

Amendatory Ordinance 1-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Randy & Mary Pitman;

For land being in the W ½ of the SW ¼ of Section 31, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0503 and 002-0504;

And, this petition is made to rezone 18.54 acres from A-1 Agricultural to AB-1 Agricultural Business and 17.32 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 **3261** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3261

Recommendation: **Approval**

Applicant(s): Randy & Mary Pitman

Town of Arena

Site Description: W1/2-SW S31-T8N-R5E also affecting tax parcels 002-0503; 0504

Petition Summary: This is a request to rezone 18.54 acres from A-1 Ag to AB-1 Ag Bus and 17.32 acres from A-1 Ag to C-1 Conservancy

Comments/Recommendations

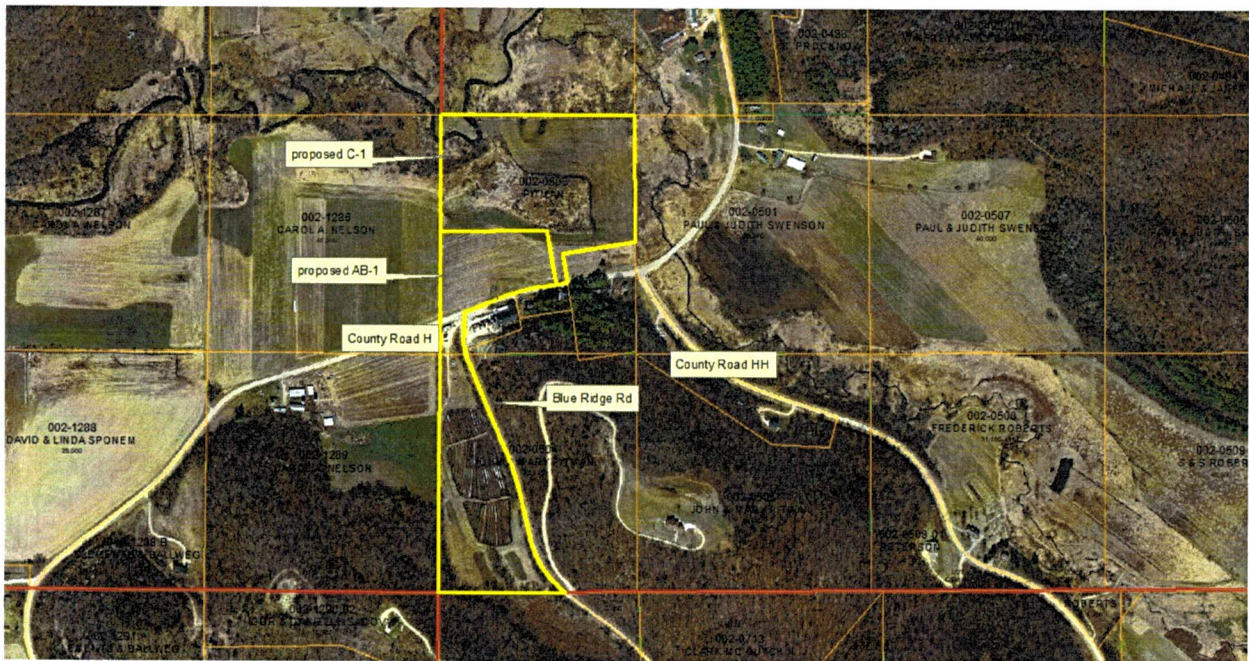
1. Currently, this is a contiguous A-1 lot of about 93 acres. The A-1 district has a minimum lot size of 40 acres, so the two proposed lots require rezoning in order to be legally created, despite the existing land use not changing.
2. The proposed AB-1 lot is to be used in association with the adjacent 1.5-acre AB-1 lot where the Mill Creek Cheese factory operates. The associated CUP is to allow the existing waste spreading use to continue.
3. If approved, the C-1 lot would allow open space and ag uses but not any development requiring a county zoning permit. Much of the lot is mapped floodplain and wetlands.
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 2-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Mark DeSmet, Christopher Dodge and Maryam Heydari;

For land being in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4 and NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, all in Town 5N, Range 5E in the Town of Brigham affecting tax parcels 004-1131, 004-1131.01, 004-1131.02, and 004-1119;

And, this petition is made to rezone 8.346 acres and 26.656 from A-1 Agricultural and AR-1 Agricultural 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 **3262** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3262

Recommendation: **Approval**

Applicant(s): Mark DeSmet, Christopher Dodge and Maryam Heydari

Town of Brigham

Site Description: NE/NE of S4 & NW/NW of S3 all in T5N-R5E also affecting tax parcels 004-1119; 1131; 1131.01; 1131.02

