

Amendatory Ordinance 1-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by V&V Supremo Foods, Inc. and John & Mary Pitman;

For land being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0503 and 002-0503.A,

And, this petition is made to zone 1.97 acres from A-1 Agricultural and AB-1 Agricultural Business 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 Arena,**

Whereas a public hearing, designated as zoning hearing number **3355** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

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 July 27, 2023

Zoning Hearing 3355

Recommendation: **Approval**

Applicant(s): V&V Supremo Foods, Inc. and John & Mary Pitman

Town of Arena

Site Description: NW/SW of S31-T8N-R5E also affecting tax parcels 002-0503; 0503.A

Petition Summary: This is a request to zone 1.97 acres from A-1 Ag & AB-1 Ag Bus to all AB-1 Ag Bus. It includes a Conditional Use Permit request to operate a cheese factory on the 1.97-acre lot.

Comments/Recommendations

1. The existing 1.5-acre AB-1 lot is being proposed to be enlarged to 1.97 acres by adding 0.47 acre currently zoned A-1 Ag. There is an existing cheese factory operating on the 1.5-acre lot.
2. If approved, the enlarged lot will allow for a proposed expansion of the cheese factory. An application for a variance has been made to allow for the expansion due to the existing factory being a nonconforming structure (within minimum setbacks).
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).

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

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation - zoning change: The Town of Arena is recommending approval of both the zoning change and CUP request.

Staff Recommendation - zoning change: Staff recommends approval of both the zoning change and Conditional Use Permit with the condition that the associated certified survey map is duly recorded within 6 months.



Amendatory Ordinance 2-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jerry Zander;

For land being in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Town 6N, Range 5E in the Town of Brigham affecting tax parcels 004-0680, 004-0681, 004-0792, 004-0786 and 004-0788,

And, this petition is made to zone 4.374 acres, 4.402 acres, 4.422 acres and 4.388 acres from A-1 Agricultural to AR-1 Agricultural Residential including 67.95 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 Brigham,**

Whereas a public hearing, designated as zoning hearing number **3356** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 27, 2023

Zoning Hearing 3356

Recommendation: **Approval**

Applicant(s): Jerry Zander

Town of Brigham

Site Description: W1/2-NE of S22-T6N-R5E also affecting tax parcels 004-0680; 0681; 0792; 0786; 0788

Petition Summary: This is a request to create 4 lots of 4.374 acres, 4.402 acres, 4.422 acres, & 4.388k acres by zoning from A-1 Ag to AR-1 Ag Res. It includes zoning approx. 67.95 acres with the AC-1 Ag Conservancy overlay.

Comments/Recommendations

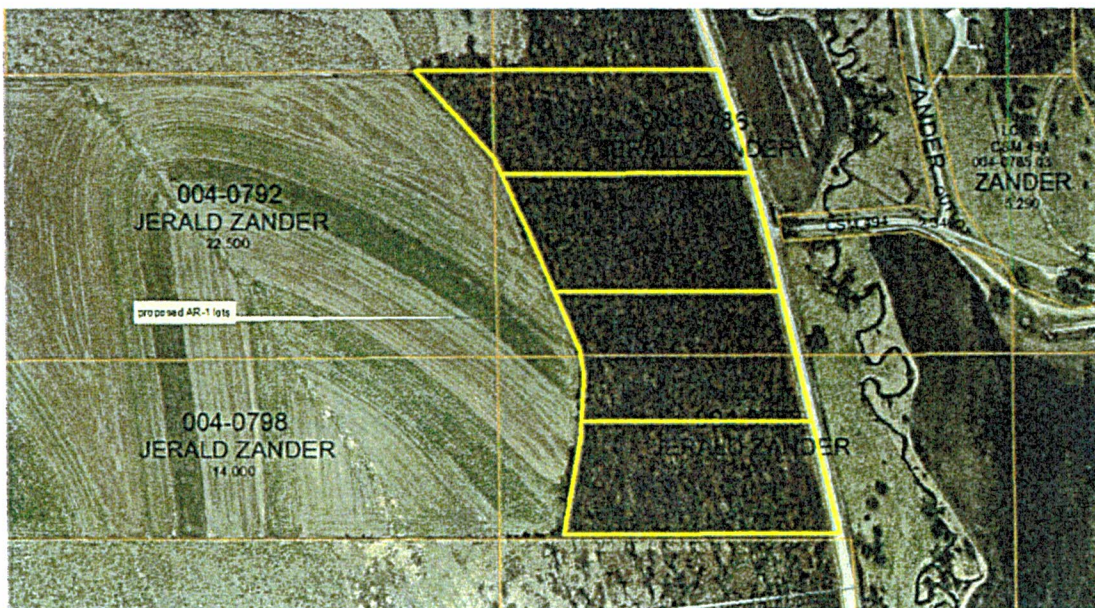
1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the 4 proposed lots. The AC-1 district is required to comply with the Town of Brigham residential density standard.
2. If approved, each lot would allow one single family residence, accessory structures and limited ag uses, but no animal units as defined in the Iowa County 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 Brigham is recommending approval with the AC-1 overlay zoning.

