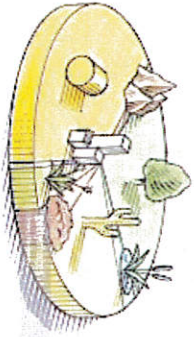


What is a rezone?

A petition to rezone land is made when a proposed use or development is prohibited in the land's current zoning district. There are several potential zoning districts within the Iowa County Zoning Ordinance, each with a unique purpose and allowed uses.

The purpose of designating zoning districts is to minimize land use conflicts and to serve the health, safety and general welfare of the public. Proper zoning can also enhance or maintain property values.



Iowa County Planning & Development

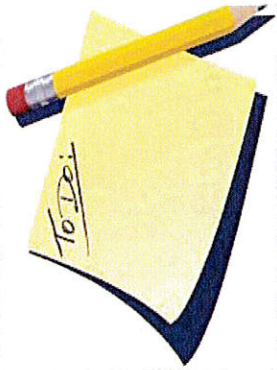
Iowa County Courthouse
222 N. Iowa Street
Dodgeville, WI 53533

Phone: 608-935-0333
Fax: 608-935-0326

In Iowa County...

Rezoning Land





Rezoning Steps

Pre-Application Discuss your proposal with staff of the Planning & Development Office. Staff will provide guidance on what zoning district or districts may be an option and the process to rezone. You may be asked to complete a Preliminary Development Form as found at www.iowacounty.org/departments/PlanningDevelopment

Town Recommendation Once it is determined what district to request, you will need to contact the town in which the land is located to be placed on an agenda. The town will review the proposal and provide a recommendation to the county based on consistency with its Comprehensive Plan.

Application to County Once you have the town recommendation, you will submit a completed Land Use Change/CUP application to the Planning & Development Office. If the proposal involves a land division, a preliminary certified survey map may be required.

The application must include original signature and the items listed below:

- Town recommendation
- Preliminary certified survey map (if involves land division resulting in a lot under 40 acres)
- \$500 filing fee, payable to Iowa County Planning (\$600 if the request includes a conditional use permit)

Public Notice The county application is for a public hearing before the Iowa County Planning & Zoning Committee. By statute, there must be a hearing notice duly advertised for at least two weeks prior to the hearing. Staff will prepare the notice and, as a courtesy, send a copy to all landowners within 300 feet of the property. A notice will also be sent by certified mail to the town clerk.

Public Hearing The Planning & Zoning Committee typically holds hearings on the fourth Thursday of each month in the evening. You or a representative is required to attend in order to explain the proposal and address any questions. Staff will provide a report and the town recommendation. The Committee will take action, which is a recommendation to the County Board.

County Board Action Changing the zoning of property requires a revision of the official zoning map, which is part of the Iowa County Zoning Ordinance. Any revision of a county ordinance required action by the County Board.

The Committee's recommendation will be placed on the County Board agenda, usually the month after the public hearing. This is a public meeting which you are welcome to attend. An agenda can be requested from the County Clerk or found at www.iowacounty.org

If the County Board acts to approve the rezoning, it takes effect upon passage. If there is an associated certified survey map, it can be submitted for formal review to the Planning & Development Office. Once approved by the Office, it can be recorded with the Register of Deeds.

Appeals An appeal of the County Board action can be made to the Iowa County Board of Adjustment as outlined in the Iowa County Zoning Ordinance within 30 days of the final action.