Petition Summary: This is a request to enlarge a 5.011-acre AR-1 Ag Res lot to 8.346 acres and a 6.656-acre AR-1 Ag Res lot to 26.656 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res

Comments/Recommendations

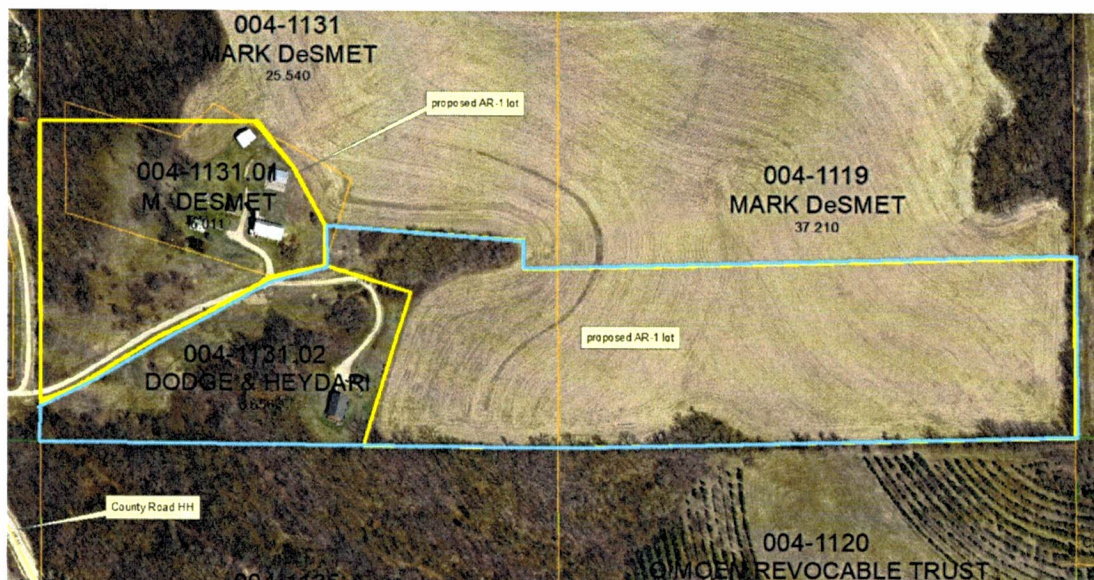
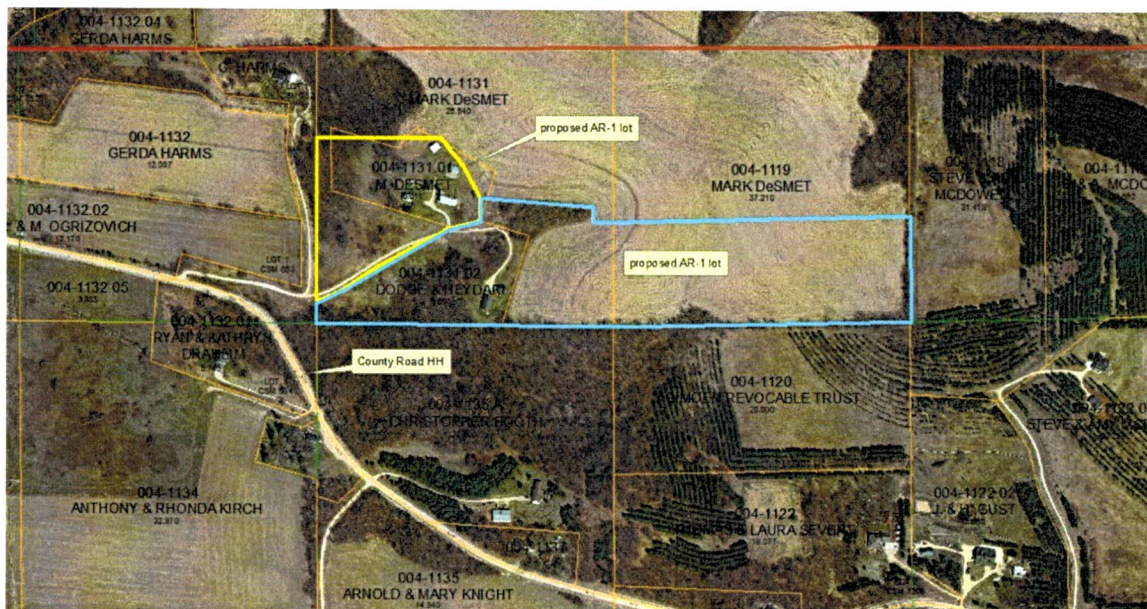
1. If approved, the AR-1 district would allow one single family residence on each lot (existing), accessory structures, and limited ag uses including up to 3 livestock type animal units on the smaller lot and up to 11 on the larger.
2. There is part of the existing 5.01-acre AR-1 lot that is not included in the proposed 8.346-acre lot that will be zoned back to A-1 Ag to be consolidated with the adjacent A-1 land owned by Mr. DeSmet.
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 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 3-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Megan Van Hecker and Christopher Handel;

