
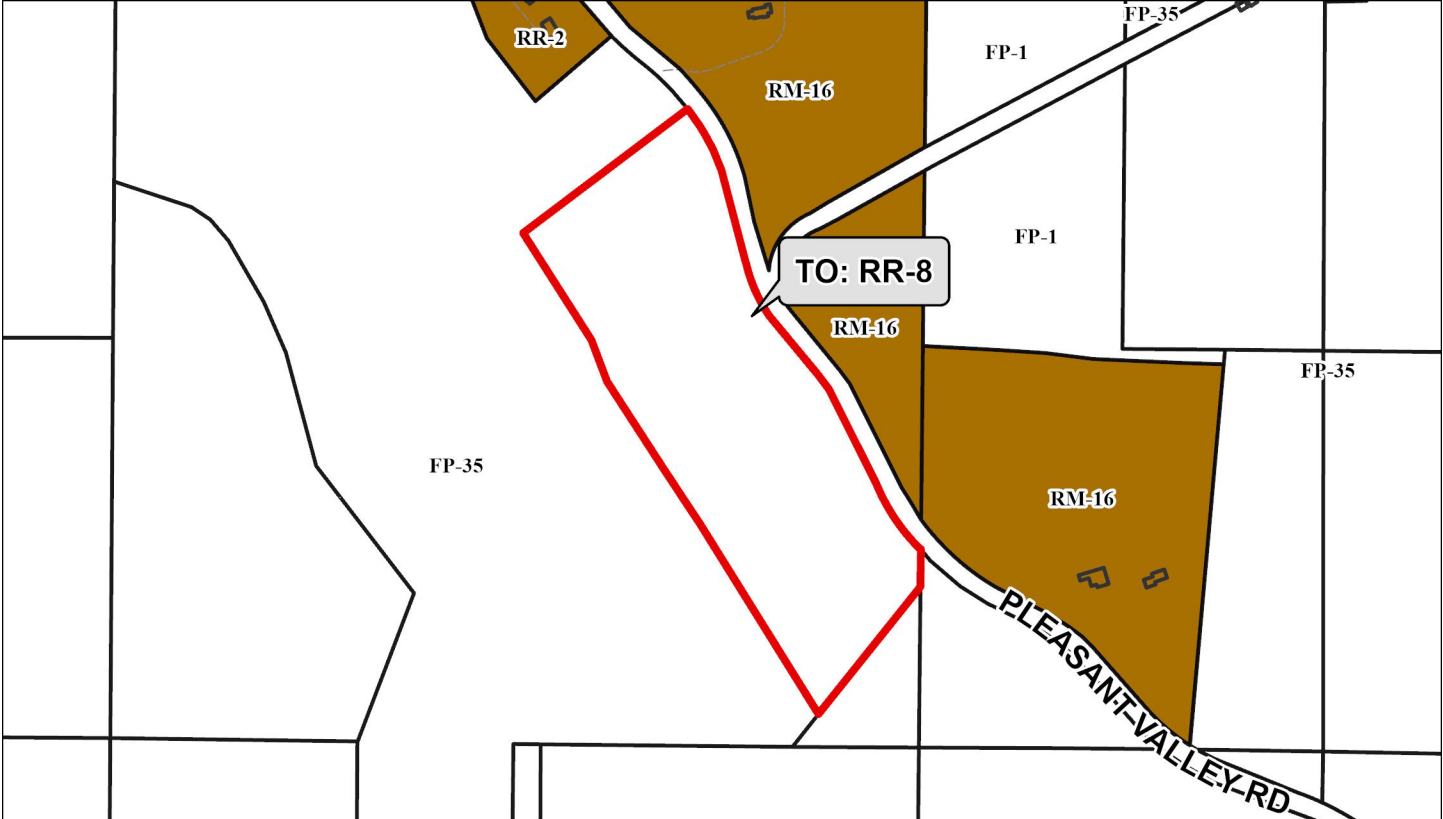


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>September 16, 2025</b>		<b>Petition 12197</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District</b>		<u>Town, Section:</u> <b>VERMONT, Section 8</b>
	<u>Size:</u> <b>34.3 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>RICHARD A ANDERSON</b>
	<u>Reason for the request:</u> <b>creating <del>four</del> three residential lots</b>		<u>Address:</u> <b>SOUTH OF 4551 PLEASANT VALLEY ROAD</b>

**DESCRIPTION:** Applicant Richard Anderson would like to create 3 residential lots, roughly 8 acres in size with RR-8 zoning. The creation of the lots will help enable a land donation to a conservation organization, while the rezoned lots would establish sites for the housing development rights (or “density units”) available on the original farm. (Note: the petition was modified from the original request which was to create 4 lots, after the density study confirmed only 3 development rights remain available on the farm.)

No homes are proposed to be built at this time. The application includes a proposed deed restriction for the CSM lots, which specifies that no development may occur until the landowner gets approval from the Town of Vermont (including site development, driveway, and ridgetop protection). The remaining lands would comprise two parcels at least 35 acres in size west of the creek, which would remain in FP-35 zoning.

**OBSERVATIONS:** The subject property is a 112-acre tract characterized by steep hillsides on the west and a low valley where Pleasant Valley Creek traverses the land. Terrain is somewhat steep along Pleasant Valley Road where it drops between 10 to 15 feet before leveling out into wetlands in the valley. The proposed CSM lots meet county ordinance requirements for the RR-8 zoning district. The lots would contain the creek, but stakes would be set at the “meander line” of the creek because the creek moves.

**COMPREHENSIVE PLAN:** This proposal is consistent with the comprehensive plan. All splits will be exhausted if approved. Deed restriction for no further land division on parcel 070608186000 (see recommendations below). 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:** The property is subject to shoreland zoning and floodplain zoning, in proximity to Pleasant Valley Creek. Development is not proposed at this time; however, if development is proposed in the future any land disturbance in the shoreland zone will require a shoreland erosion control permit. Development would be subject to shoreland impervious surface limits (15% coverage for each lot). To build homes here would also require a sanitary permit from Public Health Madison & Dane County, prior to obtaining a zoning permit from this department and a building permit from the town. The property contains steep slopes; any future development of the lots would be subject to the Town of Vermont's ridgetop protection policies.

**TOWN ACTION:** On September 8<sup>th</sup>, the Town Board recommended approval of the rezone for three RR-8 lots with a deed restriction that states: "No development shall take place on the properties until such time as the landowner obtains development approval from the Town of Vermont. The approvals include site development, driveway placement, and ridge-top protection compliance. No zoning permit or building permit shall be obtained until such time as Town development approvals are granted."

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the amended petition subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on the three CSM lots stating the following:
  - a. No development shall take place until such time as the landowner obtains development approval from the Town of Vermont. The approvals include site development, driveway placement, and ridge-top protection compliance. No zoning permit or building permit shall be obtained until such time as Town development approvals are granted.
2. A deed restriction shall be recorded on the remaining FP-35 land (current tax parcel 0706-081-8600-0) stating the following:
  - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Robert and Ellen Wright farm have been exhausted per the Town Comprehensive Plan density policies.

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.