

Amendatory Ordinance 1-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Chad Sturdevant and the Arneson Living Trust 4/24/12;

For land being in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Town 7N, Range 5E in the Town of Arena affecting tax parcel 002-0622;

And, this petition is made to rezone 35.047 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 **3249** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3249

Recommendation: **Approval**

Applicant(s): Chad Sturdevant and Arneson Living Trust 4/24/12

Town of Arena

Site Description: SE NE of 1-T7N-R5E also affecting tax parcel 002-0622

Petition Summary: This is a request to rezone 35.047 acres from A-1 Ag to C-1 Conservancy

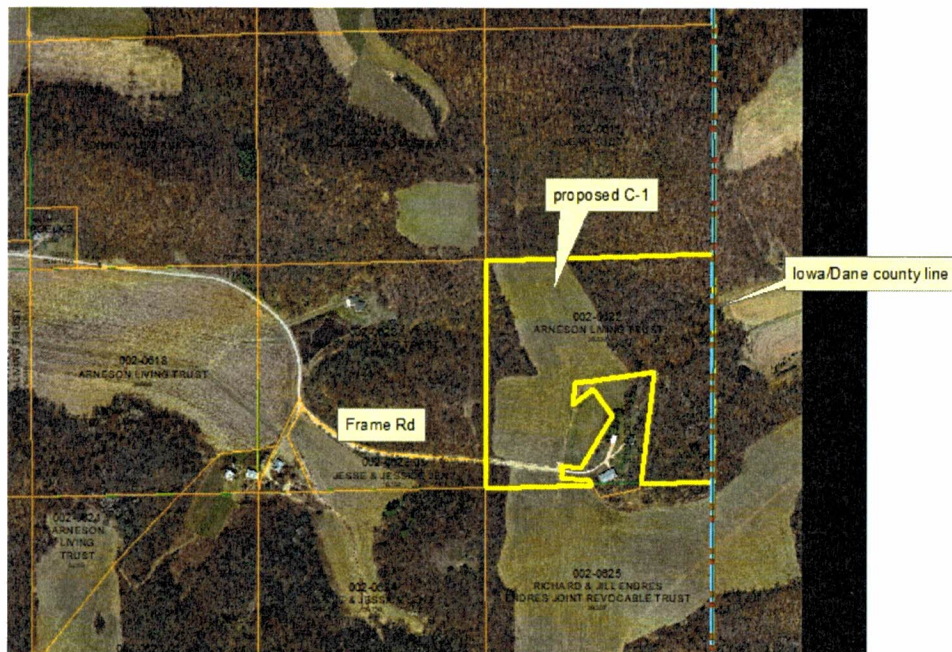
Comments/Recommendations

1. The current A-1 zoning requires a minimum lot size of 40 acres. The proposed lot is 35.047 acres and the intent is to continue open space and ag uses, so the C-1 district is being proposed.
2. The seller will retain over 100 acres zoned A-1 Ag.
3. If approved, the C-1 district would allow open space and ag uses but not any development requiring a county zoning permit.
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 with the Register of Deeds within 6 months of the County Board approval.



Amendatory Ordinance 2-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Adam Gile;

For land being in the NW ¼ of the NE ¼ of Section 8, Town 7N, Range 5E in the Town of Arena affecting tax parcel 002-0743.B;

And, this petition is made to rezone 10.7 acre 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 **3250** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3250

Recommendation: **Approval**

Applicant(s): Adam Gile

Town of Arena

Site Description: NW NE of 8-T7N-R5E also affecting tax parcel 002-0743.B

Petition Summary: This is a request to rezone an existing 10.7-acre lot from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The lot is currently nonconforming as it was created after the minimum 40-acre lot size for the A-1 district was enacted and is only 10.7 acres. The intent is to make it a conforming lot for a potential future house.
2. If approved, the AR-1 district would allow one single family residence, accessory structures, and limited ag uses including up to 5 livestock type animal units.
3. There is no proposed division of the property.
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 3-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Cole and John Rasmussen;

For land being in Section 22, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1104 and 002-1105;

And, this petition is made to rezone four lots of 5.01 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 **3251** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3251

Recommendation: **Approval**

Applicant(s): Cole and John Rasmussen

Town of Arena

Site Description: W1/2 – NW S22-T8N-R4E also affecting tax parcels 002-1104; 1105

Petition Summary: This is a request to create four lots of 5.01 acres each by rezoning from A-1 Ag to AR-1 Ag Res.

