

Amendatory Ordinance No. 04-1023

Whereas, the County Board of Iowa County, Wisconsin, has adopted Ordinance No. 400.15 the “Iowa County Comprehensive Plan” pursuant to §66.1001(4)(c) of the Wisconsin Statutes;

Whereas, this Plan is a document that merits occasional review and revision;

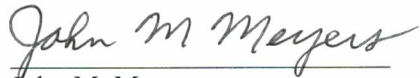
Whereas, the Town of Dodgeville Board has acted to revise its Comprehensive Plan, Section C Transportation Element, Section H Land Use Element, and Land Use Map H.1;

Whereas, the Iowa County Comprehensive Plan is a compilation of Town Plans thereby necessitating both to remain consistent;


Whereas, a public hearing was held before the Iowa County Planning & Zoning Committee on August 24, 2023 as required by §66.1001(4) Wisconsin Statutes after which action was taken by the Committee to recommend approving revisions to the Iowa County Comprehensive Plan for consistency with changes in the above referenced Town Plan.

Now Therefore Be It Resolved, that the County Board of Iowa County, Wisconsin agrees to approve the revisions to Section H Table H.1c of the Iowa County Comprehensive Plan per Attachment A.

Adopted by the County Board this 17th day of October, 2023.



John M. Meyers
Iowa County Board Chair

Attest: 

Kris Spurley
Iowa County Clerk

October

1901

10-1-1901

Attachment A

Table H.1c – Town of Dodgeville

General Land Use

The following are the general land use policies for the Town of Dodgeville.

1. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features should be recognized and integrated into the site design to minimize their disruption. The siting of buildings shall follow the Town's rural residential siting criteria. See Section I, Implementation Element for more information. Also, see Map H-1 at the end of this Section.
2. A setback distance of 50 feet from the upper point of any area which has a 45 percent slope or greater is required for all building sites located within the Town of Dodgeville, unless the Town Chair or his/her designee has obtained certification from a registered professional engineer that the proposed building site is structurally sound for the proposed structure..
3. Existing vegetation should be recognized in the site design process. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the Township.
4. When dividing a parcel of land, care should be taken so that road access to the remaining parcel is not cut off.
5. For all new development in the Town, surface water run-off shall be minimized and detained on-site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-way should be maintained as nearly as possible. The design period is the 100-year storm.
6. The Town may retain the services of professional consultants to assist in the Town's review of a proposal coming before the Plan Commission. If there are concerns that need to be addressed, this review shall be approved by the petitioner prior to consideration of the proposal. Review fees which are applied to a petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property.
7. Rural residential development must meet the goals of the Town Vision. See top of page. Refer also to Section A, Issues and Opportunities Element.
8. Maintain a current, long-range comprehensive plan, which will serve as a guide for future land-use and zoning decisions.
9. Refer to page H-3 for Agricultural and Open Spaces Policies.
10. Refer to page H-5 for Commercial and Industrial Areas Policies.
11. Refer to page H-5 for Urban Residential Area Policies.
12. Refer to page H-6 for Cluster Housing Policies.
13. Refer to page H-6 for Nonconforming Parcel Policy.
14. Refer to page H-7 for Resource Protection Area Policies.
15. Refer to page H-7 for Conservancy Area Policies.
16. Refer to page H-7 for Sensitive Natural Resource Area Policies.
17. Refer to page H-10 for Land Use Section definitions.

Table H.1c (cont.) – Town of Dodgeville

Agriculture and Open Space Areas

Lands included in this category have been identified on the Land Use Map (Map H.1) where rural character, agriculture, and natural resources will be preserved. To accomplish the preservation of the Town of Dodgeville's natural resources, agriculture, natural beauty and rural character, the following policies have been adopted:

