

Amendatory Ordinance 1-722

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Paul Ramsden and Lois Denure;

For land being in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Town 5N, Range 5E in the Town of Brigham affecting tax parcels 004-1248 and 004-1126;

And, this petition is made to rezone 7.548 acres from A-1 Agricultural to AR-1 Agricultural Residential with 12.5 acres zoned to the AC-1 Agricultural Conservancy overlay district.

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

Whereas a public hearing, designated as zoning hearing number **3273** was last held on **June 23, 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 **July 19, 2022**. The effective date of this ordinance shall be **July 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 June 23, 2022

Zoning Hearing 3273

Recommendation: **Approval**

Applicant(s): Paul Ramsden and Lois Denure

Town of Brigham

Site Description: NW/NE of S10-T5N-R5E also affecting tax parcels 004-1248; 1126

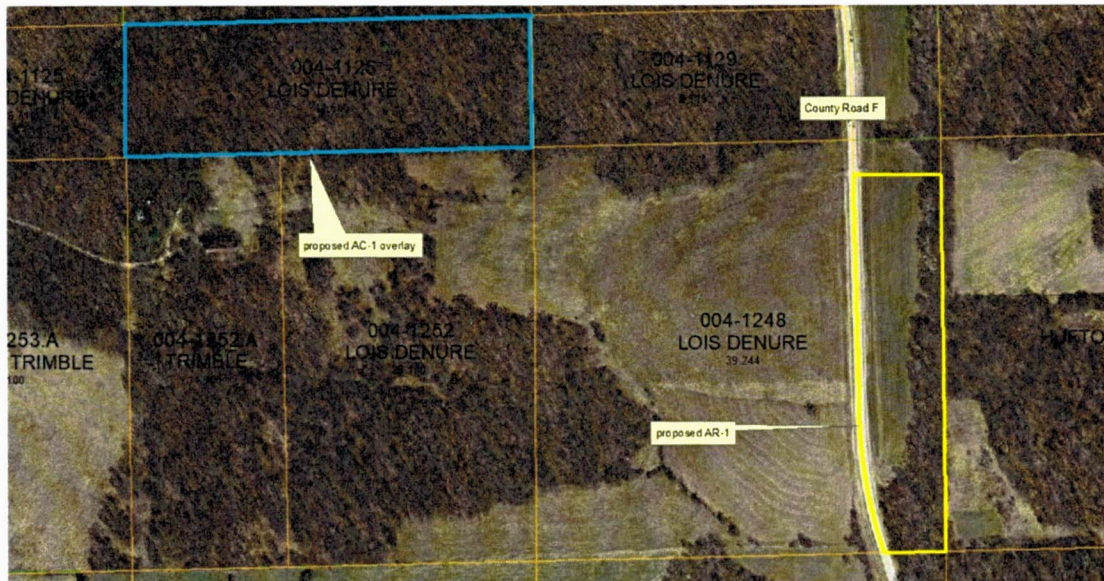
Petition Summary: This is a request to rezone 7.548 acres from A-1 Ag to AR-1 Ag Res with 12.5 acres zoned with the AC-1 Ag Conservancy overlay

Comments/Recommendations

1. The A-1 district has a minimum lot size of 40 acres, so the proposed lot requires rezoning in order to be legally created. The AC-1 is required to comply with the town's 1:20 residential density.
2. If approved, the AR-1 lot would allow one single-family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units. The AC-1 district allows open space ag uses, but 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

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

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



Amendatory Ordinance 2-722

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Thomas C. Slaney and the Slaney Revocable Trust;

For land being in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1189.B and 008-1190.A;

And, this petition is made to rezone 5.005 acres and 22.469 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 **3275** was last held on **June 23, 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 **July 19, 2022**. The effective date of this ordinance shall be **July 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 23, 2022

Zoning Hearing 3275

Recommendation: **Approval**

Applicant(s): Tom Slaney and Slaney Revocable Trust

Town of Dodgeville

Site Description: NW/NW of S21-T6N-R3E also affecting tax parcels 008-1189.B, 1190.A

Petition Summary: This is a request to zone 5.005 acres and 22.469 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. Currently, this is a single nonconforming A-1 Ag lot due to being created after the minimum 40-acre lot size was enacted in 1978.
2. If approved, each lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units on the smaller lot and 8 on the larger lot.
3. The associated certified survey map has been submitted for formal review. A 66-foot wide easement is proposed for the 5.005 acre lot.
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.

