

Amendatory Ordinance 1-122

To the Honorable Iowa County Board of Supervisors:

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

For land being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0423 and 002-0555;

And, this petition is made to rezone 1.02 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3224** was last held on **December 30, 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 is 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

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 December 30, 2021

Zoning Hearing 3224

Recommendation: **Approval**

Applicant(s): Sandy Peterson

Town of Arena

Site Description: SE/SW of S27-T8N-R5E also affecting tax parcels 002-0423; 0555

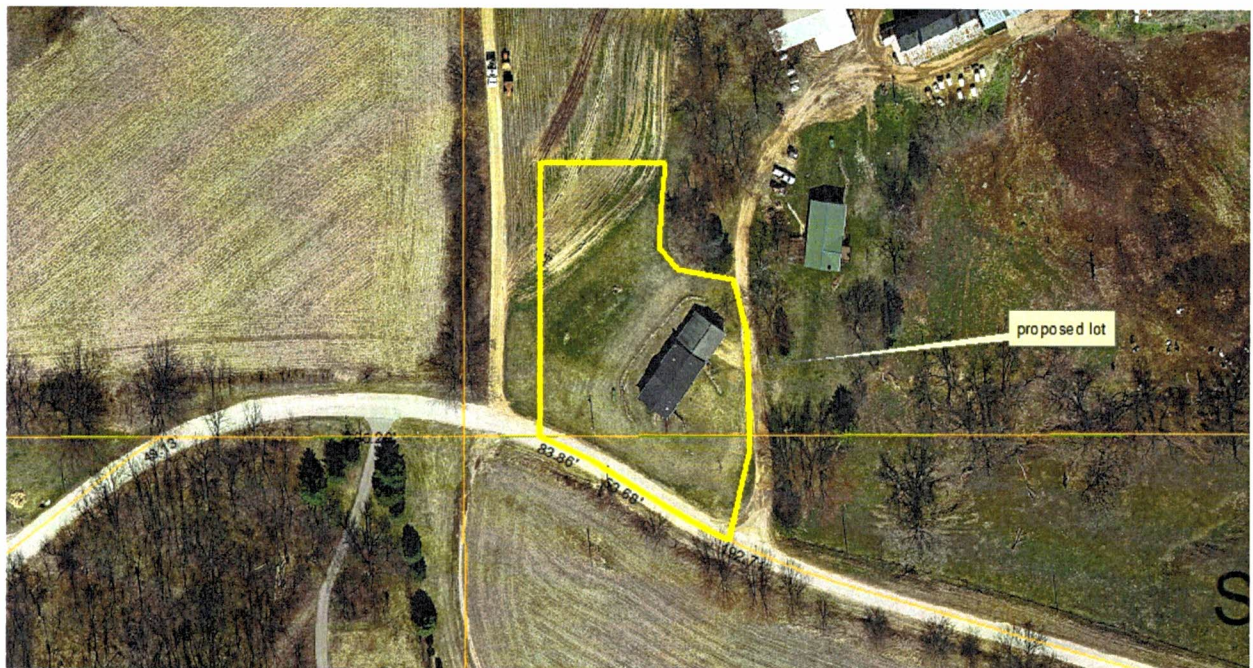
Petition Summary: This is a request to create a 1.02-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The existing A-1 district has a minimum 40-acre lot size, so the proposed lot cannot remain zoned A-1.
2. If approved, the lot would be eligible for one single family residence, accessory structures and limited ag uses, not including livestock type animals unless requested by Conditional Use Permit. The lot has an existing house.
3. The associated certified survey map has not yet 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 Arena recommends approval. The residential density standard in the adopted comprehensive plan does not apply as this is not a lot proposed for new development.

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 No. 2-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Vern and Evy Halverson;

For land being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1243.A and 002-1247.A;

And, this petition is made to rezone 7.7 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3225** was last held on **December 30, 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 is 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3225

Recommendation: **Approval**

Applicant(s): Vern & Evy Halverson

Town of Arena

Site Description: SW/NE & SE/NW of S34-T8N-R4E also affecting tax parcels 002-1247.A; 1243.A

Petition Summary: This is a request to create a 7.7-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.

