

Amendatory Ordinance 1-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Gilbertson Poultry c/o Dennis Gilbertson;

For land being in the SE ¼ of the SE ¼ of Section 25, Town 8N, Range 2E in the Town of Clyde affecting tax parcel 006-0320.A,

And, this petition is zone 5.97 acres from A-1 Agricultural and 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 **3426** was last held on **June 27, 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 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 June 27, 2024

Zoning Hearing 3426

Recommendation: **Approval**

Applicant(s): Gilbertson Poultry c/o Dennis Gilbertson

Town of Clyde

Site Description: SE/SE S25-T8N-R2E also affecting tax parcel 006-0320.A

Petition Summary: This is a request to zone 5.97 acres from A-1 Ag to AR-1 Ag Res.

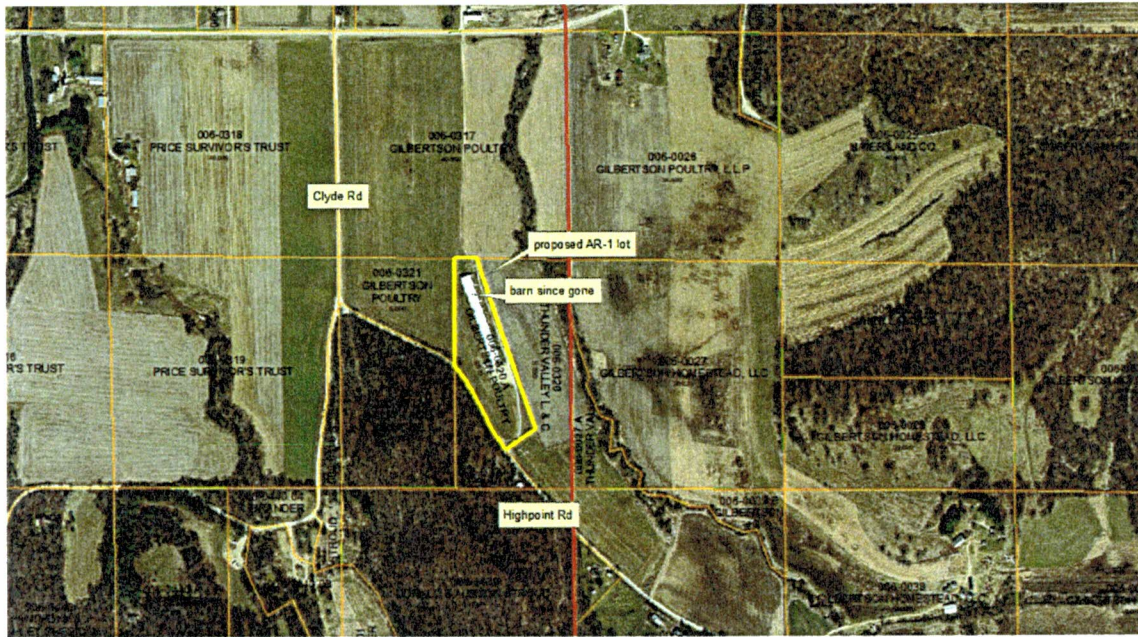
Comments/Recommendations

1. This is an existing lot that is nonconforming A-1 Ag. It was created by deed in 1980 after which time the minimum lot size of 40 acres for the A-1 district was in effect.
2. The barn shown in the aerial is no longer on the property and the intent is to make it eligible for a residence.
3. If approved, the lot would be eligible for one single-family residence, accessory structures and limited agricultural uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
4. The proposed does not involve a land division, so a certified survey map is not required.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.

- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Clyde is recommending approval noting the lot existed prior to the enactment of its minimum 15-acre residential lot size.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 2-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Darren & Carrie Hansen and Bob & Jane Hansen;

For land being in the NE ¼ of the NE ¼ of Section 25, Town 7N, Range 2E in the Town of Dodgeville affecting tax parcels 008-1628 and 008-1628.02,

And, this petition is made to zone 3.46 acres from A-1 Agricultural & AR-1 Agricultural Residential to all AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3427** was last held on **June 27, 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 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3427

Recommendation: **Approval**

Applicant(s): Darren & Carrie Hansen and Bob & Jane Hansen

Town of Dodgeville

Site Description: NE/NE of S25-T7N-R2E also affecting tax parcels 008-1628; 1628.02

Petition Summary: This is a request to enlarge an existing AR-1 by zoning 3.46 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.

Comments/Recommendations

1. The proposal is to increase an existing 2.085-acre AR-1 lot to 3.46 acres with land current zoned A-1 Ag.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use 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 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.

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



Amendatory Ordinance 3-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Gene and Susan Iverson;

For land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Town 7N, Range 4E in the Town of Dodgeville affecting tax parcel 008-0024.A,

And, this petition is made to zone 10.0 acres from A-1 Agricultural & R-1 Single Family Residential 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 **3428** was last held on **June 27, 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3428

Recommendation: **Approval**

Applicant(s): Gene & Susan Iverson

Town of Dodgeville

Site Description: NW/NW of S20-T7N-R4E also affecting tax parcel 008-0024.A

Petition Summary: This is a request to zone an existing 10-acre lot from A-1 Ag & R-1 SF Res to all AR-1 Ag Res to make it a conforming lot.

