

Amendatory Ordinance 1-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kevin Bollinger;

For land being in the E ½ of the NE ¼ of Section 7, Town 6N, Range 5E in the Town of Brigham affecting tax parcels 004-0487 and 004-0491;

And, this petition is made to rezone 3.0 acres and 3.04 acres from A-1 Agricultural to AR-1 Agricultural Residential with 40.0 acres zoned with the AC-1 Agricultural Conservancy overlay district.

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Brigham,**

Whereas a public hearing, designated as zoning hearing number **3186** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3186

Recommendation: **Approval**

Applicant(s): Kevin Bollinger

Town of Brigham

Site Description: E1/2-NE of S7-T6N-R5E also affecting tax parcels 004-0487; 0491

Petition Summary: This is a request to create two lots of 3.0 & 3.04 acres by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The proposed lots do not meet the minimum 40-acre lot size for the A-1 district so are being requested to be zoned AR-1 Ag Res.
2. If approved, each lot will be eligible for one single family residence, accessory structures and limited ag uses but no livestock-type animals.
3. The AC-1 Ag Conservancy overlay is being applied to meet the town's residential density. No development requiring a zoning permit will be allowed in the AC-1 district.
4. The associated certified survey map has not yet been submitted for formal review.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an

8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval.



Amendatory Ordinance No. 2-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kurt Kapfhamer;

For land being part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Town 6N, Range 4E in the Town of Dodgeville affecting tax parcels 008-0207.B, 008-0209 and 008-0211.A;

And, this petition is made to rezone 20.83 acres from A-1 Agricultural to AR-1 Agricultural Residential;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3187** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3187

Recommendation: **Approval**

Applicant(s): Kurt Kapfhamer

Town of Dodgeville

Site Description: SW/NW of S18-T6N-R4E also affecting tax parcels 008-0207.B; 0209; 0211.A

Petition Summary: This is a request to rezone an existing 20.83-acre lot from A-1 Ag to AR-1 Ag Res.

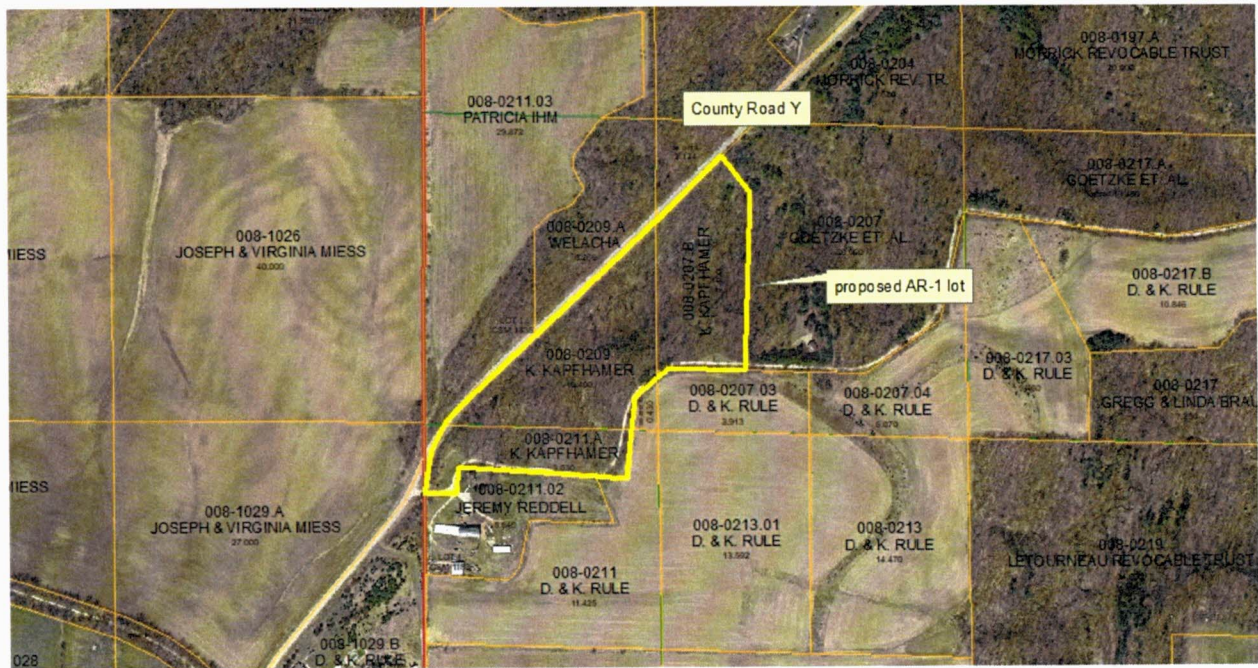
Comments/Recommendations

1. This is currently a legal nonconforming A-1 Ag lot, which means the uses that existed when it became nonconforming (1978) can remain but any new use will require compliance with the current zoning standards. The applicant plans to build a residence, which necessitates rezoning as the lot doesn't meet the current minimum 40-acre lot size for the A-1 district.
2. If approved, the lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock-type animal units.
3. Since this does not involve a land division, there is no associated certified survey map.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.

