

**Amendatory Ordinance No. 3-0515**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Paul Kardatzke and Paul Gaynor;**

For land in part of the SW/NE & SE/NW of Section 4-T6N-R3E in the Town of Dodgeville; affecting tax parcels 008-0845.02 & 008-0835.03;

**And, this petition is made to zone 25.42 acres from A-1 Agricultural and B-2 Highway Business to all 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 Dodgeville** 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 **2761** was last held on **April 22, 2015** 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; \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **May 19, 2015**. The effective date of this ordinance shall be **May 19, 2015**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 5/20/15



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

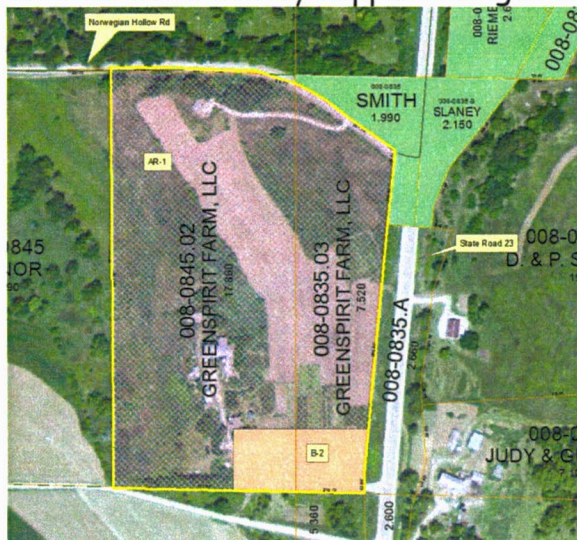
Public Hearing Held on April 22, 2015                      Zoning Hearing 2761  
Recommendation: **Approval**

**Applicant(s):** Paul Kardatzke & Paul Gaynor                      **Town of Dodgeville**  
**Site Description:** part of the SW/NE & SE NW of S4-T6N-R3E; also affecting tax parcels 008-0845.02; 0835.03

**Petition Summary:** This is a request to rezone an existing 25.42 acres from AR-1 Ag Res and B-2 Hwy Bus to all RB-1 Recreational Bus. The petition includes a conditional use permit request for a Planned Unit Development (PUD) that proposes uses to be developed in phases.

### Comments/Recommendations

1. Currently, the majority of the property is an AR-1 Ag Res lot with about a 2-acre B-2 lot created in 1991 for retail sales of craft and agricultural related products. More recently, the property has been used as a community supported agriculture (CSA) operation.



2. If approved, the RB-1 district would only allow the uses granted by conditional use permit. As proposed, the PUD would be the conditional use and the associated phased development acted upon individually.
3. At this time, the proposed Phase I involves a professional home office, outdoor assembly/gatherings and the associated renovation of the barn.
4. Subsequent phases at this time are:
  - Phase II: a catering kitchen with toilets and indoor public space; development on onsite access roadway and parking
  - Phase III: additional development as needed to develop functions and better serve the community, which may include replacement of the existing market building (at southern part of property) and other small structures as needed to service growing agricultural endeavors
5. Subsequent development phases will require review and approval by the same process as a conditional use permit.

**Town Recommendation:** At the time of this report, the Town of Dodgeville Plan Commission was recommending approval to the Town Board but there was no official Board recommendation.

**Staff Recommendation:** Staff recommends approval of the rezoning and conceptual PUD as this is a land use consistent with those along State Road 23, as well as being supportive of agricultural uses. Staff further recommends approval of the proposed Phase I development if the following can be adequately addressed:

- a) Assurance is made that the professional home office complies with the ordinance definition: Residences of doctors of medicine, practitioners, dentists, clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, artists, teachers, authors, musicians, beauticians, barbers or other recognized professions used to conduct their professions where the office does not exceed one-half (1/2) the area of only one floor of the residence and only one nonresident person is employed.
- b) The "assembly outdoor gatherings" require clarification in terms of:
  - Maximum number of participants
  - Activities associated with the gatherings

- Duration of events
  - If overnight accommodations will be provided
  - Adequacy of bathroom facilities
  - Potential associated noise
  - Potential associated lighting
  - Adequacy of associated parking and traffic flow
  - Adequacy of existing access to State Road 23 for proposed associated traffic
- c) Some of the proposed activities may require state licenses, permits or other approvals
6. Consideration may be made to approve all or part of the proposed Phase I development and, if need be, postpone action on any parts that require further information/clarification

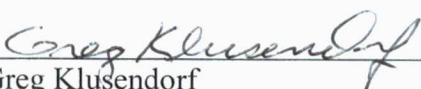


**Amendatory Ordinance No. 3-0515**

Adopted this 19th day of May, 2015.


  
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John M. Meyers  
Iowa County Chairman

ATTEST:

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

**CERTIFICATION OF ADOPTION**

This is to certify that the attached ordinance was duly adopted by the Iowa County Board of Supervisors on the 19th day of May, 2015.

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