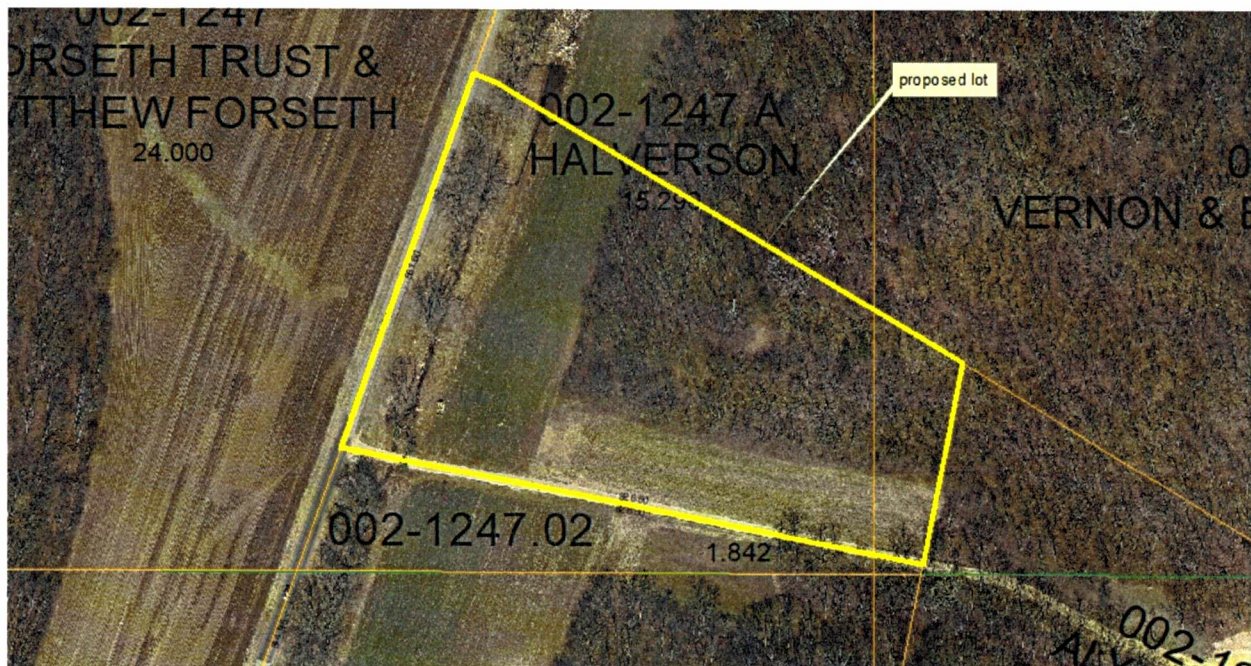
Comments/Recommendations

1. The current A-1 district has a minimum 40-acre lot size, so the proposed lot cannot remain A-1.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and up to 3 livestock type animal units.
3. The proposed lot meets the minimum lot size in the town comprehensive plan.
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 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 Arena is recommending approval.

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



Amendatory Ordinance No. 3-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Mark Rauls and Dan & Marge Neumaier;

For land being part of the N ½ of Section 12, Town 6N, Range 5E in the Town of Brigham affecting tax parcels 004-0606, 004-0609.03, 004-0609.04, 004-0609, 004-0609.05, 004-0604, and 004-0603;

And, this petition is made to rezone 98.93 acres from A-1 Agricultural & AR-1 Agricultural Residential to all A-1 Agricultural, 5.3 acres from A-1 Agricultural & AR-1 Agricultural Residential to all AR-1 Agricultural Residential, and 5.05 acres from A-1 Agricultural & AR-1 Agricultural Residential to all 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 Brigham,**

Whereas a public hearing, designated as zoning hearing number **3226** was last held on **December 30, 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 is 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3226

Recommendation: **Approval**

Applicant(s): Lorenz LLP

Town of Brigham

Site Description: part of the N ½ of S12-T6N-R5E also affecting tax parcels 004-0606; 0609.03; 0609.04; 0609; 0609.05; 0604; 0603

Petition Summary: This is a request to reconfigure two existing AR-1 Ag Res lots which requires zoning approval. The balance of land is to be zoned A-1 Agricultural.

