

Staff Report



Zoning & Land Regulation Committee

Public Hearing: February 25, 2025

Zoning Amendment Requested:

FP-1 Farmland Preservation District TO Various Zoning Districts (RR-1, RR-2, RR-4, RR-8 and RR-16 Rural Residential, FP-35 Farmland Preservation)

Size: 20,29.5,19.95,13.95,2.5,4.79 Acres

Survey Required: No

Reason for the request:

Blanket rezone to correct zoning map errors.

Petition 12145

Town, Section:

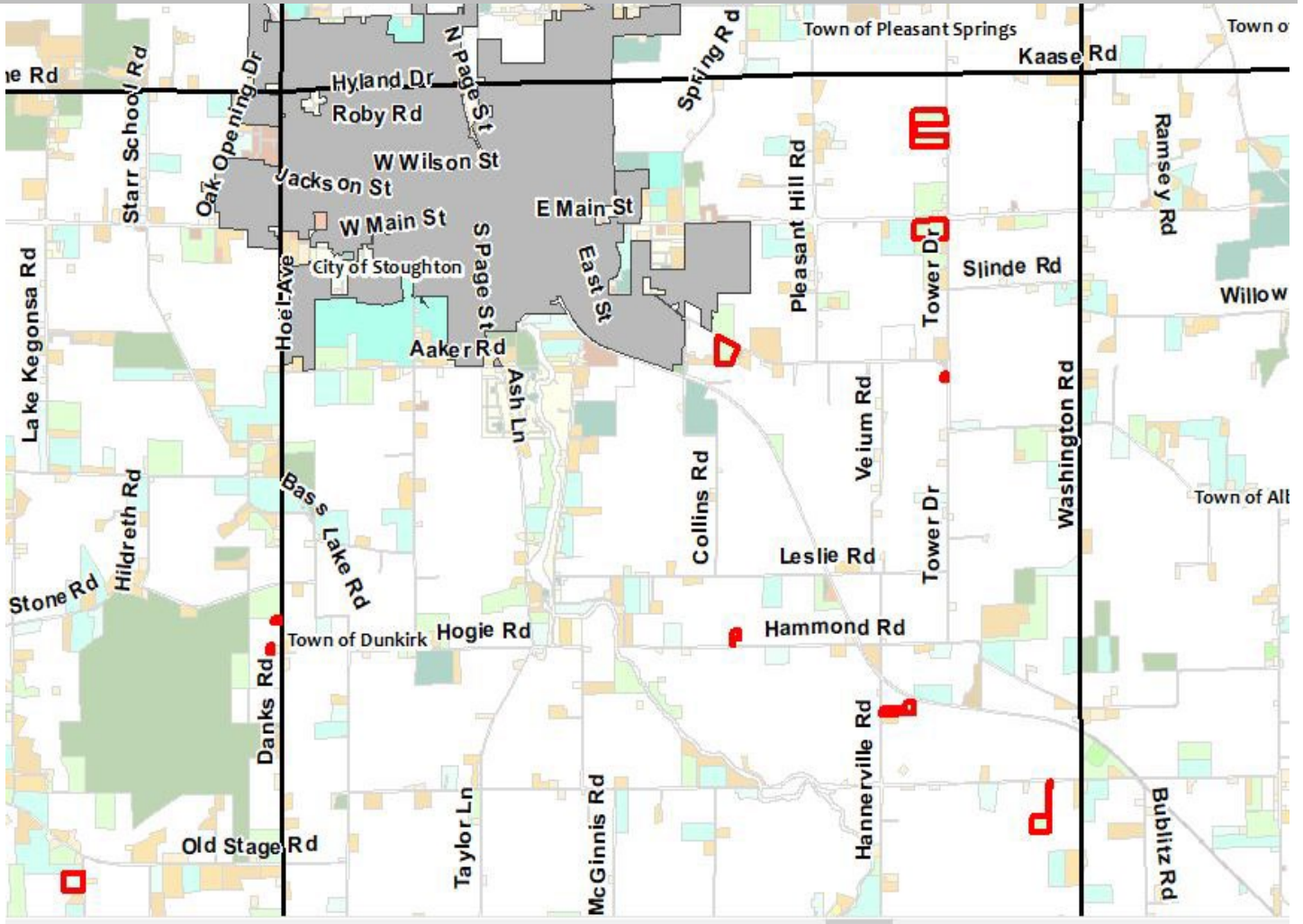
DUNKIRK, Various Sections

Applicant:

