

Amendatory Ordinance 1-0224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by John & Lisa Hogan;

For land being in the SE ¼ of the NE ¼ of Section 4, Town 7N, Range 4E in the Town of Arena affecting tax parcel 002-1344.A,

And, this petition is zone 7.0 acres from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3397** was last held on **February 1, 2024** 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 **February 20, 2024.** The effective date of this ordinance shall be **February 20, 2024.**

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 February 1, 2024

Zoning Hearing 3397

Recommendation: **Approval**

Applicant(s): John & Lisa Hogan

Town of Arena

Site Description: SE/NE of S7-T7N-R4E also affecting tax parcel 002-1344.A

Petition Summary: This is a request to zone 7.0 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

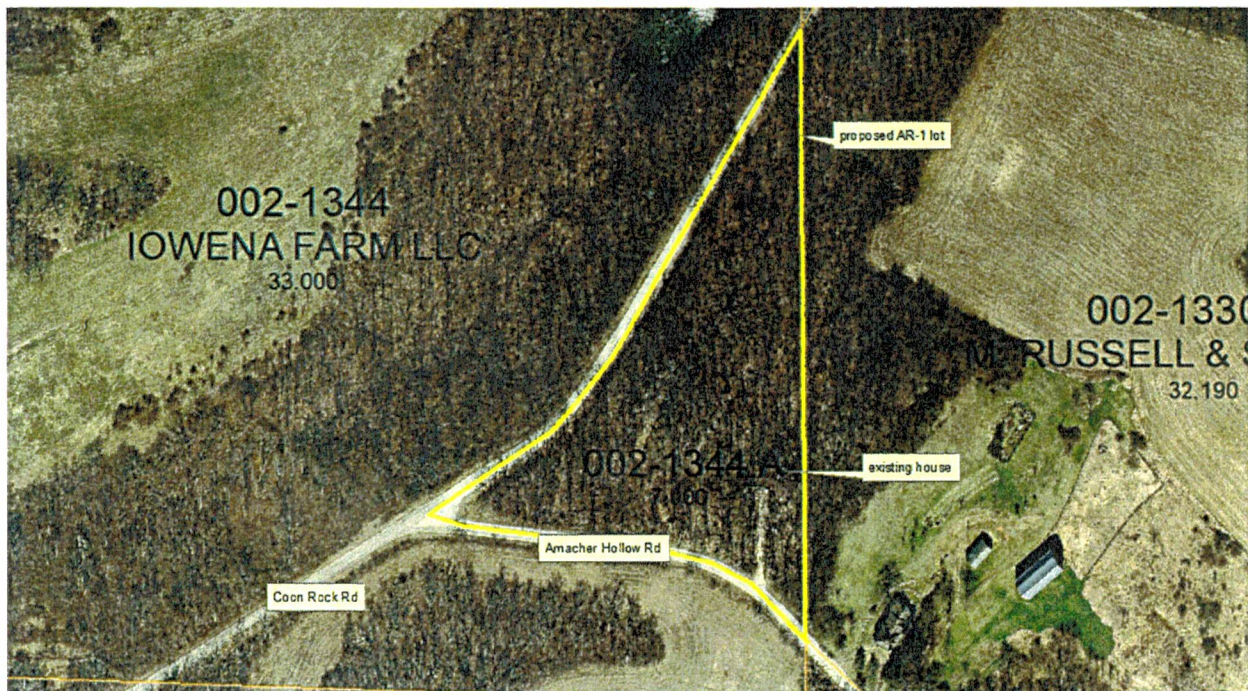
1. The A-1 district has a minimum 40-acre lot size and this lot was created after the minimum lot size took effect, making it nonconforming. As such, it is ineligible for permits unless rezoned or enlarged to 40 or more acres. The applicants intend to replace the existing house with a new house.
2. If approved, the lot would be eligible for one single family residence (existing), accessory buildings and limited ag uses, including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
3. The lot was created before description by certified survey map was required.
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 those services.
 - 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.



