

Amendatory Ordinance 1-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ralph Brownlee and Alsum Farms Inc.;

For land being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1024 and 002-1027.

And, this petition is made to zone 2.85 acres and 2.151 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3299** was last held on **October 27, 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** 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 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 October 27, 2022

Zoning Hearing 3299

Recommendation: **Approval**

Applicant(s): Ralph Brownlee and Alsum Farms Inc.

Town of Arena

Site Description: SE/SW & SW/SE of S14-T8N-R4E also affecting tax parcels 002-1024; 1027

Petition Summary: This is a request to zone 2.85 acres and 2.151 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

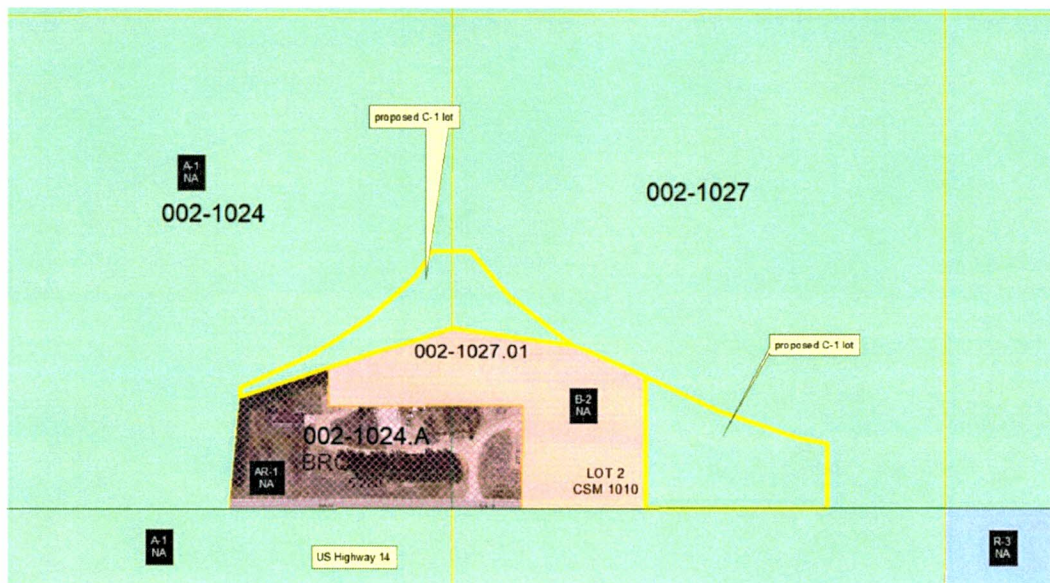
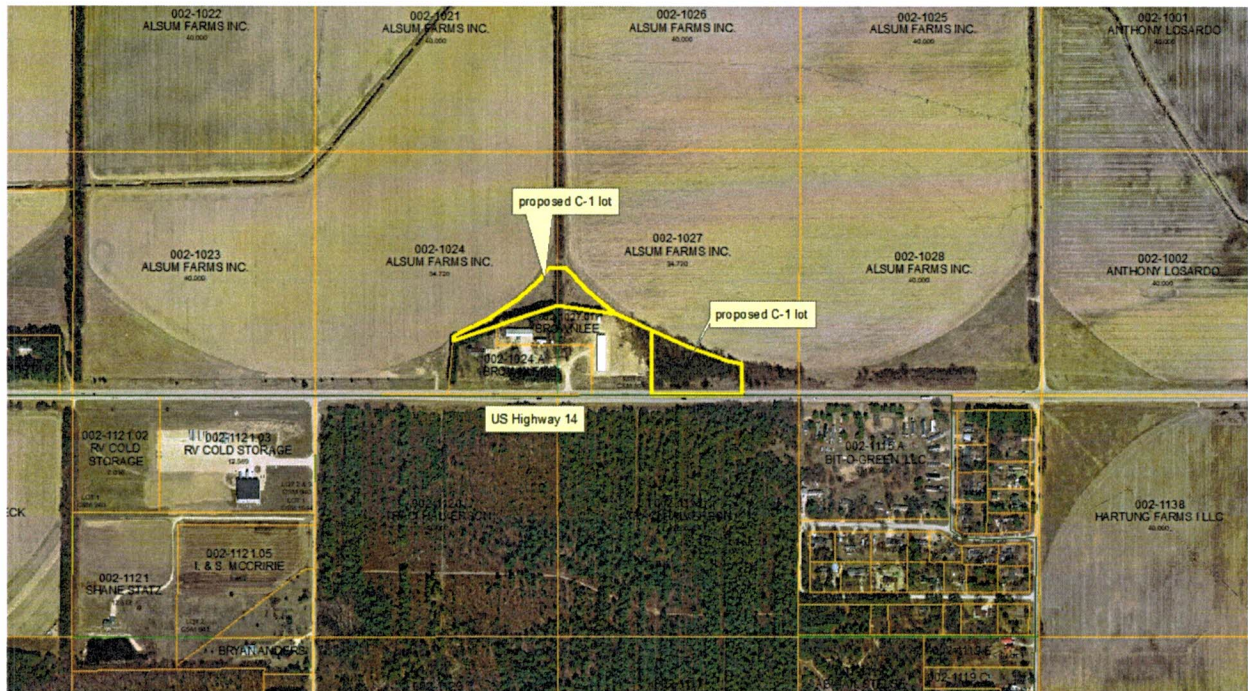
1. The intent is to legally create these two lots so Mr. Brownlee can acquire them from Alsum Farms Inc. for future expansion. The A-1 district requires a minimum 40-acre lot size, so the proposed lots require rezoning in order to be legally created.
2. If approved, each lot would allow open space uses and not be eligible for development requiring a county zoning permit. When future expansion is planned, Mr. Brownlee will propose new lots for rezoning that include these lots.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and

