

Amendatory Ordinance No. 2-0419

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Norbert Schaaf and Ridgeview Storage;

For land in the SE1/4 of the SW1/4 of Section 35-T5N-R2E and the NE1/4 of the NW1/4 of S2-T4N-R2E in the Town of Mineral Point; affecting tax parcels 018-1019 and 018-1057.

And, this petition is made to create two lots of 1.16 acres and 1 acre by rezoning from A-1 Agricultural to AR-1 Agricultural Residential, with the balance of each tax parcel zoned with the AC-1 Agricultural Conservancy overlay to comply with residential density standards;


Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **3013** was last held on **March 28, 2019** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months.

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 No. 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 **April 16, 2019**. The effective date of this ordinance shall be **April 16, 2019**.



Greg Klusendorf
Iowa County Clerk

Date: 4/17/19



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575

e-mail: scott.godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 28, 2019

Zoning Hearing 3013

Recommendation: **Approval**

Applicant(s): Norbert Schaaf

Town of Mineral Point

Site Description: part of the SE/NE of S25-T8N-R4E also affecting tax parcels 002-1158; 1158.04

Petition Summary: This is a request to create two residential lots of 1.16 acres and 1 acre by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. Since the proposed lots are less than the minimum 40-acre lot size to remain zoned A-1 Ag, the AR-1 Ag Res district is being requested. In order to comply with the Town's residential density standard, approx. 76.28 acres are proposed to have the AC-1 Ag Conservancy overlay.
2. If approved, each AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, but no livestock type animal units. The AC-1 overlay would prohibit any development requiring a zoning permit.
3. The preliminary certified survey map has been submitted for review.
4. The proposed lots are within Zone 4 of the Iowa County Airport Zoning Ordinance which does not prohibit the proposed lots and the intended residential development provided the height limitation is complied with (well over 150 feet of elevation to work within).

Town Recommendation: The Town of Mineral Point feels the proposal is consistent with its comprehensive plan and recommends approval with the AC-1 overlay.

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