For land being in the SW ¼ of the NW ¼ of Section 20, Town 6N, Range 5E in the Town of Brigham affecting tax parcel 004-0758.02;

And, this petition is made to rezone 10.22 acres from AR-1 Agricultural Residential to B-3 Heavy Business.

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 **3263** was last held on **May 26, 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 Conditional Use Permit is approved by the Iowa County Planning & Zoning Committee 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3263

Recommendation: **Approval**

Applicant(s): Megan Van Hecker & Christopher Handel

Town of Brigham

Site Description: SW/NW S20-T6N-R5E also affecting tax parcel 004-0758.02

Petition Summary: This is a request to zone an existing 10.22-acre lot from AR-1 Ag Res to B-3 Hvy Bus to make it eligible for a Conditional Use Permit to operate a lumber yard with associated residence. **the applicants are requesting a revision to the CUP to add a construction business and equipment rental, repair**

Comments/Recommendations

1. The existing AR-1 zoning does not provide for the operation of the proposed lumber yard, so the B-3 district must be requested in order to operate the business from the property.
2. If approved, the uses on the property require approval by CUP. The existing residence is included in the CUP request, but must be associated with the approved business/commercial uses. This means it is to be occupied by an owner, operator or employee of the business/commercial uses.
3. The proposal does not involve a land division.
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 of the zoning change and will need to review the proposed revisions to the CUP request.

Staff Recommendation: Staff recommends approval of the zoning change with the condition that the associated Conditional Use Permit is approved within 6 months of County Board approval of the zoning change.



Amendatory Ordinance 4-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Chad and Katie Mosley;

For land being in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcel 008-0834.A;

And, this petition is made to rezone 2.68 acres from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3264** was last held on **May 26, 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.**

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 **June 21, 2022.** The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3264

Recommendation: **Approval**

Applicant(s): Chad & Katie Mosley

Town of Dodgeville

Site Description: NW/NE S4-T6N-R3E also affecting tax parcel 008-0834.A

Petition Summary: This is a request to change the zoning of an existing 2.68-acre legal nonconforming A-1 Ag lot to AR-1 Ag Res.

Comments/Recommendations

1. The lot is currently legal nonconforming A-1 Ag due to existing at the time (1978) when the minimum lot size for the A-1 district was set as 40 acres. However, under the State Farmland Preservation Program, the applicant's proposal to replace the existing trailer house with a new house would require a Conditional Use Permit. Since the processes are about the same, the applicants propose to make the lot conforming through rezoning.
2. If approved, the lot would be eligible for one single family residence, accessory structures, and limited ag uses not including 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 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 5-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Mike & Tracy Vanden Heuvel and Robin Lavik;

For land being in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Town 6N, Range 1E in the Town of Highland affecting tax parcels 012-1213 and 012-1213.01;

And, this petition is made to rezone 3.67 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 Highland,**

Whereas a public hearing, designated as zoning hearing number **3265** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3265

Recommendation: **Approval**

Applicant(s): Mike & Tracy Vanden Heuvel and Robin Lavik

Town of Highland

Site Description: SW/NW S7-T6N-R1E also affecting tax parcels 012-1213; 1213.01

Petition Summary: This is a request to enlarge an existing 1.75-acre AR-1 Ag Res lot to 3.67 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res