an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

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

Town Recommendation: The Town of Arena is recommending approval.

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



Amendatory Ordinance 2-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Vernon Maier and Richard Gallagher;

For land being in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Town 7N, Range 5E in the Town of Arena affecting tax parcels 002-0725.01 and 002-0727;

And, this petition is made to enlarge an 8.5 acre AR-1 Agricultural Residential lot by zoning 8.78 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3300** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 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 October 27, 2022

Zoning Hearing 3300

Recommendation: **Approval**

Applicant(s): Vernon Maier and Richard Gallagher

Town of Arena

Site Description: NE/NW S7-T7N-R5E also affecting tax parcels 002-0725.01; 0727

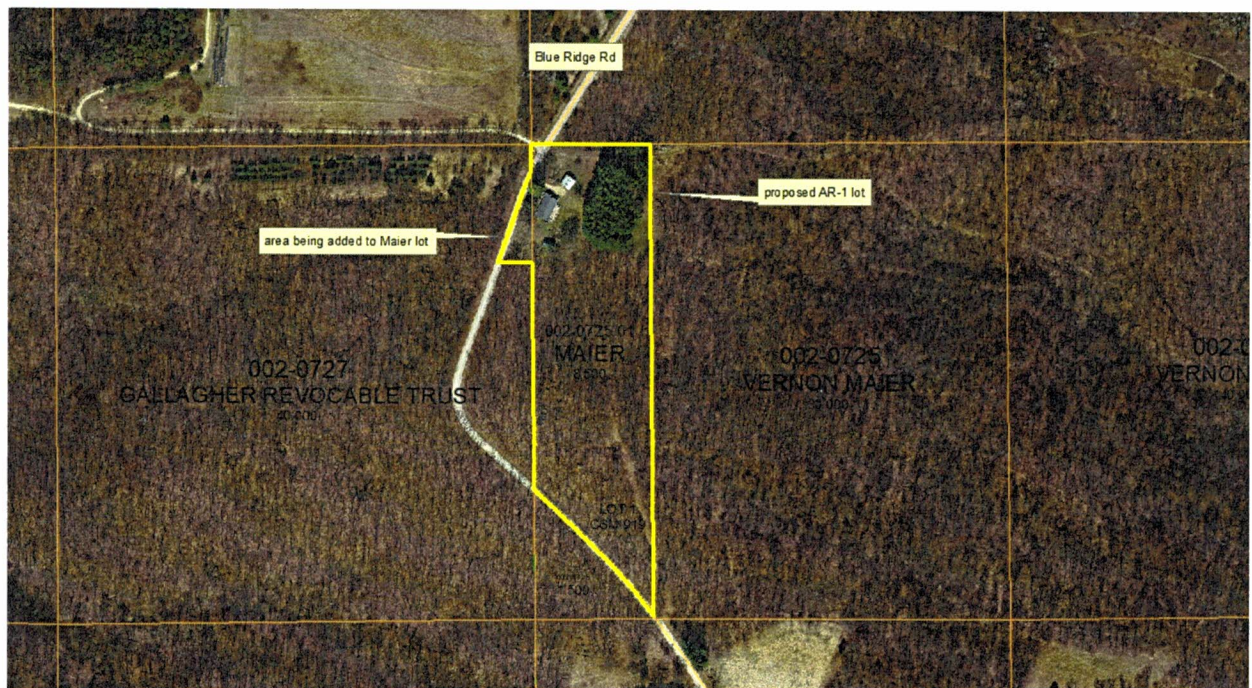
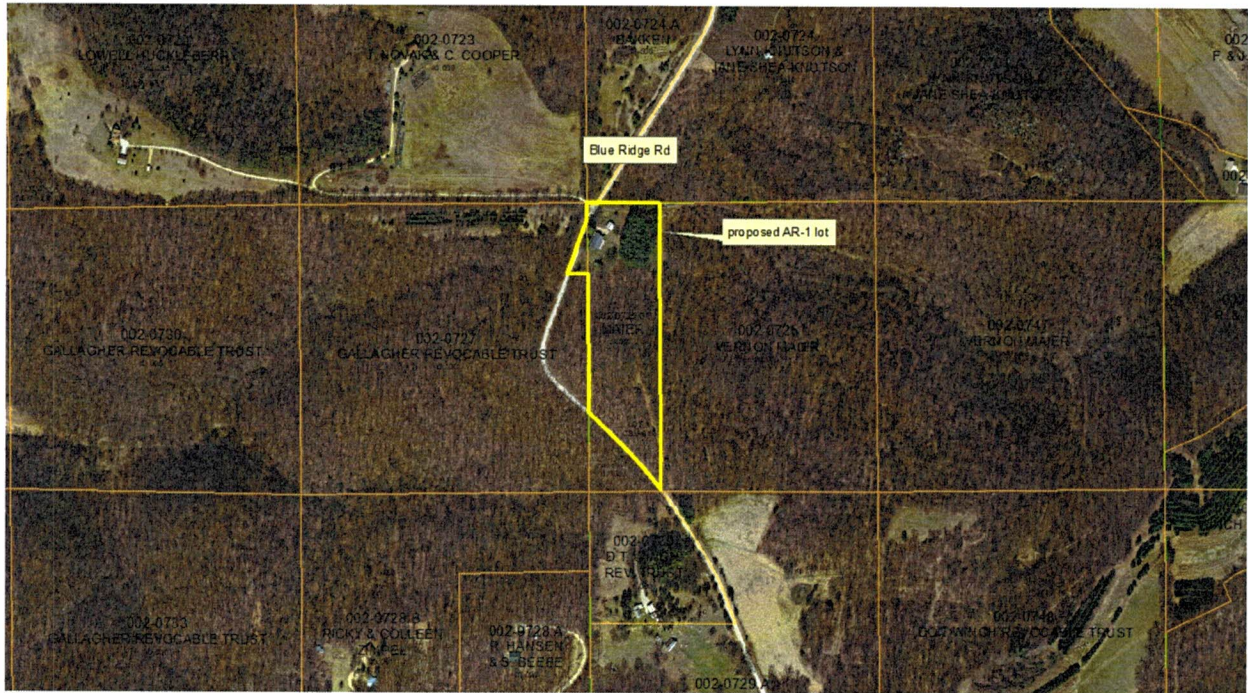
Petition Summary: This is a request to enlarge an existing 8.5-acre AR-1 Ag Res lot to 8.78 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.

Comments/Recommendations

1. The intent is for Mr. Maier to acquire 0.28 from Mr. Gallagher to enlarge his lot. The 0.28 acre is currently zoned A-1 Ag.
2. If approved, the AR-1 lot will retain its existing uses.
3. The associated certified survey map has not yet been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Arena is recommending approval.

- 1) **Staff Recommendation:** Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the land transfer takes place with 6 months of County Board approval.



Amendatory Ordinance 3-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Paul Yanna and Joe Nawrot;

For land being in the SE ¼ of the NW ¼ of Section 7, Town 7N, Range 1E in the Town of Highland affecting tax parcels 012-0539.02 and 012-0536.02;

And, this petition is made to zone 36.307 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 **3302** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3302