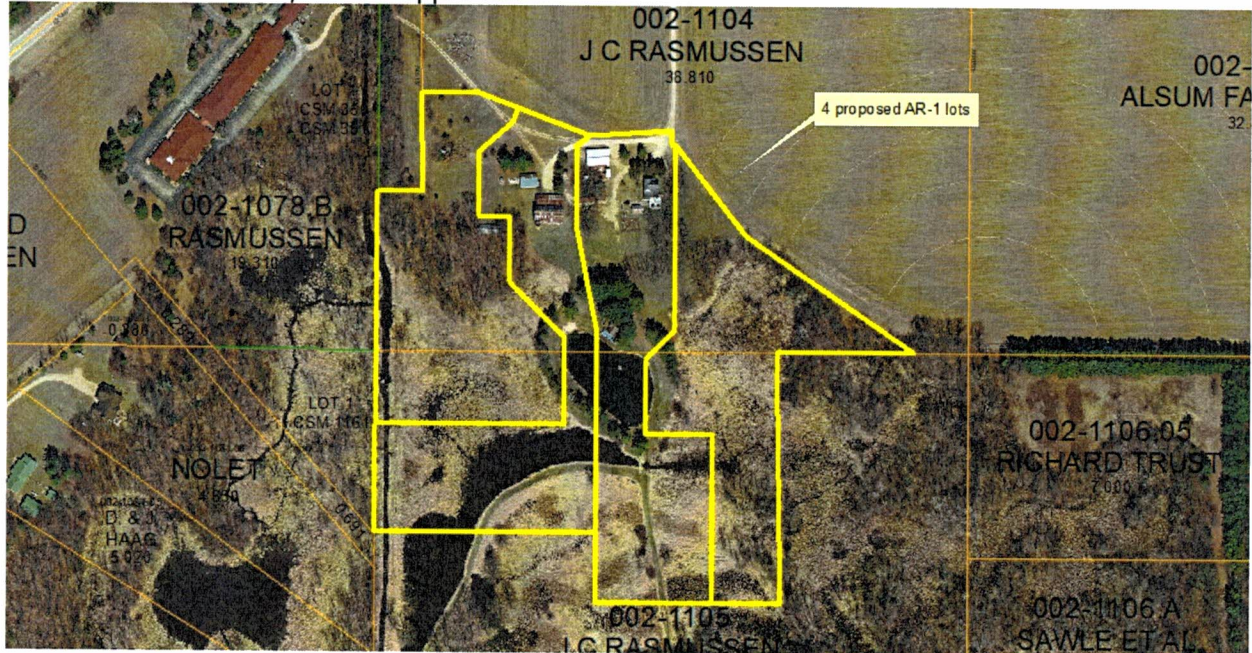
Comments/Recommendations

1. The existing A-1 zoning has a minimum 40-acre lot size so the proposed lots require rezoning
2. If approved, each lot would be eligible for one single family residence, accessory structures, limited ag uses including up to 3 livestock type animal units.
3. The associated certified survey map has not yet been submitted for formal review.
4. Each lot includes mapped floodplain. Three have some area outside the floodplain and the fourth has floodfringe area that could be developed if the floodplain standards are met. Any required improvements to the driveway will also require meeting floodplain zoning standards as it currently crosses the floodfringe portion of the floodplain. This may require an engineered plan.
5. The associated certified survey map has not yet been submitted for formal review. The proposed 66-foot wide easement will need to be revised to abut the easterly lot (Lot 4) by the full 66 feet.
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 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 4-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Adam Crist and White Oak Trust;

For land being in the SW ¼ of the NE ¼ of Section 30, Town 7N, Range 3E in the Town of Dodgeville affecting tax parcels 008-0643 and 008-0644;

And, this petition is made to rezone 10.0 acres from A-1 Agricultural to AR-1 Agricultural Residential and 40 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 Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3253** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on April 28, 2022

Zoning Hearing 3253

Recommendation: **Approval**

Applicant(s): Adam Crist and White Oak Trust

Town of Mineral Point

Site Description: SW NE S30-T7N-R3E also affecting tax parcels 008-643; 0644

Petition Summary: This is a request to rezone 10.0 acres from A-1 Ag to AR-1 Ag Res, and 40 acres zoned with the AC-1 Ag Conservancy overlay.

Comments/Recommendations

1. The current A-1 zoning requires a minimum lot size of 40 acres, so the proposed 10-acre lot requires zoning approval to be created.
2. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animal units. The AC-1 overlay is required to meet the town's residential density standard and would prohibit any 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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the affidavit required in the zoning ordinance is duly recorded with the Register of Deeds within 6 months.



