

Amendatory Ordinance 1-1224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Keith and Nancy Maxwell;

For land being in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1221.A and 002-1221.03;

And, this petition is zone 2.0 acres and 38.0 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 **3456** was last held on **December 5, 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 **December 17, 2024**. The effective date of this ordinance shall be **December 17, 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 December 5, 2024

Zoning Hearing 3456

Recommendation: **Approval**

Applicant(s): Keith and Nancy Maxwell

Town of Arena

Site Description: SW/SE of S28-T8N-R4E also affecting tax parcels 012 1221.A; 1221.03

Petition Summary: This is a request to zone 2.0 acres & 38.0 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lots.
2. If approved, each lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 11 animal units as defined by the zoning ordinance on the larger lot but none on the smaller without a Conditional Use Permit.
3. The associated certified survey map has not yet been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on 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 with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.



Amendatory Ordinance 2-1224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Larry Keister and Larry Anding.;

For land being in the W ½ of the NW ¼ of Section 31, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1378, 008-1378.A and 008-1379;

And, this petition is zone 5.94 acres from AR-1 Agricultural Residential and B-4 Industrial to all AR-1 Agricultural Residential, thus reducing an existing B-4 Industrial lot to 4.18 acres.

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 **3458** was last held on **December 5, 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 **December 17, 2024**. The effective date of this ordinance shall be **December 17, 2024**.

Kristy K. Spurley
Iowa County Clerk

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 5, 2024

Zoning Hearing 3458

Recommendation: **Approval**

Applicant(s): Larry Keister and Larry Anding

Town of Arena

Site Description: L1&2 CSM 1892 in S16-T8N-R5E also affecting tax parcels 004-0216; 0216.A

Petition Summary: This is a request to enlarge an existing AR-1 Ag Res lot by 0.19 acre to 5.94 acres and decrease an existing B-4 Industrial lot by 0.19 acre to 4.18 acres.