Recommendation: **Approval**

Applicant(s): Paul Yanna and Joe Nawrot

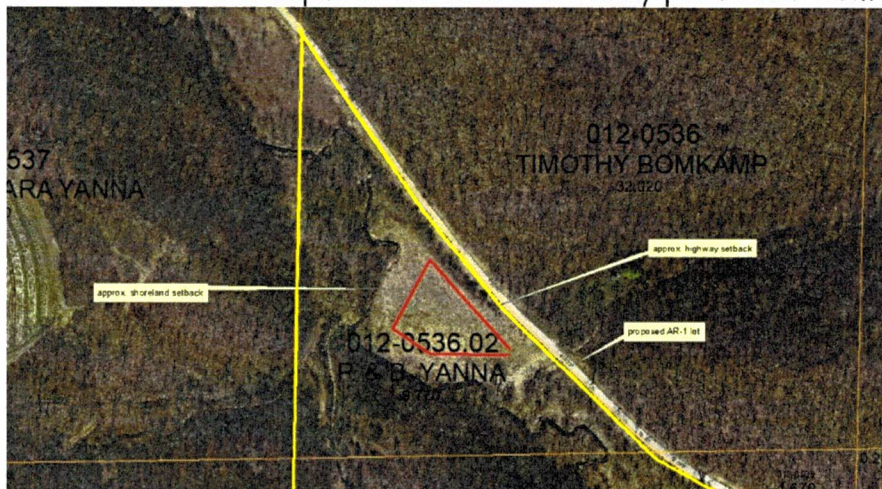
Town of Highland

Site Description: SE/NW of S7 –T7N-R1E also affecting tax parcels 012-0539.02; 0536.02

Petition Summary: This is a request to zone 36.307 acres from A-1 Ag to AR-1 Ag Res.

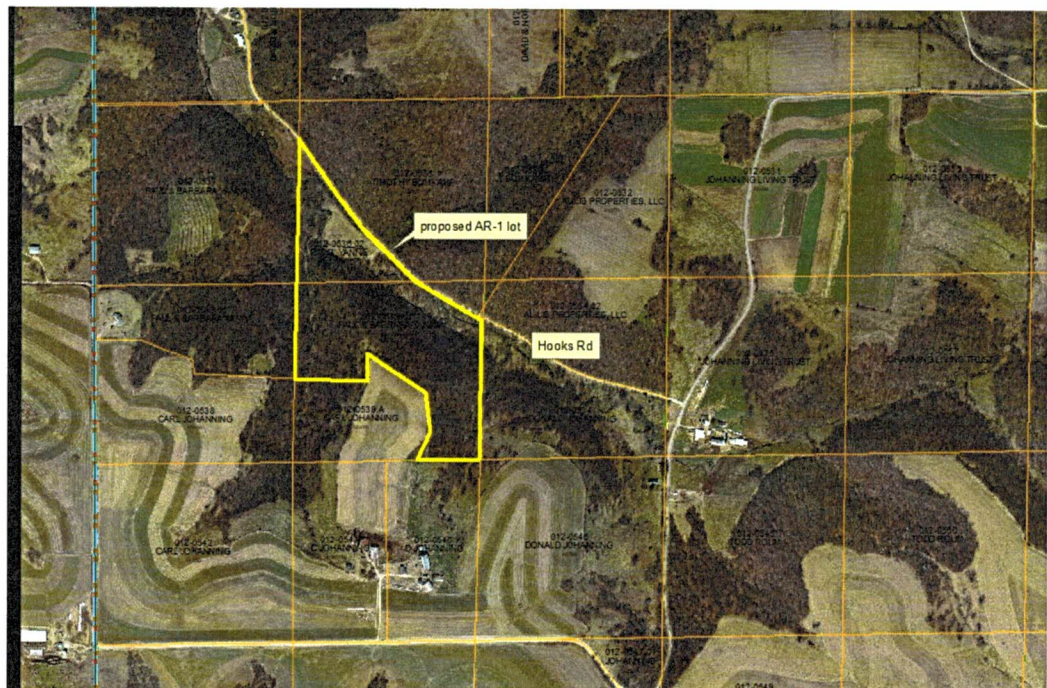
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created. If approved, there would remain about 63 acres of the parent property zoned A-1 Ag.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 11 animal units as defined by the zoning ordinance.
3. The associated certified survey map has not yet been submitted for formal review.
4. There is a navigable waterway that parallels Hooks Rd that is not mapped as floodplain. However, shoreland zoning standards will prohibit any development within 75 feet of the ordinary high water mark of the waterway. There is area in the northwest of the lot that would allow development and meet highway and shoreland setbacks. Development includes a driveway per NR115 Adm Code.



