
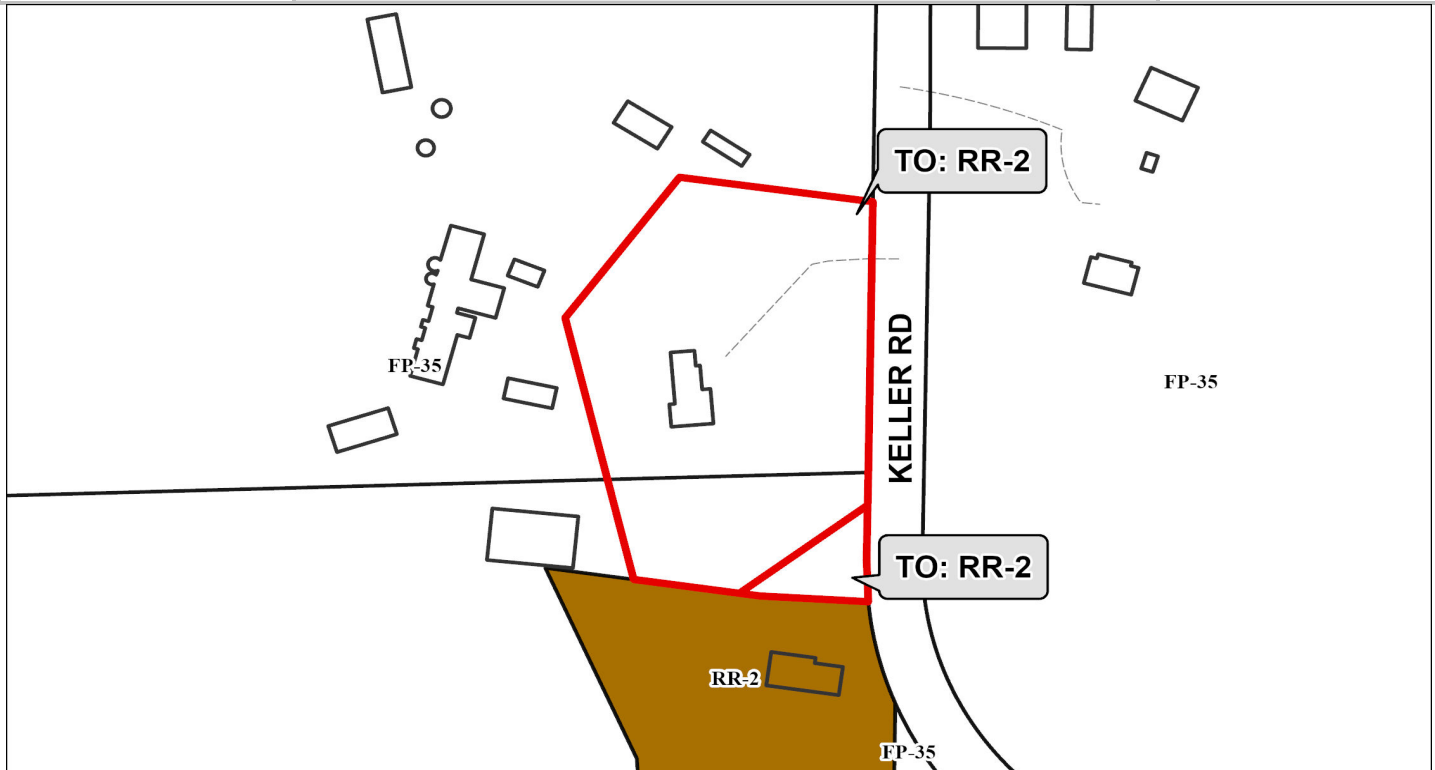


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 22, 2025		Petition 12180
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> PERRY, Section 1
	<u>Size:</u> 2.77 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> GERALD AND JUDITH KELLER
	<u>Reason for the request:</u> SEPARATING EXISTING RESIDENCE FROM FARMLAND AND ADJUSTING A SHARED LOT BOUNDARY WITH NEIGHBOR		<u>Address:</u> 1439 KELLER RD



DESCRIPTION: Gerald Keller would like to separate an existing farmstead from the rest of the farm operation, on a 2.77-acre lot with RR-2 zoning. This petition would also modify Lot 1 of CSM #12503 by expanding it to include the existing driveway that is currently located outside the lot.

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. An access easement should be provided through the Keller lot to the adjacent farmland they own, because the farm has access through this land to Keller Road.

COMPREHENSIVE PLAN: The proposal does not change land use or development and is, therefore, consistent with the Comprehensive Plan. If this petition is approved, one density unit will remain on the original Gerald Keller farm. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On June 10th, the Town Board recommended approval of the rezone with no conditions, noting that no density unit is consumed with this rezone.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM.

1. A shared access easement shall be provided through proposed Lot 1 to serve the lot and the adjacent farm land.

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