

Steve Grinder, 10488 Docken Drive, Town of Perry  
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.

Steve Grinder would like to relocate the existing farm residence 200 feet away from the original home site. The Grinder Farm consists of approximately 122 acres. The proposed location is an area with modest slopes and is not being used for agricultural production. The soil type in this location is Elkmound Sandy Loam which is not consider a prime soil. It appears that the location will not interfere with agricultural production and appears to meet the development standards of the Town of Perry Comprehensive Plan.

The Perry Town Board has reviewed the location of the new house and has approved it. See attached minutes.

Staff recommends approval of the proposed location of the residence. If approved, Staff suggests that a condition be placed on the approval that requires the existing residence to be removed within 90 days after occupancy of the new house.

5. Steven Grinder, 10488 Docken Dr – site plan and driveway for home replacement. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application submitted by Steven Grinder. Motion carried.

The applicant proposes to construct a replacement residence in the same location of a building that was demolished approx. 20 years ago. The current residence would be razed upon occupancy. [As stated for Existing Residences in FP-35 zoning district, "replacement residences exceeding 100 feet must be approved by the town board and county zoning committee."]

The soil map provided by the applicant indicates the proposed building site is partially designated as "E slope." However, the committee members ascertained evidence of the previous building and commented that the area is suitable for building. The driveway to the previous building also appeared to have appropriate slope. Committee member Ken Hefty recommended the driveway be upgraded with gravel and modified to meet the radius requirement of 36 ft at the curve. Based on the Land Use Committee observations, they determined the existing slopes do comply with the Land Use Plan and advise Dane County Land Information to update the soil map.

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the site plan and driveway to replace the current residence, require upgrading access to Docken Road with modifications to comply with the Driveway Ordinance radius requirement, and transfer the density unit upon occupancy of the new residence. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed recent discussions for potential applications.
7. Schedule meetings. Site views will be held on May 1 and the meeting and public hearings will be held on Wednesday, May 5 for applications that are submitted by April 15.
8. Adjourn. Ken Hefty moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:15 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk