

Amendatory Ordinance 1-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Amanda and William Wipperfurth;

For land being in the E ½ of the NW ¼ of Section 19, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0273.F and 002-0273.E;

And, this petition is made to rezone 8.37 acres and 4.84 acres from A-1 Agricultural to AR-1 Agricultural Residential and 3.90 acres from A-1 Agricultural to C-1 Conservancy.

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 **3238** was last held on **March 24, 2022** 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 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 March 24, 2022

Zoning Hearing 3238

Recommendation: **Approval**

Applicant(s): Amanda & William Wipperfurth

Town of Arena

Site Description: E1/2 NW of 19-T8N-R5E also affecting tax parcels 002-0273.F; 0273.E

Petition Summary: This is a request to create two AR-1 lots of 8.37 & 4.84 acres and one C-1 Conservancy lot of 3.90 acres by rezoning from A-1 Ag

Comments/Recommendations

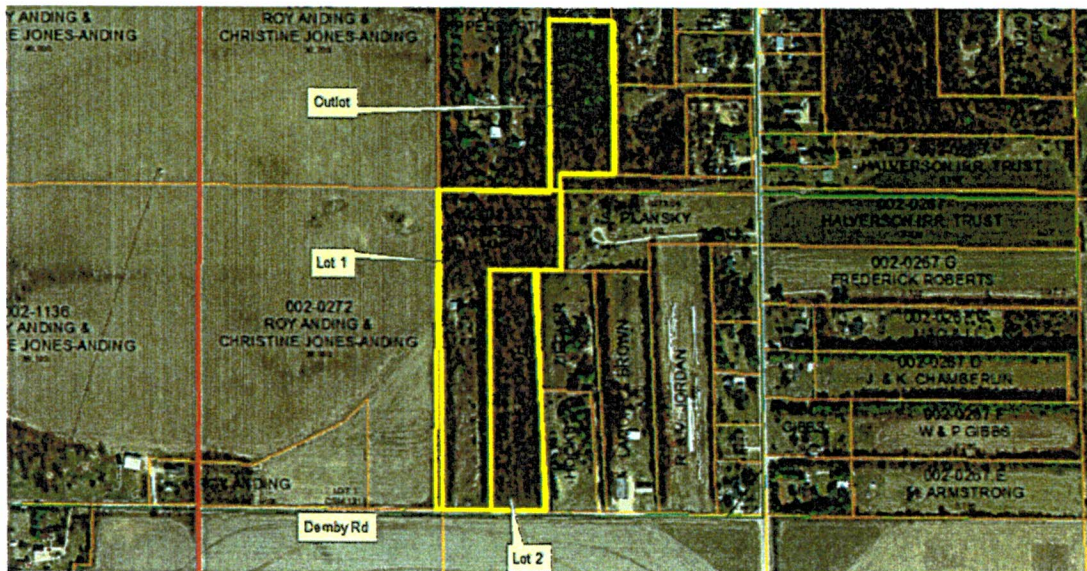
1. Currently, the entire property is a single zoning lot as described by deed, despite the multiple tax parcel numbers. The current zoning status is A-1 nonconforming. The outlot is proposed as there is not the minimum 50 feet of contiguity to be included in Lot 1. As an outlot, it is not required to have frontage or access to a public road.
2. The proposed AR-1 lots would allow one single family residence each, accessory structures and limited ag uses, including up to 3 livestock type animal units on the 8.37 acre lot. The C-1 lot would allow open space uses only and no development that requires a zoning permit.
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 Arena is recommending approval.

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



Amendatory Ordinance 2-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Leah Forseth and 4Seth Farms LLC;

For land being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Town 8N, Range 4E in the Town of Arena affecting tax parcel 002-1141 and being Lot 1 of CSM 321;

And, this petition is made to rezone 1.0 acre from AR-1 Agricultural Residential to B-2 Highway Business.

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 **3240** was last held on **March 24, 2022** 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2022

Zoning Hearing 3240

Recommendation: **Approval**

Applicant(s): Leah Forseth et al.

Town of Arena

Site Description: NE/SW of 24-T8N-R4E also affecting tax parcel 002-1141

Petition Summary: This is a request to rezone a lot from AR-1 Ag Res to B-2 Hwy Bus in order to be eligible for a Conditional Use Permit for an existing residence to be used for short-term rental, called a Tourist Cottage under county zoning.

