

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition # 12275**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.200(4) shall be amended as follows:

Town Map: Town of Vienna

Location: Section 21

Zoning District Boundary Changes

FP-35 to HC Heavy Commercial

The Northeast 1/4 of the Northeast 1/4 of Section 21, Township 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin.

DENIED

Findings/Reason for denial:

- The proposal failed to meet the mandatory findings required under Dane County Code Section 10.220(b) for rezoning land out of a state-certified Farmland Preservation district.
 - Given the highly sensitive and unique nature of the parcel and its surrounding landscape, the site is not better suited for a heavy commercial use not allowed in the farmland preservation zoning district.
 - The Dane County Farmland Preservation Plan directs non-agriculturally related commercial uses to areas explicitly identified for such growth where a full range of public services can be economically provided. Furthermore, Heavy Commercial (HC) zoning is not listed as an approved category for transitioning out of farmland preservation.
- The intense operational scale of a heavy commercial including a 37,000-square-foot building and a 113-space truck/trailer lot is incompatible with the open space character and recreational uses of the abutting public lands.
- The introduction of concentrated impervious surfaces directly adjacent to the high-quality, rare prairie/pothole emergent marsh complex poses an unacceptable long-term risk to the area's natural hydrology and wildlife habitat.