

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
09/19/2019	DCPREZ-2019-11495
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOWN OF DUNN	PHONE (with Area Code) (608) 838-1081	AGENT NAME TOWN OF DUNN	PHONE (with Area Code) (608) 838-1081
BILLING ADDRESS (Number & Street) 4156 County Road B		ADDRESS (Number & Street) 4156 COUNTY ROAD B	
(City, State, Zip) McFarland, WI 53558		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS bkollenbroich@town.dunn.wi.us	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
Various parcels throughout town					
TOWNSHIP DUNN	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-322-9200-0					

REASON FOR REZONE	CUP DESCRIPTION
BLANKET REZONING TO RESOLVE TOWN CONCERNS WITH NEW ORDINANCE DESIGNATIONS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-4 (Rural Residential, 4 to 8 acres) District			
RM-8 (Rural Mixed-Use, 8 to 16 acres) District	RR-8 (Rural Residential, 8 to 16 acres) District			
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-8 (Rural Residential, 8 to 16 acres) District			

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS AMA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
Cathy Haslinger

DATE:
9/20/2019

From: [Cathy Hasslinger](#)
To: [Allan Majid](#)
Subject: Request for Amended Zoning Map
Date: Thursday, September 19, 2019 2:52:27 PM
Attachments: [RM Zoning District Changes Sept .xls](#)

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Hi Majid,

The Town of Dunn would like to request that Dane County amend the zoning map such that all parcels mapped into a Rural Mixed Use district (RM) by the county update are mapped into Rural Residential (RR) or other district as indicated on the attached spreadsheet.

The reason for this request is that the uses in the Rural Mixed Use district do not closely match existing uses for these parcels. The Town requires neighborhood notice and input for substantial changes in use and we feel any change to RM should go through the rezone process, so that neighbor impacts can be evaluated and considered. Another concern is that "Limited Farm Business" is not listed as a conditional use in RM as it is in other agricultural districts. We understand that this will be addressed in a future amendment. The town is opposed to any RM zoning until this amendment is done.

The Town of Dunn will provide public notice and notify all property owners on the attached list by mail and provide public hearings at the town, individual appointments by request, and have staff available by phone to answer questions about the map amendment request.

The Town of Dunn would like to adopt the Dane County Zoning code by the end of the year. If the zoning map can be amended to eliminate the RM districts, we expect to adopt in December.