Comments/Recommendations

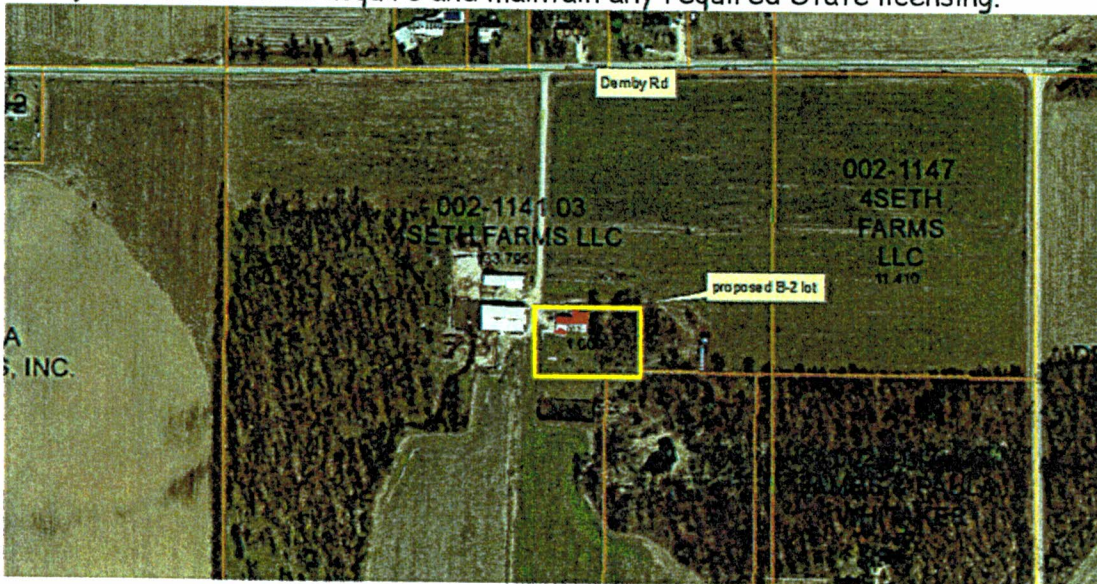
1. The existing lot is zoned AR-1 Ag Res, which doesn't provide for the full-time short-term rental. Zoning to the B-2 Hwy Bus district provides the ability to seek a CUP for a Tourist Cottage (full-time short-term rental).
2. There is no proposed division of the property.
3. If approved, any change in use...such as converting to permanent residential use...will necessitate zoning approval to a residential district.
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 is recommending approval.

Staff Recommendation: Staff recommends approval with the following conditions for the CUP:

- 1) The maximum occupation for any single rental period shall not exceed 6, unless the private septic system is enlarged. The occupation rate is 2 persons per bedroom sizing of system (currently a 3 bedroom system).
- 2) A new address is required for either the farm buildings or this rental house so there are unique addresses to facilitate emergency services.
- 3) The owner shall acquire and maintain any required State licensing.



