

Amendatory Ordinance 2-0725

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Joshua & Amanda Spurley;

For land being in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11 of Town 7N, Range 2E in the Town of Clyde affecting tax parcel 006-0588.A;

And, this petition is zone 30.3 acres from A-1 Agricultural to RB-1 Recreational Business.

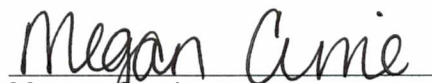
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Clyde,**

Whereas a public hearing, designated as zoning hearing number **3487** was last held on **June 26, 2025** 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 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 **July 15, 2025**. The effective date of this ordinance shall be **July 15, 2025**.


Megan Currie
Iowa County Clerk

Date: 7/15/2025

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 26, 2025

Zoning Hearing 3487

Recommendation: **Approval**

Applicant(s): Joshua & Amanda Spurley

Town of Clyde

Site Description: NW/SE S11-T7N-R1E also affecting tax parcel 006-0588.A

Petition Summary: This is a request to zone 30.3 acres from A-1 Ag to RB-1 Recreational Business to operate a Tourist Cottage (short-term rental).

Comments/Recommendations

1. This is currently a legal nonconforming A-1 Agricultural zoned lot. The intent is to use the existing residence for short-term rental, which is considered a "Tourist Cottage" under the Iowa County Zoning Ordinance:

Tourist Cottage

A building of no more than two dwelling units used for the temporary accommodation of visitors that includes receipt of payment or other consideration. The following standards shall apply:

- a) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing.
 - b) All required State permits or approvals must be obtained and maintained.
 - c) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
 - d) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning regulations.
2. A "Tourist Cottage" is not a use permitted in the A-1 district, so the petition is to rezone the lot to the RB-1 district where it is a CUP option.
 3. The existing septic system is sized for up to 2 bedrooms, which would restrict the current eligible rental occupancy to 4 persons.
 4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.

4. Whether 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.

5. Whether the petition is to resolve a violation.

6. Whether 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.

Town Recommendation on zoning: The Town of Clyde is recommending approval.

Staff Recommendation on zoning: Staff recommends approval.

