

Amendatory Ordinance 1-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Gilbertson Poultry c/o Dennis Gilbertson;

For land being in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Town 8N, Range 2E in the Town of Clyde affecting tax parcel 006-0320.A,

And, this petition is zone 5.97 acres from A-1 Agricultural and 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,**

Whereas a public hearing, designated as zoning hearing number **3426** was last held on **June 27, 2024** 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 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.


Kristy K. Spurley
Iowa County Clerk

Date: 7-16-2024



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3426

Recommendation: **Approval**

Applicant(s): Gilbertson Poultry c/o Dennis Gilbertson

Town of Clyde

Site Description: SE/SE S25-T8N-R2E also affecting tax parcel 006-0320.A

Petition Summary: This is a request to zone 5.97 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. This is an existing lot that is nonconforming A-1 Ag. It was created by deed in 1980 after which time the minimum lot size of 40 acres for the A-1 district was in effect.
2. The barn shown in the aerial is no longer on the property and the intent is to make it eligible for a residence.
3. If approved, the lot would be eligible for one single-family residence, accessory structures and limited agricultural uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
4. The proposed does not involve a land division, so a certified survey map is not required.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) 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) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) 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.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.

- 7) 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.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Clyde is recommending approval noting the lot existed prior to the enactment of its minimum 15-acre residential lot size.

Staff Recommendation: Staff recommends approval.