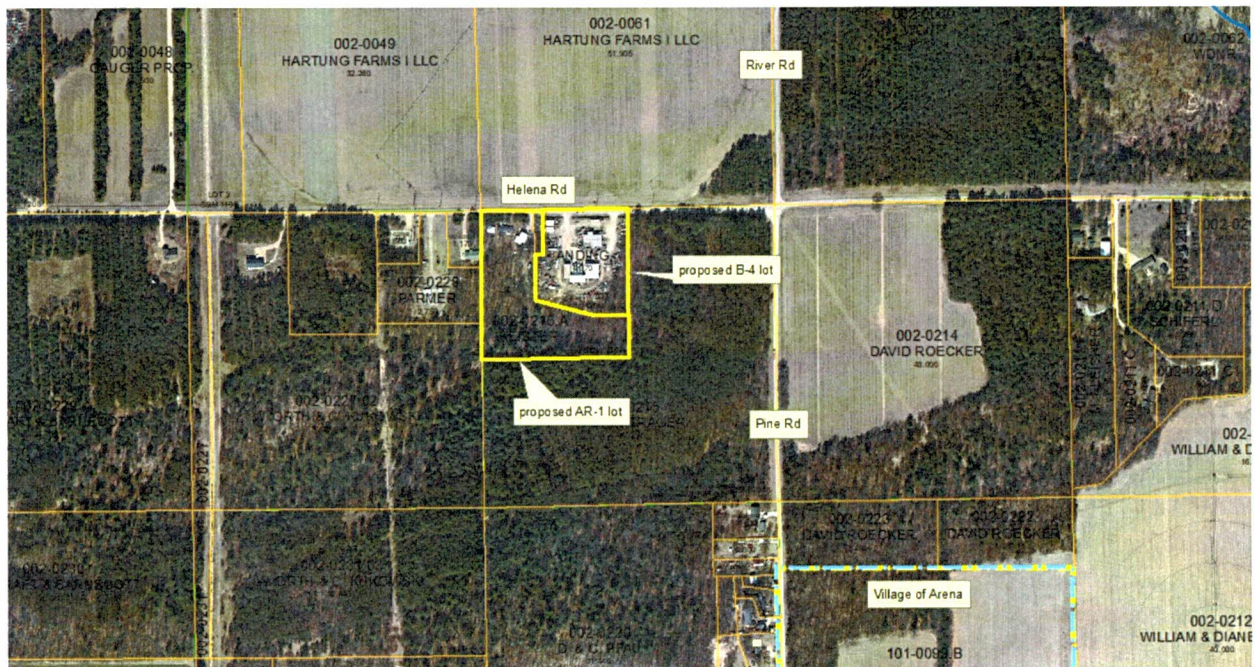
Comments/Recommendations

1. The reason for the petition is to increase area around the garage on the AR-1 lot. The uses of each lot are proposed to remain as existing.
2. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses including up to 3 animal units as defined by the zoning ordinance. The B-4 lot would retain the current uses granted by Conditional Use Permit in 2021 of truck storage, service, repair; boat sales; outside salvage yard; and refrigerated storage facility. (Note: the outside salvage yard use has been withdrawn)
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on 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 on the zoning: The Town of Arena is recommending approval.

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



Amendatory Ordinance 3-1224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ted and Barb Sawle;

For land being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Town 5N, Range 5E in the Town of Brigham affecting tax parcel 004-1230;

And, this petition is zone 20.0 acres from A-1 Agricultural and AR-1 Agricultural Residential to all AR-1 Agricultural Residential.

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

Whereas a public hearing, designated as zoning hearing number **3459** was last held on **December 5, 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 six 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 **December 17, 2024**. The effective date of this ordinance shall be **December 17, 2024**.

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 5, 2024

Zoning Hearing 3459

Recommendation: **Approval**

Applicant(s): Ted and Barb Sawle

Town of Brigham

Site Description: SW/NE of S9-T5N-R5E also affecting tax parcel 004-1230

Petition Summary: This is a request to zone 20.0 acres from A-1 Ag to AR-1 Ag Res.