Amendatory Ordinance 3-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Scott Gilbertson;

For land being in Sections 9 and 16, Town 7N, Range 2E in the Town of Clyde affecting tax parcels 006-0546, 006-0666.01, 006-0550.A and 006-0662.01;

And, this petition is made to rezone 24.848 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 Clyde,**

Whereas a public hearing, designated as zoning hearing number **3241** was last held on **March 24, 2022** 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 access and driveway approvals are secured 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2022

Zoning Hearing 3241

Recommendation: **Approval**

Applicant(s): Scott Gilbertson

Town of Clyde

Site Description: S9 & 16-T7N-R2E also affecting tax parcels 006-0546; 0666.01; 0550.A & 0662.01

Petition Summary: This is a request to change the zoning of an existing legal nonconforming A-1 lot to AR-1 lot to make it eligible for residential use.

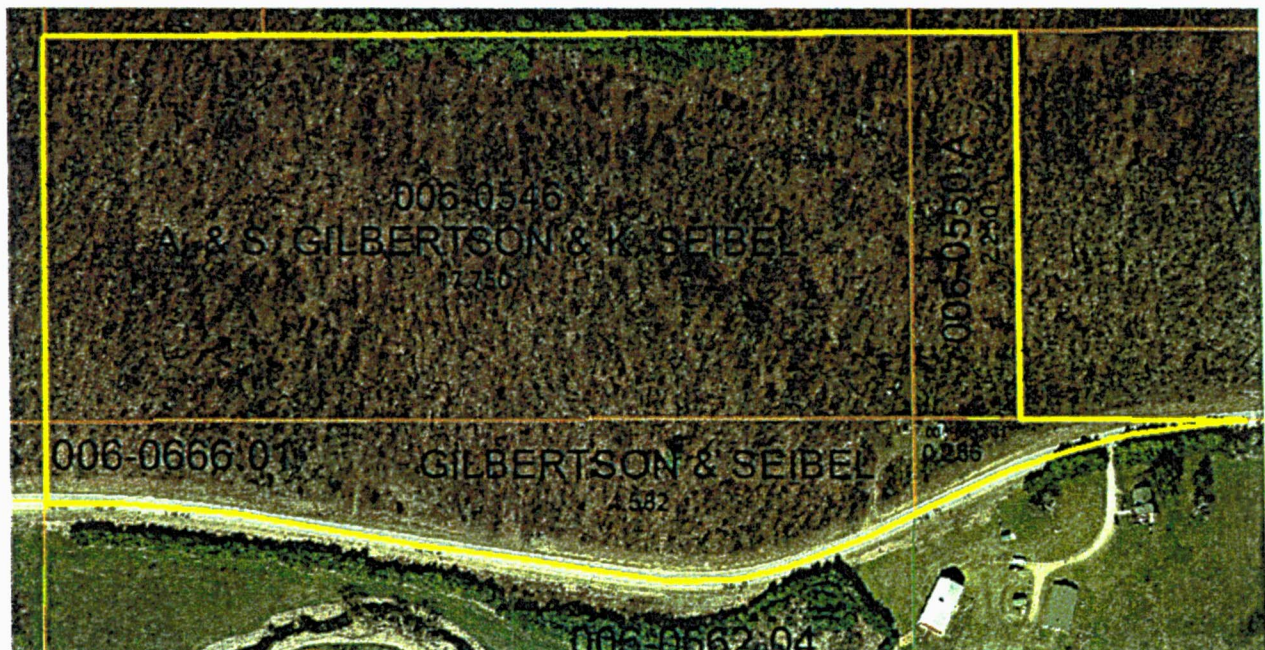
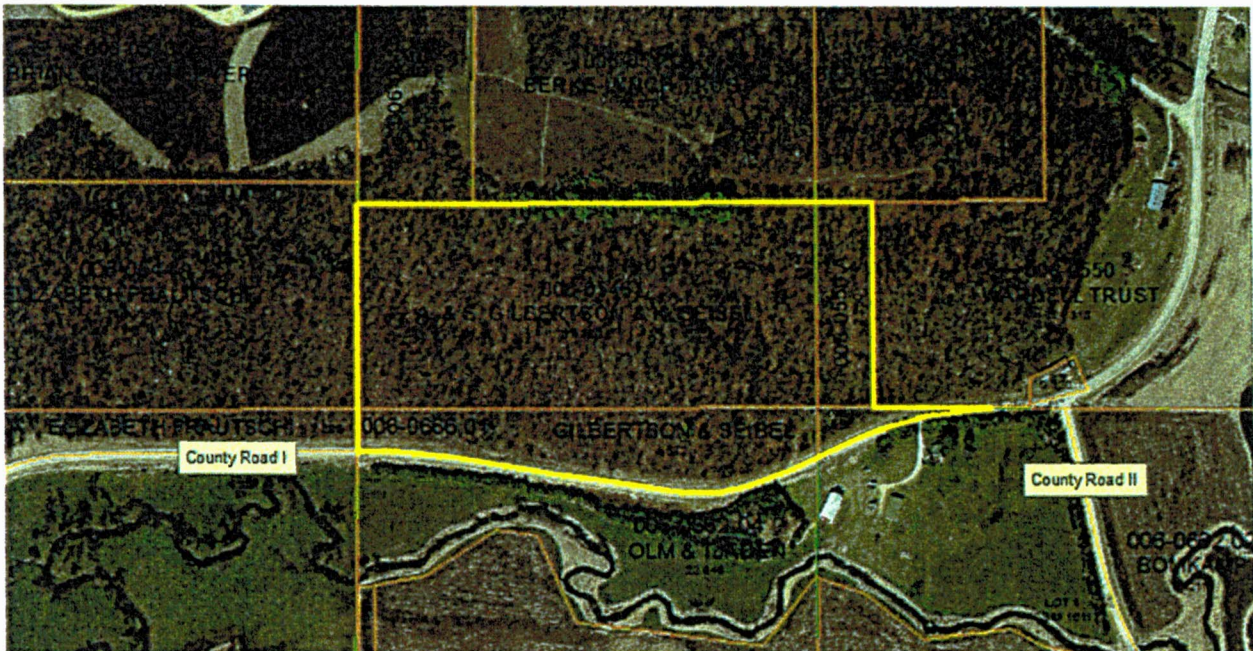
Comments/Recommendations

