

Amendatory Ordinance No. 2-0817

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Arnold Flitman;

For land in part of the NW1/4 of the SE1/4 of Section 6-T7N-R3E in the Town of Clyde; affecting tax parcel 006-0063.

And, this petition is made to rezone 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 **2900** was last held on **July 27, 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.

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 _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **Aug. 15, 2017**. The effective date of this ordinance shall be **Aug. 15, 2017**.


Greg Klusendorf
Iowa County Clerk

Date: 8/16/17



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 27, 2017

Zoning Hearing 2900

Recommendation: **Approval**

Applicant(s): Arnold Flitman

Town of Clyde

Site Description: part of the NW/SE of S6-T7N-R3E also affecting tax parcel 006-0063

Petition Summary: This is a request to rezone 5 acres from A-1 Ag to RB-1 Rec Business for the purpose of a private hunt club.

Comments/Recommendations

1. There has been a private hunt club (Woods and Lakes Hunt Club) on this property for several years. Current A-1 district provisions only allow for up to 2 campers without need for permits and permitting relies on the new Farmland Preservation "farm residence" requirements. An alternative is to rezone the area for the existing and proposed continued use.
2. If approved, the uses on the RB-1 lot require approval by conditional use permit.
3. This is a very secluded site at the end of Burriss Rd (dead end) and is not visible from State Road 130.
4. The Town of Clyde prefers lower impact commercial development that protects Town character, does not interfere with agriculture and has low impact on environmentally sensitive features. This proposal is consistent with these goals.

Town & Staff Recommendation: Both recommend approval of the rezoning and provided a list of conditions to that will be imposed on the conditional use permit.