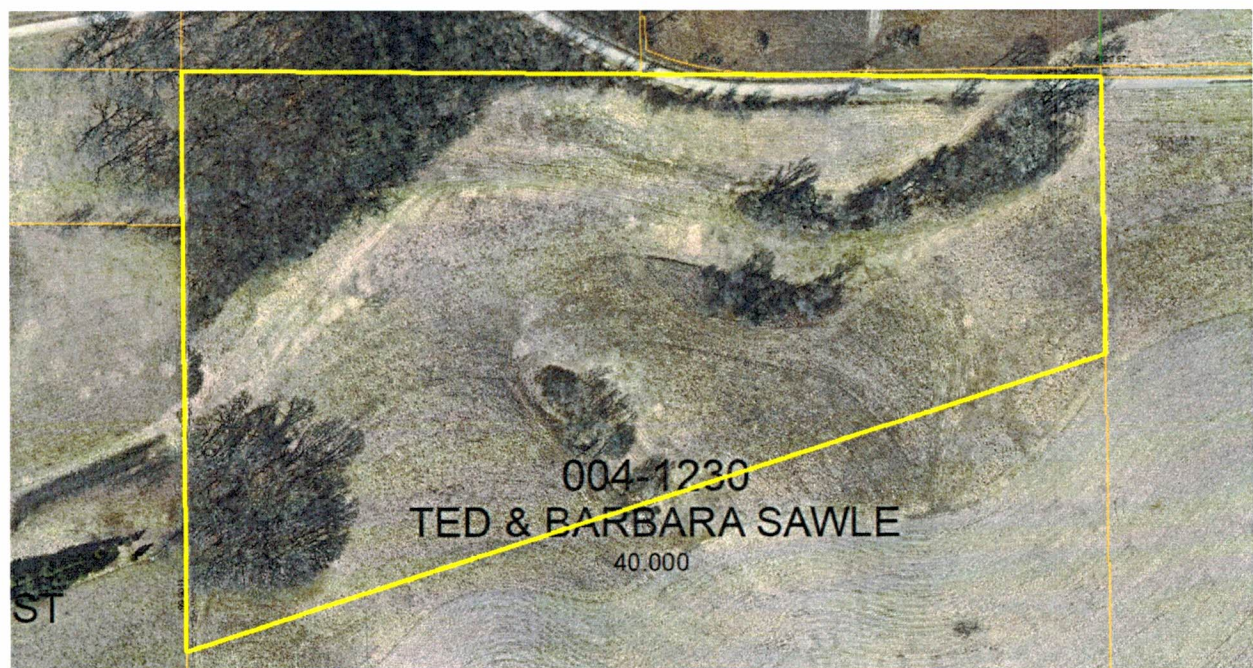
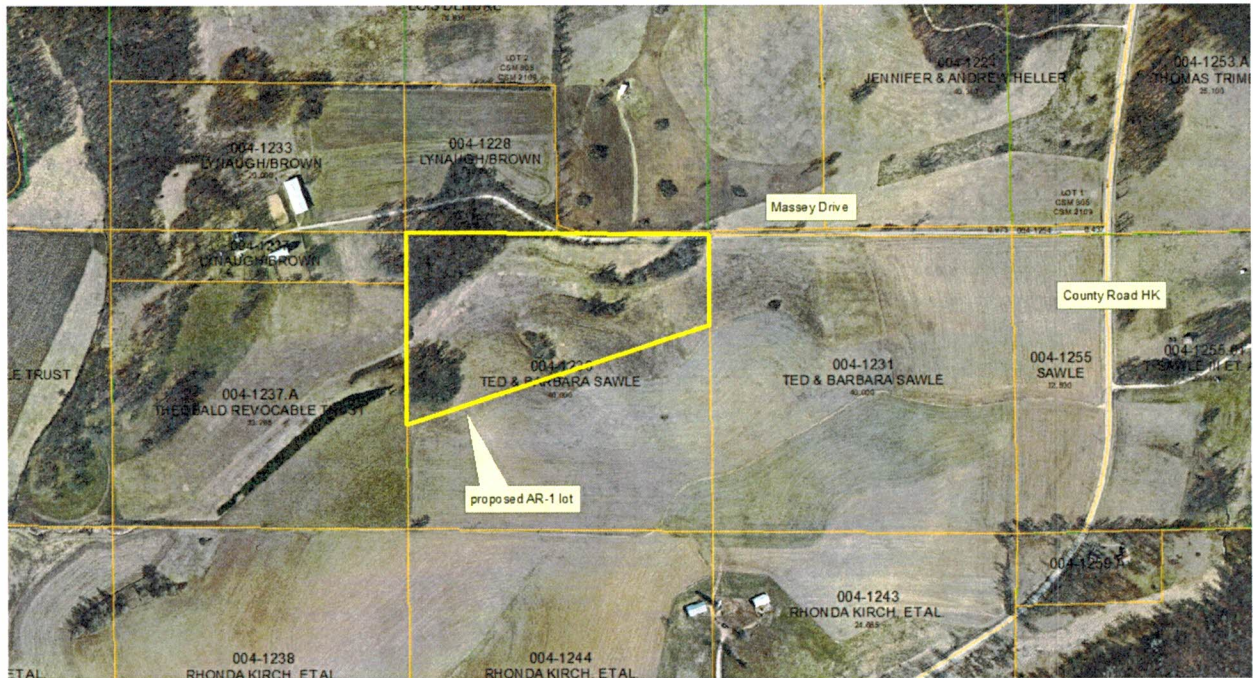
Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lot.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 8 animal units as defined in the 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 on 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 Brigham is recommending approval

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



Amendatory Ordinance 4-1224

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brian and Kelly Laufenberg;

For land being Lot 1 of CSM 2055 in Section 5, Town 6N, Range 1E in the Town of Highland affecting tax parcel 012-1158.1;

And, this petition is zone 7.72 acres from B-2 Highway Business 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 **3461** was last held on **December 5, 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 **December 17, 2024.** The effective date of this ordinance shall be **December 17, 2024.**

Kristy K. Spurley
Iowa County Clerk

Date: _____



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Planning & Zoning Committee Recommendation Summary

Public Hearing held on December 5, 2024

Zoning Hearing 3461

Recommendation: **Approval**

Applicant(s): Brian and Kelly Laufenberg

Town of Highland

Site Description: L1 CSM 2055 in S5-T6N-R1E also affecting tax parcel 012-1158.1

Petition Summary: This is a request to zone 7.72 acres from B-2 Hwy Bus to AR-1 Ag Res.

Comments/Recommendations

1. This lot was zoned B-2 in 2001 (ZH 1822) with a CUP granted for art sales, archery sales, taxidermy and associated residence. The lot is for sale and the buyer does not want to continue the business and have this be a residential lot.
2. If approved, the AR-1 provides one single family residence, accessory structures and limited ag uses including up to 3 animal units as defined by the zoning ordinance.
3. The lot has an existing 50-foot easement to Steil Rd created in 1993 (Doc#190130).
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on 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.

