

Amendatory Ordinance No. 4-0718

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Lori Reising-Lipska;

For land in the NW ¼ of the SW ¼ of Section 19-T6N-R4E in the Town of Dodgeville; affecting tax parcels 008-0234.A and 008-0231.02.

And, this petition is made to rezone 16.2 acres from A-1 Agricultural & AR-1 Agricultural Residential to all AB-1 Agricultural Business;

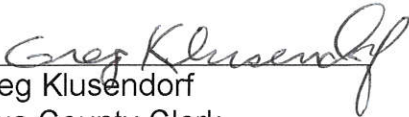
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2970** was last held on **June 28, 2018** 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**.

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 **July 24, 2018**. The effective date of this ordinance shall be **July 24, 2018**.


Greg Klusendorf
Iowa County Clerk

Date: 7/25/18



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 28, 2018

Zoning Hearing 2970

Recommendation: **Approval**

Applicant(s): Lori Reising-Lipska

Town of Dodgeville

Site Description: part of the NW/SW of Section 19-T6N-R4E affecting tax parcels 008-0234.A; 0231.02.

Petition Summary: The lot at issue was re-described as part of a court order. Prior, it was legal nonconforming but the new description makes it nonconforming.

Comments/Recommendations

1. The applicant would like to resolve the nonconformity by zoning to the AB-1 Ag Business district so a conditional use permit can be considered to allow a Commercial Livestock Operation and two related residences.
2. If approved, the uses allowed on the lot will be determined by conditional use permit.
3. The court ordered description change exempts the need of a certified survey map.
4. The zoning ordinance lists the following standards for considering conditional use permits:
 1. The proposed use complies with all applicable provisions of this Ordinance.
 2. The proposed use is compatible with adjacent uses in terms of scale, site design, operating characteristics (house of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 3. There are no significant adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 4. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 5. Public safety, transportation and utility facilities and services will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 6. Adequate assurances of continuing maintenance are provided.

7. The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Dodgeville recommends approval of the zoning change and the conditional use permit with the condition that there be a maximum of 20 animal units.

Staff Recommendation: Staff recommends approval of the zoning change and the conditional use permit request based on the following:

1. The proposal has been made consistent with the Ordinance.
2. The proposed use is compatible with surrounding uses as it is essentially the same use that existing prior to the lot becoming nonconforming and the surrounding land is in agricultural uses.
3. The condition of limiting the animal units to 20 will minimize adverse impacts to surrounding uses.
4. See #3 above
5. No additional services will be necessary.
6. No assurances are necessary.
7. The proposed use is consistent with the Comprehensive Plan by the reuse of existing ag infrastructure for continued agricultural uses.

