

Follendorf, 6648 Old 113 Road, Town of Vienna
Site Plan Review for the relocation of an existing residence
within the FP-35 Farmland Preservation Zoning District



Pursuant to Dane County Code of Ordinance Section 10.222(2)(b)1, an existing residence in the FP-35 Zoning District is permitted to be repaired, reconstructed, or replaced without limitations and without the need to rezone the property. If the residence is replaced, it can be relocated within 100 feet with no approval necessary. However, if the new residence is to be relocated more than 100 feet from the existing house, the landowner is required to obtain site approval from the Town and the ZLR Committee. The approval ensures compliance with siting standards found in many Town Comprehensive Plans.

Crystal Follendorf would like to relocate the existing residence 120 feet away from the original home site. The Follendorf property consists of approximately 35 acres and is currently zoned FP-35 Farmland Preservation. The proposed location is at the edge of a cropped field. The soil type in this location is Griswold Loam which is consider a Class III soil. It appears that the location will not interfere with agricultural production and appears to meet the development standards of the Town of Vienna Comprehensive Plan.

Staff recommends approval of the proposed location of the residence.

If approved, Staff suggests that a condition be placed on the approval that required the existing residence be removed within 60 days after occupancy of the new house.