1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

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



Amendatory Ordinance 4-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Adam & Jessica Kreul and William & Tammy McFall;

For land being in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 34, Town 5N, Range 1E in the Town of Mifflin affecting tax parcels 016-0562, 016-0568, and 016-0571;

And, this petition is made to zone 2.52 acres from A-1 Agricultural to AR-1 Agricultural Residential and 37.48 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 Mifflin,**

Whereas a public hearing, designated as zoning hearing number **3303** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3303

Recommendation: **Approval**

Applicant(s): Adam & Jessica Kreul and William & Tammy McFall

Town of Mifflin

Site Description: SW/SW & E ½ - SE of S34 –T5N-R1E also affecting tax parcels 016-0562; 0568; 0571

Petition Summary: This is a request to zone 2.52 acres from A-1 Ag to AR-1 Ag Res with 37.48 acres having the AC-1 Ag Conservancy overlay.

Comments/Recommendations

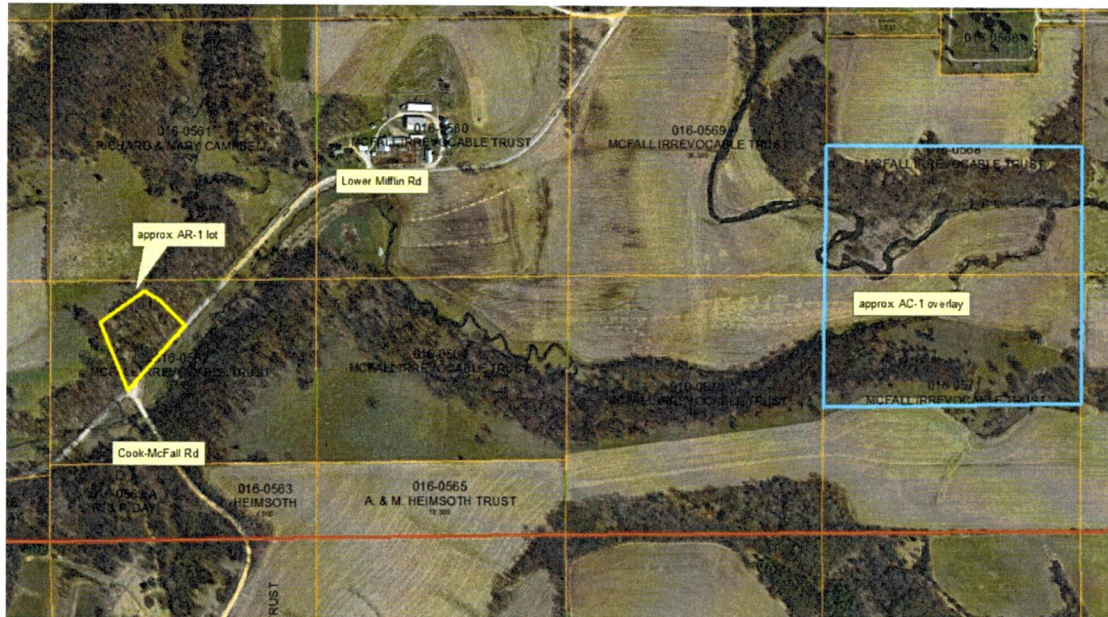
1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created. The associated AC-1 overlay is required to meet the Town's residential density standard.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the zoning ordinance. The AC-1 area would allow the underlying A-1 uses but prohibit any development requiring a county 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 Mifflin 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 5-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by David and Christine Ginter;

For land being in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Town 4N, Range 1E and SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Town 4N, Range 1E in the Town of Mifflin affecting tax parcels 016-0810.01 and 016-0825.01;

And, this petition is made to zone 6.08 acres from A-1 Agricultural to AR-1 Agricultural Residential and 33.92 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 Mifflin,**

Whereas a public hearing, designated as zoning hearing number **3304** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3304

Recommendation: **Approval**

Applicant(s): David & Christine Ginter

Town of Mifflin

Site Description: SE/SE of S11-T4N-R1E & SW/SW of S12-T4N-R1E also affecting tax parcels 016-0810.01; 0825.01

Petition Summary: This is a request to zone 6.08 acres from A-1 Ag to AR-1 Ag Res and 33.92 acres from A-1 Ag to C-1 Conservancy.

