

Amendatory Ordinance 1-1022

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by GD Dairy LLC;

For land being in the N ½ of the SE ¼ of Section 28, Town 7N, Range 3E in the Town of Dodgeville affecting tax parcels 008-0617, 008-0617.B, 008-0618, and 008-0616.

And, this petition is made to reduce an existing 7.5-acre AR-1 Agricultural Residential lot to 2.03 acres, and to zone 35 acres from A-1 Agricultural and AR-1 Agricultural Residential to AB-1 Agricultural Business.

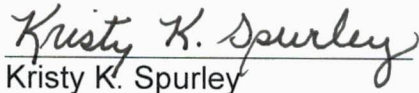
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3296** was last held on **September 22, 2022** 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** with the condition that the associated certified survey map is duly recorded within 6 months.

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 **October 18, 2022**. The effective date of this ordinance shall be **October 18, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 10-18-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on September 22, 2022

Zoning Hearing 3296

Recommendation: **Approval**

Applicant(s): GD Dairy LLC

Town of Dodgeville

Site Description: N ½ - SE of S28-T7N-R3E also affecting tax parcels 008-0617; 0617.B; 0618; 0616

Petition Summary: This is a request to reduce an existing 7.5-acre AR-1 Ag Res lot to 2.03 acres and to zone 35 acres from A-1 Ag & AR-1 Ag Res to AB-1 Ag Bus. Included is a Conditional Use Permit request for a cheese processing & packaging facility with retail area and associated residence on the AB-1 lot.

Comments/Recommendations

1. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and limited ag uses including but no livestock type animal units and the AB-1 lot would allow agricultural cropping and those uses approved by CUP.
2. The associated certified survey map has been submitted for formal review.
3. The proposal includes moving the existing access to State Road 23 to the north as a combined access to serve both lots.
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 of both the zoning change and CUP.

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