Comments/Recommendations

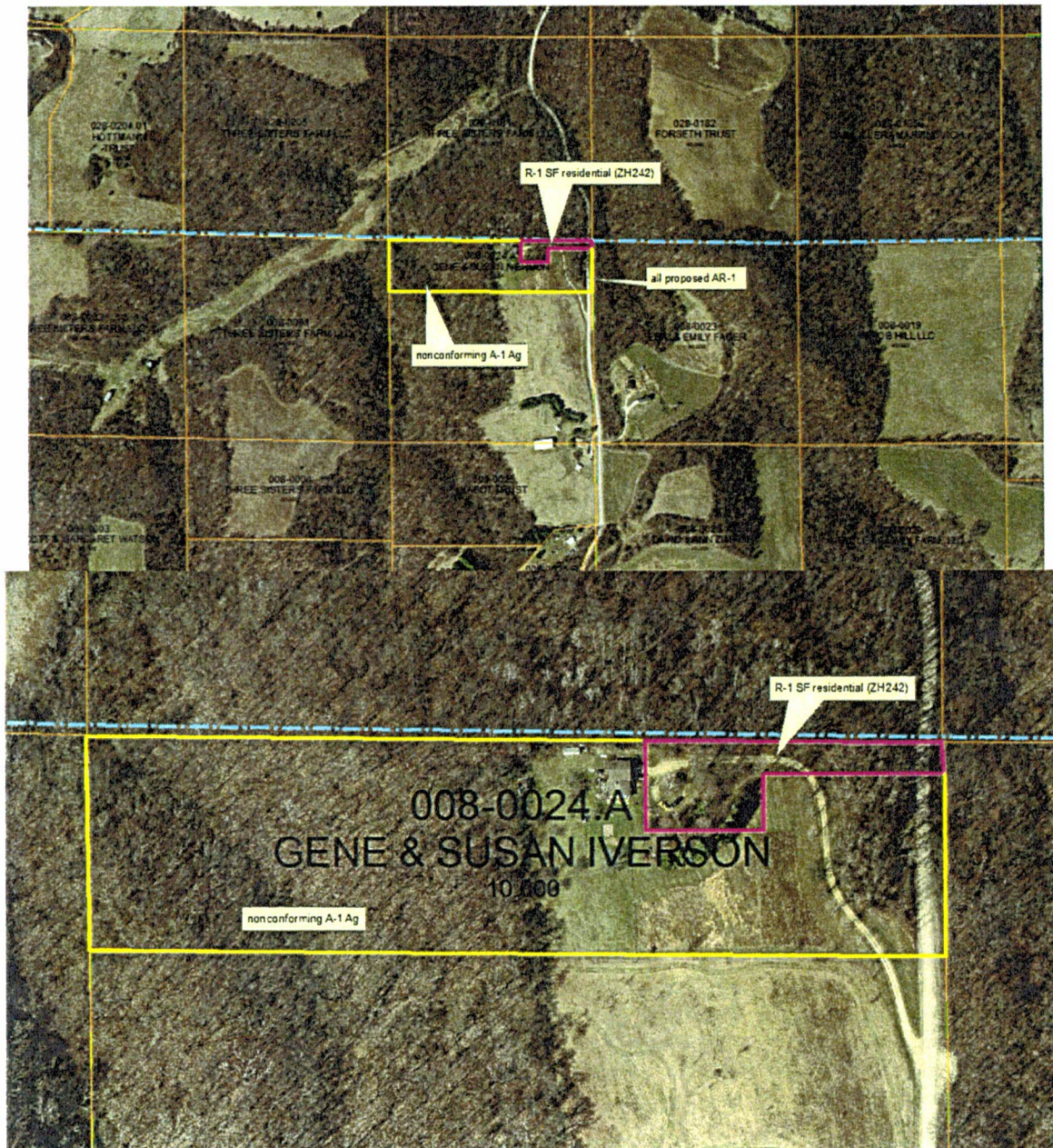
1. In 1979, the current owners applied to rezone the 10 acres to residential. For some reason, only approximately 1 acre of the 10 was approved which left the remaining 9 acres nonconforming A-1 Ag. The lack of a proper description of the 1 acre resulted in it not including where the house is.
2. If approved, the entire 10 acres would be a conforming lot eligible for permits. The AR-1 lot would allow one single family residence, accessory buildings, and limited ag uses including up to 5 animal units as defined in the Iowa County Zoning Ordinance.
3. The proposal does not involve a land division so there is no associated 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.

Staff Recommendation: Staff recommends approval.