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 3-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jonathan Wilder;

For land being in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Town 8N, Range 2E in the Town of Clyde affecting tax parcel 006-0420,

And, this petition is made to zone 19.48 acres from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3357** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 27, 2023

Zoning Hearing 3357

Recommendation: **Approval**

Applicant(s): Jonathan Wilder

Town of Clyde

Site Description: SE/SE of S34-T8N-R2E also affecting tax parcel 006-0420

Petition Summary: This is a request to rezone 19.48 acres from A-1 Ag to AR-1 Ag Res.

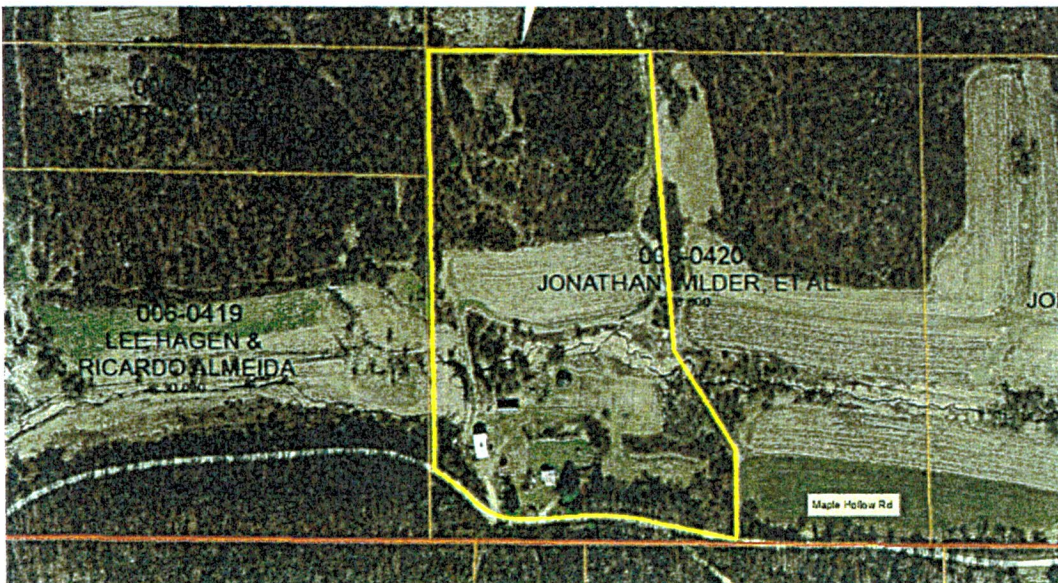
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lot. The balance of the applicant's property remains over 40 acres.
2. If approved, the lot would allow one single family residence (existing), accessory structures and limited ag uses, and up to 8 animal units as defined in the Iowa County Zoning Ordinance.
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 Clyde is recommending approval.

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



Amendatory Ordinance 4-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ivey Construction, Inc. and James T. Accola;

For land being in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 31, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1378 and 008-1379,

And, this petition is made to zone 67.94 acres from A-1 Agricultural and AB-1 Agricultural Business 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 Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3358** was last held on **July 27, 2023** 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 the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 27, 2023

Zoning Hearing 3358

Recommendation: **Approval**

Applicant(s): Ivey Construction Inc. and James T. Accola

Town of Dodgeville

Site Description: W1/2-NW of S31-T6N-R3E also affecting tax parcels 008-1378; 1379

Petition Summary: This is a request to rezone 67.94 acres from AB-1 Ag Bus & A-1 Ag to all AB-1 Ag Bus. This includes a Conditional Use Permit request for nonmetallic mining.

