

Amendatory Ordinance No. 1-0420

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Steven Hyatt;

For land being part of the NW ¼ of the SE ¼ of Section 32-T7N-R2E in the Town of Dodgeville; affecting tax parcel 008-1693.

And, this petition is made to rezone 8.97 acres from A-1 Agricultural 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 **3096** was last held on **March 26, 2020** 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** said petition with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

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 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 **April 21, 2020**. The effective date of this ordinance shall be **April 21, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 4/22/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 26, 2020

Zoning Hearing 3096

Recommendation: **Approval**

Applicant(s): Steven Hyatt

Town of Dodgeville

Site Description: NW/SE S32-T7N-R2E also affecting tax parcel 008-1693

Petition Summary: This is a request to rezone 8.97 from nonconforming A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. This lot was created when approx. 70 acres was sold in 2019 leaving this lot which is less than the minimum 40-acre lot size for the A-1 Ag district.
2. If approved, the lot will be eligible for one single family residence (exists), accessory structures and limited ag uses including up to 5 livestock type animal units.
3. The Town of Dodgeville is waiving the density standard due to the applicant originally having this 10-acre lot, buying the additional 70 (2004 & 2009) which he combined by deed into 80 acres, then selling the 70 to leave essentially what he originally had. The Town accepted a recorded Ownership Memorandum explaining this chronology (doc #364126)
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 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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition the associated certified survey map is duly recorded within 6 months of County Board approval.

