

Amendatory Ordinance No. 3-0820

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Miller Living Trust and Laverne Hensen;

For land being part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34-T5N-R2E and SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35-T5N-R2E in the Town of Mineral Point; affecting tax parcels 018-1018, 018-1018.01, and 018-1007.

And, this petition is made to rezone 12.84 acres from A-1 Agricultural and AR-1 Agricultural Residential to all AR-1 Agricultural Residential;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point**,

Whereas a public hearing, designated as zoning hearing number **3119** was last held on **July 23, 2020** 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 condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

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 **August 18, 2020**. The effective date of this ordinance shall be **August 18, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 8/19/20



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 July 23, 2020

Zoning Hearing 3119

Recommendation: **Approval**

Applicant(s): Miller Living Trust and Laverne Hensen

Town of Mineral Point

Site Description: SE/SE of S34 & SW/SW of S35 all T5N-R2E also affecting tax parcels 018-1018; 1018.01; 1007

Petition Summary: This is a proposal to enlarge a 1.99-acre AR-1 lot to 12.84 acres by adding land currently zoned A-1 Ag. It also includes zoning 28 acres with the AC-1 Ag Conservancy overlay to meet the Town's density standard.

Comments/Recommendations

1. If approved, the AR-1 lot would allow one single family residence, accessory structures and limited ag uses, included up to 5 livestock type animal units. The AC-1 area is allowed open space uses but no development requiring a zoning permit.
2. The associated certified survey map has been submitted for review
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 Mineral Point 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 County Board approval.

