

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: 935-0326

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Checklist for Land Use Change (Rezoning)/Conditional Use Requests

(No application will be accepted until each of the following items is accomplished.)

Step 1 Discuss all proposed land divisions, development and land uses with the personnel of the Iowa County Office of Planning & Development. This is required to confirm the current zoning status of the property at issue, determine the appropriate district to request, and to identify any other relevant local, state or federal issues.

Step 2 Contact the Town Board or Boards affected by your proposal. All towns have adopted comprehensive plans that must be adhered to. The Iowa County Planning & Zoning Committee requires a written recommendation from the Town Board(s) affected in order to determine consistency with the adopted plan.

A WRITTEN RECOMMENDATION FROM THE TOWN

Date met with Town(s): _____

Step 3 All land use change (rezoning) requests must include an EXACT metes and bounds legal description of the lot proposed to be rezoned. The Director must approve of the submitted description before the application will be accepted. *Note: In many cases, a proposed land division will require review and approval of a Certified Survey Map in accordance with the Iowa County Subdivision and Land Division Ordinance. In general, this applies when there is any proposal to divide land that results in the creation of a lot less than 40 acres...either to be sold or kept.*

Date approved by the Director: _____

Step 4 Please complete the attached **APPLICATION**. The Office of Planning & Development will NOT accept an incomplete application and may hold incomplete applications for the following month's filing deadline.

Date completed application submitted to Office: _____

Any request for a permitted use that may require a private on-site sewage system requires a soil test to be recorded with this Office. Although this is not required for this application, it is recommended as the system site may influence the site of development.

Process: *A land use change (rezoning) request involves a public hearing before the Iowa County Planning & Zoning Committee at which time this committee will make a recommendation that must be acted upon by the Iowa County Board of Supervisors, usually the following month. It is recommended the applicant/landowner or a representative for the applicant/landowner be present at the hearing. No rezoning is effective and no construction permits can be issued until the County Board action. A conditional use request requires action by the Iowa County Planning & Zoning Committee but does not require County Board action.*

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IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: _____ Address: _____
City/Zip Code: _____

Landowner: _____ Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: (____) _____ Landowner Phone: (____) _____

Email: _____ Please contact by: ___email ___postal mail

This application is for: _____ Land use change/Rezone only --- **\$500 filing fee**
_____ Conditional Use only ----- **\$500 fee if no land use change**
_____ Both ----- **\$600**

in the Town of _____ Acreage of proposed lot(s) _____

Section ___ Town ___N Range ___E ___1/4 of the ___1/4 PIN _____

Have you contacted your Town Board about this proposal? Yes No

Does this request involve any proposed land division? Yes No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: _____ Requested zoning district: _____ for the proposed use(s) of: _____

Requested Conditional uses (s):

I. Please list any improvements currently on the land: _____

II. Please explain the reason for the request and proposed plans: _____

III. **If this is a petition to zone land from A-1 Agricultural**, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. **For all Conditional Use Permit Requests** please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development?

6. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: _____ Date: _____

Landowner(s) Signature: _____ Date: _____

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For Office Use Only: Rcv'd by _____ Date _____ Fee _____ Check # _____ Cash
_____ present zoning _____ floodplain _____ shoreland/wetland