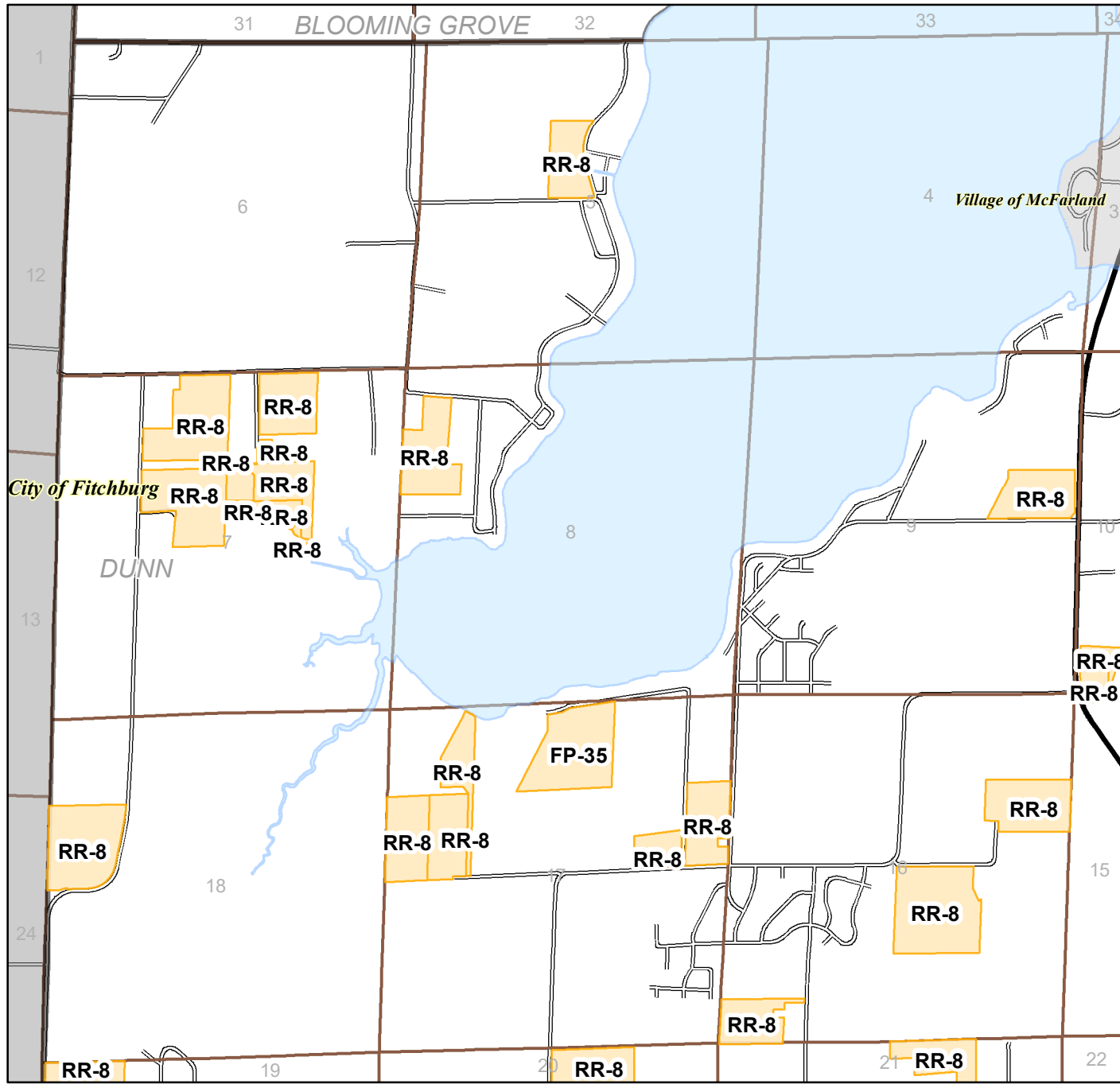
Cathy Hasslinger
Clerk Treasurer/Business Mgr Town of Dunn
4156 County Road B McFarland WI 53558
608-838-1081 ext 208

Town of Dunn Blanket Rezone Parcel List

Parcel Number	Zoning Change From	Current County Map	Proposed Amended Map	Reason for change
061017185500	A-1(EX)	RM-16	FP-35	Inaccurately recommended for RM-16 zoning; tax parcel part of larger 100+ acre farm
061034387000	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061014282204	RH-4	RM-16	RR-4	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001391601	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001395705	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001496909	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007185001	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007296409	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061012385106	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061014295503	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061016195000	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061016391904	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061018290000	A-1(EX)	RM-16	FP-35	Inaccurately recommended for RM-16 zoning; tax parcel exceeds 35 acres so should remain in farmland preservation zoning.
061019285014	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061019392850	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061019496500	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061019498008	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061023293702	R-3	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061026493204	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061027397405	A-1(EX)	RM-16	RR-8	RR zoning and existing CUP 2408 accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061028187103	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030193208	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030194207	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032480000	A-1(EX)	RM-16	FP-35	Inaccurately recommended for RM-16 zoning; tax parcel exceeds 35 acres so should remain in farmland preservation zoning.
061032483507	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032495003	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061033387002	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061033391104	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061034185602	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061034280026	A-1(EX)	RM-16	FP-35	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061035495007	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001395303	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061014288708	A-1(EX)	SFR-08	RR-8	0.5 ac sliver tax parcel adjoins 061014287307 and under same ownership; zone to match larger RR-8 parcel
061017197006	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061027285008	A-1(EX)/C-2/M-1	RM-8 / RI	RR-8	RR-8 zoning accommodates existing uses; no commercial use present on property. Owners may petition individually for RM zoning in future if they choose.
061030185208	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030185404	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030188901	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001197000	A-2	RM-16	FP-1	Inaccurately recommended for RM-16 zoning; conservation easement prohibits development; recommend FP-1 farmland preservation zoning.
061011495721	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061020290201	A-2	RM-16	FP-35	Inaccurately recommended for RM-16 zoning; tax parcel exceeds 35 acres so should remain in farmland preservation zoning.
061020495008	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061027285704	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061027492200	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030180210	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061010391906	A-2(8)	RM-8	RR-8	RR zoning and existing CUP 1617 accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061010392101	A-2(8)	RM-8	RR-8	RR zoning and existing CUP 1617 accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061017285200	A-2(8)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061023281706	A-2(8)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061023292007	A-2(8)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061026495550	A-2(8)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.

