

Amendatory Ordinance No. 3-0521

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Daniel Barr and David Johnson;

For land being part of the SE ¼ of the SW ¼ of Section 4, Town 6N, Range 3E in the Town of Dodgeville; affecting tax parcels 008-0846, 008-0849, 008-0854 and 008-0856;

And, this petition is made to rezone an existing 8-acre B-2 Highway Business lot to A-1 Agricultural, then create a 15-acre lot by rezoning to AR-1 Agricultural Residential, 5-acre lot by rezoning to RB-1 Recreational Business and 2-acre lot by rezoning to B-2 Highway Business;

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 **3159** was last held on **April 22, 2021** 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 **May 15, 2021**. The effective date of this ordinance shall be **May 15, 2021**.



Kristy K. Spurley
Iowa County Clerk

Date: 5-18-2021



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on April 22, 2021

Zoning Hearing 3159

Recommendation: **Approval**

Applicant(s): Daniel Barr and David Johnson

Town of Dodgeville

Site Description: SE/SW of S4-T6N-R3E also affecting tax parcels 008-0846; 0849; 0854; 0856

Petition Summary: This is a request to zone an existing 8-acre B-2 lot to A-1, then create a 15-acre AR-1 lot, 5-acre RB-1 lot, & 2-acre B-2 lot by rezoning from A-1.

Comments/Recommendations

1. Due to the three different proposed lots, it is best to first act to eliminate the existing B-2 lot so that the subsequent actions are rezoning from A-1. This simplifies the required legal descriptions.
2. The proposed AR-1 lot would allow one single family residence, accessory structures and limited ag uses. A Conditional Use Permit is also being sought to allow up to 12 livestock type animal units on the AR-1 lot.
3. The proposed RB-1 lot includes a requested Conditional Use Permit for a horse riding stable.
4. The proposed B-2 lot includes a requested Conditional Use Permit to continue operation of the existing museum and give shop.
5. The associated certified survey map has not been submitted for formal review.
6. 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 that the associated certified survey map is duly recorded within 6 months of County Board approval.