Comments/Recommendations

1. This is a request to enlarge an existing nonmetallic mining site from 20 acres to about 68 acres by adding land currently zoned A-1 Ag.
2. If approved, the lot would only allow cropping as a permitted use. Nonmetallic mining is being proposed as a Conditional Use Permit.
3. If approved, there will need to be a revision to the Nonmetallic Mining Reclamation Plan incorporating the enlarged area. This will come before the Committee at a future meeting.
4. There is no need for a certified survey map.
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.

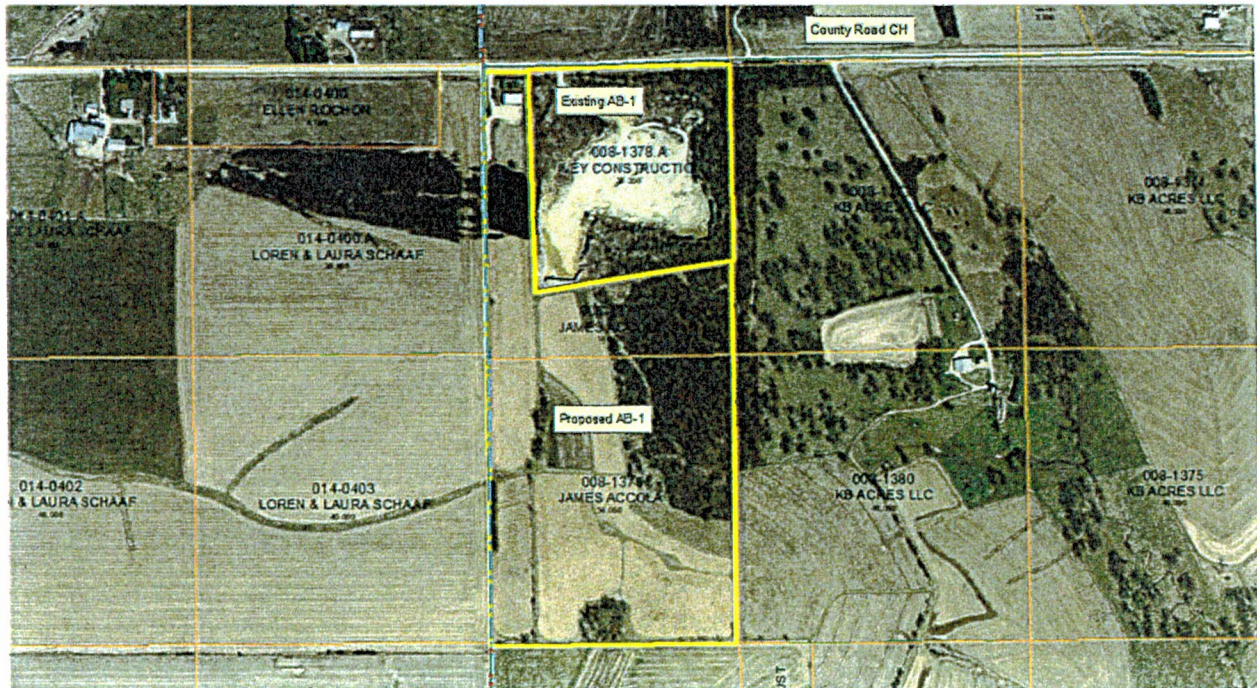
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

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

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Dodgeville is recommending approval of both the zoning change and CUP.

Staff Recommendation: Staff recommends approval of the zoning change. Staff recommends approval of the CUP with the conditions that the zoning change is approved by the County Board and associated reclamation plan revision is approved within 12 months.



Amendatory Ordinance 5-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by GD Dairy LLC;

For land being in the N ½ of the SE ¼ of Section 28, Town 7N, Range 3E in the Town of Dodgeville affecting tax parcels 008-0617, 008-0617.B, 008-0618 and 008-0616,

And, this petition is made to reduce an existing 7.5-acre AR-1 Agricultural Residential lot to 2.03 acres, and to zone 35 acres from A-1 Agricultural and 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 Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3359** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

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
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Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 27, 2023

Zoning Hearing 3359

Recommendation: **Approval**

Applicant(s): GD Dairy LLC

Town of Dodgeville

Site Description: N1/2-SE of S28-T7N-R3E also affecting tax parcels 008-0617; 0617.B; 0618; 0616

Note: This same petition was made in September 2022 and was approved with the condition that the CSM be recorded within 6 months of the County Board approval. The CSM was not recorded, so that action became null and void.