Comments/Recommendations

1. The proposed reconfiguration of the AR-1 lots entails some of the original lots being zoned A-1 and some additional A-1 land being zoned AR-1. There is no net increase in the number of AR-1 lots. The balance of the property will be A-1.
2. If approved, each AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses including up to 3 livestock type animals.
3. The associated certified survey map has been submitted for formal review. The balance of the parent property is being included as a lot in the CSM and will be zoned A-1. This is necessary to eliminate the current CSM lot lines.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

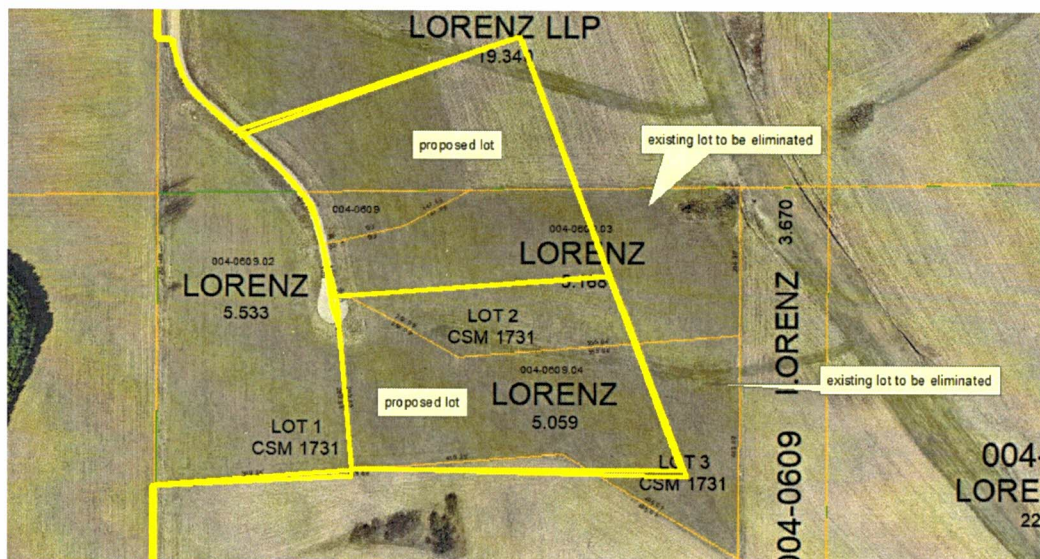
1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, 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 Brigham 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 4-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dan, David and Tim Gollon;

For land being in the W ½ of the SW ¼ & SW ¼ of the NW ¼ of Section 35, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1436, 008-1434 and 008-1430.B;

And, this petition is made to rezone 81.311 acres from AB-1 Agricultural Business to A-1 Agricultural.

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 **3227** was last held on **December 30, 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3227

Recommendation: **Approval**

Applicant(s): Dan, David & Tim Gollon

Town of Dodgeville

Site Description: part of the W1/2-SW & SW/NW of S35-T6N-R3E also affecting tax parcels 008-1436; 1434; 1430.B

Petition Summary: This is a request rezone approximately 81.311 acres from AB-1 Ag Bus to A-1 Ag.

Comments/Recommendations

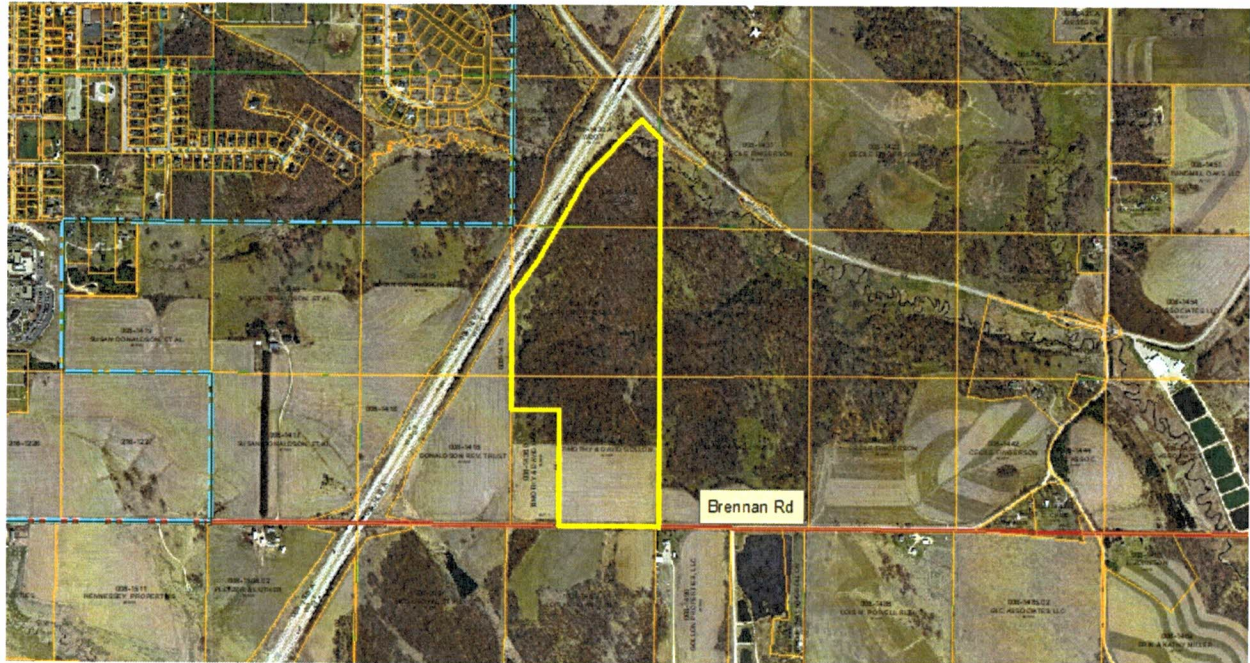
1. The current AB-1 zoning was approved at a time when there was a zoning penalty imposed through the State Farmland Preservation program. Since, the penalty has been eliminated.
2. If approved, the lot would be considered a "farm" and allowed all uses in the A-1 dsitRICT.
3. Per Section 11.0 of the 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 is recommending approval.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 5-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Karter, Kevin and Jill Zajicek;