Amendatory Ordinance 4-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by John Schwartzhoff;

For land being in the S ½ of the SW ¼ of Section 11, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0088 and 018-0090,

And, this petition is made to zone 18.58 acres from A-1 Agricultural to AR-1 Agricultural Residential and 26.02 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 Mineral Point,**

Whereas a public hearing, designated as zoning hearing number **3430** was last held on **June 27, 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 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3430

Recommendation: **Approval**

Applicant(s): John Schwartzhoff

Town of Mineral Point

Site Description: S1/2-SW of S11-T5N-R3E also affecting tax parcels 018-0088; 0090

Petition Summary: This is a request to divide a 44.6-acre A-1 lot and rezone 18.58 acres AR-1 Ag Res and 26.02 acres C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so dividing this 44.6-acre lot as proposed requires rezoning each subsequent lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, and up to 8 animal units as defined in the Iowa County Zoning Ordinance.
3. The C-1 is proposed to prohibit development and meet the town's 40-acre residential density standard.
4. The associated certified survey map has been submitted for formal review.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide 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 with the condition that the associated certified survey map is recorded within 6 months of County Board approval.



Amendatory Ordinance 5-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Colby Reichling;

For land being in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Town 6N, Range 4E in the Town of Ridgeway affecting tax parcel 024-0459.B,

And, this petition is made to zone 2.47 acres from A-1 Agricultural to AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3431** was last held on **June 27, 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 associated certified survey map is duly recorded and application is made for a new address for the retained property 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3431

Recommendation: **Approval**

Applicant(s): Colby Reichling

Town of Ridgeway

Site Description: SW/SE of S21-T6N-R4E also affecting tax parcel 024-0459.B

Petition Summary: This is a request to zone 2.47 acres from A-1 Ag to AR-1 Ag Res.

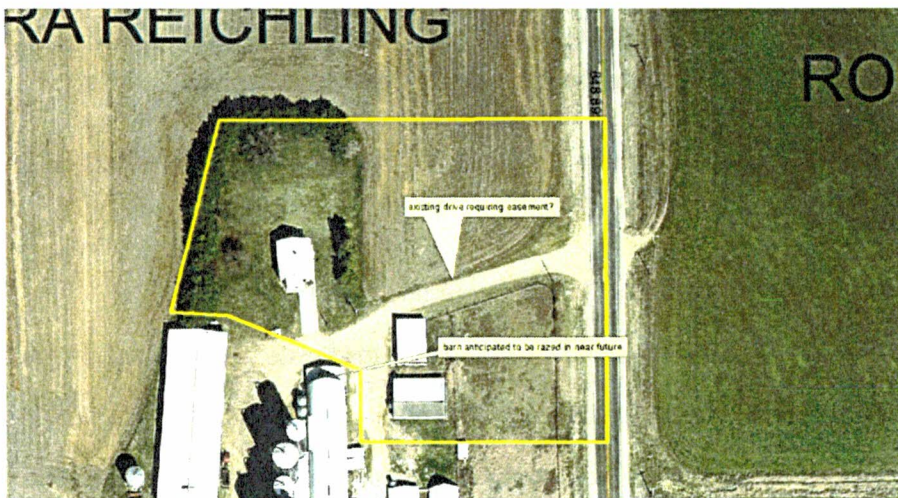
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size. The intent is to divide the house off of the farm on a 2.47-acre lot, so rezoning the lot is necessary in order to legally create the lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit. A Conditional Use Permit to allow up to 4 animal units is part of this proposal.
3. The associated certified survey map has been submitted for formal review.
4. If the applicant intends to retain use of the existing drive crossing the proposed 2.47-acre lot, an easement will need to be described on the associated certified survey map or a new access approved off the county road to the buildings to be retained.
5. Since the address of the property will remain with the house being split off with the proposed lot, a new address will need to be applied for and assigned for the buildings to be retained.
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 Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that the associated certified survey map is recorded and application made for a new address for the retained property within 6 months of County Board approval. (Note: the matter of access/easement will need to be addressed in order to record the easement)



Amendatory Ordinance 6-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Heidi Jelinek, Karl Siebecker and Pam Richardson;

For land being in the E ½ of the NE ¼ of Section 32, Town 8N, Range 3E and NW ¼ of the NW ¼ of Section 33, Town 8N, Range 3E in the Town of Wyoming affecting tax parcels 028-0378, 028-0381, and 028-0403,

And, this petition is made to zone 15.09 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 **3432** was last held on **June 27, 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 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3432

Recommendation: **Approval**

Applicant(s): Heidi Jelinek, Karl Siebecker & Pam Richardson

Town of Wyoming

Site Description: E1/2-NE S32-T8N-R3E & NW/NW S33-T8N-R3E also affecting tax parcels 028-0378; 0381; 0403

Petition Summary: This is a request to zone 15.06 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 15.09-acre lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses including up to 8 animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit.
3. The associated certified survey map has been submitted for formal review.
4. Part of the westerly area of the proposed lot is encumbered with Zone A (unstudied) floodplain and shoreland zoning jurisdiction.
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 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 condition that the associated certified survey map is recorded within 6 months of County Board approval.

