

Amendatory Ordinance No. 4-1220

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Bill Whitmire and Mike von Stein;

For land being part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Town 8N, Range 2E in the Town of Pulaski; affecting tax parcel 022-0172.A;

And, this petition is made to rezone 3.05 acres from AR-1 Agricultural Residential to A-1 Agricultural;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Pulaski,**

Whereas a public hearing, designated as zoning hearing number **3138** was last held on **December 2, 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 conditions that the associated certified survey map is duly recorded and the 3.05 acres is consolidated by deed with adjacent A-1 Agricultural land 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 **December 15, 2020**. The effective date of this ordinance shall be **December 15, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 12/15/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 2, 2020

Zoning Hearing 3138

Recommendation: **Approval**

Applicant(s): Bill Whitmire and Mike von Stein

Town of Pulaski

Site Description: NW/SE S30-T8N-R2E also affecting tax parcel 022-0172.A

Petition Summary: This is a request to rezone 3.05 acres from AR-1 Ag to A-1 Ag Res.

Comments/Recommendations

1. This is a sale between adjacent landowners each with different zoning, thus the rezone of the 3.05 acres and Conditional Use Permit to formally approve the reduced AR-1 lot.
2. If approve, no new or additional land uses would result.
3. The associated certified survey map has not been submitted for formal review.
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 Pulaski is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the 3.05 acres be consolidated by deed with the adjacent A-1 land within 6 months of County Board approval.

