



DANE COUNTY
PLANNING & DEVELOPMENT

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September 12, 2017

Mark Pynnonen
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Zoning
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RE: Concerns regarding Zoning Map Amendment Petition #11205

Dear Mr. Pynnonen,

The Dane County Zoning Division has conducted an initial review of zoning petition #11205. There are several concerns that will need to be addressed.

The property has two zoning districts associated with this single lot. A small commercial zoning area was assigned along the northerly portion of the lot in 1962. The remainder of the property was zoned RH-2 Rural Homes in 2016 to comply with agricultural preservation policies. The principal use of the property is residential.

Under Dane County Code of Ordinance Section 10.04, one principal use shall be on a lot. Adding an additional commercial zoning area to the lot will run contrary to this requirement. County Staff is suggesting that a second parcel be created to support the proposed commercial activity. See attached map.

The proposed commercial zoning appears to conflict with the Town of Dunkirk Comprehensive Plan. The property is shown to be in the Agricultural Preservation Planning Area. However, the neighboring parcels are shown to be in the Commercial Planning Area. Please provide information on how you feel that the proposal will meet the comprehensive plan policies.

It would be greatly appreciated if the zoning petition could be revised as soon as possible. If you have any questions or concerns, please call me at (608) 266-9078.

Respectfully,

Roger Lane
Dane County Zoning Administrator

Cc: Town of Dunkirk Clerk
McFarland Meadows LLC
Dane County Senior Planner Majid Allan