1. Protect active agricultural lands from encroachment by incompatible uses.
2. Agricultural businesses will be encouraged. Active agricultural lands have farm operations including lands historically exhibiting good crop yields or capable of such yields and should be maintained.
3. More comprehensive criteria for land use decision-making will be incorporated, additional county zoning categories will be supported, and adaptive reuse measures will be used to determine development and its impacts near agricultural areas.
4. Maintaining the small-town rural character of the jurisdiction by avoiding developments that would alter its character.
5. Location of proposed dwellings and accessory buildings on lands in this category will be determined by utilizing the rural residential siting criteria for Agriculture and Open Space Conservation Areas and Rural Residential Areas, in Section I, Implementation Element, to restrict location of new development in areas:
 - a. That have shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems
 - b. That will have negative impacts on agricultural, cultural, or natural resources
 - c. That may compromise rural character
6. No residential subdivisions shall be allowed in this ~~category unless part of a planned complex development as defined by the Iowa County Zoning Ordinance.~~
7. Non-farm related commercial and industrial uses shall not be permitted in this category except:
 - a. Adaptive reuse (*the rehabilitation or renovation of existing building(s) or structure for any use(s) other than the present uses*) of existing farm building and dwellings, by the resident owner or the resident lessee, which may be permitted by conditional use and will be determined, based on the rural commercial siting criteria, in Section I, Implementation Element.
 - b. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.
8. It is the policy of the Town of Dodgeville to encourage the owners of electric power lines, telephone lines, gas distribution lines and other utility extensions to design and lay out their facilities in a creative fashion so as to minimize the impact on farming activities.
9. The residential density in this category is one dwelling per 35 acres of contiguous land (a municipal road would not negate contiguous definition) owned at the time of adoption of this plan. Each parcel that is not contiguous to the balance of the farm shall be treated separately in the density computation. In order to prevent the occurrence of multiple land divisions by successive land owners, this density limitation shall run with the land; shall be cumulative; and shall apply to those persons and entities owning land within the Town on the adoption of this provision, and to their grantees, heirs, successors and assigns. The density limitation established by this policy shall be applied until further study indicates a need to amend this plan.

Exceptions:

- a. This standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Dodgeville Assessment Roll as of January 1, 1995. Existing farm-related dwellings are counted against the density standard.
 - b. Minimum lot size in this category shall be 2 acres unless it is served by municipal water and sewer and is located within 1 ½ miles of the municipal limits of the City of Dodgeville, or 2 acres throughout the remainder of the Township, as the boundaries will exist as of the adoption date of the comprehensive plan as of January 1, 2005.
 - c. Allow one residential land division for parcels created prior to January 1, 2005 that are greater than 4 acres but less than 70 acres.
 - d. Allow a land division on parcels outside the 1½-mile municipal limits of the City of Dodgeville that existed prior to January 1, 2005 that are no less than 4 acres and are adjacent to an existing residence that utilizes the same driveway access point. No land division shall be less than 2 acres.
10. New residential users shall be encouraged to utilize frontage roads or shared driveway access whenever possible in order to preserve the traffic carrying capacity of the Town's road network.