1. Currently, the legal nonconforming status only allows those uses that lawfully existed when the lot became nonconforming (1978). The applicant has structures on the lot that require after-the-fact permits which require the zoning change to be issued.
2. There is no proposed division of the property.
3. The applicant is in the process of getting Hwy Dept access approval to County Road I and town driveway approval.
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 Clyde is recommending approval.

Staff Recommendation: Staff recommends approval with the condition the access and driveway approvals are secured.



Amendatory Ordinance 4-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kent Kramer and Jeffrey Walker;

For land being in the E ½ of the SE ¼ of Section 25, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1128, 008-1129.AB and 008-1131.F;

And, this petition is made to rezone 7.13 acres from A-1 Agricultural and 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 Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3243** was last held on **March 24, 2022** 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 with the Register of Deeds 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2022

Zoning Hearing 3243

Recommendation: **Approval**

Applicant(s): Kent Kramer and Jeffrey Walker

Town of Dodgeville

Site Description: E1/2 SE S25-T7N-R2E also affecting tax parcels 008-1128; 1129.AB; 1131.F

Petition Summary: This is a request to zone 7.13 acres from AR-1 Ag Res & A-1 Ag to all AR-1 Ag Res. It also involves a Conditional Use Permit to approve the reduction of an existing 16.87-acre AR-1 Ag Res lot to 14.74 acres as part of it will become part of the new lot.

Comments/Recommendations

1. The proposal is to create a new 7.13-acre lot from land that is partially A-1 Ag and partially AR-1 Ag Res. If approved, the new lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units.
2. The reduction of the existing AR-1 lot (Walker lot) requires a CUP to assure it meets minimum standards.
3. The associated certified survey map has not yet been submitted for formal review.
4. The Highway Commissioner has stated there is a site for a new access to County Road Q that can be approved.
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 Dodgeville is recommending approval.

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



Amendatory Ordinance 5-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dyersville Ready Mix Inc d.b.a. Bard Materials;

For land being in Sections 13 and 14, Town 6N, Range 1E in the Town of Eden affecting tax parcels 010-0084, 010-0085, 010-088.A, 010-0095, 010-0097, 010-0098 and 010-0109;

And, this petition is made to rezone 218.32 acres from AB-1 Agricultural Business and A-1 Agricultural to all AB-1 Agricultural Business.

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 **3244** was last held on **March 24, 2022** 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 nonmetallic mining reclamation plan is revised and approved 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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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 March 24, 2022

Zoning Hearing 3244

Recommendation: **Approval**

Applicant(s): Dyresville Ready Mix Inc; dba Bard Materials

Town of Eden

Site Description: S13&14-T6N-R1E also affecting tax parcels 010-0084; 0085; 0088.A; 0095; 0097; 0098; 0109

Petition Summary: This is a request to zone 218.32 acres from AB-1 Ag Bus & A-1 Ag to all AB-1 Ag Bus. Included is a Conditional Use Permit request to allow nonmetallic mining on 135.9 of those acres.