Amendatory Ordinance 3-722

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Todd and Staci Upmann;

For land being in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Town 7N, Range 1E in the Town of Highland affecting tax parcel 012-0443.02, 012-0442.01, 012-0445, 012-0466.01, and 012-0449;

And, this petition is made to rezone 27.156 acres and 24.5 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 **3276** was last held on **June 23, 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 **July 19, 2022**. The effective date of this ordinance shall be **July 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 23, 2022

Zoning Hearing 3276

Recommendation: **Approval**

Applicant(s): Todd and Staci Upmann

Town of Highland

Site Description: NW & NE/SW S2-T7N-R1E also affecting tax parcel 012-0443.02, 0442.01, 0445, 0446.01 & 0449

Petition Summary: This is a request to change the zoning of two existing lots of 27.156 acres & 24.5 acres from A-1 Ag lot to AR-1 Ag Res.

Comments/Recommendations

1. The lots are currently nonconforming A-1 Ag due to being created after the minimum 40-acre lot size for the A-1 district was enacted in 1978. As such, they are not eligible for development unless made to conform by enlarging or rezoning.
2. If approved, each lot would be eligible for one single family residence, accessory structures, and limited ag uses, including up to 8 livestock-type animal units on the smaller lot and 11 on the larger.
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:

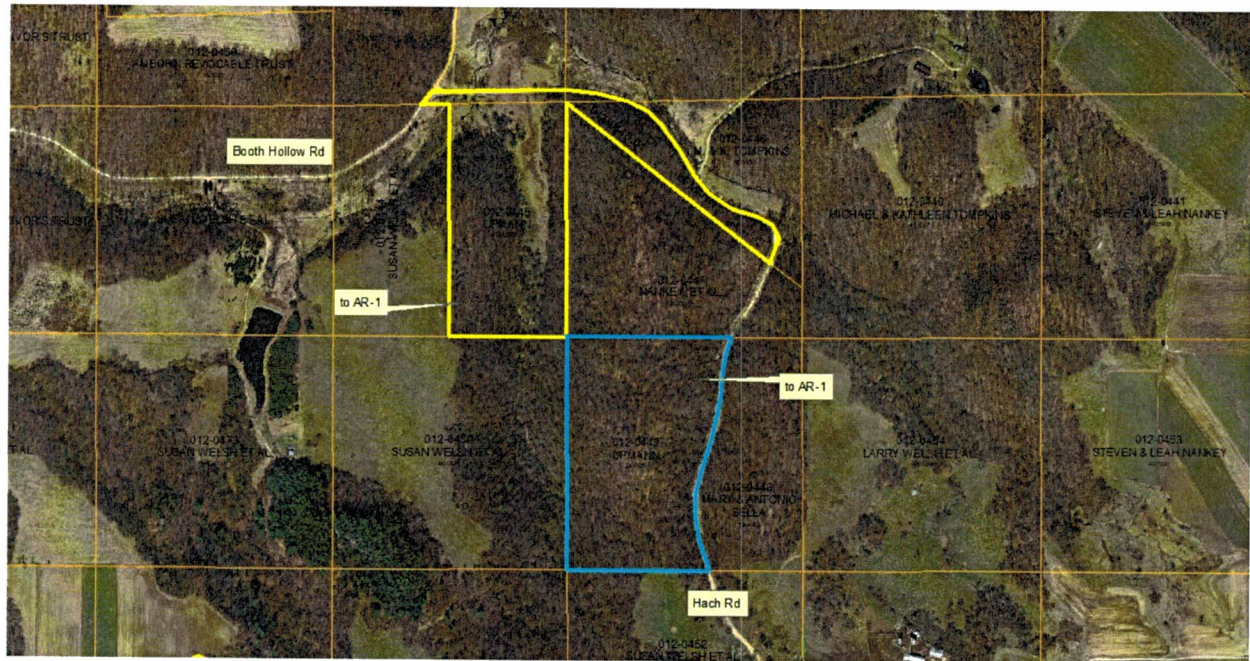
1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation,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

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 4-722

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brian and Sam Draves;

For land being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Town 7N, Range 1E in the Town of Highland affecting tax parcel 012-0712;

And, this petition is made to rezone 2.7.03 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 **3277** was last held on **June 23, 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 **July 19, 2022**. The effective date of this ordinance shall be **July 19, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 23, 2022

