

Amendatory Ordinance No. 3-0617

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by the New Horizons Supply Co-op;

For land in part of the NE1/4 of the SE1/4 and SE1/4 of the NE1/4 of Section 22-T6N-R3E in the Town of Dodgeville; affecting tax parcels 008-1219.A and 008-1247.03.

And, this petition is made to rezone 1 acre from A-1 Agricultural to B-3 Heavy Business;


Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville** 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 **2884** 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.

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 2884
Recommendation: **Approval**

Applicant(s): New Horizons Supply Co-op **Town of Dodgeville**
Site Description: part of S22-T6N-R3E also affecting tax parcels 008-1219.A; 1247.03

Petition Summary: This is a request to rezone a 1-acre A-1 Ag legal nonconforming lot to B-3 Hvy Bus to bring into conformity with the current zoning standards.

Comments/Recommendations

1. This lot existed when the minimum 40-acre lot size was established for the A-1 district, which makes it legal nonconforming. 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. A recent storm damaged an existing building that is proposed to be rebuilt, which requires a zoning permit and also a CUP. Instead of seeking a CUP each time a zoning permit is required, the applicant has chosen to rezoning the property to remove the legal nonconforming status.
3. The proposal is consistent with the adopted comprehensive plans as there is no proposed change in the existing use.

Town Recommendation: At the time of this report, there was not a Town recommendation submitted.

Staff Recommendation: Staff recommends approval with the condition that the Town of Dodgeville supports. If there are conditions to impose on the CUP, they should be considered at this time.

