



Dane County Planning & Development Land Division Review

Date: August 25, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map – BadgerLand Foundation
Town of Perry, Section 13 and 24

75.19 DESIGN STANDARDS. In approving or disapproving any plat or certified survey map, the committee shall apply the standards set forth in this section.

(6)(b) Every lot or parcel shall front or abut a public street to promote safe ingress/egress and facilitate the possible development of a public right-of-way that could service additional lots. The required frontage shall be provided through fee ownership, except as provided in section 75.19(8). Lots shall maintain a minimum frontage of 66 feet connecting directly onto a public street at a location where the driveway shall be constructed in compliance with all other applicable local, state, and federal regulations.

BadgerLand Foundation has submitted a 3 – Lot Certified Survey Map, associated with rezone petition #12326 in order to separate the existing residence from the surrounding agricultural lands.

The 80 - acre property is made up of six tax parcels and has limited frontage along County Highway JG. Lot 2 will have the minimum required frontage providing access to the existing residence. The remaining lots each side of the driveway are requesting the NR-C District; *Natural Resources*.

Staff recommends approval of the Land Division Waiver to allow for the design of both NR-C lots to be created with no public road frontage. Residential development is prohibited within the NR-C District and a 66-foot wide shared access easement is proposed serving the adjacent lots.

