

Amendatory Ordinance 5-0323

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Brett & Carrie Aiken;

For land being Lot 49 of The Springs Subdivision in Section 32, Town 8N, Range 4E in the Town of Wyoming affecting tax parcel 028-0823.

And, this petition is made to zone 1.6 acres from A-1 Agricultural & R-1 Single Family Residential to all R-1 Single Family 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 **3326** was last held on **February 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.**

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 **March 21, 2023**. The effective date of this ordinance shall be **March 21, 2023**.


Kristy K. Spurley
Iowa County Clerk

Date: 3-21-2023



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 February 23, 2023

Zoning Hearing 3326

Recommendation: **Approval**

Applicant(s): Brett & Carrie Aiken

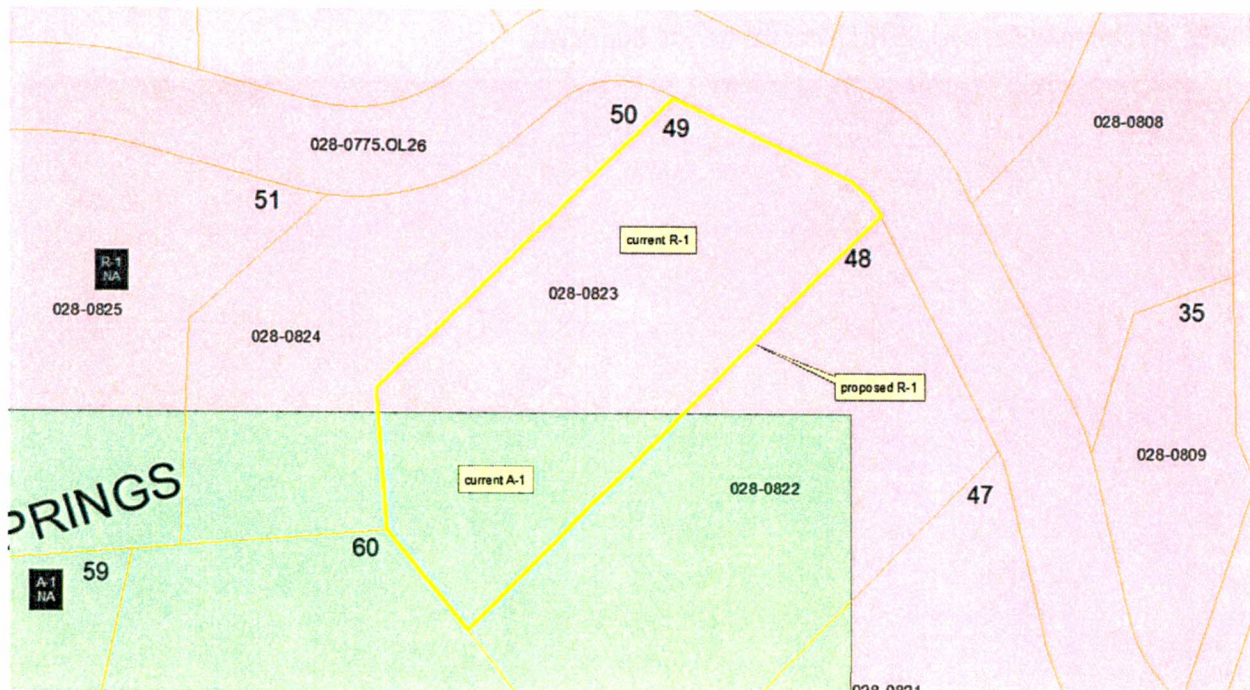
Town of Wyoming

Site Description: Lot 49, The Springs in S32-T8N-R4E also affecting tax parcel 028-0823

Petition Summary: This is a request to zone 1.6 acres from A-1 Ag & R-1 Single Family Res to all R-1 Single Family Res.

Comments/Recommendations

1. What is current The Springs was originally rezoned in the early 1990s by more than one hearing using descriptions that do not match the underlying subdivision plat. The discrepancy has not been resolved in whole, but has been done on a lot-by-lot basis.



2. If approved, the R-1 district would allow one single family residence and accessory buildings.
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 Wyoming is recommending approval.

Staff Recommendation: Staff recommends approval.