Town of Dunkirk

Address:

VARIOUS LOCATIONS



DESCRIPTION: This zoning petition was initiated by staff on behalf of the Town of Dunkirk to correct errors in the zoning map for a total of 8 parcels of land. Below (next page) is a list and description of each affected property and recommended zoning. See rezone petition for more details and maps.

OBSERVATIONS: The current FP-1 zoning on the affected properties was assigned as part of the 2019 comprehensive revision of the zoning code. Staff are in the process of reviewing the zoning maps for each township to identify and correct similar errors that may have been made. The proposed zoning changes will ensure appropriate zoning for the size and current use, or planned future use of each the 8 affected properties.

COMPREHENSIVE PLAN: All properties are located in the agricultural preservation area. The proposed zoning changes are consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

Parcel #	Owner name	Parcel size	Current zoning	Proposed zoning	Notes/Reason
051102195009	Anderson Rev Trust	29.5	FP-1	FP-35	Anderson Trust owns well over 35 adjoining acres, the rest of which is already zoned FP-35. Zoning change to FP-35 will provide consistent zoning across entire property.
051111180034	CHRISTOPHER IRREV TR, GARY A	20	FP-1	RR-16	Christopher property was rezoned to RH-4 under rezone petition 7182 and subsequently erroneously rezoned to FP-1 under the comprehensive revision. Zoning change to RR-16 will correct the error and match previous zoning.
051126192400	CARLA AUGUSTINE	8.16	FP-1	RR-8	Property was zoned to A-2(8) lot under petition 9948. Incorrectly zoned to FP-1 under the comprehensive revision. Zoning to RR-8 will correct the error and match previous zoning and intended future use of the property.
051110398450	SUNDBY SAND & GRAVEL CO INC	13.95	FP-1	RM-8	Previous zoning was A-2(8) with CUP for a concrete batch plant. Associated with Sundby Sand & Gravel operation on site. Current FP-1 zoning does not list concrete batch plants as conditional use. RM-8 zoning will match previous zoning and ensure compliance for size/use of the property.
051122398200	MATTHEW & MEGAN IVERSON	2.5	FP-1	RR-2	Previous zoning was A-2(2) under petition 11036. Appears permit for new residence pulled mid-2017. FP-1 erroneously assigned with comprehensive revision. Zoning change to RR-2 will correct the error and ensure zoning compliance for size and use of the property.
051136190012	SHANNON M ALLEN	11.79	FP-1	RR-8	Property was zoned to RH-3 under petition 6822 effective 3/27/97. Incorrectly zoned to FP-1. Appears it may not have been mapped correctly prior to 2018 comprehensive revisions. Zoning change to RR-8 will correct the error and ensure zoning compliance for size and future intended uses.
051135380005	KENT KNUDSEN	4.79	FP-1	RR-4	Property is defined by an old CSM (#993) and was previously zoned A-1EX (substandard). Site of an old cabin that was torn down sometime after 1995. Property assessed as residential land. Township requested this parcel be included in the blanket rezone.
051114184409	DENNIS & DIANE REINSTAD	1.26	FP-1	RR-1	Property is defined by an old CSM (#1704) and was previously zoned A-1EX (substandard). Site of old farm home that was torn down sometime in the past 10 years or so. Only farm buildings on the property currently, which may have been why FP-1 was assigned. Parcel appears to be at roughly 24% lot coverage, which is within RR-1 allowances (30%). Proposed RR-1 zoning would reflect buildable status based on prior homesite and pre-1979 CSM lot of record.

RESOURCE PROTECTION: The proposed rezoning will have no impact on any resource protection areas.

TOWN ACTION: The Town Board has recommended approval of this petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the ZLR public hearing, staff recommends approval with no conditions.

Please contact Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov if you have questions about this petition or staff report.