

Amendatory Ordinance 4-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dan, David and Tim Gollon;

For land being in the W ½ of the SW ¼ & SW ¼ of the NW ¼ of Section 35, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1436, 008-1434 and 008-1430.B;

And, this petition is made to rezone 81.311 acres from AB-1 Agricultural Business to A-1 Agricultural.

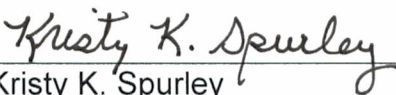
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3227** was last held on **December 30, 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.

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


Kristy K. Spurley
Iowa County Clerk

Date: 1-18-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3227

Recommendation: **Approval**

Applicant(s): Dan, David & Tim Gollon

Town of Dodgeville

Site Description: part of the W1/2-SW & SW/NW of S35-T6N-R3E also affecting tax parcels 008-1436; 1434; 1430.B

Petition Summary: This is a request rezone approximately 81.311 acres from AB-1 Ag Bus to A-1 Ag.

Comments/Recommendations

1. The current AB-1 zoning was approved at a time when there was a zoning penalty imposed through the State Farmland Preservation program. Since, the penalty has been eliminated.
2. If approved, the lot would be considered a "farm" and allowed all uses in the A-1 district.
3. 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.