For land being in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Town 6N, Range 2E in the Town of Eden affecting tax parcels 010-0653, 010-0646 and 010-0657;

And, this petition is made to rezone 15.473 acres from A-1 Agricultural to AR-1 Agricultural Residential and 24.683 acres 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 Eden,**

Whereas a public hearing, designated as zoning hearing number **3228** was last held on **December 30, 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3228

Recommendation: **Approval**

Applicant(s): Karter, Kevin & Jill Zajicek

Town of Eden

Site Description: part of the NE/SE of S15-T6N-R2E also affecting tax parcels 010-0653; 0646; 0657

Petition Summary: This is a request to create a 15.473-acre lot by rezoning from A-1 Ag to AR-1 Ag Res. Included is zoning 24.683 acres with the AC-1 Ag Conservancy overlay to comply with residential density standards.

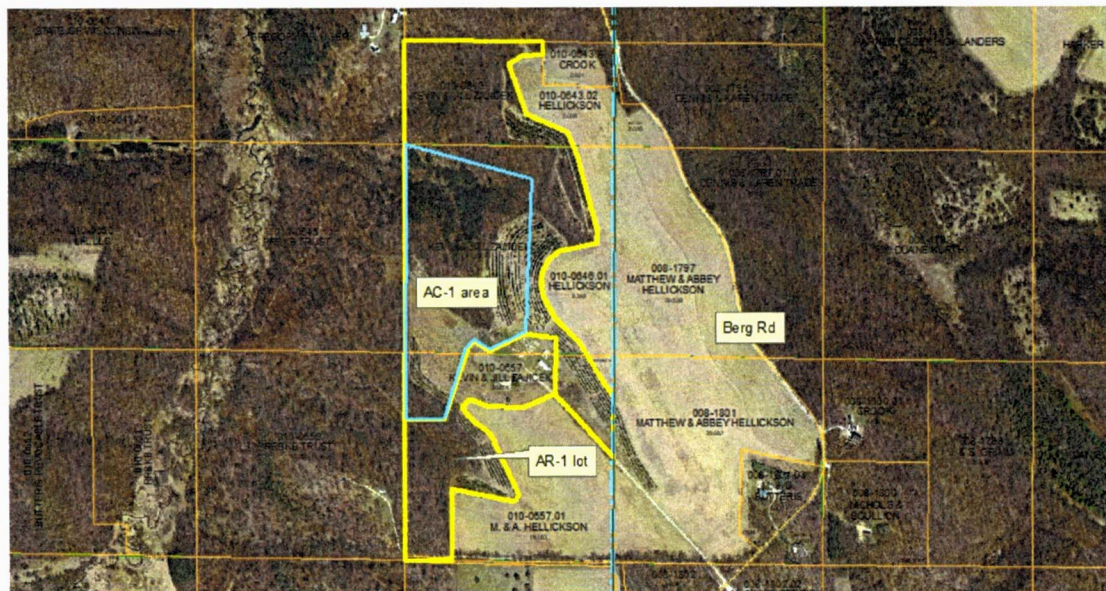
Comments/Recommendations

1. If approved, the AR-1 lot would allow one single-family residence (existing), accessory structures and limited ag uses, included up to 8 livestock type animal units.
2. If approved, the AC-1 district would prohibit any development that requires a zoning permit. This is to comply with the town's 1:40 acre residential density standard.
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 Eden recommends 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 6-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Lawrence Gold;

