

Amendatory Ordinance 4-0623

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Eric O'Keef, Graves-O'Keefe Trust and Grouse Valley Trust;

For land being in the S ½ of the NE ¼, NW ¼ of the NE ¼, and E ½ of the NW ¼ of Section 25, Town 8N, Range 3E in the Town of Wyoming affecting tax parcels 028-0282.A, 028-0283, 028-0284, 028-0285 and 028-0285.04.

And, this petition is made to zone 11.484 acres, 16.152 acres, 18.647 acres and 20.375 acres from A-1 Agricultural and AR-1 Agricultural Residential to AR-1 Agricultural Residential.

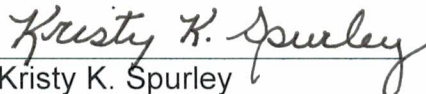
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Wyoming,**

Whereas a public hearing, designated as zoning hearing number **3348** was last held on **May 25, 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 the 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 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 **June 20, 2023**. The effective date of this ordinance shall be **June 20, 2023**.


Kristy K. Spurley
Iowa County Clerk

Date: 6-20-2023



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

Planning & Zoning Committee Recommendation Summary

Public Hearing held on May 25, 2023

Zoning Hearing 3348

Recommendation: **Approval**

Applicant(s): Eric O'Keefe/Graves-O'Keefe Trust/Grouse Valley Trust

Town of Wyoming

Site Description: S25-T8N-R3E also affecting tax parcels 028-0282.A; 0284; 0283; 0285; 0285.04

Petition Summary: This is a request to create 4 lots of 11.484 acres, 18.647 acres, 20.375 acres & 16.152 acres by zoning from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res.

Comments/Recommendations

1. The applicants propose to alter the lot lines of the existing most westerly AR-1 lot and to create 3 additional lots from land currently zoned A-1 Ag.
2. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lots.
3. If approved, each lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 5 animal units, as defined in the Iowa County Zoning Ordinance, on the 11.484 acres and 8 on the other three lots.
4. The associated certified survey map has note yet been submitted for formal review.
5. 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 Wyoming is recommending approval.

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

