

**Amendatory Ordinance No. 4-1219**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Ryan L. Walter and Roger L. Walter;**

For land in the SW ¼ of the SE ¼ of Section 31-T5N-R1E in the Town of Mifflin affecting tax parcel 016-0508.

**And, this petition is made to rezone 3.279 acres from A-1 Agricultural to AR-1 Agricultural Residential and 36.72 acres with the AC-1 Agricultural Conservancy overlay;**

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mifflin** 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 **3077** was last held on **December 5, 2019** 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** said petition with the conditions 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 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 **December 17, 2019**. The effective date of this ordinance shall be **December 17, 2019**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 12/18/19



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

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

Public Hearing Held on Dec. 5, 2019

Zoning Hearing 3077

Recommendation: **Approval**

**Applicant(s):** Ryan L. Walter and Roger L. Walter

**Town of Mifflin**

**Site Description:** part of the SW/SE of S31-T5N-R1E also affecting tax parcel 016-0508

**Petition Summary:** This is a request to create a 3.279 acre lot by rezoning from A-1 Ag to AR-1 Ag Res and zoning 36.72 acres with the AC-1 Ag Conservancy overlay to meet density standards.

#### **Comments/Recommendations**

1. The proposed lot does not meet the current A-1 zoning minimum 40-acre lot size, thus the petition to AR-1. The Town of Mifflin has a 1:40 residential density, thus the AC-1 overlay.
2. If approved, the AR-1 lot will be eligible for one single family residence, accessory structures and limited ag uses, but no livestock-type animal units due to being under 5 acres. The existing residence is proposed to be replaced. The AC-1 allows open space uses but no development that requires a zoning permit.
3. The associated certified survey map has not yet been submitted for formal review.

**Town Recommendation:** The Town of Mifflin feels the proposal is consistent with its comprehensive plan and is recommending 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 approval.