For land being in the E ½ of the NE ¼ of Section 30, Town 7N, Range 2E in the Town of Highland affecting tax parcel 012-0250.A;

And, this petition is made to rezone 36.02 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 **3229** was last held on **December 30, 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3229

Recommendation: **Approval**

Applicant(s): Lawrence Gold

Town of Highland

Site Description: part of the E1/2-NE of S30-T7N-R2E also affecting tax parcel 012-0250.A

Petition Summary: This is a request to make a nonconforming lot conform by rezoning from A-1 Ag to AR-1 Ag Res.

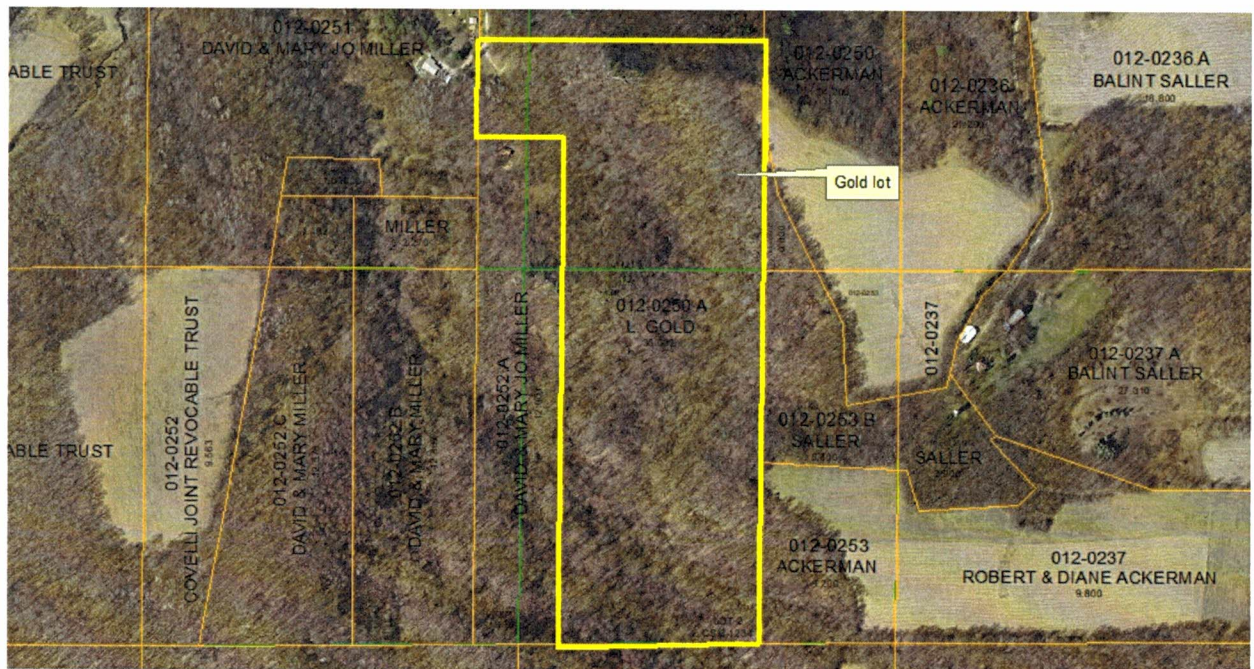
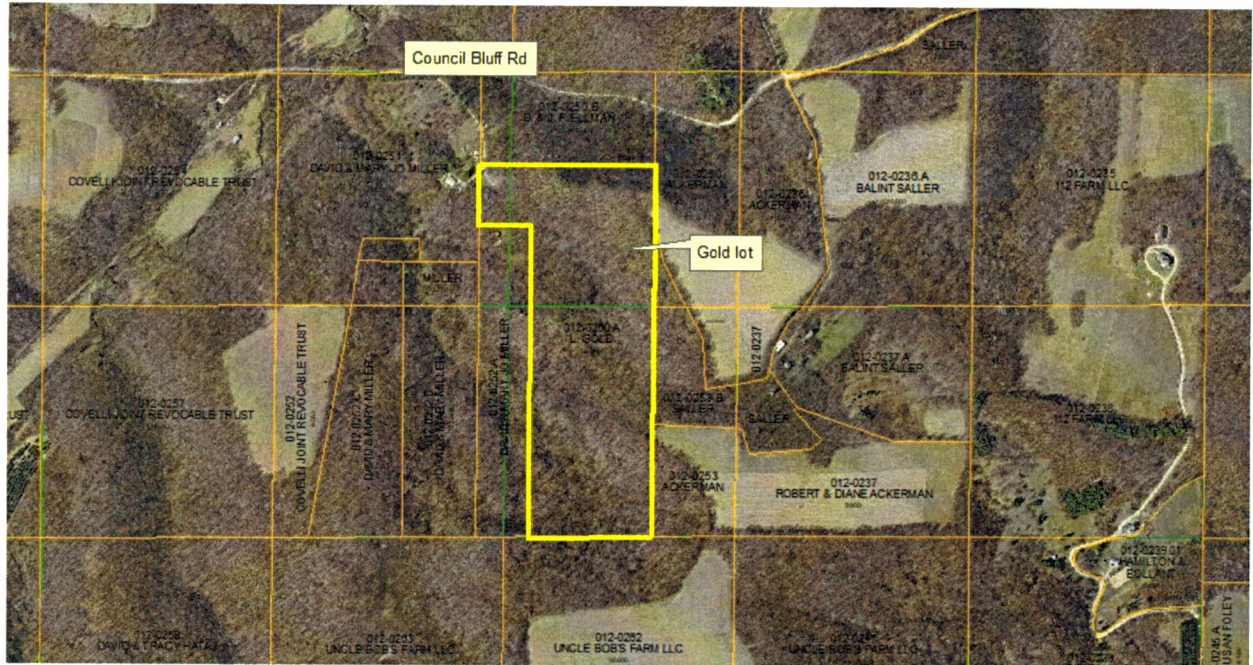
Comments/Recommendations

