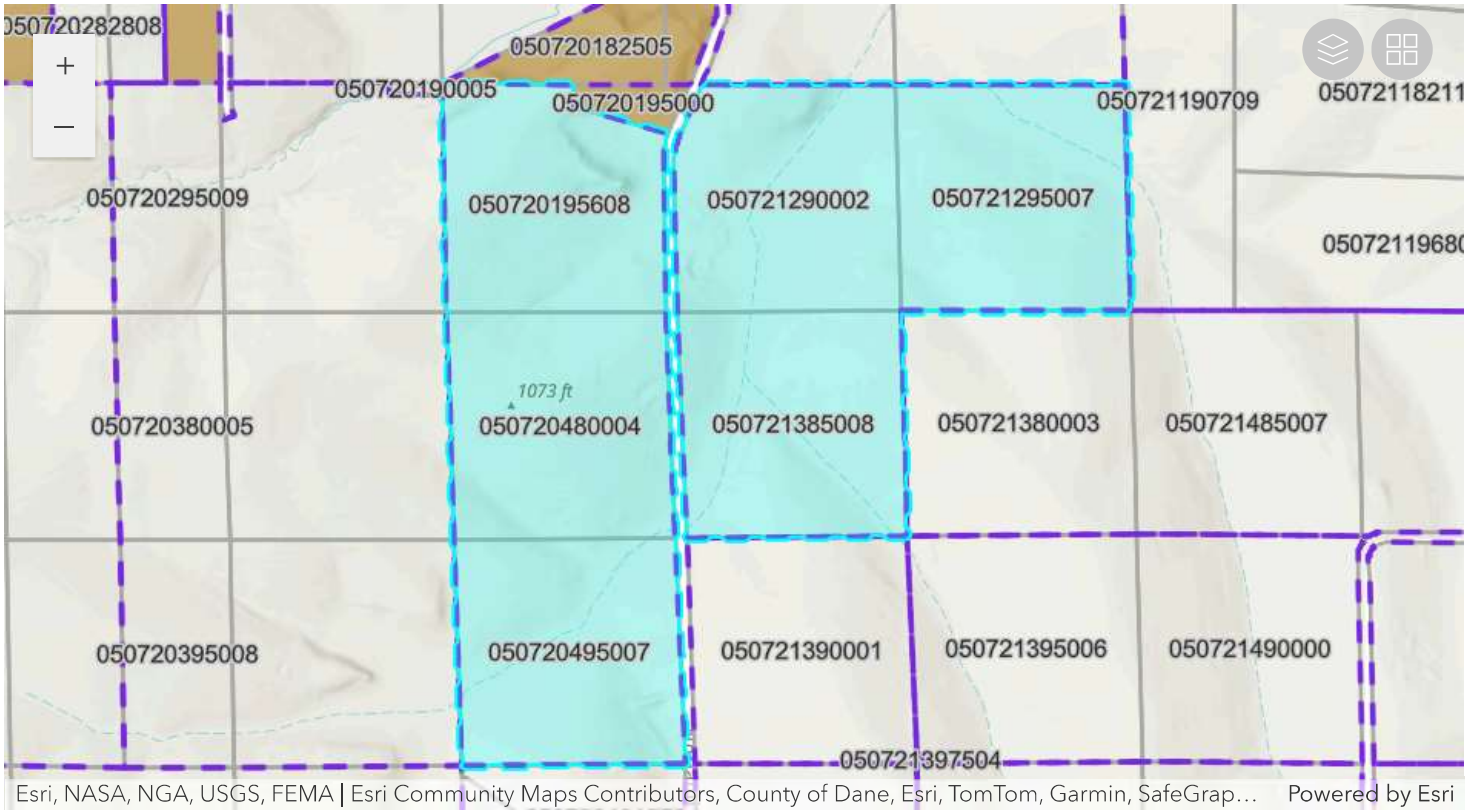
Original Splits: 6.71

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	