Zoning Hearing 3277

Recommendation: **Approval**

Applicant(s): Brian and Sam Draves

Town of Highland

Site Description: SE/SW S16-T7N-R1E also affecting tax parcel 012-0712

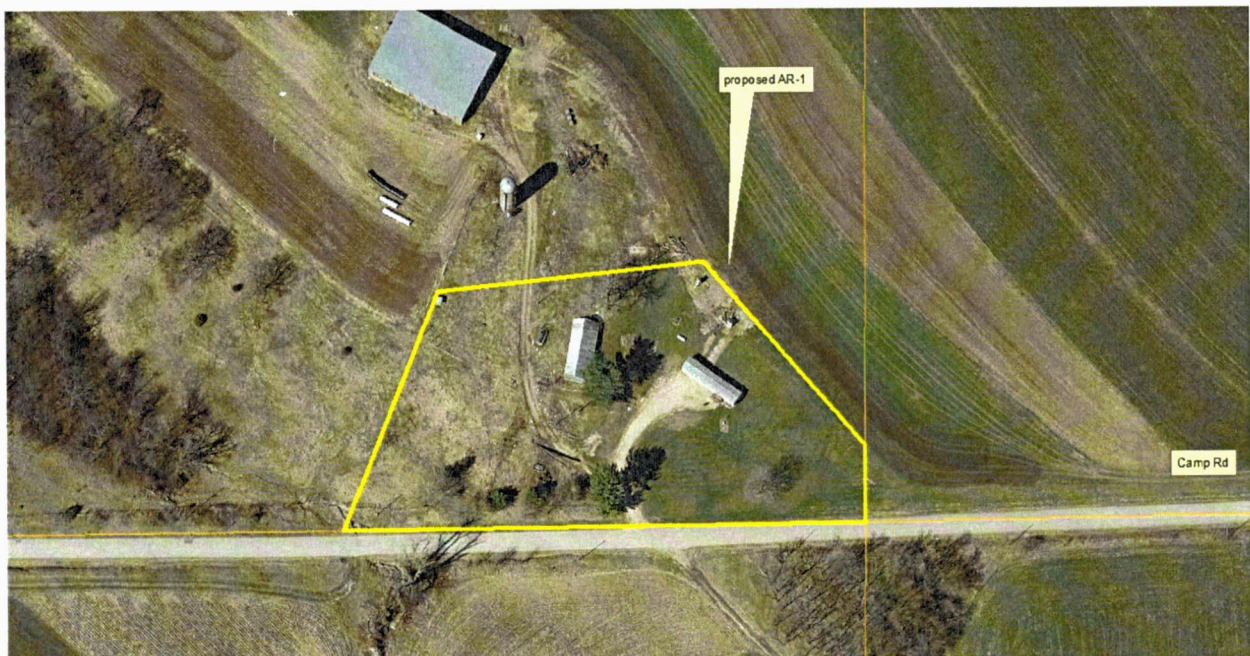
Petition Summary: This is a request to zone 2.703 acres from A-1 Ag to AR-1 Ag Res

Comments/Recommendations

1. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses, but not including livestock type animal units. The applicants plan to replace the existing trailer home with a new home.
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 affidavit required in the zoning ordinance is duly recorded with the Register of Deeds within 6 months of County Board approval.



Amendatory Ordinance 5-722

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by David and Linda Feedar;

For land being in the W ½ of the NW ¼ of Section 34, Town 7N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0177.A, 024-0153.C, 024-0156.B, and 024-0178.C;

And, this petition is made to rezone 3.545 acres, 3.807 acres, and 10.942 acres from A-1 Agricultural to AR-1 Agricultural Residential and 14.524 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 Ridgeway,**

Whereas a public hearing, designated as zoning hearing number **3278** was last held on **June 23, 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 **July 19, 2022**. The effective date of this ordinance shall be **July 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

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 23, 2022

Zoning Hearing 3278

Recommendation: **Approval**

Applicant(s): David and Linda Feedar

Town of Ridgeway

Site Description: W ½ NW S34-T7N-R4E also affecting tax parcels 024-0177.A, 0153.C, 0156.B, 0178.C

Petition Summary: This is a request to rezone 3.545 acres, 3.807 acres and 10.942 acres from A-1 Ag to AR-1 Ag Res. It also includes zoning 14.524 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size and all proposed lots are under 40 acres. Rezoning will be required in order for the lots to be legally created.
2. If approved, the AR-1 lots would allow one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animals only on the 10.942 acre lot. The C-1 district allows only open land uses and no structures that require a zoning permit.
3. The associated certified survey map has been submitted for formal review. Each of the proposed lots have a 50-foot wide easement created in 2005.
4. There is mapped floodplain and shoreland/wetland areas impacting the property. However, each of the proposed AR-1 lots have area outside those restricted jurisdictions.
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 Ridgeway is recommending approval.

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