Amendatory Ordinance 2-0224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Shane Budack;

For land being in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcel 008-0956.E,

And, this petition is made to zone 1.99 acres from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3398** was last held on **February 1, 2024** 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 a shared driveway agreement acceptable by both parties sharing the driveway be recorded with the Register of Deeds within 6 months.

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 **February 20, 2024**. The effective date of this ordinance shall be **February 20, 2024**.

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 February 1, 2024

Zoning Hearing 3398

Recommendation: **Approval**

Applicant(s): Shane Budack

Town of Dodgeville

Site Description: NW/SE of S9-T6N-R3E also affecting tax parcel 008-0956.E

Petition Summary: This is a request to zone 1.99 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The A-1 district has a minimum lot size of 40 acres and this lot was created since that was enacted. It is considered nonconforming and ineligible for permits unless rezoned or enlarged to 40 or more acres.
2. If approved, the lot would be eligible for one single family residence (existing), accessory structures and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance, without a Conditional Use Permit.
3. The lot was created prior the requirement for description by 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 those services.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and

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

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

Town Recommendation: The Town of Dodgeville is recommending approval with the condition that there be a shared driveway agreement accepted by both parties of the shared driveway.

Staff Recommendation: Staff recommends approval with the town's condition adding that the agreement be recorded with the Register of Deeds within 6 months of County Board approval.



Amendatory Ordinance 3-0224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Laverne Hensen;

For land being in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Town 5N, Range 2E in the Town of Mineral Point affecting tax parcel 018-1012,

And, this petition is made to zone 30.48 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 Mineral Point**,

Whereas a public hearing, designated as zoning hearing number **3399** was last held on **February 1, 2024** 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 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 **February 20, 2024**. The effective date of this ordinance shall be **February 20, 2024**.

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 February 1, 2024

Zoning Hearing 3399

Recommendation: **Approval**

Applicant(s): Laverne Hensen

Town of Mineral Point

Site Description: NE/NE of S35-T5N-R2E also affecting tax parcel 018-1012

Petition Summary: This is a request to zone 30.48 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

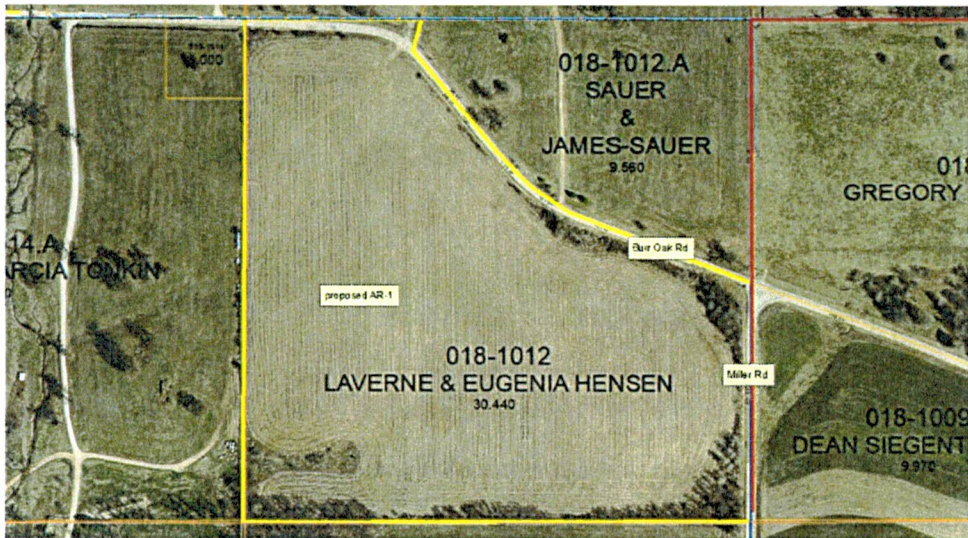
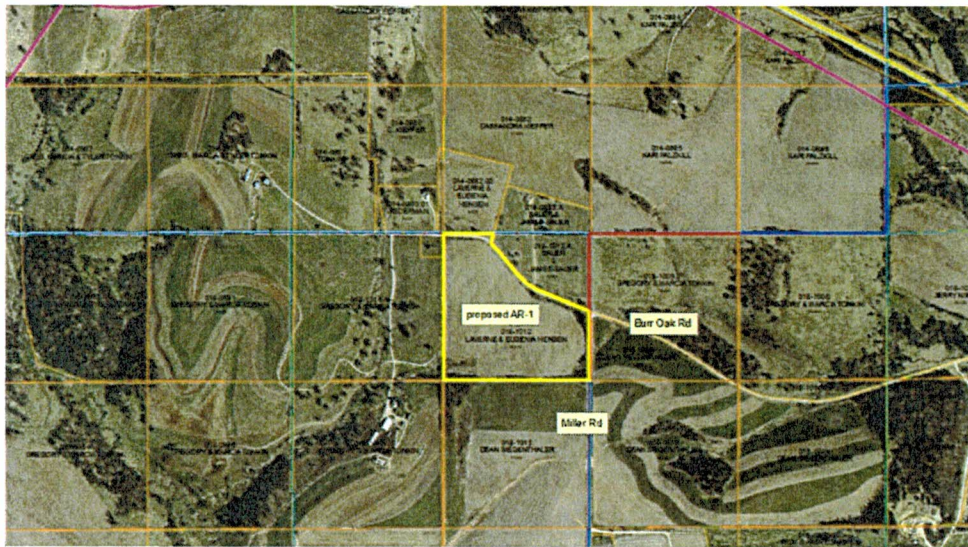
1. The A-1 district has a minimum 40-acre lot size, so the proposed lot would require rezoning to be legally created.
2. This lot is considered part of an approx. 40.1-acre A-1 lot part of which is in the Town of Linden and this part in the Town of Mineral Point. The part in Linden is intended to be sold to an adjoining landowner and consolidated with existing A-1 land.
3. If approved, the lot would be eligible for one single-family residence, accessory structures and up to 11 animal units as defined in the Iowa County Zoning Ordinance.
4. The associated certified survey map has not yet been submitted for formal review.
5. This lot is exempt from the Town of Mineral Point's 1:40 acre residential density as it existed prior to the density being enacted.
6. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide those services.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils,

