

Amendatory Ordinance 3-1222

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Iowa County;

For land being in the N ½ of the NW ¼ of Section 35, Town 6N, Range 2E in the Town of Linden affecting tax parcels 014-0387 and 014-0388;

And, this petition is made to zone 13.256 acres from A-1 Agricultural to R-1 Single Family Residential.

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

Whereas a public hearing, designated as zoning hearing number **3316** was last held on **December 1, 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** said petition with the condition that the associated certified survey map is duly recorded.

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 20, 2022**. The effective date of this ordinance shall be **December 20, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 12-20-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 1, 2022

Zoning Hearing 3316

Recommendation: **Approval**

Applicant(s): Iowa County

Town of Linden

Site Description: N1/2 - NW of S35 –T6N-R2E also affecting tax parcels 014-0387; 0388

Petition Summary: This is a request to zone 13.256 acres from A-1 Ag to R-1 Single Family Res.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created. The intent is to zone to the R-1 district so the lot can be created and sold. It is presumed a new owner will need to propose a different zoning district consistent with the intended use.
2. If approved, the R-1 district would allow one single family residence and accessory buildings.
3. The associated certified survey map has 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: Ch. 59.69(9) WI Stats provides for a county to zone county-owned land without necessity of securing town approval. (If sold and subsequent petition is made to change the zoning, the town approval will be required.)

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded following County Board approval.