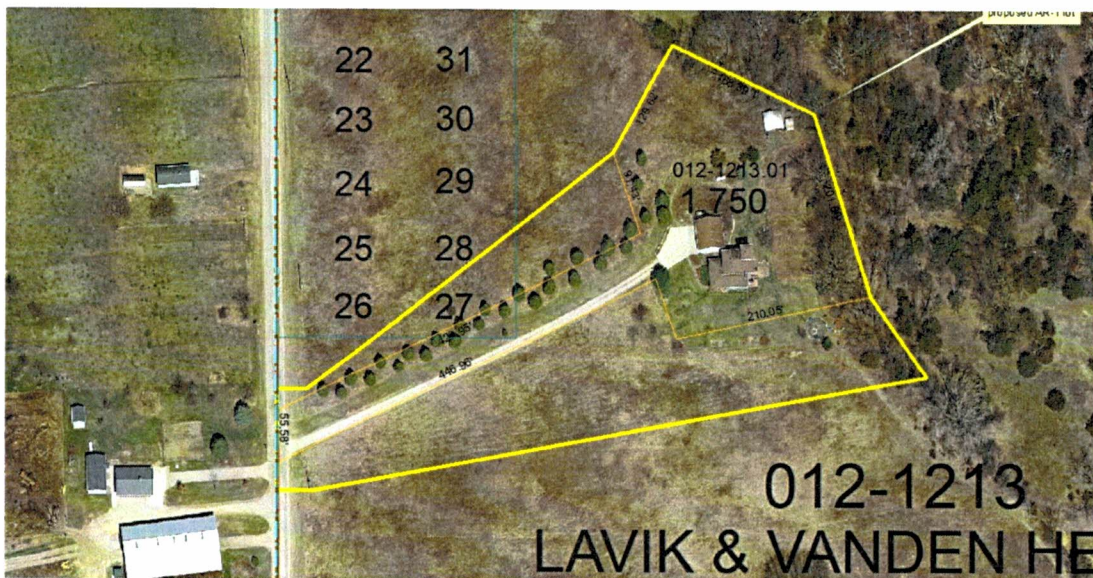
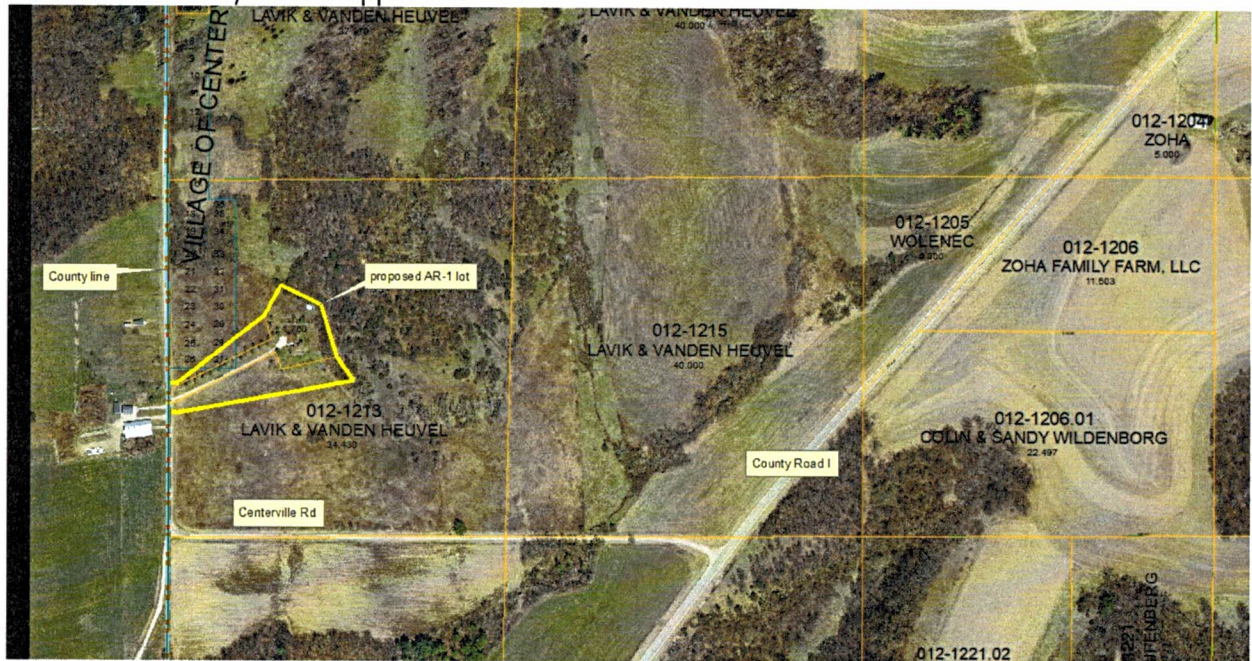
Comments/Recommendations

1. If approved, the AR-1 district would allow one single family residence (exists), accessory structures and limited ag uses, but not including livestock type animal units.
2. The associated certified survey map has been submitted for formal review. Verification has been requested of the Surveyor to see if the Centerville Plat has been abandoned since the proposed lot includes parts of Lots 26-28 of said plat. If it has not, the CSM simply needs to denote the Centerville Plat lots.
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 affidavit required in the zoning ordinance is duly recorded with the Register of Deeds within 6 months of County Board approval.