Request: This is a request to reduce an existing 7.5-acre AR-1 Ag Res lot to 2.03 acres and to zone 35 acres from A-1 Ag & AR-1 Ag Res to AB-1 Ag Bus. Included is a Conditional Use Permit request for a cheese processing & packaging facility with retail area and associated residence on the AB-1 lot.

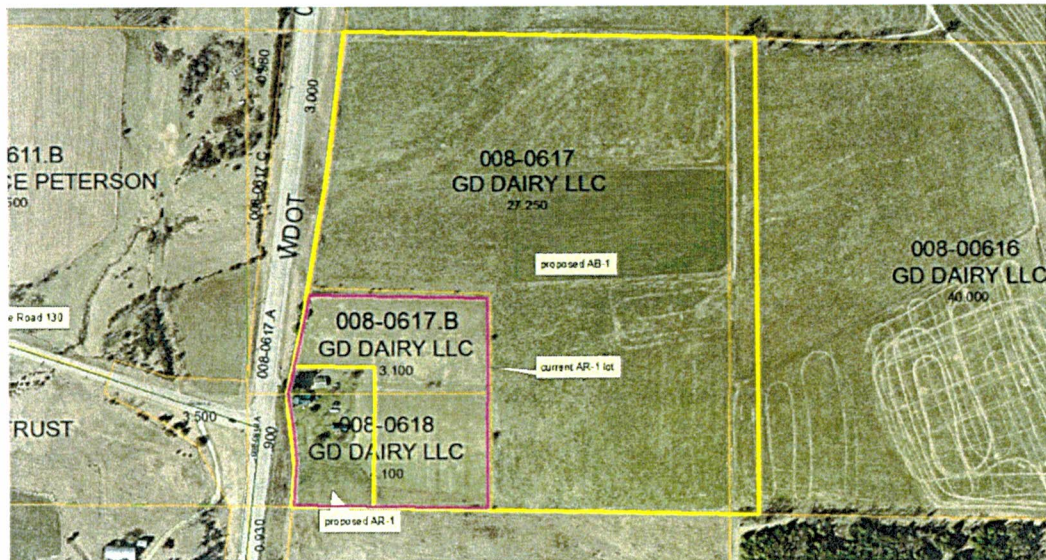
Comments/Recommendations

1. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and limited ag uses including but no livestock type animal units and the AB-1 lot would allow agricultural cropping and those uses approved by CUP.
2. The associated certified survey map has been submitted for formal review.
3. The proposal includes moving the existing access to State Road 23 to the north as a combined access to serve both lots.
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. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

- Town Recommendation:** The Town of Dodgeville is recommending approval of both the zoning change and CUP.

Staff recommends approval of the CUP as proposed.



Amendatory Ordinance 6-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Cathy Lacy;

For land being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Town 7N, Range 2E in the Town of Highland affecting tax parcel 012-0163,

And, this petition is made to zone 2.279 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 **3360** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