Comments/Recommendations

1. This is an active, permitted nonmetallic mine site that was first approved in 1981, then enlarged in 2004. The mining activity is expanding beyond the area zoned AB-1 in 2004. The application is to zone the entire property to AB-1 but to only apply the CUP for nonmetallic mining to 135.9 acres at this time (tax parcels 010-0097; 0098; 0085; 0088.A; 0109; 0110.A)
2. The approval of the zoning change would only allow agricultural cropping as a permitted use. The intended nonmetallic mining use is reviewed as a CUP.
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).
4. Section 4.5 of the Iowa County Zoning Ordinance has the following minimum standards for nonmetallic mining:

Nonmetallic mining sites may be permitted under this section only if it is determined that the site is in the public interest after consideration of the following:

- a) The nonmetallic mining site complies with all provisions of this ordinance, the Iowa County Nonmetallic Mining Reclamation Ordinance, and Wis. Admin. Code Ch. NR135.
- b) The establishment, maintenance, or operation of the mining use shall not endanger the public health, safety, or general welfare, nor impair significant aesthetic, scientific, educational, or agricultural values.
- c) The establishment, maintenance, or operation of the mining use will not substantially affect the existing use of adjacent properties and will not have a substantial adverse effect on the most suitable long term future use for the area.
- d) That adequate utility, access roads, drainage, traffic plans, and other site improvements are or will be provided.
- e) That the mining use shall conform to all government regulations and standards pertaining to the activity, including air and water quality standards and storm and waste water permit discharge requirements.
- f) That the noise, vibration, and dust levels be within the standards as established by the state.
- g) That an undeveloped buffer zone adjacent to extraction operations, extending not less than 50 feet from a property line into the mining site, or up to any other distance as the Committee finds necessary for the protection and safety of adjacent properties from mineral extraction sites, with a stable angle of repose being provided along property lines.
- h) That the reclamation plan, which shall similarly be imposed as a condition of approval, will be enforceable and, as enforced, will result in the property being in a final conditional which is reasonably safe, attractive and, if possible, conducive to productive new uses for the site.
- i) That the operation and reclamation shall be conducted in a manner that meets groundwater quality standards pursuant to Wis. Admin. Code ch. NR140.
- j) That the operations and reclamation shall be conducted in a manner that does not cause a permanent lowering of the groundwater table that results in adverse effects on surface waters or a significant reduction in the quantity of groundwater available for reasonable use to future users.

5. The ordinance further includes the following potential conditions that may be imposed with approval:

- a) Vegetative screening. An earthen bank, berm, solid fencing or vegetative screen shall be constructed and maintained to screen the mining operation from view.
- b) Safety standards. The mining site shall be enclosed by at least a 3-strand barbed wire fence, maintained at all times, with warning signs posted to indicate the presence of a nonmetallic mining site at intervals agreeable to the affected town and the County. Fencing and signs shall be installed prior to commencement of operations.
- c) Water from site dewatering and washing operations will meet the conditions of the required Wisconsin Pollution Discharge Elimination System (WPDES) permit from the Wisconsin Department of Natural Resources.
- d) Any noise shall comply with all applicable OSHA standards. Verification of this requirement shall be provided to the Office upon written request.
- e) Blasting shall, at a minimum, comply with the provisions listed in SPS 307, Wis. Administrative Rule. At sites where there is a principal structure on neighboring property within 500 feet of the shared property line with the mining site, blast charges may be required to be reduced in size as blasting activity nears the property line.
- f) Any conditions reasonable to protect public health, safety, and welfare, including the factors listed above, may be imposed as part of the permit.

6. A granted CUP shall be in effect for not more than 5 years, and may be renewed by application to the County. All permitted operations may be inspected at least once every year by the Office and may be inspected at the time a request for renewal is submitted for the purpose of determining if all conditions of the operations are being complied with. Renewed permits shall be modified to be in compliance with all state, county, and local law in effect at the time of renewal. Permits may be amended on application to the Committee to allow extensions or alterations in operations under new ownerships or managements.

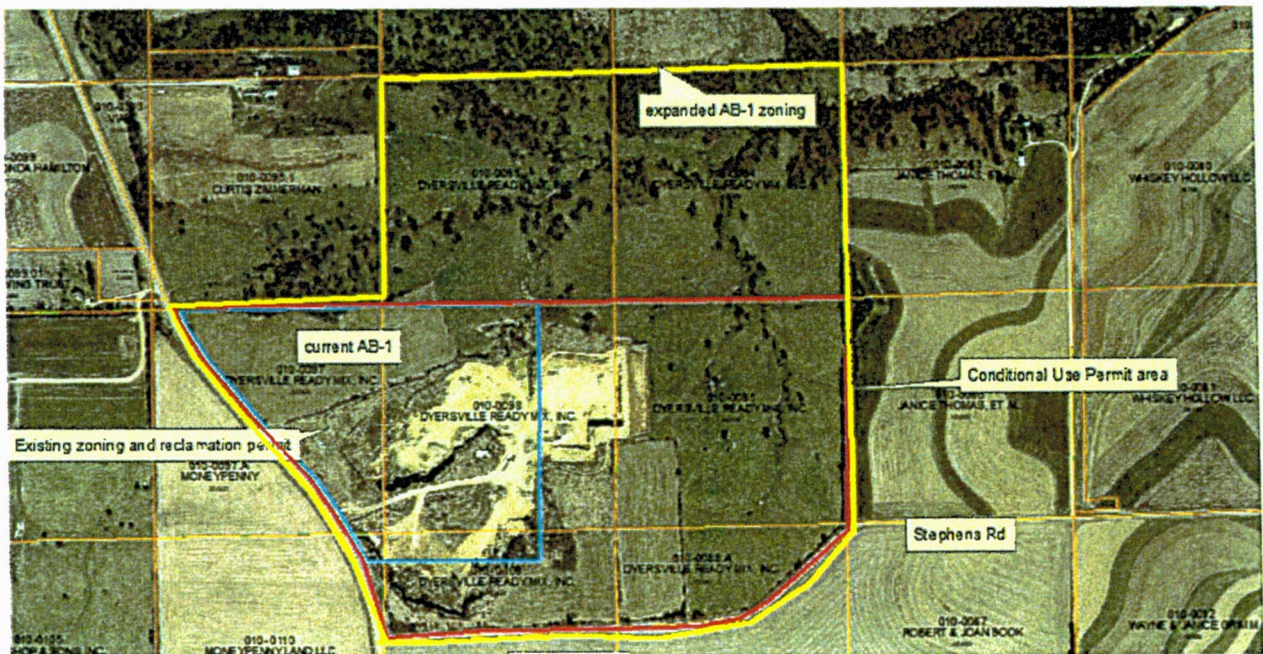
7. If approved, the associated reclamation plan will be required to be revised to include the newly approved area. The process is described in the Iowa County Non-Metallic Reclamation Ordinance.

8. Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

1. The proposed use complies with all applicable provisions of this Ordinance.
2. 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. There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
4. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
5. 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. Adequate assurances by the applicant of continuing maintenance are provided.
7. The proposed use is consistent with the Iowa County Comprehensive Plan.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) All standards of Section 4.5 of the Iowa County Zoning Ordinance must be adhered to.
- 2) The associated revision of the reclamation plan must be approved (as required by NR135 WI Adm Code) within 6 months of the County Board approval of the zoning change.



Amendatory Ordinance 6-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Stephen & Kristin Stauffacher and Patricia Fillbach;

For land being in the SE ¼ of the NE ¼ of Section 32, Town 7N, Range 2E in the Town of Highland affecting tax parcels 012-0289 and 012-0302;

And, this petition is made to rezone 3.94 acres and 7.11 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 **3245** was last held on **March 24, 2022** 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 with the Register of Deeds 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2022

Zoning Hearing 3245

Recommendation: **Approval**

Applicant(s): Stephen & Kristin Stauffacher and Patricia Fillbach

Town of Highland

Site Description: SE/NE & NE/SE S32-T7N-R2E also affecting tax parcels 012-0289; 0302

Petition Summary: This is a request to create two residential lot of 3.94 & 7.11 acres by rezoning from A-1 Ag to AR-1 Ag Res

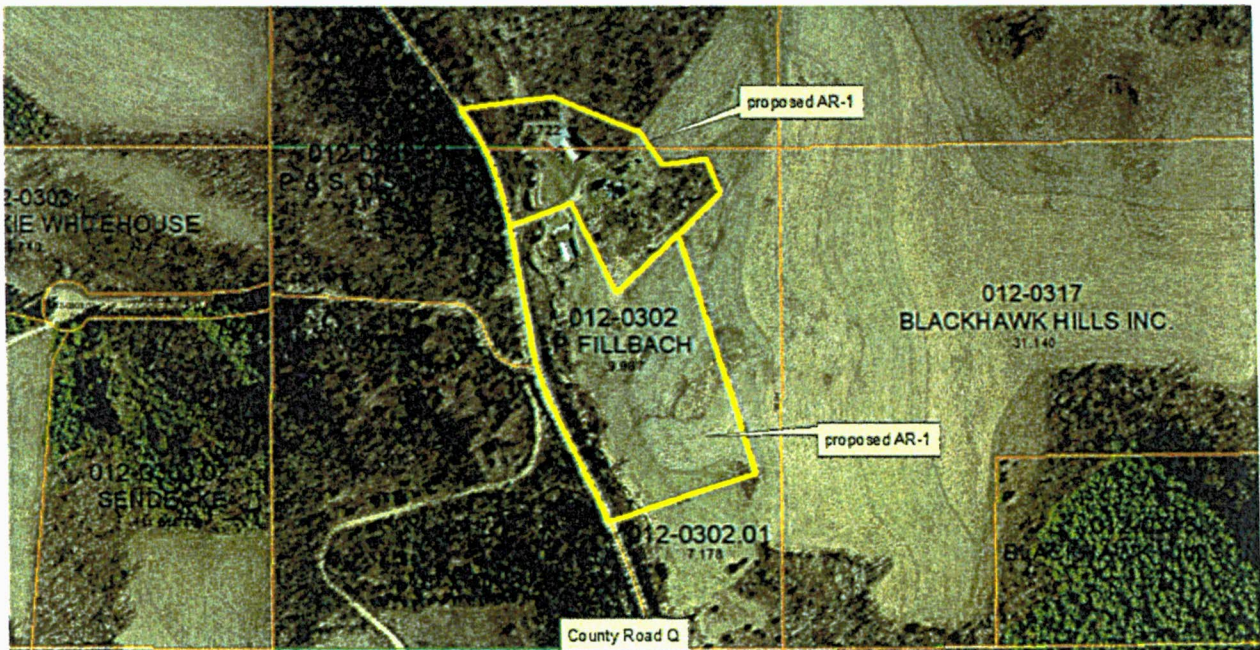
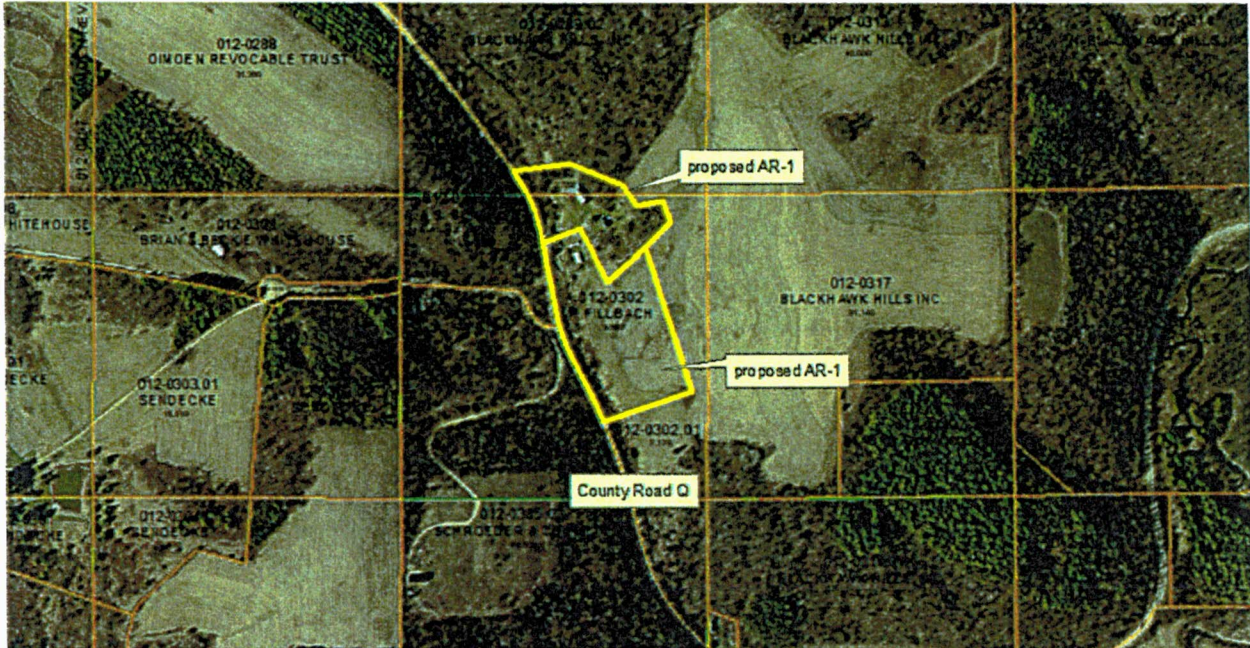
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size, so the proposed lots are being petitioned to be zoned AR-1 Ag Res. If approved, each would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units on the 7.11-acre lot only.
2. The associated certified survey map has been submitted for formal review.
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 with the condition that the associated certified survey map is duly recorded with the Register of Deeds within 6 months of County Board approval.



