

**Amendatory Ordinance No. 1-0818**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Phyllis Dyer;**

For land in the NE ¼ of the NW ¼ of Section 27-T7N-R2E in the Town of Clyde;  
affecting tax parcel 006-0352.

**And, this petition is made to rezone 8 acres from A-1 Agricultural to RB-1  
Recreational Business;**

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Clyde** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2969** was last held on **June 28, 2018** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition.

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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance No. 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 **August 21, 2018**. The effective date of this ordinance shall be **August 21, 2018**.

  
\_\_\_\_\_  
Greg Klusendorf  
Iowa County Clerk

Date: 8/22/18



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 26, 2018

Zoning Hearing 2978

Recommendation: **Approval**

**Applicant(s):** Phyllis Dyer

**Town of Clude**

**Site Description:** part of the NE/NW of S27-T8N-R2E also affecting tax parcel 006-0352

**Petition Summary:** This is a request to rezone an existing 8-acre A-1 legal nonconforming lot to RB-1 Rec Bus to make eligible for a conditional use permit to allow a Recreational Residential Rental.

### Comments/Recommendations

1. This lot is currently zoned legal nonconforming A-1 Ag. In order to rent out the existing residence for short-term recreational stays, rezoning to the RB-1 Rec Bus district with a CUP for a Recreational Residential Rental is required.
2. The following considerations are in Section 4.4 for CUPs:
  1. *The proposed use complies with all applicable provisions of this Ordinance.*
  2. *The proposed use is compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).*
  3. *There are no significant adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.*
  4. *Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.*
  5. *Public safety, transportation and utility facilities and services will be available to serve the subject property while maintaining sufficient levels of service for existing development.*
  6. *Adequate assurances of continuing maintenance are provided.*
  7. *The proposed use is consistent with the Iowa County Comprehensive Plan.*

**Town Recommendation:** The Town of Clyde recommends of both the rezoning and Conditional Use Permit.

**Staff Recommendation:** Staff recommends approval as there currently is a full-time residence on the lot and the proposed short-term rental will not significantly affect surrounding legal uses. The following conditions are recommended for consideration on the conditional use permit:

1. The maximum number of bedrooms that can be rented, meaning any room to have accommodations for sleeping, cannot exceed the capacity of the septic system. The current system is sized for 2 bedrooms.

The owner agrees to securing and maintaining any required State licenses, permits or approvals associated with the use.