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 July 27, 2023

Zoning Hearing 3360

Recommendation: **Approval**

Applicant(s): Cathy Lacy

Town of Highland

Site Description: NW/SW of S21-T7N-R2E also affecting tax parcel 012-0163

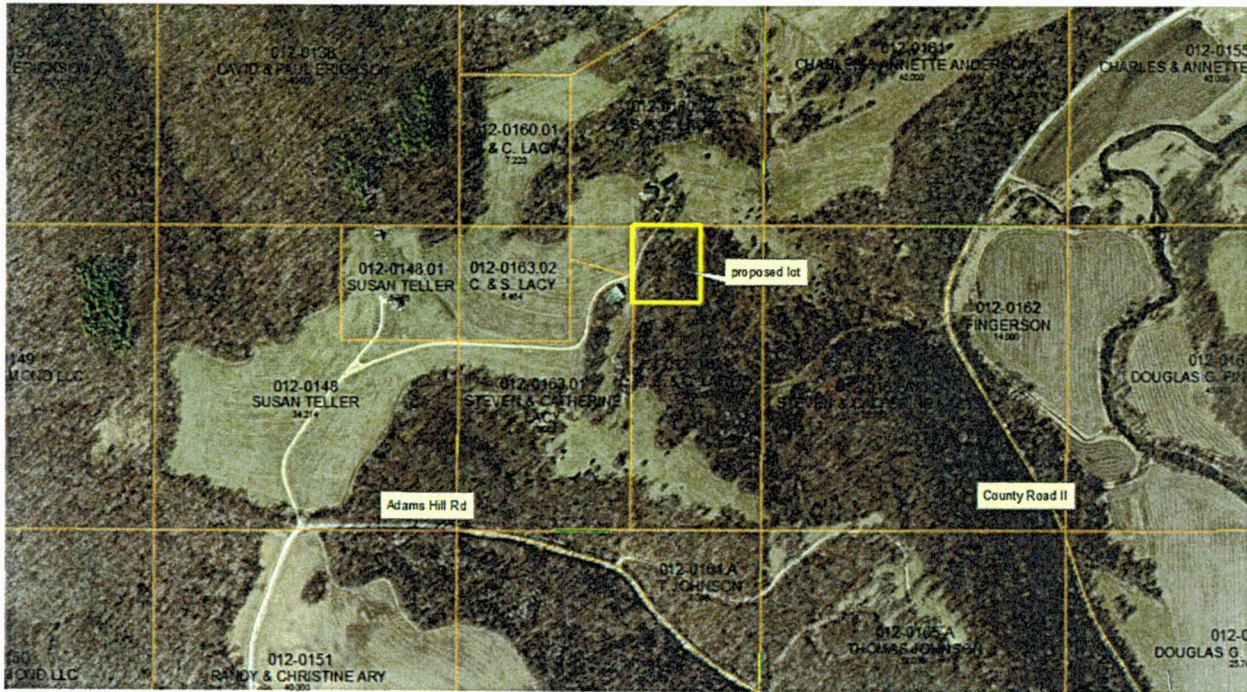
Request: This is a request to zone 2.279 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The A-1 district requires a minimum 40-acre lot size, so the proposed lot will require a zoning change in order to be legally created.
2. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and limited ag uses but no livestock type animal units as defined in the Iowa County Zoning Ordinance.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Highland is recommending approval.

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



Amendatory Ordinance 7-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Robert Cretney;

For land being in the W ½ of the SW ¼ of the NE ¼ of Section 14, Town 5N, Range 2E in the Town of Linden affecting tax parcel 014-0668,

And, this petition is made to zone 20.0 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 Linden,**

Whereas a public hearing, designated as zoning hearing number **3361** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on July 27, 2023