Amendatory Ordinance 6-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Daniel Esser;

For land being in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Town 7N, Range 1E in the Town of Highland affecting tax parcel 012-0900;

And, this petition is made to rezone 4.347 acres from A-1 Agricultural to C-1 Conservation.

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 **3266** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3266

Recommendation: **Approval**

Applicant(s): Daniel Esser

Town of Highland

Site Description: NE/SE S26-T7N-R1E also affecting tax parcels 012-0900

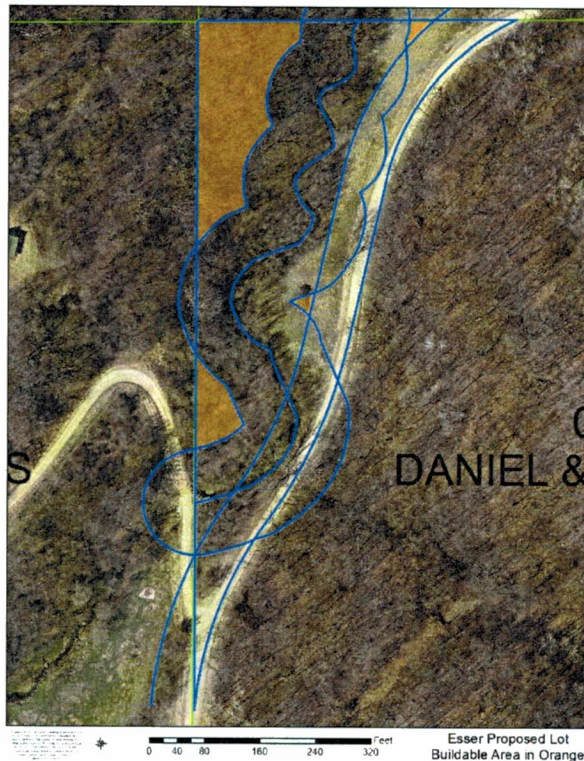
Petition Summary: This is a request to rezone 4.347 acres from A-1 Ag to either AR-1 Ag Res or C-1 Conservancy, depending upon the feasibility of being able to be developed.

Comments/Recommendations

1. The reason for the possibility of either the AR-1 or C-1 districts is due to Smokey Hollow Creek bisecting the proposed lot. The creek is considered navigable, which means State shoreland zoning regulations apply 300 feet landward of the creek.

This includes a minimum 75-foot setback for any structure from the ordinary high water mark of the creek. When that is taken into account along with the minimum setback off Smokey Hollow Rd, there is very little available building area.

Taking the required setbacks, the map below shows in brown/orange the potential buildable areas. However, the WDNR interprets a driveway/field road as a "structure", meaning it is not possible to cross the waterway...the drive would encroach on the 75-foot setback...unless a variance is granted. This makes the largest potential buildable areas questionable, unless access can be gained without crossing the creek.

