

## Amendatory Ordinance 3-0423

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by JMF Properties WI LLC and Loren & Laura Schaaf;**

For land being in the NE ¼ of the SW ¼ of Section 23, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1261 and 008-1261.02.

**And, this petition is made to zone 2.184 acres from A-1 Agricultural and B-3 Heavy Business to AR-1 Agricultural Residential, and 5.816 acres from A-1 Agricultural and B-3 Heavy Business to B-3 Heavy 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 **3330** was last held on **March 23, 2023** 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 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  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 **April 18, 2023**. The effective date of this ordinance shall be **April 18, 2023**.

  
Kristy K. Spurley  
Iowa County Clerk

Date: 4-18-2023



## 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](mailto:Scott.Godfrey@iowacounty.org)

---

### Planning & Zoning Committee Recommendation Summary

Public Hearing held on March 23, 2023

Zoning Hearing 3330

Recommendation: **Approval**

**Applicant(s):** JMF Properties WI LLC and Loren & Laura Schaaf

**Town of Dodgeville**

**Site Description:** W1/2 - NW of S16-T4N-R3E also affecting tax parcels 022-0830; 0831

**Petition Summary:** This is a request to zone 2.184 acres from A-1 Ag & B-3 Hvy Bus to AR-1 Ag Res; and 5.816 acres from A-1 Ag & B-3 Hvy Bus to B-3 Hvy Bus.

#### Comments/Recommendations

1. The intent of this petition is to separate the existing residence from the B-3 lot on a separate AR-1 lot. Additional land currently zoned A-1 is being added to enlarge both the proposed AR-1 and B-3 lots.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses, but no animal units as defined by the Iowa County Zoning Ordinance. The B-3 lot is being proposed to have a CUP that allows the continuation of the existing uses, which are light manufacturing and ag purposes.
3. The associated certified survey map has not yet 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:** The Town of Dodgeville is recommending approval of the zoning change.

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

