

MARCH 26, 2026 BOA PUBLIC HEARING STAFF REPORT

1. **Appeal 3740.** Appeal by Dane County Parks for a variance from shoreland zoning standards required by Chapter 11, Dane County Code of Ordinances, to permit redevelopment of Babcock County Park boat launch and public fishing facilities at 2909 US Highway 51, being a tract of land in Section 4, Town of Dunn.

OWNER: Dane County Parks
AGENT: Lindsay Koehnke
LOCATION: 2909 US Highway 51
ZONING DISTRICT: RE

COMMUNICATIONS: Town of Dunn: 1/2/26 Acknowledgement; Action: PENDING
WDNR: Pending

Facts of the Case:

Existing:

Babcock County Park is a Dane County Parks recreation park on the east side of Lake Waubesa, at the outflow of the Yahara River, on the southern boundary of the Village of McFarland. It is approximately 37 acres in size in addition to camping and day use activities, it is a popular park for public water access including angling and boat launching.

Proposed

- Dane County Parks recently acquired additional lands adjacent to the existing park and seeking to modernize the park and amenities to enhance the value of the park to the public and provide a higher level of accessibility to park users.
- Dane County Parks staff have developed a proposed plan that does not easily fall within the required regulations of shoreland and wetland ordinances, but is intended to satisfy the purpose and intent of the protections the chapter instills.

Zoning Notes:

- Dane County Code of Ordinances, Chapter 11 which provides shoreland and wetland regulations was developed in a way that interpretation and enforcement of the various regulations are best easiest applied to traditional lot designs and development patterns. This presents a challenge when the chapter is applied to non-traditional properties typical of those used for providing public services and open space.

History

- None.

VARIANCES REQUESTED:

Maximum allowed exempt structure width for purpose of access to water:

Required: 60"

Proposed: 72-96"

Variance Needed: 12-36"

Minimum required setback to ordinary high water mark and boundary of a wetland:

Required: 75 feet

Proposed: 0 feet

Variance Needed: 75 feet

Acceptance of design concept as an alternative viewing and access corridor:

Required: 1

Proposed: Alternative design

Variance needed: Approval