
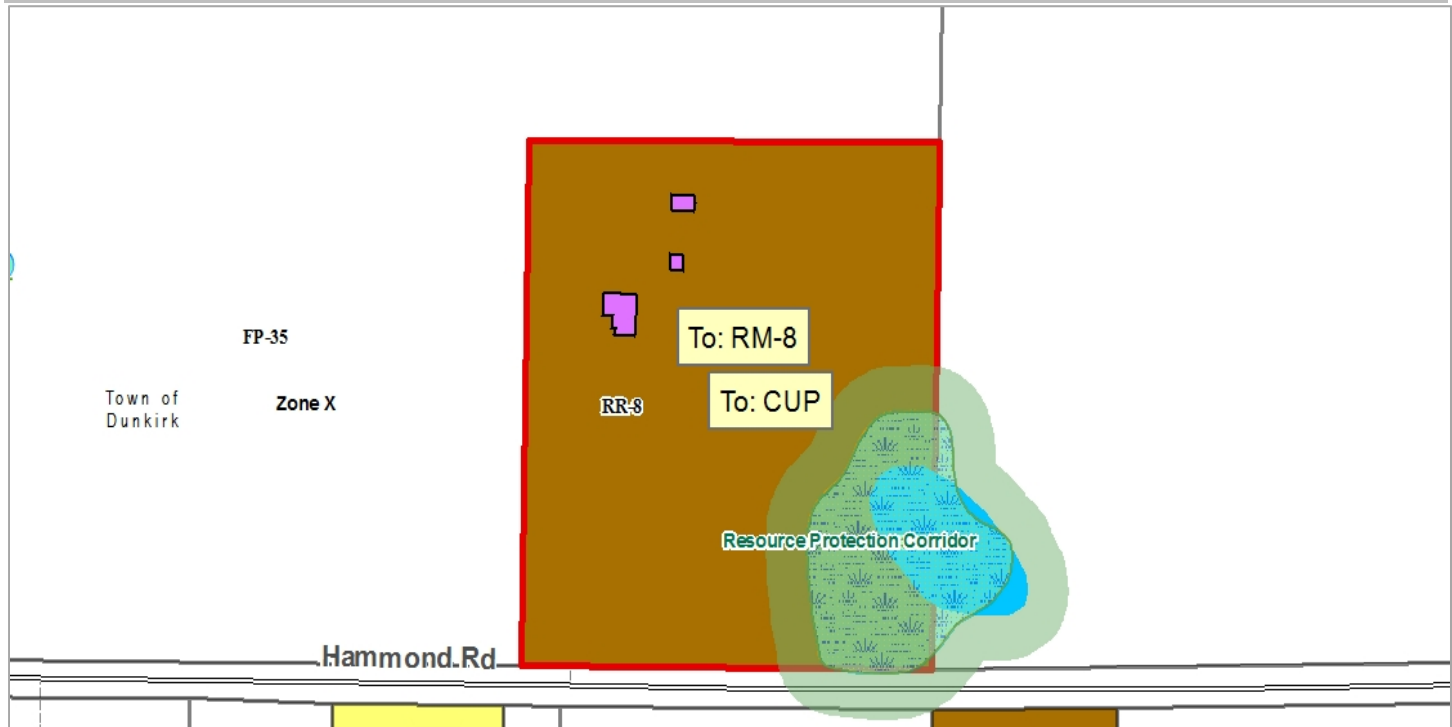


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 28, 2023	Petition 11930
	<i>Zoning Amendment Requested:</i> RR-8 Rural Residential District TO RM-8 Rural Mixed-Use District	<i>Town/Section:</i> DUNKIRK, Section 21
	<i>Size:</i> 14.2 Acres	<i>Survey Required:</i> No
	<i>Reason for the request:</i> Zoning to allow for horse boarding facility	<i>Applicant:</i> JULIE AND WILLIAM KARPUS <i>Address:</i> 2404 HAMMOND RD



DESCRIPTION: Julie Karpus proposes to rezone the 14-acre property on Hammond Road from RR-8 to RM-8 in order to operate a horse boarding facility. The property is Lot 1 of certified survey map #8910. A conditional use permit application for the horse boarding has been submitted in conjunction with the rezoning request (see CUP [petition 2588](#)).

OBSERVATIONS: The lot meets the requirements of the RM-8 zoning district. RM-8 zoning allows land uses that are compatible with production agriculture, and is intended for a mix of agriculture, residential, utility, limited business and accessory uses consistent with a rural setting. Single-family residences are permitted by right in RM-8 zoning. Large animal boarding is an allowable land use in the RM-8 zoning district, with approval of a conditional use permit.

The property is almost entirely prime agricultural soils; the soils are predominantly non-hydric.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation planning area. As noted above, the rezoning is requested to facilitate a horse boarding operation as proposed under associated Conditional Use Permit #2588. Comprehensive plan policies allow for agricultural related “recreational” uses, provided they are compatible with agricultural operations at a scale that would not erode the rural atmosphere of the town. Pending any concerns raised at the public hearing, the proposed rezoning appears reasonably consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: Part of the property is subject to shoreland-wetland zoning regulations, due to a pond located at the southeast corner of the property. Resource protection corridors are mapped in this area reflecting the wetland. No concerns since no development is proposed within 75’ of the wetland.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement at this time, due to no town action per the ZLR Committee's adopted rules and procedures.

Pending town action, and any comments at the public hearing, Staff would recommend approval of the petition with no conditions.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com.