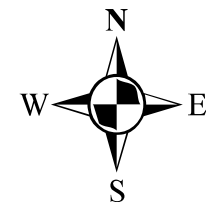
Parcel Number	Zoning Change From	Current County Map	Proposed Amended Map	Reason for change
061028486709	A-2(8)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061025396017	R-3	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007190013	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007190906	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007191816	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007192510	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007193716	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061027486907	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061009197807	RH-3	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061033181902	RH-3	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061001490816	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061005295011	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007280510	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061008287104	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061010380010	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061015197608	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061016485027	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061017195017	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061017290208	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061017290708	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061019190300	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061020185012	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061021185010	RH-4	RM-16	RE	This is a town owned property - RE zoning best accommodates uses
061026491108	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061028487100	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032292000	RH-4	RM-16	FP-1	Remnant ag parcel. Property is deed restricted to prohibit any residential development.
061032383704	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032481901	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032486719	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032488806	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032490008	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032495807	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032497850	RH-4	RM-16	UTR	Owner has .53 acres in Dunn encompassing driveway; house sits across town line in Rutland; UTR best fit
061032498019	RH-4	RM-16	FP-1	Owner has 5.9 acres in Dunn with ag land and driveway; house sits across town line in Rutland; FP-1 best fit
061035185020	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061032292000	RH-4	RM-16	FP-1	17 acre property is in primarily agricultural use and deed restricted to prohibit residential development; FP-1 most appropriate for uses
061017195017	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061012385008	A-1(EX)	RM-16	UTR	Small sliver of ownership not immediately adjacent to owner's other larger FP-35 parcel; UTR best fit for size/use
061034480006	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061034484208	RH-4	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061035395500	A-1(EX)	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061006226316	LC-1	LC	SFR-1	Limited Commercial use no longer active; principal use is residential and located in established residential neighborhood
061022180004	A-2	RM-16	FP-35	Small area of A-2/RM-16 zoning for cell tower CUP; owner has well over 100 acres; FP-35 appropriate and allows cell tower CUP to continue
061001299310	A-1EX	FP	RR-1	1.87 acre parcel; SFR appears to be lot parceled off from adjoining farm; owned by relative of surrounding farmland.
061001185307	A-1EX	FP-1	FP-35	Part of Jacob farm; assigned FP-1 because of different ownership - Jacob instead of trust like surrounding farm; go to FP-35 to be consistent across family farm
061007185903	RH-2	RR-4 & GC	RR-4	GC zoning was rempved in 2018; update zoning map to reflect recent change and be consistent with zoning on rest of parcel
061009499302	C-1	GC	SFR-08	Property in residential use; owner owns adjoining commercial lot. SFR-08 would bring the house into zoning compliance instead of leaving as a nonconforming use
061014287307	A-1(EX)	RM-8	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061030499700	A-2	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.
061007188000	RH-1	RM-16	RR-8	RR zoning accommodates existing uses. Owners may petition individually for RM zoning in future if they choose.

