

**Amendatory Ordinance No. 4-0319**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Kurt S. Rule;**

For land in the SW ¼ of Section 24-T5N-R2E in the Town of Mineral Point; affecting tax parcels 018-0958, 018-0959 and 018-0961.

**And, this petition is made to rezone 3.22 acres from A-1 Agricultural to AR-1 Agricultural Residential with about 38 acres 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 **3009** was last held on **February 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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance No. was \_\_\_\_\_ 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 19, 2019**. The effective date of this ordinance shall be **March 19, 2019**.

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Greg Klusendorf  
Iowa County Clerk

Date: \_\_\_\_\_



## **IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT**

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### **Planning & Zoning Committee Recommendation Summary**

Public Hearing Held on Feb. 28, 2019

Zoning Hearing 3009

Recommendation: **Approval**

**Applicant(s):** Kurt S. Rule

**Town of** Mineral Point

**Site Description:** part of the SW1/4 of S24-T5N-R2E also affecting tax parcels 018-0957; 0959; 0961

**Petition Summary:** This is a request to create a 3.22-acre lot by rezoning from A-1 Ag to AR-1 Ag Res with acreage zoned AC-1 to comply with density standards.

#### **Comments/Recommendations**

1. The applicant proposes to divide the existing buildings off the farm by creating a lot less than the minimum 40-acre lot size required in the A-1 district. The AR-1 district is being requested.
2. At a minimum, the difference from 40 acres requires the AC-1 Ag Conservancy overlay to comply with the Town's 1:40 residential density standard. Approximately 38 acres is being proposed for the AC-1 overlay.
3. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, but no livestock type animal units.
4. The preliminary certified survey map has been submitted for review..

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

**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.



