

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: 935-3024

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Checklist for Land Use Change (Rezoning)/Conditional Use Requests

(No application will be accepted until each of the following items is accomplished.)

Step 1 Discuss all proposed land divisions, development and land uses with the personnel of the Iowa County Office of Planning & Development. This is required to confirm the current zoning status of the property at issue, determine the appropriate district to request, and to identify any other relevant local, state or federal issues. **This requires, at a minimum, a completed PRELIMINARY DEVELOPMENT REVIEW FORM** – form is available on our website – www.iowacounty.org – (go to planning & development – then to applications & forms).

Date submitted: _____

Step 2 Contact the Town Board or Boards affected by your proposal. Some towns have land use plans that must be adhered to. The Iowa County Planning & Zoning Commission requires a written recommendation from the Town Board(s) affected.

A WRITTEN RECOMMENDATION FROM THE TOWN (S)

Date met with Town(s): _____

Step 3 All land use change (rezoning) requests must include an EXACT metes and bounds legal description of the lot proposed to be rezoned, in addition to a **RECORDED DEED** of the parent property. The Planning & Development Director must approve of the submitted description before the application will be accepted. *Note: In many cases, a proposed land division will require review and approval of a Certified Survey Map in accordance with the Iowa County Subdivision and Land Division Ordinance.*

Date approved by the Director: _____

Step 4 Any request made with the intention for a structure to be constructed that will require a private on-site sewage system requires a **SOIL TEST** to be performed and recorded with this Office *before* an application will be accepted.

Date soil test recorded with Office: _____

Step 5 Please complete the attached **APPLICATION (pages 2 & 3)** The Office of Planning & Development will NOT accept an incomplete application.

Date completed application submitted to Office: _____

Please Note: A land use change (rezoning) request involves a public hearing before the Iowa County Planning & Zoning Commission at which time this committee will make a recommendation that must be acted upon by the Iowa County Board of Supervisors. **The applicant/landowner or a representative for the applicant/landowner must be present at the hearing.** No rezoning is effective and no construction permits can be issued until the County Board action. A conditional use request requires action by the Iowa County Planning & Zoning Commission but does not require County Board action.

Wisconsin Department of Agriculture, Trade and Consumer Protection
Farmland Preservation Program (ch. 91, Wis. Stats.)

State of Wisconsin Fee For Rezoning Land Out of a Farmland Preservation Zoning District

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) is requiring under, s. 91.48, Wis. Stats., that beginning January 1, 2010 any person who requests land be rezoned out of the A-1 Agricultural zoning district, for each acre of land to be rezoned, the person must pay a conversion fee equal to three times the per acre value of the highest value category of tillable crop land in the town. The fee must be paid due to the land being in a Farmland Preservation Zoning District regardless if the land has ever been farmed or if the owner has ever collected any farmland preservation tax credits. The fee is collected by Iowa County and submitted to DATCP by March 1st of each year. **Please note** you will be required to pay the fee at time you submit a rezoning petition to the County, and that this fee is separate from and charged in addition to any other fees charged by a town or the County. The per acre 2010 fee for each town in Iowa County with Farmland Preservation Zoning is shown below:

*2010 DATCP Rezoning Fee

Town of Arena	\$885 per acre
Town of Brigham	\$837 per acre
Town of Clyde	\$876 per acre
Town of Dodgeville	\$864 per acre
Town of Eden	\$855 per acre
Town of Highland	\$837 per acre
Town of Linden	\$834 per acre
Town of Mifflin	\$840 per acre
Town of Mineral Point	\$858 per acre
Town of Moscow	\$843 per acre
Town of Pulaski	\$864 per acre
Town of Ridgeway	\$831 per acre
Town of Waldwick	\$849 per acre
Town of Wyoming	\$879 per acre

**(the Dept. of Revenue updates assessment rates annually...this fee is valid until Dec. 31, 2010).*

If you have any questions as to why you must pay this fee to the State of Wisconsin please contact any or all of the following:

DATCP	608-224-4500	DATCPWorkingLands@wisconsin.gov
Sen. Dale Schultz	608-266-0703 800-978-8008	Sen.Schultz@legis.wisconsin.gov
Rep. Steve Hilgenberg	608-266-7502 888-534-0051	Rep.Hilgenberg@legis.wisconsin.gov

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IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: _____ Address: _____
City/Zip Code: _____

Landowner: _____ Address: _____
City/Zip Code: _____

Applicant Phone: (____) _____ Landowner Phone: (____) _____

Email: _____ Please contact by: ___email ___postal mail

This application is for: _____ Land use change/Rezone --- **\$400 filing fee**
_____ Conditional Use ----- **\$400 fee if no land use change**
\$100 if with land use change

in the Town of _____ Acreage of proposed lot(s) _____

Section ____ Town ____N Range ____E ____1/4 of the ____1/4

Have you contacted your Town Board about this proposal? Yes No

Does this request involve any proposed land division? Yes No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: _____ Requested zoning district: _____ for the proposed use(s) of: _____

***if rezoning from A-1 Agricultural, item III on page 4 MUST be completed*

Requested Conditional uses (s):

I. Please list any improvements currently on the land: _____

II. Please explain the reason for the request and proposed plans: _____

III. **If this is a petition to zone land from A-1 Agricultural**, please explain how each of the following are satisfied (attach additional sheets if necessary):

- 1) The rezoning land is better suited for a use not allowed in the A-1 district.

- 2) The rezoning is consistent with the Iowa County Comprehensive Plan.

- 3) The rezoning is substantially consistent with the Iowa County Farmland Preservation Plan.

- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

IV. Please submit a list of all landowners with addresses that abut the affected property.

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: _____ Date: _____

Landowner(s) Signature: _____ Date: _____

=====
For Office Use Only: Rcv'd by _____ Date _____ Fee _____ Check # _____ Cash
_____present zoning _____floodplain _____shoreland/wetland

Information needed yet for completion of application:

_____ **complete date:** _____