

Amendatory Ordinance 6-0425

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Gordon Greene;

For land being in the W ½ of the SE ¼ of Section 28 of Town 8N, Range 3E in the Town of Wyoming affecting tax parcels 028-0354 and 028-0355;

And, this petition is zone 29.986 acres from A-1 Agricultural to CR-1 Conservation Recreational.

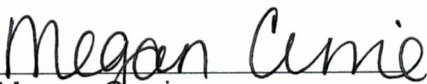
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Wyoming,**

Whereas a public hearing, designated as zoning hearing number **3444** was last held on **October 31, 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 X 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 **April 15, 2025**. The effective date of this ordinance shall be **April 15, 2025**.


Megan Currie
Iowa County Clerk

Date: 4/15/2025



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 Hearings held on Sept. 26, 2024 & Oct. 31, 2024

Zoning Hearing 3444

Recommendation: **Approval**

Applicant(s): Gordon Greene

Town of Wyoming

Site Description: W1/2 - SE of S28-T8N-R3E also affecting tax parcels 028-0354; 0355

Petition Summary: This is a request to zone 29.986 acres from A-1 Ag to CR-1 Conservancy Recreational and for a conditional use permit to operate a non-profit camp.

Comments/Recommendations

1. This petition is the result of the property being used for training/teaching events referred to as the Spring Green Dojo. The advertised uses are not consistent with the uses allowed in the current A-1 Agricultural zoning. The request is to change the zoning to the CR-1 Conservation Recreation district with a Conditional Use Permit to operate a "not-for-profit camp", which is a potential use in the CR-1 district as follows:

Not-for-profit camps, which may contain lodging accommodations, including motels, hotels, cottage type facilities or tents owned by the management, eating and drinking establishments may be requested.

2. Action was taken at the Sept. 26, 2024 hearing to approve the zoning change conditioned upon the associated conditional use permit being approved. Action on the conditional use permit was postponed for clarity on plans for handling septic waste, documentation of uses proposed to take place before construction of a new facility and after, and to get Corporation Counsel input.
3. Documentation has also been provided by the applicant of the 501(c)(3) tax-exempt status of Chosei Zen Inc.
4. Documentation has also been provided by the applicant from the WI Dept. of Ag, Trade & Consumer Protection stating exemptions to the WI Administrative Codes that regulate retail food establishments and lodging licensing.
5. The associated certified survey map has been submitted for formal review. The balance of the parent property will require either 50 feet of frontage to Sneed

Creek Rd or an easement to the road of at least 66 feet in width.

Town Recommendation - zoning change: The Town of Wyoming is recommending approval

Staff Recommendation - zoning change: Staff recommends approval with the conditions that the associated conditional use permit is approved and that the associated certified survey map is duly recorded within 6 months of County Board approval.