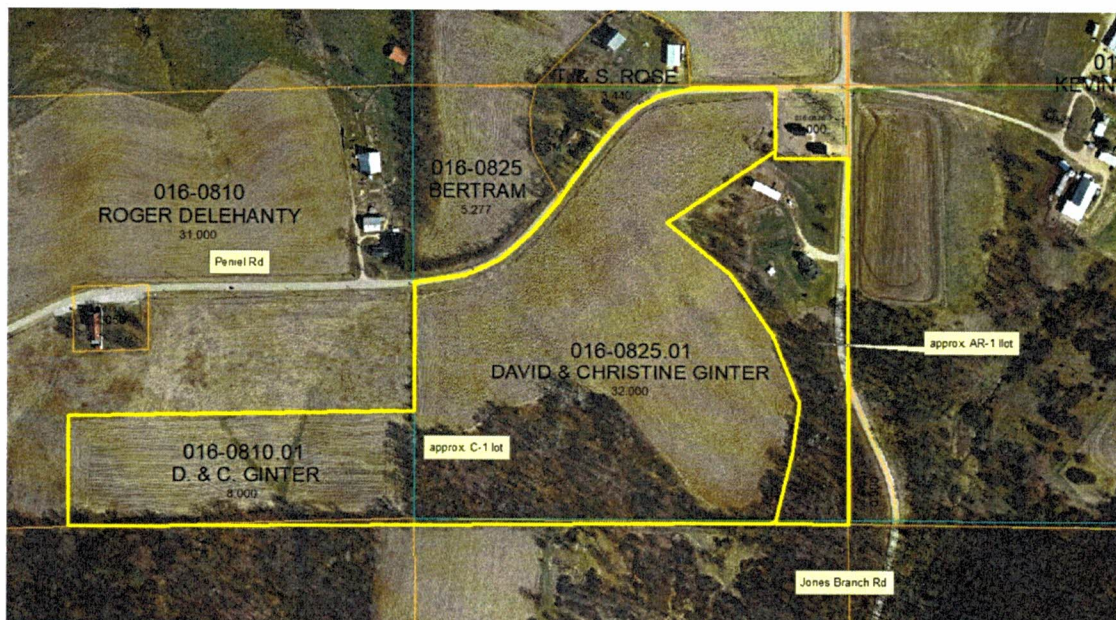
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so the proposed 6.08-acre lot requires rezoning in order to be legally created. The remainder of the lot is proposed to be C-1 Conservancy to meet the residential density standard.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 3 animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no 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 Mifflin 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 6-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jordan and Megan Tibbits;

For land being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Town 5N, Range 2E in the Town of Mineral Point affecting tax parcel 018-0957.09;

And, this petition is made to zone 3.22 acres from AR-1 Agricultural Residential to AB-1 Agricultural Business.

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

Whereas a public hearing, designated as zoning hearing number **3306** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3306

Recommendation: **Approval**

Applicant(s): Jordan & Megan Tibbits

Town of Mineral Point

Site Description: NW/SW of S24-T5N-R2E also affecting tax parcel 018-0957.09

Petition Summary: This is a request to zone 3.22 acres from AR-1 Ag Res to AB-1 Ag Bus.