Amendatory Ordinance 5-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Joseph P. Bartol, Steven & Cathy Lacy, and Susan Teller;

For land being in Sections 20 and 21, Town 7N, Range 2E in the Town of Highland affecting tax parcels 012-0148.01 and 012-0163.02;

And, this petition is made to rezone 11.25 acres and 29.753 acres from AR-1 Agricultural Residential 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 Highland,**

Whereas a public hearing, designated as zoning hearing number **3255** was last held on **April 28, 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 two certified survey maps are properly vacated 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3255

Recommendation: **Approval**

Applicant(s): Joseph Bartol, Steve & Cathy Lacø, and Susan Teller

Town of Highland

Site Description: S20&21-T7N-R2E also affecting tax parcels 012-0148.01; 0163.02

Petition Summary: This is a request to zone two existing AR-1 lots of 11.25 acres and 29.753 acres to A-1 with the intend of consolidating with adjacent A-1 land

Comments/Recommendations

1. The intent is to eliminate the AR-1 lots and ultimately reconfigure the property between owners as 40+ acre A-1 properties. Because the AR-1 lots are currently described by certified survey maps, the maps will be petitioned to be vacated.
2. 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 condition that the two certified survey maps are properly vacated within 6 months of County Board approval.



Amendatory Ordinance 6-522

To the Honorable Iowa County Board of Supervisors:

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

For land being in the NW ¼ of the NE ¼ of Section 31, Town 7N, Range 2E in the Town of Highland affecting tax parcels 012-0289 and 012-0302;

And, this petition is made to rezone 4.819 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 **3256** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3256

Recommendation: **Approval**

Applicant(s): Stephen & Myra Jean Peterson

Town of Highland

Site Description: NW NE S31-T7N-R2E also affecting tax parcels 012-0289; 0302

Petition Summary: This is a request to rezone 4.819 acres from A-1 Ag to AR-1 Ag Res

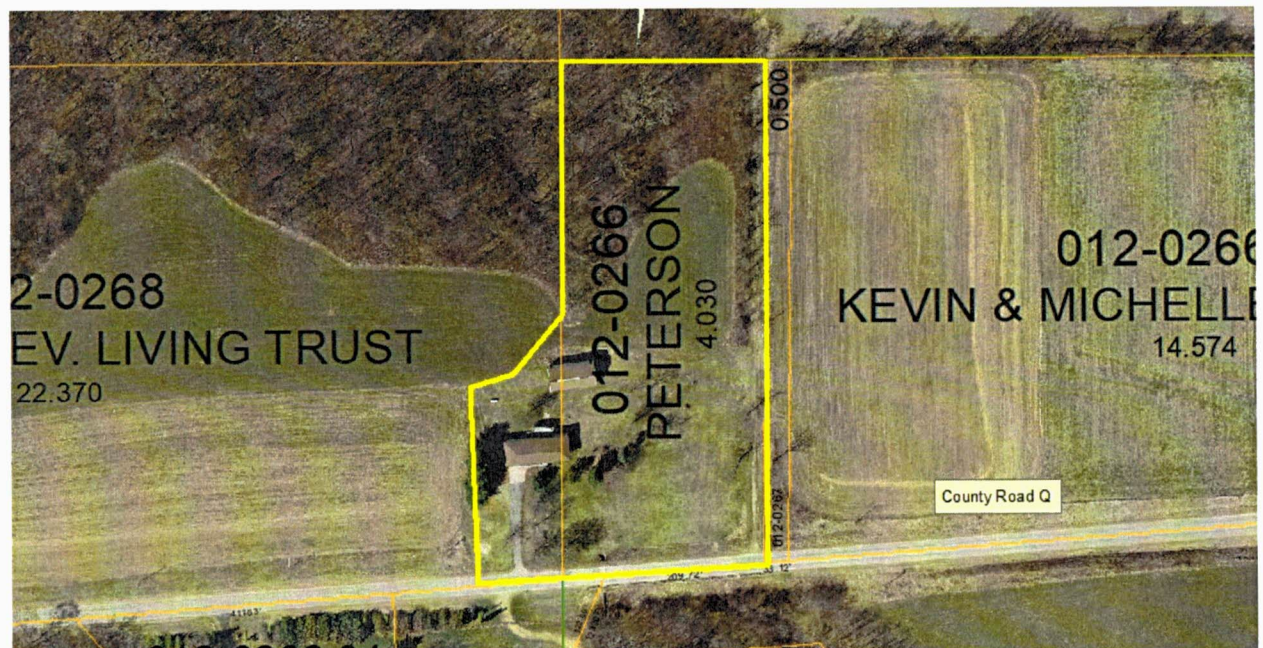
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size, so the proposed lot requires zoning approval in order to be created.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, but no livestock type 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 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 7-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Pat Reichling, etal.;

For land being in the E ½ of the NE ¼ of Section 16, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0175 and 018-0178;

And, this petition is made to rezone 6.76 acres from A-1 Agricultural to AR-1 Agricultural Residential and 34.5 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 Mineral Point**,

Whereas a public hearing, designated as zoning hearing number **3257** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3257

Recommendation: **Approval**

Applicant(s): Pat Reichling, etal.

