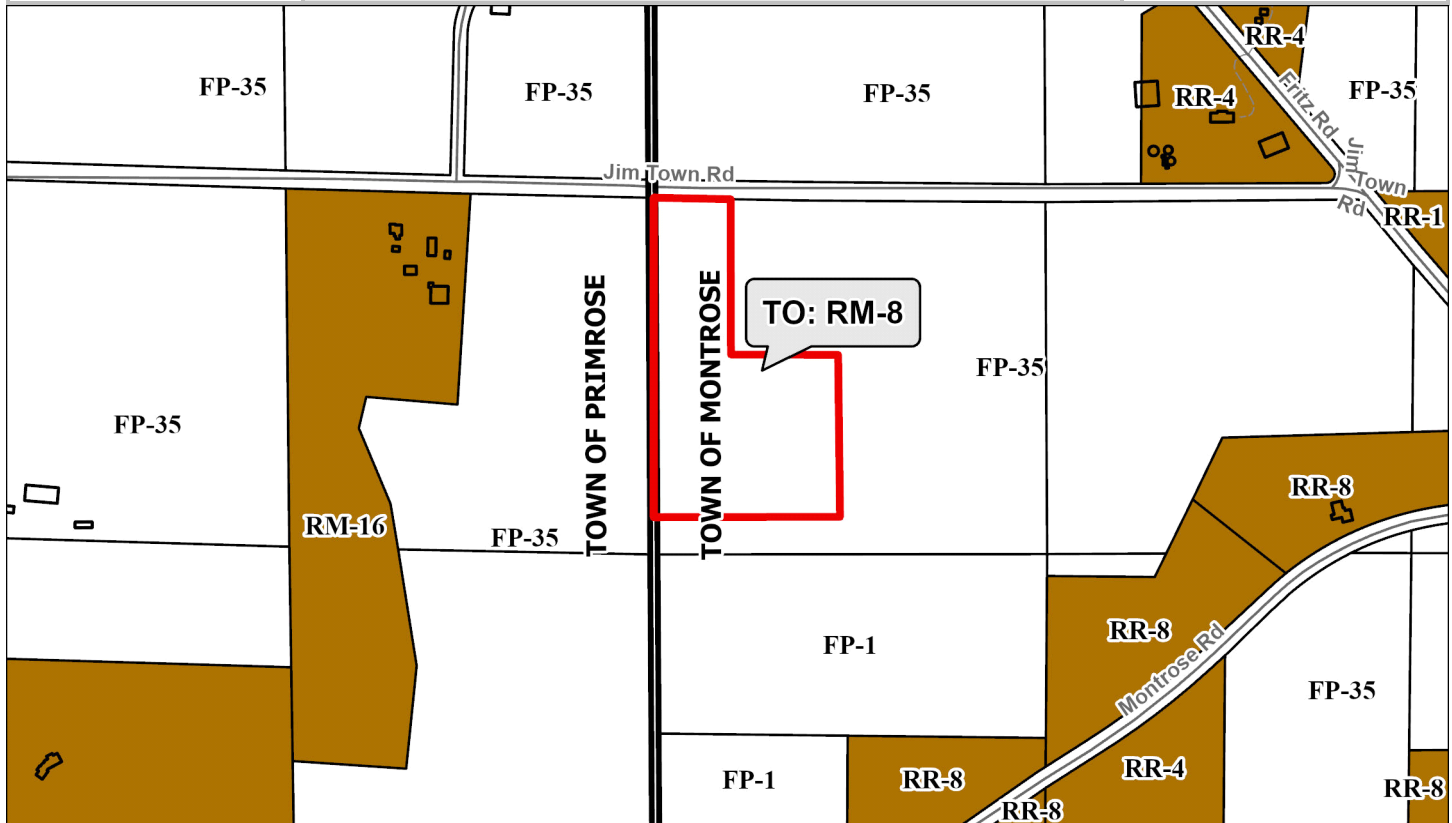


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12320
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<u>Town, Section:</u> MONTROSE, Section 30
	<u>Size:</u> 15.39 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DENNIS & LISA NOLDEN
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> 900 FEET EAST OF 7965 JIM TOWN RD



DESCRIPTION: The Noldens propose to create an RR-8 residential lot on Jim Town Road at the Montrose-Primrose town line.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, road frontage, building setbacks, and lot coverage by buildings. The Noldens will continue to own more than 35 acres of contiguous farm land this side of Jim Town and Fritz Roads, so the remaining ag land does not need to be rezoned. Their other lands adjacent to the east were part of a different “original farm” and were previously deed restricted as a result of other lots created from that farm.

COMPREHENSIVE PLAN: This petition is in the town’s farmland preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to non-farm residential development. This proposal is compatible with surrounding land uses with several residential properties located nearby along the roads with farmlands surrounding. If approved, this proposal will exhaust the density unit. Record deed restriction prohibiting further development and division on the remainder of parcel 0508-302-9000-1. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending town action, staff would recommend approval subject to the following conditions:

1. Applicants shall submit the CSM for review and approval, and record it with the Register of Deeds.
2. A deed restriction shall be recorded on the remaining FP-35 land (current tax parcel 0508-302-9000-1 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Michele Falise farm have been exhausted per the Town Comprehensive Plan density policies.

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