Amendatory Ordinance 7-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ken Ruppert, Karin Condon, Hollie Rickey and Jordan Rickey;

For land being in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0024 and 018-0024.01;

And, this petition is made to rezone 26.15 acres from A-1 Agricultural and 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 Mineral Point**,

Whereas a public hearing, designated as zoning hearing number **3246** was last held on **March 24, 2022** 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 with the Register of Deeds 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 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 March 24, 2022

Zoning Hearing 3246

Recommendation: **Approval**

Applicant(s): Ken Ruppert, Karin Condon, Hollie & Jordan Rickey

Town of Mineral Point

Site Description: SW/NW S8-T5N-R3E also affecting tax parcels 018-0024; 0024.01

Petition Summary: This is a request to enlarge an existing 11.05-acre AR-1 lot (Rickey) to 26.15 acres by acquiring adjacent land (Ruppert & Condon). The proposed 26.15-acre lot is proposed to be zoned AR-1.

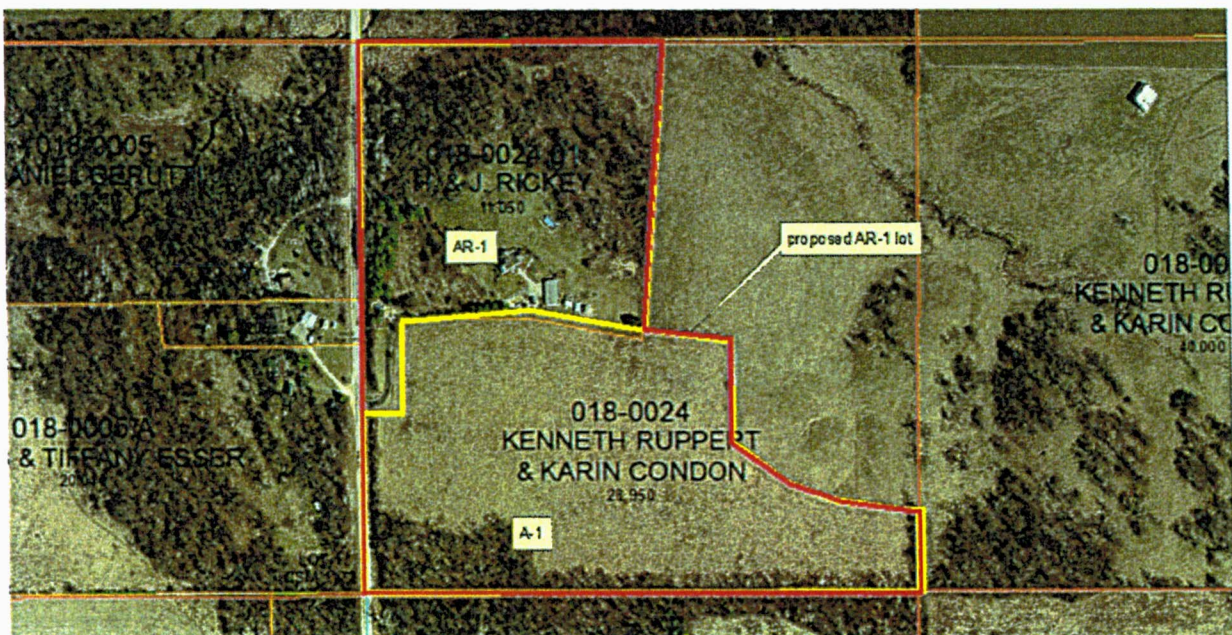
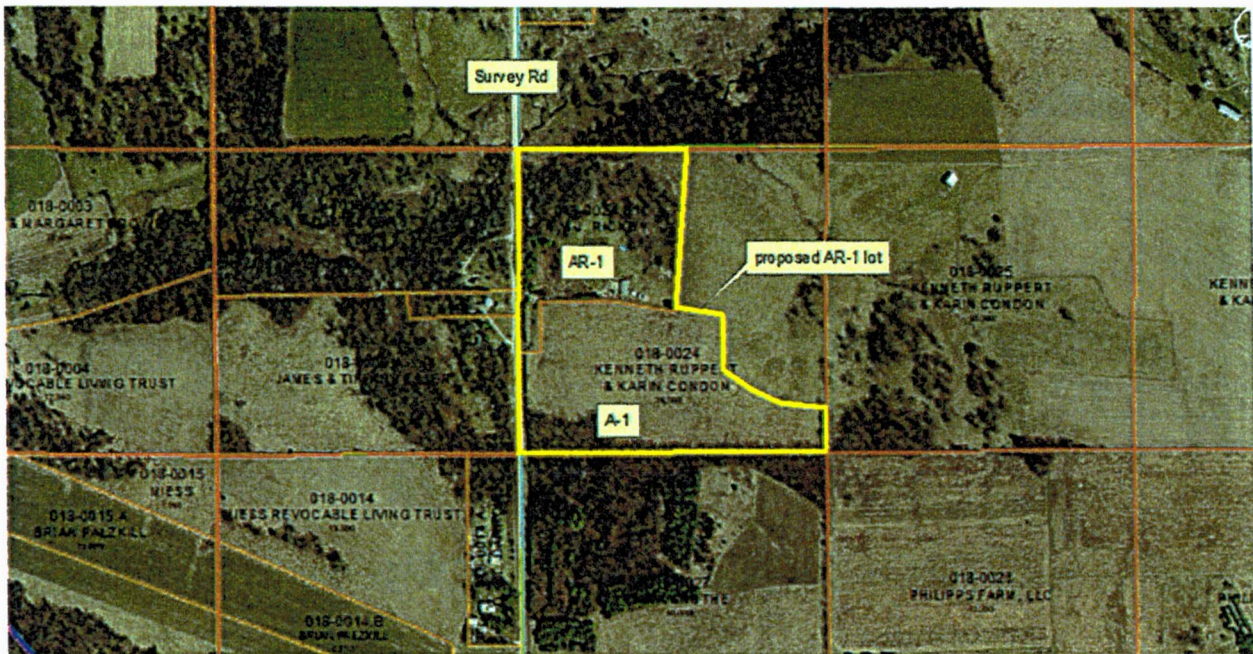
Comments/Recommendations

1. The land to be transferred between the applicants is currently zoned A-1 Ag.
2. If approved, the enlarged AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock type animal units.
3. The associated certified survey map has not yet been submitted for formal review.
4. Because this is not creating an additional AR-1 lot...just enlarging an existing lot...the town's 40-acre residential density standard does not apply.
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 with the Register of Deeds within 6 months of County Board approval.



Amendatory Ordinance 8-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brian and Margaret Hoefer;

For land being in the S ½ of the SE ¼ of Section 1, Town 6N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0242 and 024-0242.B;

And, this petition is made to rezone 28.617 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 Ridgeway,**

Whereas a public hearing, designated as zoning hearing number **3247** was last held on **March 24, 2022** 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2022

Zoning Hearing 3247

Recommendation: **Approval**

Applicant(s): Brian & Margaret Hoefer

Town of Ridgeway

Site Description: S1/2 SE S1-T6N-R4E also affecting tax parcels 024-0242; 0242.B

Petition Summary: This is a request to rezone an existing 28.617-acre legal nonconforming A-1 Ag lot to AR-1 Ag Res.

