

**Amendatory Ordinance No. 2-0617**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Gary F. Zimmer;**

For land in part of the NW1/4 of the SE1/4 of Section 26-T8N-R2E in the Town of Clyde; affecting tax parcel 006-0343.A.

**And, this petition is made to rezone 2.5 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 Clyde** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,


Whereas a public hearing, designated as zoning hearing number **2889** was last held on **May 25, 2017** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition.

Now therefore be it resolved that 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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance No. was X approved as recommended \_\_\_\_\_ approved with amendment: \_\_\_\_\_ denied as recommended; \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **June 20, 2017**. The effective date of this ordinance shall be **June 20, 2017**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 6/21/17



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 25, 2017

Zoning Hearing 2889

Recommendation: **Approval**

**Applicant(s):** Gary F. Zimmer

**Town of Clyde**

**Site Description:** part of the NW/SE of S26-T8N-R2E also affecting tax parcel 006-0343.A

**Petition Summary:** This is a request to rezone a legal nonconforming A-1 Ag lot to AR-1 Ag Res.

### Comments/Recommendations

1. This lot existed at the time the minimum lot size for the A-1 district was set at 40 acres. However, a revision under Farmland Preservation Zoning enacted last year requires a conditional use permit for any development on legal nonconforming A-1 lots.
2. Due to being bound on all sides by a public road, the required highway setback leaves a building envelope too small to be feasible. Therefore, the applicant has simultaneously applied for an area variance from the Board of Adjustment.
3. The proposal is consistent with the adopted comprehensive plans as there was a trailer residence on the lot in the recent past and no conversion of productive ag land will take place.

**Town Recommendation:** The Town of Clyde is recommending approval.

**Staff Recommendation:** Staff recommends approval the condition that the required area variance is also granted by the BOA.