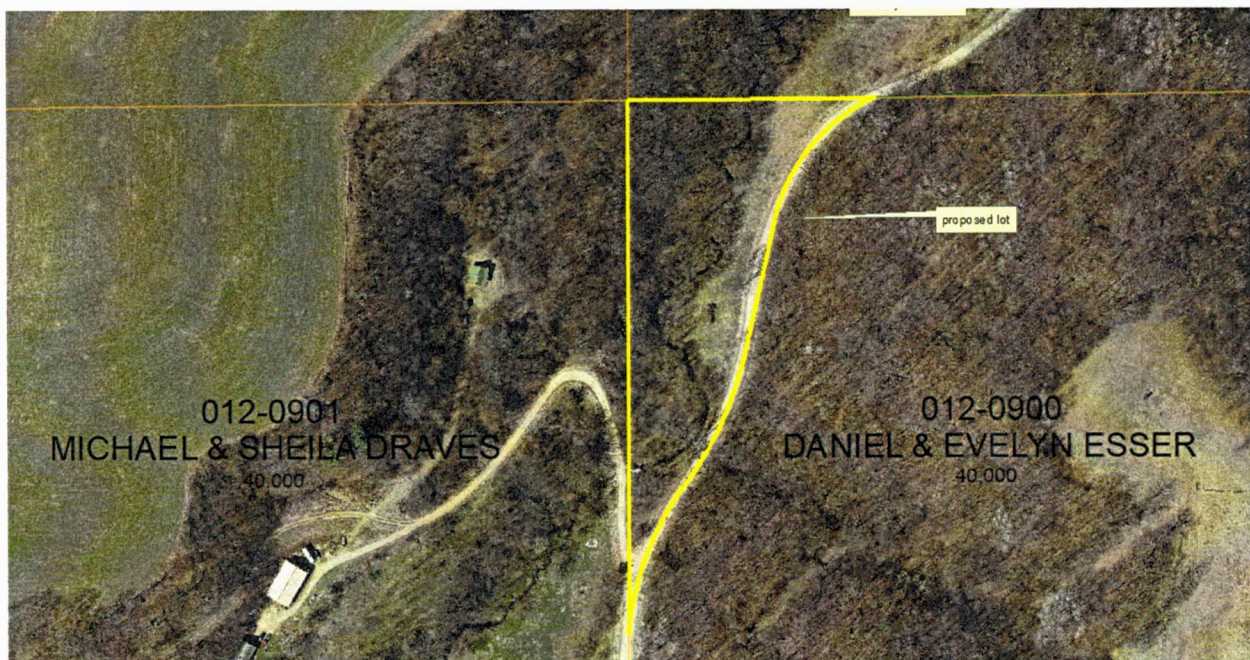


2. If there is no intent to build on the lot, the C-1 district would be the best option, as no development requiring a zoning permit would be allowed. Rezoning to AR-1 provides for a residence and other buildings, so it should be determined that there is a feasible buildable site before rezoning. If there isn't interest to do this now, the lot can be zoned C-1 and petitioned in the future to be zoned AR-1 with the verification of a buildable site.
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 of rezoning to AR-1.

Staff Recommendation: Given the buildable area/shoreland zoning issues, staff recommends approval of rezoning to the C-1 district with condition the associated certified survey map is duly recorded within 6 months of County Board approval. Open space uses and limited use of camping units is permitted in the C-1 district.



Amendatory Ordinance 7-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jeff Ihm and David Conlin;

For land being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Town 5N, Range 5E in the Town of Moscow affecting tax parcel 020-0133.03;

And, this petition is made to rezone 5.0 acres from B-2 Highway Business 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 **3267** was last held on **May 26, 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**.

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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3267

Recommendation: **Approval**

Applicant(s): Jeff Ihm and David Conlin

Town of Moscow

Site Description: NW/SW S20-T6N-R5E also affecting tax parcel 020-0133.03

Petition Summary: This is a request to zone an existing 5-acre B-2 Hwy Bus lot to AR-1 Ag Res.

Comments/Recommendations

1. This lot was zoned B-2 in 2000 (ZH 1726) with a CUP for retail sales of flowers & craft items with associated residence. The intended use of the lot now is just to be residential, which requires the zoning change.
2. There is no proposed division of the property.
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 Moscow is recommending approval.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 8-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Daniel and Randy Toay;

For land being in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 11, Town 5N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0784.01, 024-0785.01, 024-0778, and 024-0778.A;

And, this petition is made to rezone 2.85 acres from A-1 Agricultural and AR-1 Agricultural Residential to all AR-1 Agricultural Residential; and 13.63 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 **3269** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3269

Recommendation: **Approval**

Applicant(s): Daniel & Randy Toay

Town of Ridgeway

Site Description: SE/SE & W1/2 SW S11-T5N-R4E also affecting tax parcels 024-0784.01, 0785.01, 0778, 0778.A

Petition Summary: This is a request to enlarge an existing 1.85-acre AR-1 Ag Res lot to 2.85 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res; and to create a 13.63-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