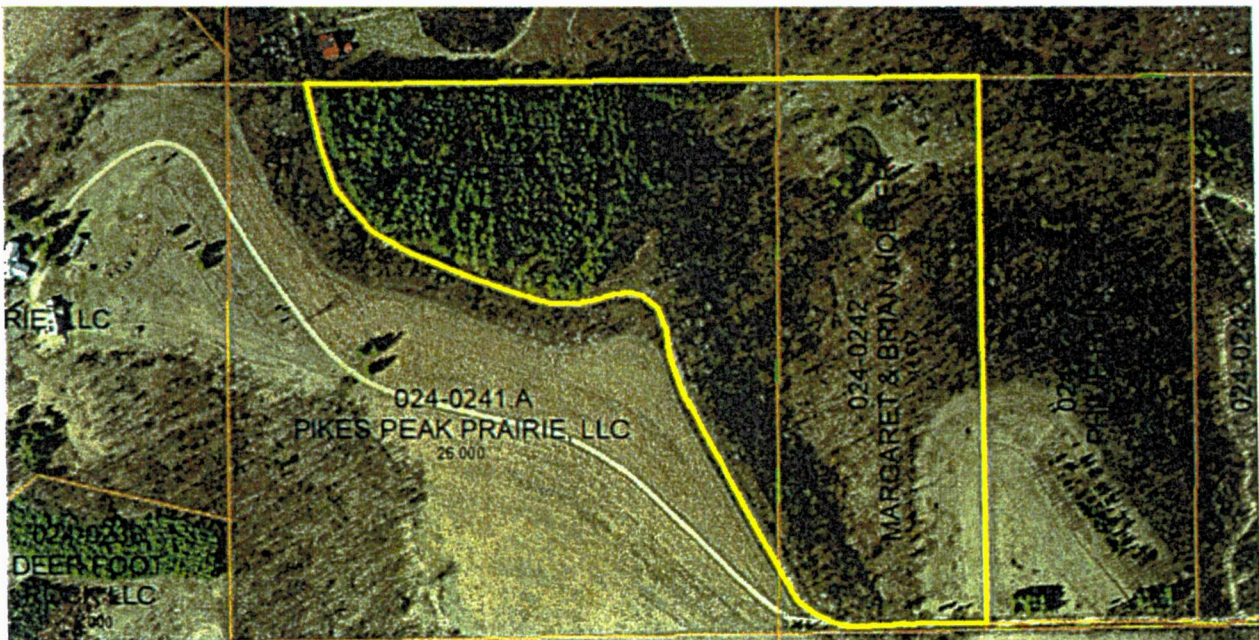
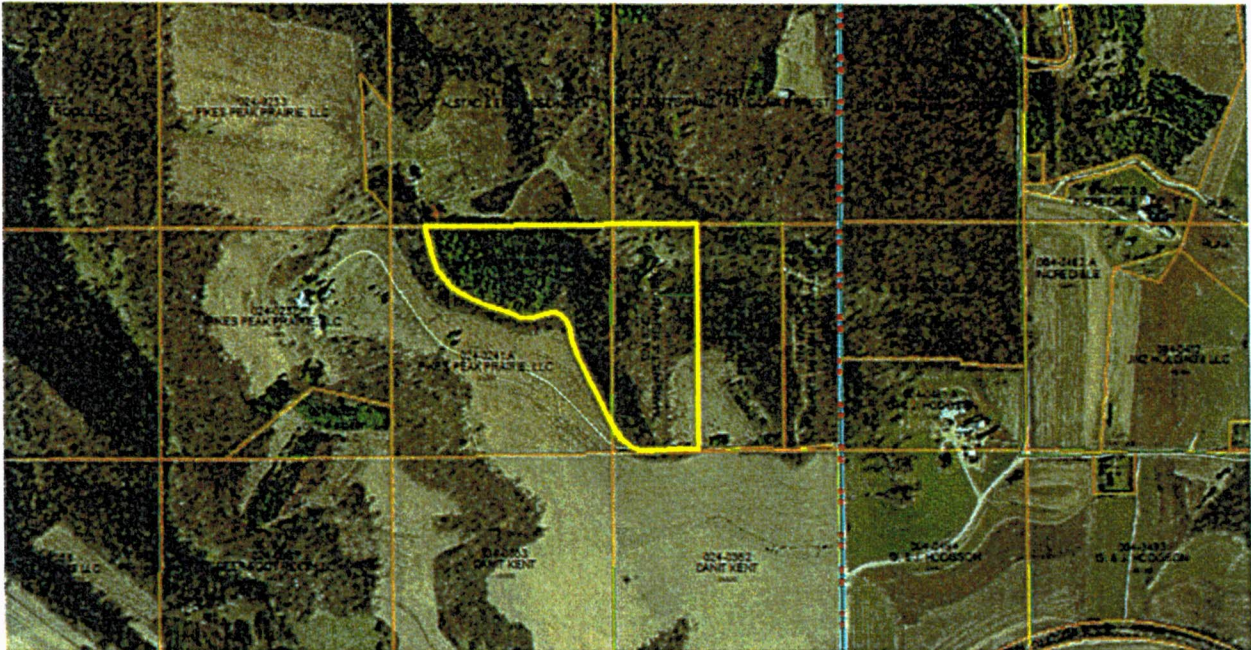
Comments/Recommendations

1. The existing zoning status of this lot only allows those uses that existed when it became nonconforming (1978). The petition to zone it AR-1 Ag Res would make it eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock type animal units.
2. There is no land division proposed with this petition.
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 Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 9-422

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by James and Thomas Sitkie;

For land being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Town 4N, Range 4E in the Town of Waldwick affecting tax parcel 026-0685.A;

And, this petition is made to rezone 10.0 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 Waldwick,**

Whereas a public hearing, designated as zoning hearing number **3248** was last held on **March 24, 2022** 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 **April 19, 2022**. The effective date of this ordinance shall be **April 19, 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 March 24, 2022

Zoning Hearing 3248

Recommendation: **Approval**

Applicant(s): Thomas & James Sitkie

Town of Waldwick

Site Description: S1/2 SE S1-T6N-R4E also affecting tax parcels 024-0242; 0242.B

Petition Summary: This is a request to zone an existing nonconforming 10-acre A-1 Ag lot to AR-1 Ag Res.

Comments/Recommendations

1. The current nonconforming status makes the lot ineligible for permits and the intended use.
2. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animal units.
3. There is no land division associated with this petition.
4. The lot has a 50-foot wide easement to County Line Rd.
5. There is no mapped floodplain on the lot but there is some area impacted by shoreland zoning jurisdiction.
6. 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

- Town Recommendation:** The Town of Waldwick is recommending approval.

[illegible]