wildlife and vegetation.

- 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

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

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



Amendatory Ordinance 4-0224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Paul & Julie Esser, Tyler Wilkinson, and the Limmex Revocable Trust;

For land being in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27 Town 8N, Range 3E in the Town of Wyoming affecting tax parcels 028-0324 and 028-0324.A,

And, this petition is made to zone 1.122 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 **3401** was last held on **February 1, 2024** 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 conditions that the portion of the original Esser lot not included in the 1.122-acre lot be consolidated by deed with the adjacent Limmex Revocable Trust land and 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 **February 20, 2024**. The effective date of this ordinance shall be **February 20, 2024**.

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 February 1, 2024

Zoning Hearing 3401

Recommendation: **Approval**

Applicant(s): Paul & Julie Esser; Tyler Wilkinson; Limmex Rev Trust **Town of Wyoming**

Site Description: SW/NW of S27-T8N-R3E also affecting tax parcels 028-0324; 0324.A

Petition Summary: This is a request to rezone 1.122 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The Esser lot is currently a legal nonconforming lot as it was created prior to the minimum 40-acre lot size in the A-1 district taking effect. The intent is to enlarge this lot by adding land from the Limmex Trust so that the septic system is on the new Esser lot.
2. If approved, the new lot will be eligible for one single-family residence (existing), accessory structures and limited ag uses, but no animal units as defined by the Iowa County Zoning Ordinance, without a Conditional Use Permit.
3. The southwest corner of the existing Esser lot is not included in the new proposed lot, so it will either need to be transferred to the Limmex Trust and incorporated by deed into that property, or the proposed lot revised to include the corner or to describe it as an outlot.
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 those services.
 - 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 following conditions:

- 1) The southwest corner of the existing Esser lot not included in the new lot description either be consolidated by deed with the adjacent Limmex Trust land or the CSM be revised to incorporate it into the new lot or be shown as an outlot.
- 2) The associated CSM be duly recorded within 6 months of County Board approval.

