

Amendatory Ordinance 3-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Gene and Susan Iverson;

For land in the NW ¼ of the NW ¼ of Section 20, Town 7N, Range 4E in the Town of Dodgeville affecting tax parcel 008-0024.A,

And, this petition is made to zone 10.0 acres from A-1 Agricultural & R-1 Single Family Residential 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 Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3428** 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

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3428

Recommendation: **Approval**

Applicant(s): Gene & Susan Iverson

Town of Dodgeville

Site Description: NW/NW of S20-T7N-R4E also affecting tax parcel 008-0024.A

Petition Summary: This is a request to zone an existing 10-acre lot from A-1 Ag & R-1 SF Res to all AR-1 Ag Res to make it a conforming lot.

Comments/Recommendations

1. In 1979, the current owners applied to rezone the 10 acres to residential. For some reason, only approximately 1 acre of the 10 was approved which left the remaining 9 acres nonconforming A-1 Ag. The lack of a proper description of the 1 acre resulted in it not including where the house is.
2. If approved, the entire 10 acres would be a conforming lot eligible for permits. The AR-1 lot would allow one single family residence, accessory buildings, and limited ag uses including up to 5 animal units as defined in the Iowa County Zoning Ordinance.
3. The proposal does not involve a land division so there is no associated certified survey map.
4. 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 those services.
 - 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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval.