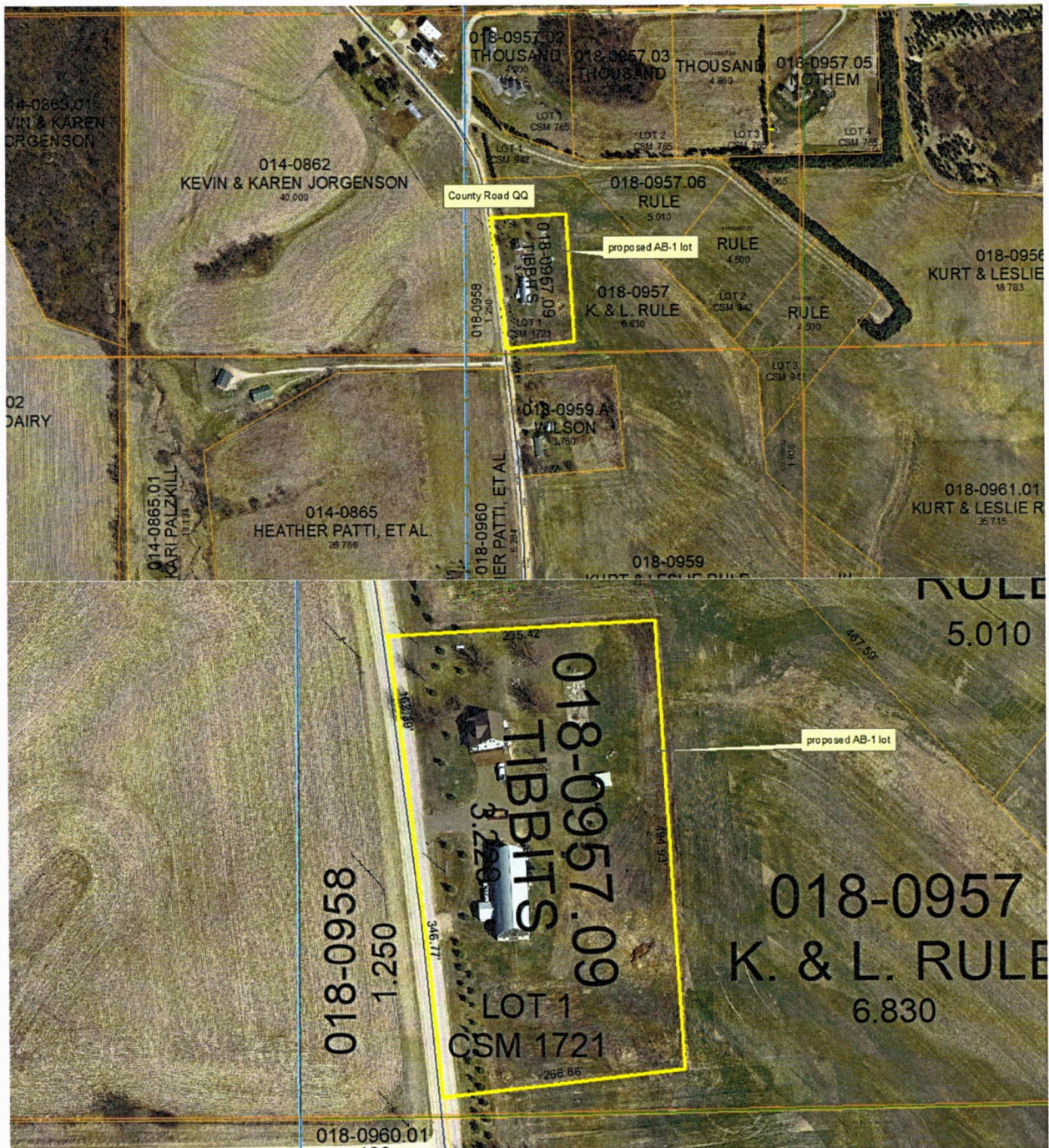
Comments/Recommendations

1. This lot was zoned AR-1 in 2019 without any allowance for livestock-type animal units as defined in the zoning ordinance. The applicants obtained a permit to build a shed/shop in 2021. Upon inspection, it and the existing barn was found to be housing pigs. Being under 5 acres, there is no allowance for animal units unless enlarged or rezoned.
2. If approved, the AB-1 district would only allow cropping. A Conditional Use Permit is required for the Commercial Livestock Operation and associated residence.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding

properties and serves only a private, rather than public interest).

4. Town Recommendation: The Town of Mineral Point is recommending approval.

Staff Recommendation: Staff recommends approval of the rezoning with the condition that the associated Conditional Use Permit is approved.



Amendatory Ordinance 7-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kenneth and Melissa Bartz;

For land being in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Town 5N, Range 4E in the Town of Ridgeway affecting tax parcel 024-0664.A;

And, this petition is made to zone 3.643 acres from A-1 Agricultural to AR-1 Agricultural Residential and 36.363 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 **3307** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3307

Recommendation: **Approval**

Applicant(s): Kenneth & Melissa Bartz

Town of Ridgeway

Site Description: NE/NW of S1-T5N-R4E also affecting tax parcel 024-0664.A

Petition Summary: This is a request to zone 3.643 acres from A-1 Ag to AR-1 Ag Res and 36.363 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so the proposed 3.643-acre lot requires rezoning in order to be legally created. The remainder of the lot is proposed to be C-1 Conservancy as it is not intended to be developed.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no 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 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 County Board approval.



Amendatory Ordinance 8-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Shawn Cassidy and Raymond Harris;

For land being in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Town 4N, Range 4E in the Town of Waldwick affecting tax parcels 026-0672 and 026-0672.01;

And, this petition is made to zone 1.367 acres from A-1 Agricultural & AR-1 Agricultural Residential to AR-1 Agricultural Residential and 0.115 acre 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 Waldwick,**

Whereas a public hearing, designated as zoning hearing number **3308** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 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 October 27, 2022

Zoning Hearing 3308

Recommendation: **Approval**

Applicant(s): Shawn Cassidy and Raymond Harris

Town of Waldwick

Site Description: SW/SE of S13-T4N-R4E also affecting tax parcels 026-0672; 0672.01

Petition Summary: This is a request to zone 1.367 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res and 0.115 acre from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

