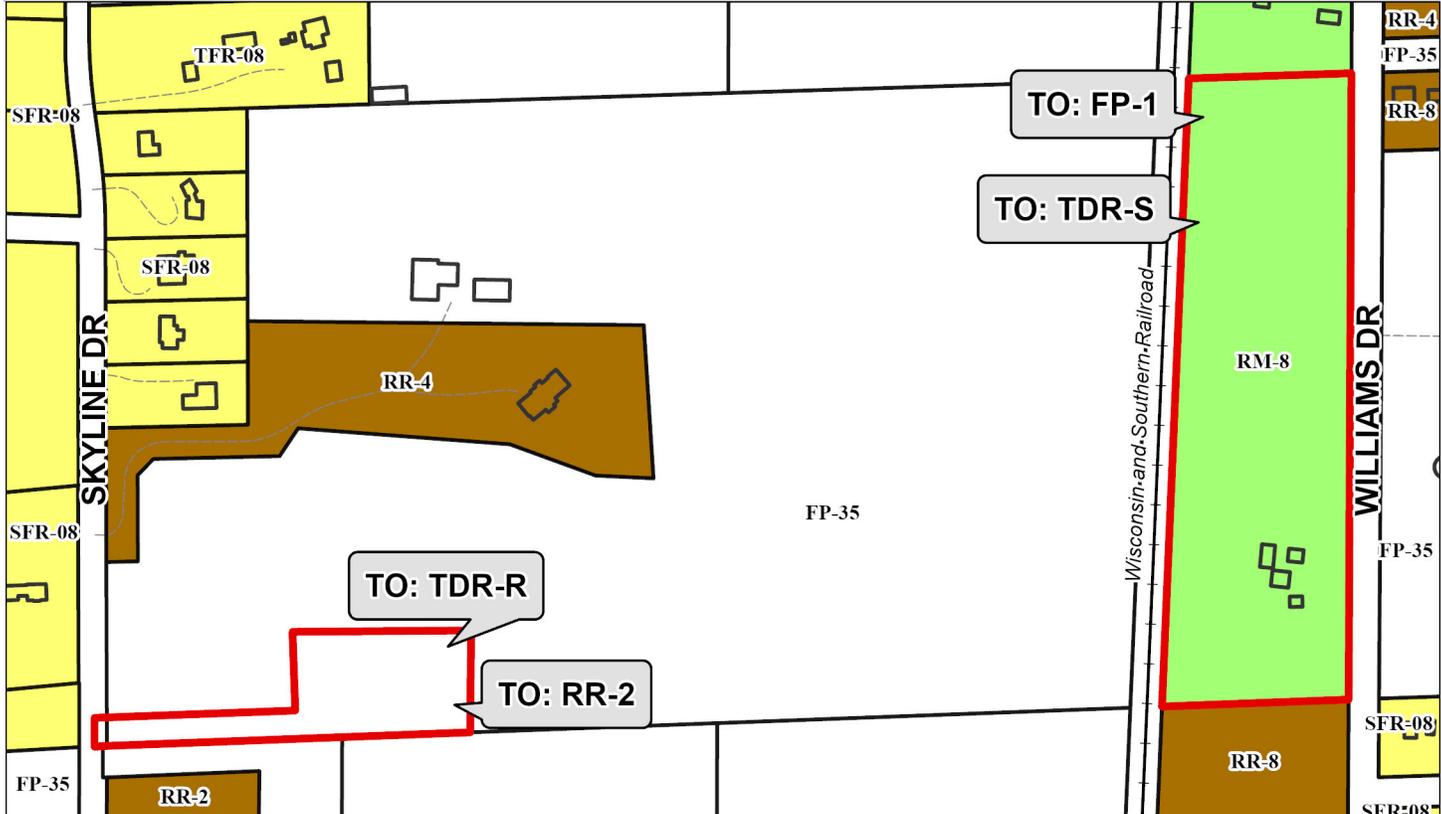


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 24, 2025</b>	<b>Petition 12174</b>	
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District, RM-8 Rural Mixed-Use District TO FP-1 Farmland Preservation District</b>		<u>Town, Section:</u> <b>PLEASANT SPRINGS, Section 29</b>
	<u>Size:</u> <b>2.6,11 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>GREGORY AND ANGELA RICE</b>
	<u>Reason for the request:</u> <b>CREATE ONE NEW LOT VIA TRANSFER OF DEVELOPMENT RIGHTS</b>		<u>Address:</u> <b>1870 SKYLINE DR &amp; 1881 WILLIAMS DR</b>



**DESCRIPTION:** Applicant Courtney Odom would like to create a new 2.6-acre lot with RR-2 zoning, on a wooded portion of the land currently owned by her parents Gregory and Angela Rice. This will allow Ms. Odom and her husband to build a home close to the parents.

The Rices currently own three lots with RR-4, FP-35, and RM-8 zoning (see map above). The FP-35 farm land was deed restricted in 2016 when the RR-4 and RM-8 zoned lots were created, exhausting the development rights on the original farm under the town’s farmland preservation policies. This rezone would transfer one development right from the RM-16 land (Lot 3 of CSM #14409, tax parcel 0611-293-9515-0). That lot would be rezoned to FP-1 to reflect its new status as a non-buildable property, due to the transfer and since the house and other buildings have been demolished.

**OBSERVATIONS:** The proposed RR-2 lot meets county ordinance requirements for lot size and public road frontage.

Driveway access for the new residence will be from Skyline Drive, a town road. Under Dane County’s land division ordinance, the driveway must be located within the proposed lot’s road frontage unless it is not feasible to do so and a waiver were requested and approved for an alternate access point. County Staff have advised the applicants to work with the Town to confirm where driveway access will be allowed, due to access restrictions shown on the current CSM #14409, and due to town requirements for a minimum distance between driveways. The lot may need to be adjusted to widen the lot where it meets Skyline Drive, depending on the town’s determination.

The land division is also subject to review by the City of Stoughton under its extraterritorial jurisdiction.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. Applicants propose to “transfer” the density unit associated with the previous residential lot at 1881 Williams Drive (residence has been demolished). This isn’t a traditional “transfer” of development rights, as the density unit would simply be used on a different portion of the original 1978 farm property.

As indicated on the attached density study report, the property is eligible for 1 density unit - provided the 11-acre property at 1881 Williams Drive is zoned to FP-1 as proposed under this petition. Pending town action on the proposal, staff recommends approval subject to a deed restriction on the proposed FP-1 parcel to prohibit development.

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 features on or within 300 feet of the property.

Any construction that involves a driveway more than 125 feet long, or disturbing more than 4,000 square feet of soil, requires an erosion control permit from [Dane County Water Resource Engineering Division](#). The addition of 20,000 square feet or more of impervious surface triggers the need for stormwater management facilities, and it can take months to obtain approval of a stormwater management plan. For questions please contact Water Resource Engineering at (608) 224-3730.

**TOWN ACTION:** Pending

**STAFF RECOMMENDATION:** Staff recommends postponement at this time due to no town action, per the ZLR Committee’s adopted rules and procedures. Pending town action, and any comments at the public hearing, staff would recommend approval subject to the applicants recording a CSM for the new lot layout and the following conditions:

1. A deed restriction shall be recorded on the FP-1 tax parcel 0611-293-9515-0 stating the following:
  - a. Further residential/nonfarm development is prohibited. The housing density rights for the original Herman Tiedeman 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.