Table H.1c (cont.) – Town of Dodgeville

| Commercial and Industrial Areas |
|---|
| <p>Lands included in this category have been identified on the Land Use Map where commercial and Industrial development would be considered by the Town and may include but are not limited to areas that have appropriate infrastructure.</p> <ol style="list-style-type: none">1. Encourage commercial and industrial/manufacturing activities to develop in existing commercial, industrial, and manufacturing locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs. Conditions for development will be reviewed and determined on a case-by-case basis, taking into account traffic concerns, environmental considerations, and utility requirements.2. No heavy industrial and manufacturing will be allowed. This may include but is not limited to business that would produce and/or utilize excessive: truck traffic, noise, odor, smoke, particulate matter, fires, explosive hazards, and toxic or noxious chemicals/materials.3. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.4. Assure to the greatest extent possible that all proposals for future development or redevelopment enhance the overall quality of life.5. New development in the Town shall be harmonious with the surrounding rural landscape and shall not be environmentally degrading. A buffer strip shall be required, set aside, and maintained when the development conflicts visually or otherwise with an adjacent use, existing or proposed.6. Site plan review shall be required for all commercial and industrial development within the Town. The approval and siting of Commercial business and buildings shall follow the Towns Commercial siting criteria. Refer to the Town's commercial siting criteria in Section I, Implementation Element, and Map H-1 for more information. |
| Urban Residential Area |
| <p>Lands included in this category are located on or shall be located on platted subdivisions adjacent to the City of Dodgeville.</p> <ol style="list-style-type: none">1. Lots or parcels in the urban residential area shall be a minimum of 2 acres unless served by municipal water and sewer. Any parcel or lot served by municipal water and sewer is limited to a minimum lot size of 12,000 square feet.2. All residential development comprised of more than one single family home site shall have plans submitted to the Town Plan Commission for review and approval prior to construction or sale of individual lots.3. For more information on urban residential requirement, refer to the Town's subdivision ordinance.4. Utility easements, including the placement of future laterals shall be required.5. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element. |
| Rural Development Area |
| <ol style="list-style-type: none">1. Lots or parcels in the rural residential area shall be a minimum of 2 acres unless served by municipal water and sewer. Any parcel or lot served by municipal water and sewer is limited to a minimum lot size of 12,000 square feet.2. All residential development comprised of more than one single family home site shall have plans submitted to the Town Plan Commission for review and approval prior to construction or sale of individual lots, refer to the subdivision ordinance.3. All subdivision developers shall be required to institute permanent erosion control measures.4. Each parcel must be served by appropriate sewage and water systems as regulated by state and county regulations5. New residential users shall be encouraged to utilize frontage roads or shared driveway access whenever possible in order to preserve the traffic carrying capacity of the Town's road network.6. New residential development shall have plans submitted to the Town Plan Commission for review and approval, utilizing the rural residential building siting criteria, prior to construction of a resident or rezoning of lots.7. Location of proposed dwellings and accessory buildings on lands in this category will be determined by utilizing the rural residential siting criteria for Agriculture and Open Space Conservation Areas and Rural Residential Areas, in Section I, Implementation Element, to restrict location of new development in areas:<ol style="list-style-type: none">a. That have shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems |

- b. That will have negative impacts on agricultural, cultural, or natural resources
- c. That may compromise rural character
- 8. Commercial and industrial uses shall not be permitted in this category, except for the following uses, which may be considered:
 - a. For adaptive reuse (*the rehabilitation or renovation of existing building(s) or structure for any use(s) other than the present uses.*) of existing farm building and dwellings, by the resident owner or the resident lessee, which may be permitted by conditional use and will be determined, based on the rural commercial siting criteria, in Section I, Implementation Element.
 - b. Professional Home Office and Household Occupations, as defined by the Iowa County Zoning ordinance, may be allowed by conditional use permit and applying the standards of the Towns Commercial Siting Criteria, in Section I, Implementation Element.
- 9. Non-metallic mining shall not be permitted in this category.
- 9.10. Those parcels currently zoned by Iowa County as Business Districts but located within the Rural Development Area conform to the Land Use Plan.

Table H.1c (cont.) – Town of Dodgeville

| |
|---|
| |
| |
| |
| |
| Nonconforming Parcels |
| A parcel of land existing before January 1, 2005, may be developed even if it does not conform to land division criteria. |
| Resource Protection Area |
| Lands, currently identified on the Land Use Map, Map H-1, that are in the State park system. |
| 1. Business ventures will be limited around Governor Dodge State Park. |
| Conservancy Area |
| Lands included in this category are those that have been deed-restricted or rezoned by the landowner to restrict future residential development. |
| 1. In order to comply with the Town's agricultural and open space density standard or private conservancy programs, lands within this area are either deed-restricted or rezoned by the landowner to restrict future residential development. |
| 2. New structures, or major modifications of existing structures, or replacement of new structures will require a modification of the deed restriction and/or rezoning.. |
| 3. Deed restrictions shall be approved by the Town of Dodgeville Clerk prior to recordation with the Register of Deeds. |
| 4. In the case of rezoning, a certified copy of the Iowa County Board of Supervisor's Amending Ordinance must be filed with the Town of Dodgeville Office. |
| Sensitive Natural Resources Area |
| Land included in this category is wetlands, 100-year floodplains, steep slopes, and other environmentally sensitive areas that are sensitive environmental features extremely important in preserving groundwater quality. |
| 1. Iowa County may identify these areas on the GIS map to aid as a tool for best land use management practices. |
| 2. These areas should not be altered unless such alteration would result in an enhancement of the natural resources being preserved. |
| 3. Recognize that sensitive environmental features are extremely important in helping to define the distinctive character and scenic beauty of the Township |