

## Amendatory Ordinance 4-622

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Chad and Katie Mosley;**

For land being in the NW ¼ of the NE ¼ of Section 4, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcel 008-0834.A;

**And, this petition is made to rezone 2.68 acres from A-1 Agricultural to AR-1 Agricultural Residential.**

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

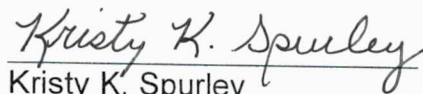
Whereas a public hearing, designated as zoning hearing number **3264** was last held on **May 26, 2022** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve.**

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 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 **June 21, 2022.** The effective date of this ordinance shall be **June 21, 2022.**

  
Kristy K. Spurley  
Iowa County Clerk

Date: 6-21-2022



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 26, 2022

Zoning Hearing 3264

Recommendation: **Approval**

Applicant(s): Chad & Katie Mosley

Town of Dodgeville

Site Description: NW/NE S4-T6N-R3E also affecting tax parcel 008-0834.A

Petition Summary: This is a request to change the zoning of an existing 2.68-acre legal nonconforming A-1 Ag lot to AR-1 Ag Res.

#### Comments/Recommendations

1. The lot is currently legal nonconforming A-1 Ag due to existing at the time (1978) when the minimum lot size for the A-1 district was set as 40 acres. However, under the State Farmland Preservation Program, the applicant's proposal to replace the existing trailer house with a new house would require a Conditional Use Permit. Since the processes are about the same, the applicants propose to make the lot conforming through rezoning.
2. If approved, the lot would be eligible for one single family residence, accessory structures, and limited ag uses not including livestock-type animal units.
3. There is no proposed division of the property.
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.

**Staff Recommendation:** Staff recommends approval.