Town of Mineral Point

Site Description: E1/2 NE S16-T5N-R3E also affecting tax parcels 018-0175; 0178

Petition Summary: This is a request to rezone 6.76 acres from A-1 Ag to AR-1 Ag Res with approximately 34.5 acres zoned with the AC-1 Ag Conservancy overlay.

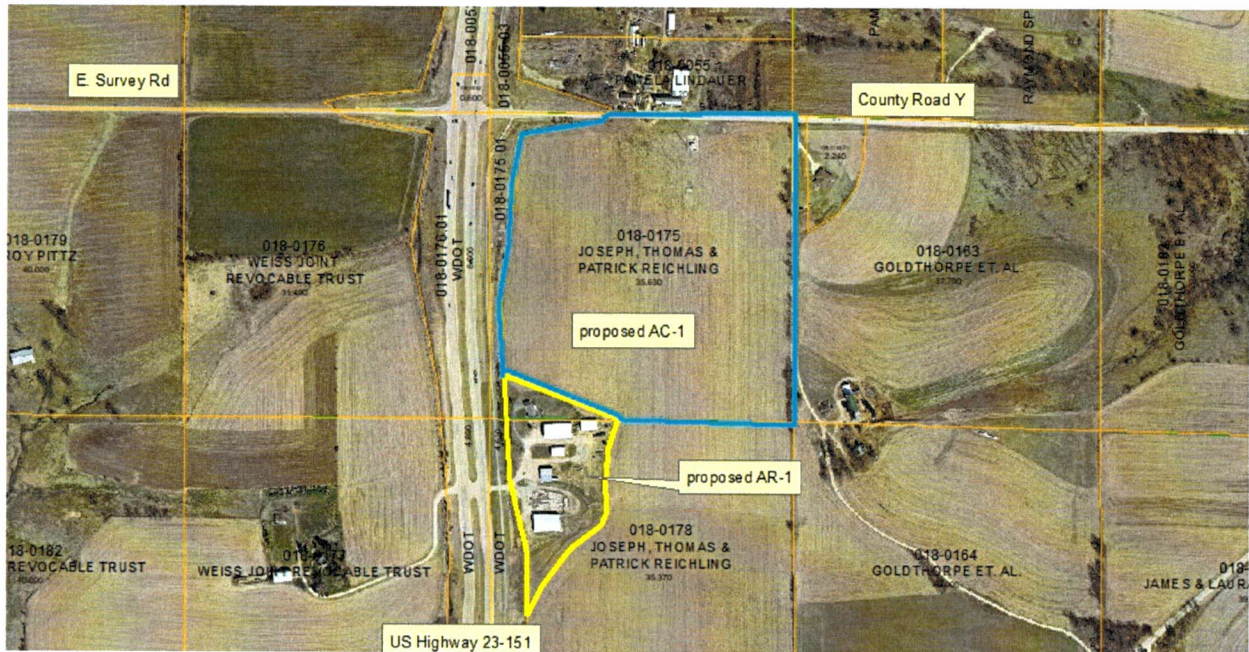
Comments/Recommendations

1. The current A-1 zoning requires a minimum lot size of 40 acres, so the proposed 6.76-acre lot requires zoning approval to be created.
2. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units. The AC-1 overlay is required to meet the town's residential density standard and would prohibit any development that requires a zoning permit.
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 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 8-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Luke Fitzsimmons and Fitzsimmons Farms LLC;

For land being in the E ½ of the NW ¼ of Section 34, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0498.03, 018-0498, and 018-0494.03;

And, this petition is made to rezone 6.519 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 **3258** was last held on **April 28, 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 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 April 28, 2022

Zoning Hearing 3258

Recommendation: **Approval**

Applicant(s): Luke Fitzsimmons and Fitzsimmons Farms LLC

Town of Mineral Point

Site Description: E1/2 NW S34-T5N-R3E also affecting tax parcels 018-0498.03; 0498; 0494.03

Petition Summary: This is a request to enlarge an existing 6.519-acre AR-1 lot to 9.56 acres by adding land currently zoned A-1 Ag.

Comments/Recommendations

1. The land to be added to the AR-1 lot is currently zoned A-1 Ag with some having the AC-1 Ag Conservancy overlaid as required when the AR-1 lot was originally approved to meet the town's density. This petition will still comply with the density as no additional residences can be built.
2. The associated certified survey map has not yet 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 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.