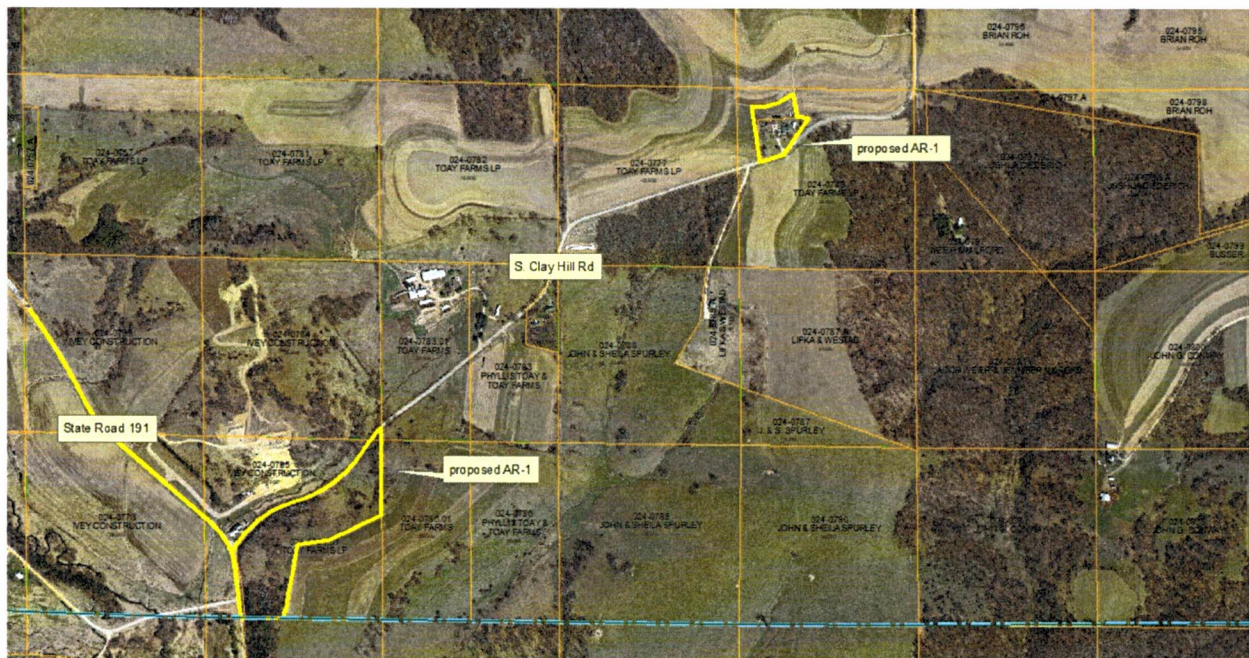
1. The current A-1 zoning requires a minimum lot size of 40 acres, so the proposed lots require zoning approval to be created.
2. If approved, the use of the proposed 2.85-acre lot will remain unchanged. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animal units on the 13.63-acre lot.
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

