

Amendatory Ordinance No. 3-0525

Whereas, the County Board of Iowa County, Wisconsin, has adopted Ordinance No. 400.15 the “Iowa County Comprehensive Plan” pursuant to §66.1001(4)(c) of the Wisconsin Statutes;

Whereas, this Plan is a document that merits occasional review and revision;

Whereas, the Town of Dodgeville Board has acted to revise its Comprehensive Plan, Section H Land Use Element relating to exemptions to its residential density;

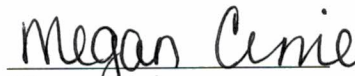
Whereas, the Iowa County Comprehensive Plan is a compilation of Town Plans thereby necessitating both to remain consistent;

Whereas, a public hearing was held before the Iowa County Planning & Zoning Committee on April 24, 2025 as required by §66.1001(4) Wisconsin Statutes after which action was taken by the Committee to recommend approving revisions to the Iowa County Comprehensive Plan for consistency with changes in the above referenced Town Plan.

Now Therefore Be It Resolved, that the County Board of Iowa County, Wisconsin agrees to approve the revisions to Section H Table H.1c Agricultural and Open Space Areas of the Iowa County Comprehensive Plan per Attachment A.

Adopted by the County Board this 20 day of May, 2025.


John M. Meyers
Iowa County Board Chair

Attest: 
Megan Currie
Iowa County Clerk

Attachment A

Table H.1c (cont.) – Town of Dodgeville

Agriculture and Open Space Areas

Lands included in this category have been identified on the Land Use Map (Map H.1) where rural character, agriculture, and natural resources will be preserved. To accomplish the preservation of the Town of Dodgeville's natural resources, agriculture, natural beauty and rural character, the following policies have been adopted:

1. Protect active agricultural lands from encroachment by incompatible uses.
2. Agricultural businesses will be encouraged. Active agricultural lands have farm operations including lands historically exhibiting good crop yields or capable of such yields and should be maintained.
3. More comprehensive criteria for land use decision-making will be incorporated, additional county zoning categories will be supported, and adaptive reuse measures will be used to determine development and its impacts near agricultural areas.
4. Maintaining the small-town rural character of the jurisdiction by avoiding developments that would alter its character.
5. Location of proposed dwellings and accessory buildings on lands in this category will be determined by utilizing the rural residential siting criteria for Agriculture and Open Space Conservation Areas and Rural Residential Areas, in Section I, Implementation Element, to restrict location of new development in areas:
 - a. That have shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems
 - b. That will have negative impacts on agricultural, cultural, or natural resources
 - c. That may compromise rural character
6. No residential subdivisions shall be allowed in this category.
7. Non-farm related commercial and industrial uses shall not be permitted in this category except:
 - a. Adaptive reuse (*the rehabilitation or renovation of existing building(s) or structure for any use(s) other than the present use(s) of existing farm building and dwellings, by the resident owner or the resident lessee, which may be permitted by conditional use and will be determined, based on the rural commercial siting criteria, in Section I, Implementation Element.*)
 - b. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.
 - c. Structures for the care and maintenance of the agricultural land and natural resources of the parcel(s) and for the education of the owners and/or members of the public regarding that mission.
8. It is the policy of the Town of Dodgeville to encourage the owners of electric power lines, telephone lines, gas distribution lines and other utility extensions to design and lay out their facilities in a creative fashion so as to minimize the impact on farming activities.
9. The residential density in this category is one dwelling per 35 acres of contiguous land (a municipal road would not negate contiguous definition) owned at the time of adoption of this plan. Each parcel that is not contiguous to the balance of the farm shall be treated separately in the density computation. In order to prevent the occurrence of multiple land divisions by successive land owners, this density limitation shall run with the land; shall be cumulative; and shall apply to those persons and entities owning land within the Town on the adoption of this provision, and to their grantees, heirs, successors and assigns. The density limitation established by this policy shall be applied until further study indicates a need to amend this plan.

Exceptions:

- a. This standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Dodgeville Assessment Roll as of January 1, 1995. Existing farm-related dwellings are counted against the density standard.
- b. Minimum lot size in this category shall be 2 acres unless it is served by municipal water and sewer and is located within 1 ½ miles of the municipal limits of the City of Dodgeville, or 2 acres throughout the remainder of the Township, as the boundaries will exist as of the adoption date of the comprehensive plan as of January 1, 2005.
- c. Allow one residential land division for parcels created prior to January 1, 2005 that are greater than 4 acres but less than 70 acres.
- d. Allow a land division on parcels outside the 1½-mile municipal limits of the City of Dodgeville that existed prior to January 1, 2005 that are no less than 4 acres and are adjacent to an existing residence that utilizes the same driveway access point. No land division shall be less than 2 acres.
- ~~d.e. Allow a residential land division for a single-family residence of a minimum lot size of 2 acres and a maximum lot size of 2.5 acres once every 5 years on the basis of contiguous ownership as described on a deed recorded at the Iowa County Register of Deeds Office on non-cropland as defined in the plan. New ownership of land would need to wait 5 years prior to being eligible for this exemption.~~
10. New residential users shall be encouraged to utilize frontage roads or shared driveway access whenever possible in order to preserve the traffic carrying capacity of the Town's road network.
11. The definition of cropland is as follows: Cropland includes areas used for the production of adapted crops for

harvest. Two subcategories of cropland are recognized: cultivated and non-cultivated. Cultivated cropland comprises land in row crops or close-grown crops and also other cultivated cropland, for example, hay land that is in rotation with row or close-grown crops. Non-cultivated cropland includes permanent hay land and horticultural cropland. (Source: USDA Natural Resources Conservation Service) Land that is in a set aside program is considered cropland.

12. Cropland that has been converted to pasture or woodlands must be out of production for 5 years to qualify as non-cropland.

~~40.~~13. The Town Board has the final say as to whether land proposed to be divided is considered to meet the non-cropland definition and the burden of proof is on the applicant to provide documentation to the Town Board to justify land as being "non-cropland".