1. The existing lot was created in 2009 when a certified survey map was recorded contrary to the county's land division and zoning regulations.
2. If approved, the lot will be eligible for one single-family residence, accessory buildings and limited ag uses, including up to 11 livestock type animal units.
3. 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 Highland is recommending approval.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 7-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Charles and Jean Olson;

For land being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Town 4N, Range 5E in the Town of Moscow affecting tax parcel 020-0521;

And, this petition is made to rezone 5.424 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 Moscow**,

Whereas a public hearing, designated as zoning hearing number **3230** was last held on **December 30, 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 that the associated certified survey map is 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3230

Recommendation: **Approval**

Applicant(s): Charles & Jean Olson

Town of Moscow

Site Description: part of the SE/NW of S5-T4N-R5E also affecting tax parcel 020-0521

Petition Summary: This is a request to create a 5.424-acre lot by zoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The existing A-1 Ag district has a minimum 40-acre lot size so the proposed lot cannot remain zoned A-1.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units.
3. The associated certified survey map has not 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).

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 8-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Edward and Tamara Reichling;

For land being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Town 4N, Range 4E in the Town of Waldwick affecting tax parcel 026-0576;

And, this petition is made to rezone 1.15 acres from B-3 Heavy Business to A-1 Agricultural to be consolidated with adjacent A-1 Agricultural land.

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

Whereas a public hearing, designated as zoning hearing number **3231** was last held on **December 30, 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 **January 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3231

Recommendation: **Approval**

Applicant(s): Edward & Tamara Reichling

Town of Waldwick

Site Description: part of the NE/SW of S8-T4N-R4E also affecting tax parcel 026-0576

Petition Summary: This is a request to rezone 1.15 acres from B-3 Hvy Bus to A-1 Ag to be consolidated with adjacent A-1 lands.

Comments/Recommendations

1. The existing B-3 lot was approved in 2000 with a Conditional Use Permit to allow sales & service of automobiles, trucks, semis and other vehicles. This business did not materialize.
2. If approved, the A-1 property will be considered a "farm" and all uses in that district will be allowed.
3. 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).

Staff Recommendation: Staff recommends approval.