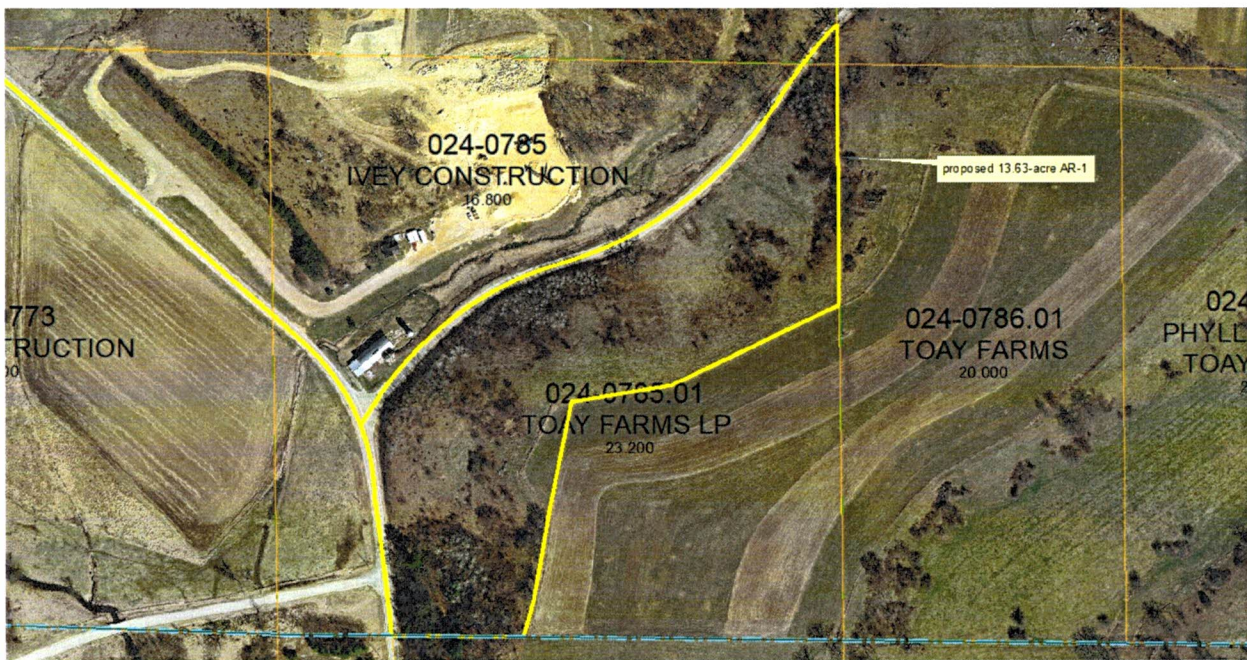
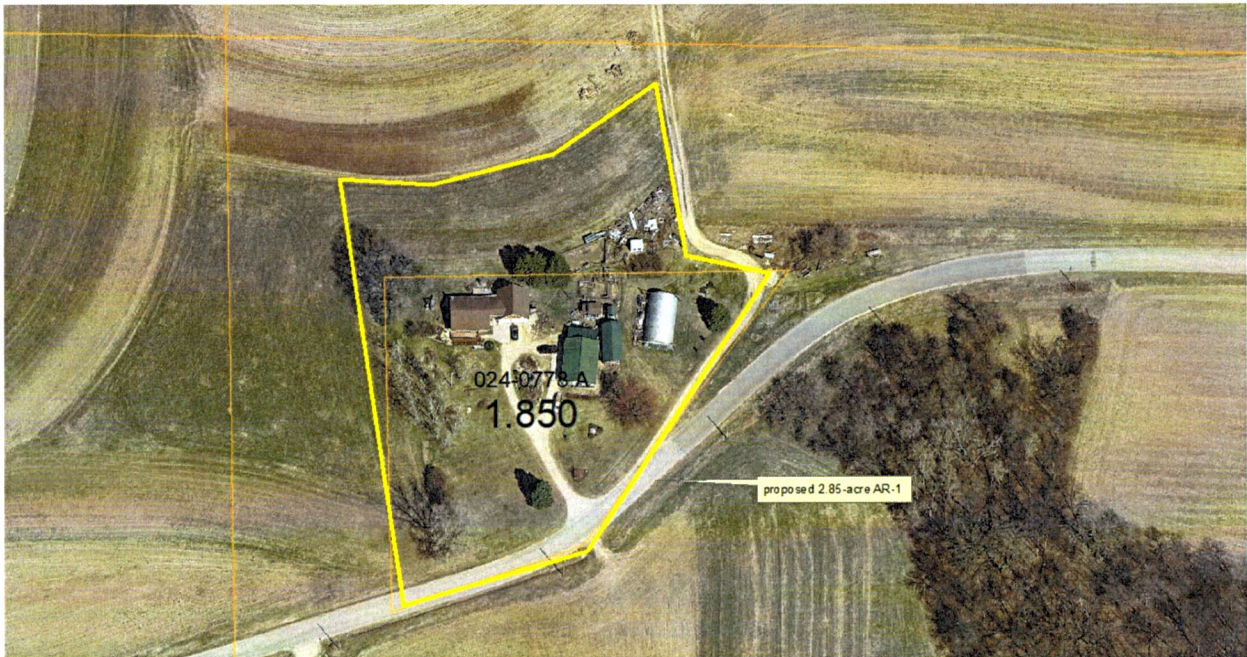
rare or irreplaceable natural areas.

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 Ridgeway 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 9-622

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jewell Associates Engineers, Inc. and The House of Wyoming Valley Inc.;

For land being in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Town 7N, Range 3E in the Town of Wyoming affecting tax parcels 028-0719, 028-0818, 028-0715.A;

And, this petition is made to rezone 8.33 acres from A-1 Agricultural & B-2 Highway Business to all B-2 Highway Business; and 1.75 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 Wyoming**,

Whereas a public hearing, designated as zoning hearing number **3270** was last held on **May 26, 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 **June 21, 2022**. The effective date of this ordinance shall be **June 21, 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 May 26, 2022

Zoning Hearing 3270

Recommendation: **Approval**

Applicant(s): Jewell Associates Engineers Inc. and The House of Wyoming Valley Inc.

Town of Wyoming

Site Description: N1/2-NW & NW/NE S15-T7N-R3E also affecting tax parcels 028-0719, 0818, 0715.A

Petition Summary: This is a request to correct a nonconforming B-2 Hwy Bus lot by zoning 8.33 acres from A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus; 40.3 acres from A-1 Ag & B-2 Hwy Bus to all A-1 Ag; and a remnant 1.75 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The original B-2 lot was approved in 1990, after which part of it was sold off to an adjoining neighbor, thus creating the nonconformity. In order to be eligible for a permit for a proposed storage building, the zoning needs to be made conforming.
2. This request includes a CUP for the B-2 lot to continue the current use of parking, shop, and accessory buildings in association with the House on the Rock business.
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.