Zoning Hearing 3361

Recommendation: **Approval**

Applicant(s): Robert Cretney

Town of Linden

Site Description: W1/2-SW/NE of S14-T5N-R2E also affecting tax parcel 014-0668

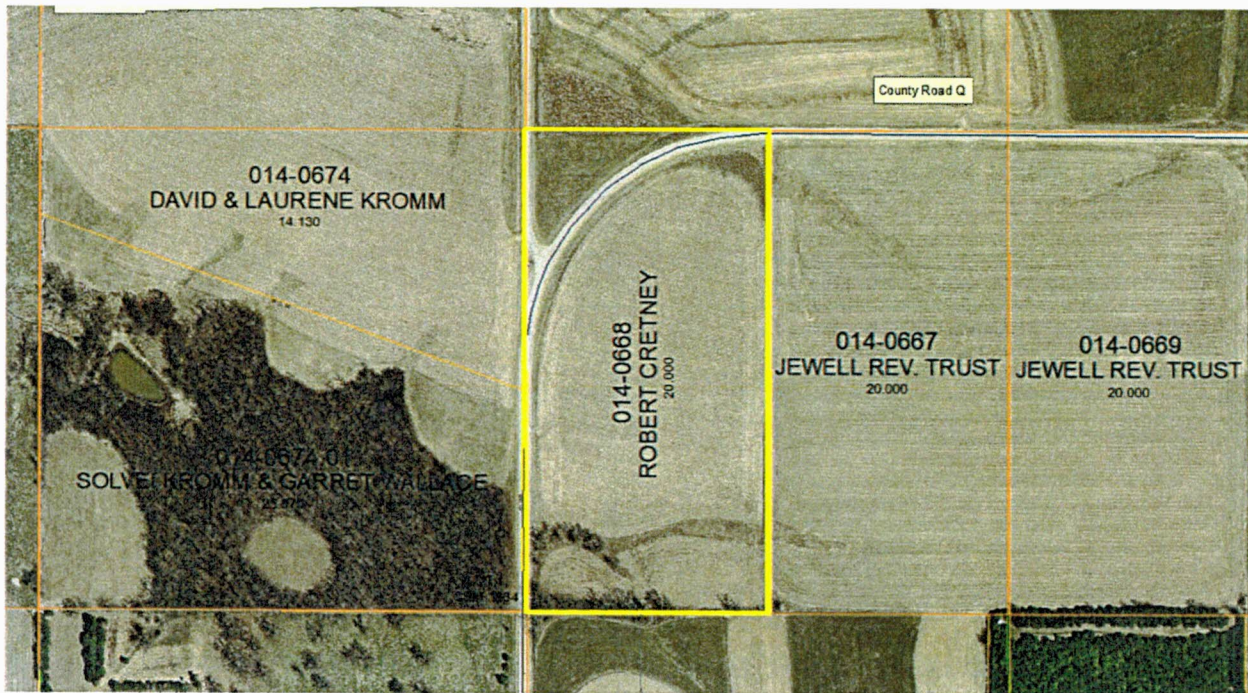
Request: This is a request to zone 20 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. This 20-acre lot was created earlier this year but does not comply with the minimum 40-acre lot size for the A-1 district. Rezoning is being proposed to correct the violation.
2. If approved, the C-1 lot would allow agricultural and opens space 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 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 Linden 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 8-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Steven Massey etal. and David Waldera;

For land being in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Town 5N, Range 5E in the Town of Moscow affecting tax parcels 020-0104 and 020-0105,

And, this petition is made to zone 1.0 acre from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3362** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

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 July 27, 2023

Zoning Hearing 3362

Recommendation: **Approval**

Applicant(s): Steven Massey et al. and David Waldera

Town of Moscow

Site Description: SE/SE of S18-T5N-R5E also affecting tax parcels 020-0104; 0105

Request: This is a request to zone 1 acre from A-1 Ag to AR-1 Ag Res and for a Conditional Use Permit to allow animal units as defined in the Iowa County Zoning Ordinance.

Comments/Recommendations

1. This is a proposal to enlarge an existing nonconforming A-1 Ag lot of 0.34 acre (Waldera) by enlarging to 1.0 acre.
2. If approved, the lot would be eligible for one single family residence (existing), accessory structures and limited ag uses. The associated CUP request is to allow up to 2 animal units (10 chickens & 2 goats).
3. The associated certified survey map has been submitted for formal review.
4. Per 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).

5. Per section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Moscow 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 9-0823

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brad Grundahl;

For land being in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 24, Town 5N, Range 5E in the Town of Moscow affecting tax parcel 020-0201,

And, this petition is made to zone 5.78 acre from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3363** was last held on **July 27, 2023** 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 of County Board approval.

Now therefore be it resolved that the 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 **August 15, 2023**. The effective date of this ordinance shall be **August 15, 2023**.

