

Amendatory Ordinance 3-1124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dean Reddell and Oxnem Acres LLC;

For land being in the NE ¼ of the NE ¼ of Section 32, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1391 and 008-1391.A;

And, this petition is zone 1.095 acres from A-1 Agricultural and AR-1 Agricultural Residential to all 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 **3448** was last held on **October 31, 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** with the condition that the associated certified survey map is duly recorded within six months.

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 **November 12, 2024**. The effective date of this ordinance shall be **November 12, 2024**.


Kristy K. Spurley
Iowa County Clerk

Date: 11-12-2024



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on October 31, 2024

Zoning Hearing 3448

Recommendation: **Approval**

Applicant(s): Dean Reddel and Oxnem Acres LLC

Town of Dodgeville

Site Description: NE/NE of S32-T6N-R3E also affecting tax parcels 01391; 1391.A

Petition Summary: This is a request to zone 1.095 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The reason for the requested zoning change is to enlarge the Reddell residential lot to include area for the septic system by adding land from Oxnem Acres LLC.
2. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses.
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on 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 with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

