

Amendatory Ordinance No. 7-0620

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Tanner & Bree Terrill and Theodore & Cynthia Terrill;

For land being part of the E ½ of the SE ¼ of Section 27-T5N-R3E in the Town of Mineral Point; affecting tax parcels 018-0394 & 018-0397.

And, this petition is made to rezone 3.604 acres from A-1 Agricultural to AR-1 Agricultural Residential and 36.396 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 Mineral Point**,

Whereas a public hearing, designated as zoning hearing number **3106** was last held on **May 28, 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 **June 16, 2020**. The effective date of this ordinance shall be **June 16, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 6/17/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 28, 2020

Zoning Hearing 3106

Recommendation: **Approval**

Applicant(s): Tanner & Bree Terrill and Ted & Cynthia Terrill

Town of Mineral Point

Site Description: E1/2-SE S27-T5N-R3E also affecting tax parcel 018-0394; 0397

Petition Summary: This is a request to rezone 3.604 acres from A-1 Ag to AR-1 Ag Res with the balance of 018-0394 (36.396 acres) with the A-1 Ag Con overlay.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size, so the proposed 3.604-acre lot is being petitioned to be zoned AR-1 Ag Res. The AC-1 overlay is to comply with the Town's residential density standard.
2. If approved, the lot will be eligible for one single family residence, accessory structures, and limited ag uses, but no livestock type animal units. The AC-1 overlay allows the underlying ag uses but prohibits any structures requiring a zoning permit.
3. The associated certified survey map has been submitted for review.
4. 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

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).

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