Town of Dunn Blanket Rezone Petition 2019

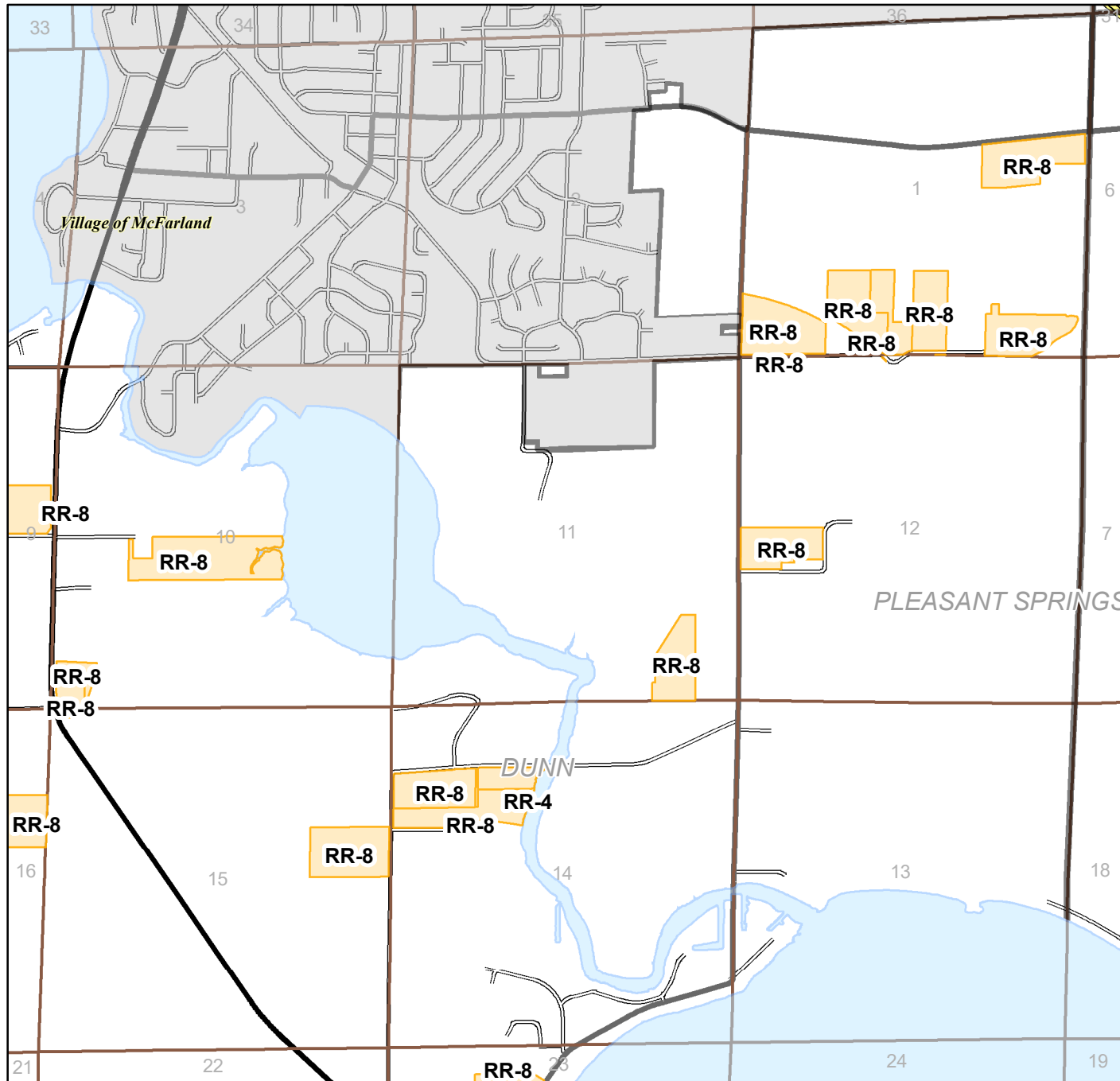


Legend

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- City
- Village
- Town
- Major Lake
- Sections
- Interstate Highway
- US Highway
- State Highway
- County Highway
- Local Road