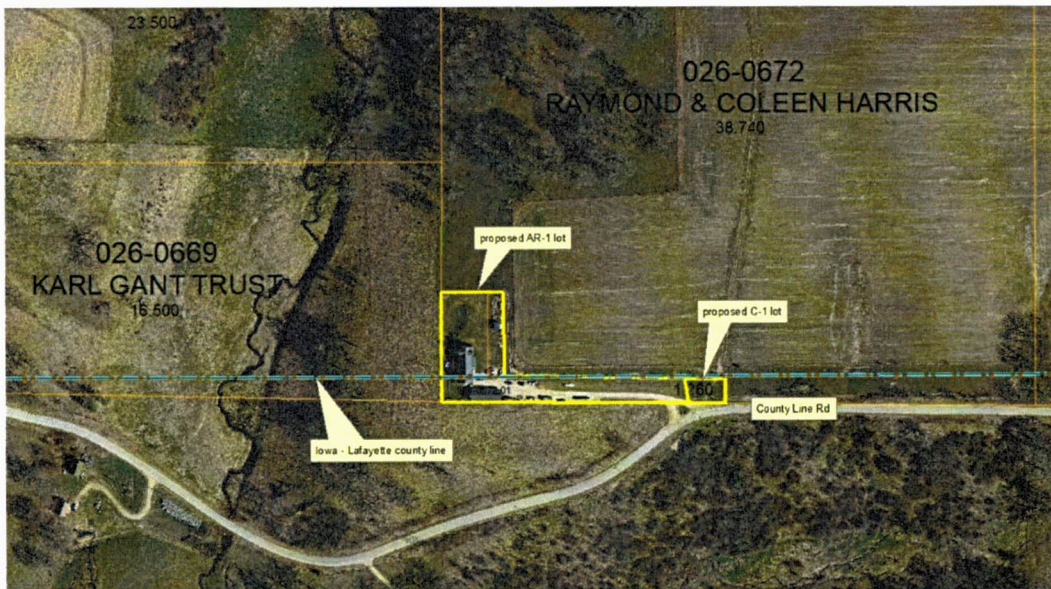
1. The intent is for Mr. Cassidy to expand his existing AR-1 lot to include land he has currently been using but is titled to Mr. Harris. In exchange, Mr. Harris would be getting the 0.115 acre outlot.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no 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 Waldwick 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 9-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dean Crook II;

For land being in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Town 8N, Range 3E in the Town of Wyoming affecting tax parcels 028-0521.B and 028-0527;

And, this petition is made to zone 10.98 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 Wyoming**,

Whereas a public hearing, designated as zoning hearing number **3309** was last held on **October 27, 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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 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 October 27, 2022

Zoning Hearing 3309

Recommendation: **Approval**

Applicant(s): Dean Crook II

Town of Wyoming

Site Description: NE/NW of S3-T8N-R3E also affecting tax parcels 028-0521.B; 0527

Petition Summary: This is a request to zone 10.98 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 10.98-acre lot requires rezoning in order to be legally created. The remaining 40 acres of the parent property will remain A-1 Ag.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 5 animal units as defined by the zoning ordinance.
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 Wyoming 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 10-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Wisconsin Power & Light Company;

For land being in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Town 6N, Range 5E in the Town of Brigham affecting tax parcel 004-0558.02;

And, this petition is made to zone 7.58 acres from A-1 Agricultural to AB-1 Agricultural Business.

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

Whereas a public hearing, designated as zoning hearing number **3295** was last held on **September 22, 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, which was accomplished at the October 27, 2022 meeting of the Iowa County Planning & Zoning Committee.

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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 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 September 22, 2022

Zoning Hearing 3295

Recommendation: **Approval**

Applicant(s): WP&L Company

Town of Brigham

Site Description: SE/NE of S10-T6N-R5E also affecting tax parcel 004-0558.02

Petition Summary: This is a request to zone 7.58 acres from A-1 Ag to AB-1 Ag Bus to make eligible for an electrical distribution substation.

Comments/Recommendations

1. The minimum lot size for the A-1 district has been 40 acres since 1978. This lot was created by land division in 1981, so became nonconforming due to not meeting the minimum lot size.
2. If approved, the AB-1 lot will allow agricultural cropping as a permitted use. Any other use will require a Conditional Use Permit, which the applicant has made for an electrical distribution substation (electrical transmission utility under the county ordinance)
3. The lot was created prior to the requirement of a certified survey map.
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 both the zoning change and CUP

Staff Recommendation: Staff recommends approval of the zoning change with the condition that the associated CUP request is approved.