5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Dodgeville recommends approval.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance No. 3-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Myra Jean Peterson;

For land being part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Town 7N, Range 2E in the Town of Highland affecting tax parcels 012-0290 and 012-0293;

And, this petition is made to rezone 9.698 acres from A-1 Agricultural to AR-1 Agricultural Residential;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Highland,**

Whereas a public hearing, designated as zoning hearing number **3188** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3188

Recommendation: **Approval**

Applicant(s): Myra Jean Peterson

Town of Highland

Site Description: part of the N1/2-NW of S32-T7N-R2E also affecting tax parcels 012-0290; 0293

Petition Summary: This is a request to rezone an existing 9.698-acre lot from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. This is a nonconforming lot as it was created since the minimum 40-acre lot size for the A-1 district was enacted. Rezoning to make compliant is necessary to make the lot eligible for development.
2. If approved, the lot would allow one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units.
3. There is no associated certified survey map required.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the

8. The petition will not result in illegal “spot zoning” (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 4-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by David & Laurene Kromm and Solvei Kromm;

For land being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Town 5N, Range 2E in the Town of Linden affecting tax parcel 014-0674;

And, this petition is made to rezone 25.87 acres from A-1 Agricultural to AR-1 Agricultural Residential.

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Linden,**

Whereas a public hearing, designated as zoning hearing number **3189** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3189

Recommendation: **Approval**

Applicant(s): David, Laurene & Solvei Kromm

Town of Linden

Site Description: part of the SE/NW of S14-T5N-R2E also affecting tax parcel 014-0674

Petition Summary: This is a request to rezone 25.87 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock-type animals.
3. The associated certified survey map has not yet been submitted for formal review.
4. The proposed lot is in Zone 4 of the Iowa County Airport Zoning Ordinance where a lot of this size for a residence is permitted.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding

properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Linden is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.



Amendatory Ordinance 5-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jonathan Novak;

For land being in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Town 6N, Range 2E in the Town of Linden affecting tax parcel 014-0046;

And, this petition is made to rezone 3.36 acres from A-1 Agricultural to AR-1 Agricultural Residential.

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Linden,**

Whereas a public hearing, designated as zoning hearing number **3190** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3190

Recommendation: **Approval**

Applicant(s): Jonathan Novak

Town of Linden

Site Description: part of the NW/NW of S21-T6N-R2E also affecting tax parcel 014-0046

Petition Summary: This is a request to rezone 3.36 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, but no livestock-type animals. A Conditional Use Permit is also being requested for up to 10 animal units.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Linden is recommending approval of the rezoning.

Staff Recommendation: Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.



Amendatory Ordinance 6-0821

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Linda and Thomas Schaaf;

For land being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Town 4N, Range 3E in the Town of Mineral Point affecting tax parcel 018-0845;

And, this petition is made to rezone 13.015 acres from A-1 Agricultural to AR-1 Agricultural Residential with 26.985 acres zoned with the AC-1 Agricultural Conservancy overlay district.

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point,**

Whereas a public hearing, designated as zoning hearing number **3191** was last held on **July 29, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was _____ approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 21, 2021**. The effective date of this ordinance shall be **August 21, 2021**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 29, 20201

Zoning Hearing 3191

Recommendation: **Approval**

Applicant(s): Linda & Thomas Schaaf

Town of Mineral Point

Site Description: part of the SE/SW of S13-T4N-R3E also affecting tax parcel 018-0845

Petition Summary: This is a request to rezone 13.015 acres from A-1 Ag to AR-1 Ag Res with 26.985 acres with the AC-1 Ag Conservancy overlay district.

Comments/Recommendations

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. The AC-1 Ag Conservancy overlay is being applied to meet the town's residential density. No development requiring a zoning permit will be allowed in the AC-1 district.
3. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, including up to 5 livestock-type animals.
4. The associated certified survey map has been submitted for formal review.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an

administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Mineral Point is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