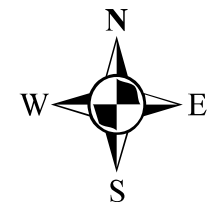


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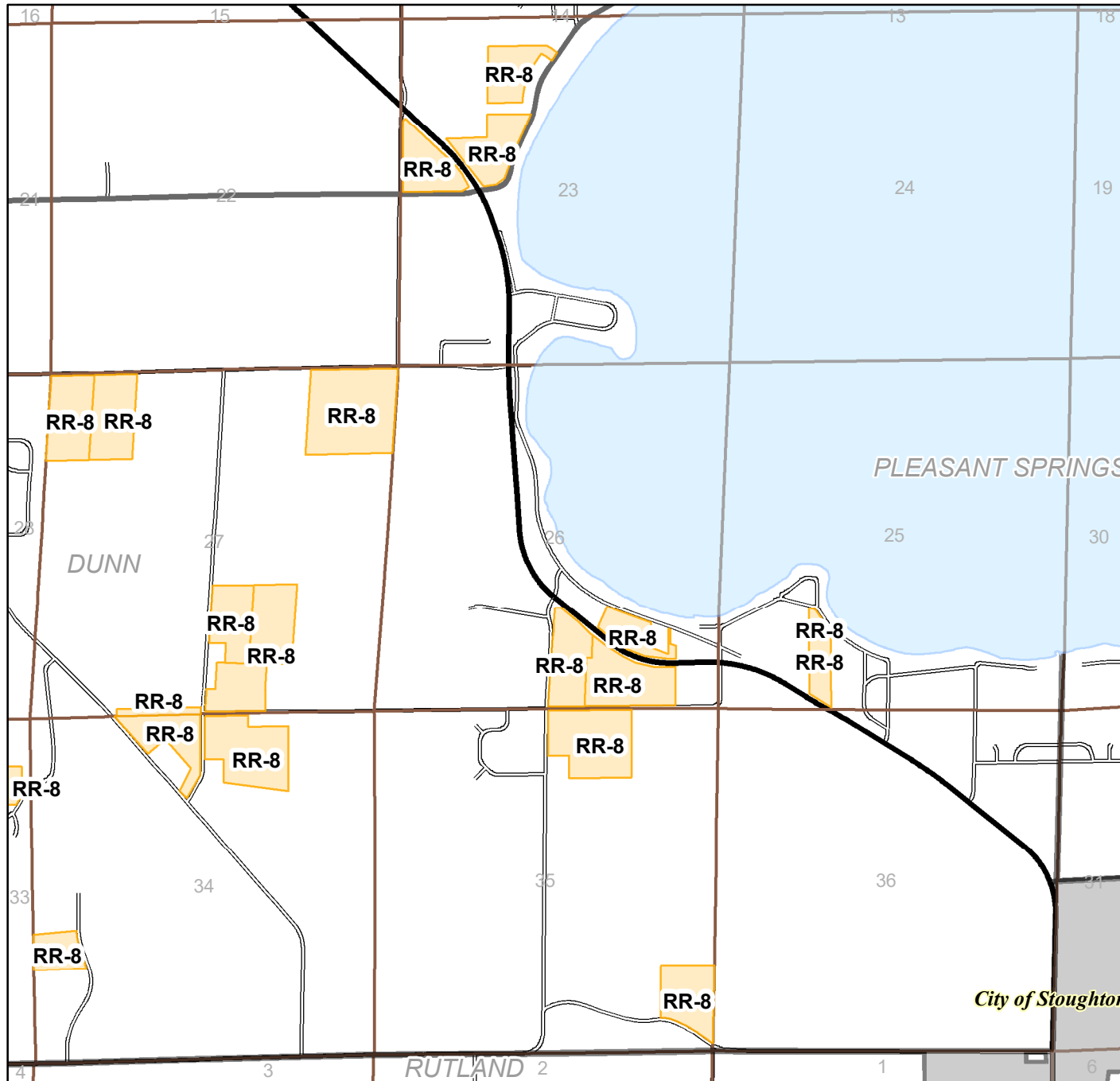


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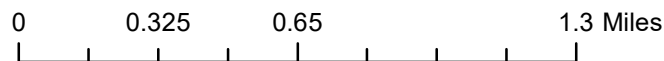
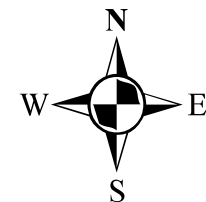