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 July 27, 2023

Zoning Hearing 3363

Recommendation: **Approval**

Applicant(s): Brad Grundahl

Town of Moscow

Site Description: W1/2-SW of S24-T5N-R5E also affecting tax parcel 020-0201

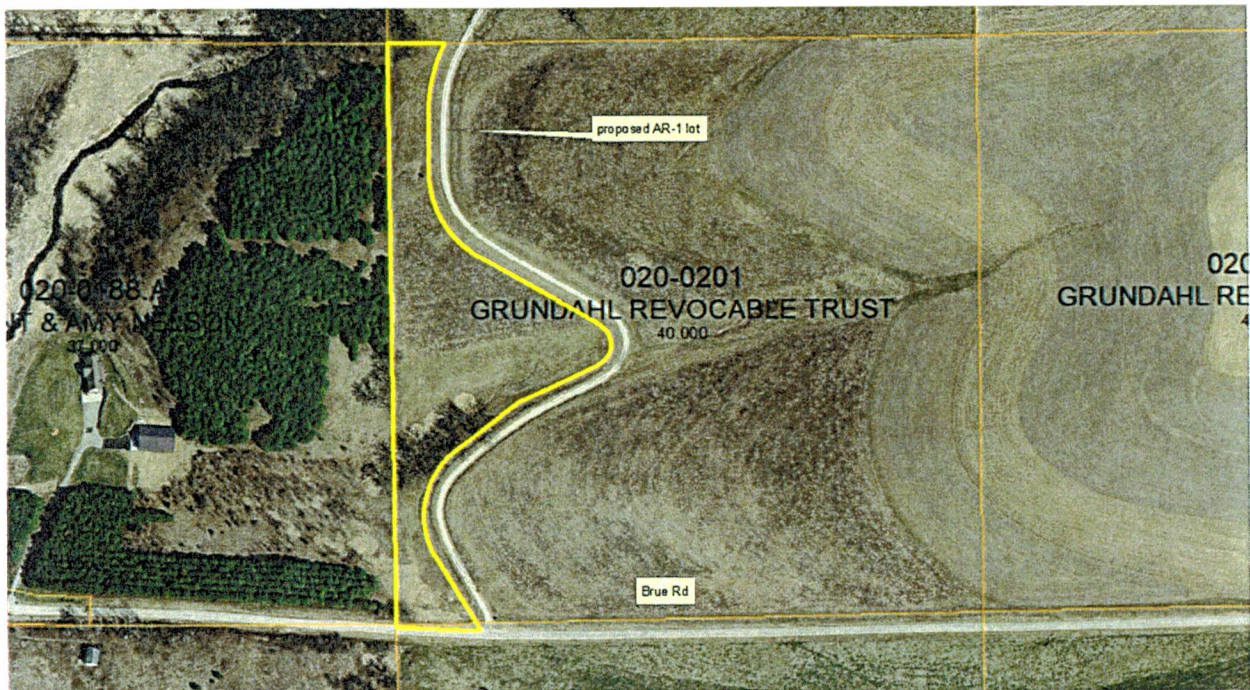
Request: This is a request to zone 5.78 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The A-1 district requires a minimum 40-acre lot size, so the proposed lot will require a zoning change in order to be legally created.
2. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and limited ag uses including up to 3 livestock type animal units as defined in the Iowa County 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 Moscow 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 10-0823

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by MV Real Estate LLC
aka Martin Limmex;**

For land being in the SE ¼ of the NE ¼ of Section 22, Town 8N, Range 3E in the Town
of Wyoming affecting tax parcel 028-0248.02,

**And, this petition is made to zone 8.79 acre from AR-1 Agricultural Residential to
RB-1 Recreational Business.**

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 **3364** was last held on
July 27, 2023 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 the 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
August 15, 2023. The effective date of this ordinance shall be **August 15, 2023.**

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 July 27, 2023

Zoning Hearing 3364

Recommendation: **Approval**

Applicant(s): MV Real Estate – Martin Limmex

Town of Wyoming

Site Description: SE/NE of S22-T8N-R3E also affecting tax parcel 028-0248.02

Request: This is a request to zone 8.79 acres from AR-1 Ag Res to RB-1 Rec Bus and includes a Conditional Use Permit request to allow animal units; horse stable with boarding, grooming and training; associated single family residence that may be rented out short-term part of the year; and an art gallery on said lot.

Comments/Recommendations

1. The proposed uses, other than the single family residence, are not permitted in the existing AR-1 Ag Res district.
2. If approved, the only permitted use would be agricultural cropping with all other uses approved by CUP.
3. There is no land division, so no need for a new certified survey map.
4. Per 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).
6. According to the Town of Wyoming June 7, 2023 Board minutes, the following was agreeable to the town:
 - 1) The short-term rental of the house be only part of the year (Recreational Residential Rental)
 - 2) The horse stable uses are for guests renting the house versus open to the public.
 - 3) There was no discussion of an art gallery.
7. Per section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Wyoming is recommending approval as outlined in item 6 above.

Staff Recommendation: Staff recommends approval of the zoning change and CUP with the following conditions:

1. The short-term rental be only part of the year and not a full-time use, thus considered Recreational Residential Rental.
2. The maximum number of guest for the short-term rental be limited to the sizing of the septic system based on 2 persons per bedroom. The current system is sized for up to 3 bedrooms, so 6 guests would be the current limit.
3. The use of the horse stable is only for registered guests of the short-term rental.

