

Staff Report



Zoning and Land Regulation Committee

Questions? Contact: Majid Allan – 267-2536

Public Hearing: **October 22, 2019**

Zoning Amendment Requested:

Various zoning districts to RR-4, RR-8, FP-1, and FP-35

Size: N/A

Survey Required: N/A

Reason for the request:

BLANKET REZONE TO RESOLVE TOWN CONCERNS WITH NEW ORDINANCE DESIGNATIONS

Petition 11495

Town/Section:

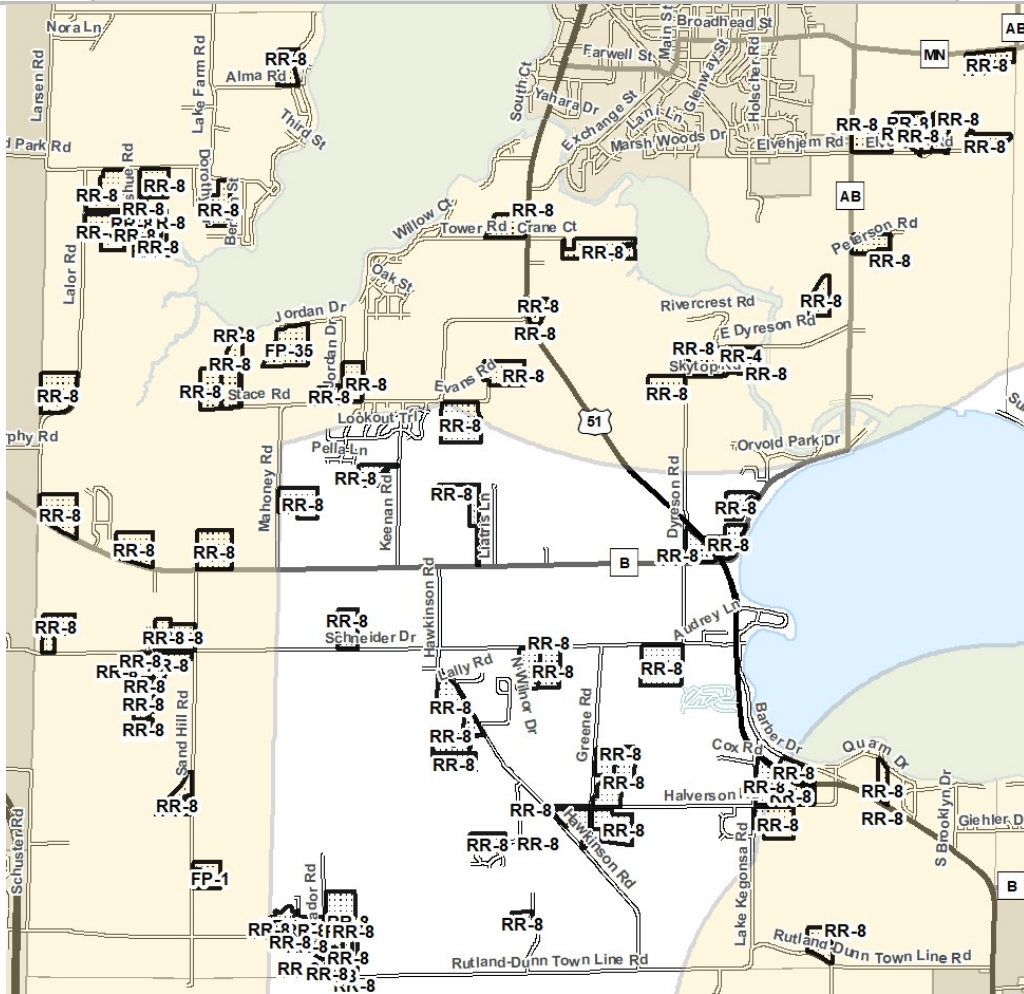
DUNN, Various Sections

Applicant

Town of Dunn

Address:

Various locations within the Town of Dunn



DESCRIPTION: The proposed blanket rezone would rezone all parcels designated as Rural Mixed Use (RM-8 or RM-16) to RR-8 Rural Residential. The town of Dunn is requesting this change due to concerns over the more intensive agricultural uses allowed in the Rural Mixed Use zoning categories.

OBSERVATIONS: The town of Dunn has not yet adopted the new zoning code due in part to its concerns with the RM zoning category. Many of the parcels designated with RM zoning are currently zoned in the Rural Homes (RH) zoning category. The RH zoning district places a limit on the keeping of livestock to 1 animal unit / acre. By comparison, the RM zoning category has no limit on the keeping of livestock. The town believes that the Rural Residential category is a more appropriate zoning designation to apply, particularly in areas with concentrations of existing development.

TOWN PLAN: The vast majority of affected properties are located in the town’s agricultural preservation area. There are several properties in the town’s ag transition and mixed use areas.

STAFF: The town provided the following statement in support of its request:

“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 worked with staff and the Dane County Towns Association to develop a new Rural Residential category for larger lots to resolve the concerns. A new RR-16 district will be proposed along with a number of other changes designed to address issues that have come to light since the county board implemented the new ordinance.

Those changes to the new ordinance text are likely to be introduced at one of the county board meetings in October. However, the timeline for those changes to get adopted and become effective will likely run into January of 2020. The town wants to adopt the new ordinance before the end of 2019. The town is requesting this blanket rezoning to apply Rural Residential zoning to parcels previously designated for Rural Mixed Use. Making the changes prior to town adoption of the new ordinance will resolve the town’s concerns.

TOWN: Pending (note that town action is not technically required since the town has not yet adopted the new ordinance).