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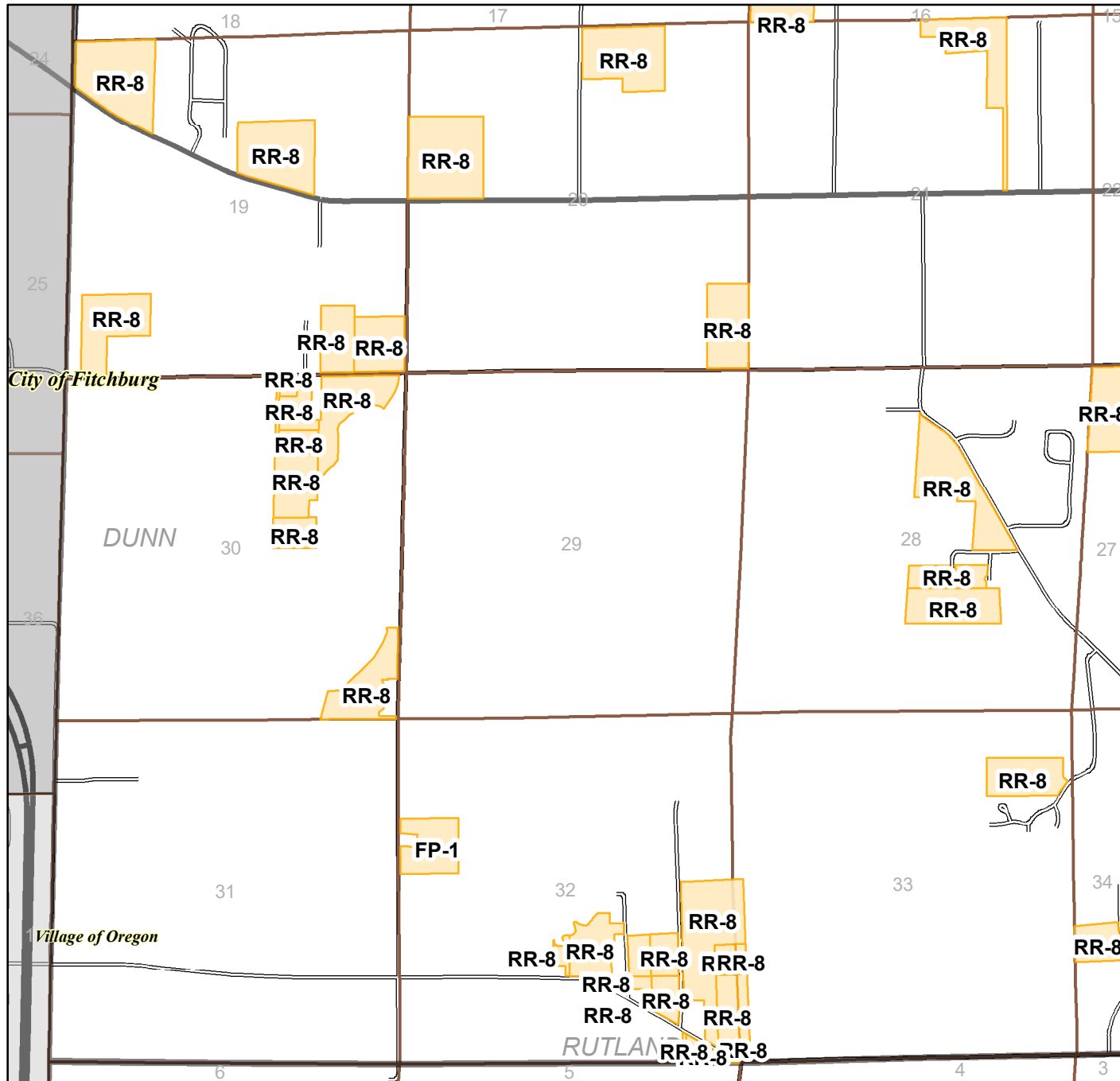


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