

## Amendatory Ordinance No. 4-0721

**Whereas**, the County Board of Iowa County, Wisconsin, has adopted Ordinance No. 400.15 the "Iowa County Comprehensive Plan" pursuant to §66.1001(4)(c) of the Wisconsin Statutes;

**Whereas**, this Plan is a document that merits occasional review and revision;

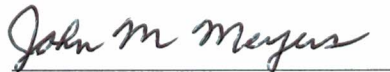
**Whereas**, the Town of Mineral Point Board has acted to revise its Comprehensive Plan relating to residential development density standards;

**Whereas**, the Iowa County Comprehensive Plan is a compilation of Town Plans thereby necessitating both to remain consistent;

**Whereas**, a public hearing was held before the Iowa County Planning & Zoning Committee on June 24, 2021 as required by §66.1001(4) Wisconsin Statutes after which action was taken by the Committee to recommend approving revisions to the Iowa County Comprehensive Plan for consistency with changes in the above referenced Town Plan.

**Now Therefore Be It Resolved**, that the County Board of Iowa County, Wisconsin agrees to approve the revisions to Sections H and I of the Iowa County Comprehensive Plan per Attachment A.

Adopted by the County Board this 20<sup>th</sup> day of July, 2021.



John M. Meyers  
Iowa County Board Chair

Attest:



Kris Spurley  
Iowa County Clerk

## Attachment A

### 1) Section H: Land Use Element

**Table H.1h (cont.) – Town of Mineral Point**

<b>LAND USE POLICIES – For Rural Residential Siting Criteria</b>					
<p>1. Meet with Mineral Point Township Planning Commission to determine project compatibility with goals of the Township. (May include various on-site visits.)</p> <p>The first step in any development project is to pick up a “development packet” from the county zoning administrator or Town clerk. This packet will include key points from the Town comprehensive plan and the necessary steps to follow. After reviewing the packet, the individual must meet with the Planning Commission. The Commission will help determine whether the proposed project is compatible with the Town comprehensive plan. This would include a review of the Town land use map, Town ordinances and compliance with the density standard. The meeting would also lay-out the steps required to comply with the other siting criteria including:</p> <ul style="list-style-type: none"> <li>- minimum lot size, driveway standards, determination of crop or agricultural use history, compatibility with surrounding land uses and a visual impact determination.</li> <li>- items that must be handled at the county level including well, septic, floodplain, wetland and zoning issues.</li> </ul> <p>An on-site visit may be scheduled at this time with members of the Commission.</p> <p>2. Density Standard (1 <del>development right</del>residence per 40 acres)</p> <p>Residential development is not encouraged in the agricultural areas of the Township. However, a residence may be allowed if the 40 acre density standard is met. <del>Existing residences count against the density standard and are indicated on a wall map at the Mineral Point Town Hall. Highlighted sections of the map indicate residences existing as of Jan. 1, 2004 and their associated 40-acre (or less) land parcels. The highlighted areas may not be used again in regards to density standard.</del></p> <p>There are two ways to meet the density standard:</p> <ol style="list-style-type: none"> <li>1) The individual owns 40 or more acres.</li> <li>2) The individual owns 40 or more acres and wishes to split off a parcel for sale to be used for a residence. The individual must identify the residential parcel and:               <ol style="list-style-type: none"> <li>a. change the zoning of the balance of the attached 40-acre parcel to C-1 Conservancy,</li> <li>or</li> <li>change the zoning of a separate 40-acre parcel to the AC-1 (Exclusive Agricultural Conservancy Overlay District) or C-1 Conservancy District. (Parcel can be either adjoining or not adjoining to the proposed residence. Administration of the density standard shall be by employing the C-1 Conservancy or AC-1 Agricultural Conservancy Overlay districts to encumber the necessary acres of the parent property from development. Example: A proposal to create a 2-acre residential lot by division off a 100-acre A-1 Agricultural farm shall require at least 38 acres of the remaining 98 acres to have the C-1 or AC-1 zoning designation with the proposed 2 acres zoned to a residential district.</li> </ol> </li> </ol> <p><u>Exceptions to Density:</u></p> <ol style="list-style-type: none"> <li>1) Those parcels or tracts of land that existed by deed recorded prior to Jan. 1, 2004 that are between 2 and 79.99 acres area eligible for one division without need to meet the 40-acre density requirement.</li> <li>2) A second farm-related residence in the A-1 Agricultural district on a lot of 40 or more acres that meets all the requirements under the Iowa County Zoning Ordinance.</li> </ol> <p>The Township of Mineral Point will not approve an application for removal of lands from the A-1C Exclusive Agricultural Conservancy Overlay District unless future Township-wide reviews of the comprehensive plan (via Class One Notice Public Hearings and/or referendum) indicate residents no longer favor having agriculture as the defining feature of the Township.</p> <p>“Development rights” are determined by adding up all of the Township acreage owned by an individual landowner and dividing by 40 acres. The resulting whole number is the number of “development rights” available to that landowner. If the remainder number is 30 acres or greater, an additional “development right” is available.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: yellow;"> <th style="width: 50%; text-align: center;">Number of</th> <th style="width: 50%; text-align: center;"># of Development</th> </tr> </thead> <tbody> <tr style="height: 20px;"> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </tbody> </table>	Number of	# of Development		
Number of	# of Development				

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Acres Owned	Rights
0-40.0	1
40.1-69.99	1
70.00-109.99	2
110.00-149.99	3
150.00-189.99	4
190.00-229.99	5
230.00-269.99	6
270.00-309.99	7
310.00-349.99	8

*For Acres Larger than provided in the chart – see Town Clerk.*

Substandard vacant lots of between 2 acres and 40 acres listed as a parcel of record Jan. 1, 2004 are eligible for a "development right."

**2.1. Substandard Parcels**

Parcels of land that are less than 40 acres but more than 2 acres may qualify for a single development right. These parcels must not have a residence on them as of January 1, 2004 and must have been recorded at the Register of Deeds Office at the Iowa County Courthouse as of January 1, 2004. The proposed development must meet all of the other criteria in Table A and Table B in Section I, Implementation Element.

**3. Compliance with Land Use Map**

The Township land use map will be consulted to determine compatibility and whether the project is in the Township or in the Mineral Point Extra Territorial Zone.

**4. Compliance with Town Ordinances**

Applicable Township ordinances will be reviewed to determine compliance.

**5. Minimum lot size (1 acre)**

The minimum lot size for new residential construction is one acre.

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2) Section I: Implementation Element

**Table I.1i: Town of Mineral Point Rural Residential Siting Criteria**

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Meet with the Town of Mineral Point Plan Commission to Review Request
<input type="checkbox"/>	<input type="checkbox"/>	2. Comply with the Density Standard of 1 Home per 40 Acres (see Section H for details)
<input type="checkbox"/>	<input type="checkbox"/>	3. Compliance with Town Land Use Map, Map H.1
<input type="checkbox"/>	<input type="checkbox"/>	4. Compliance with Town Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	5. Minimum Lot Size 1 Acre
<input type="checkbox"/>	<input type="checkbox"/>	6. Compatibility with Surrounding Land Uses
<input type="checkbox"/>	<input type="checkbox"/>	7. Agricultural Impact Determination
<input type="checkbox"/>	<input type="checkbox"/>	8. Visual Impact Determination
<input type="checkbox"/>	<input type="checkbox"/>	9. Compliance with the Town of Mineral Point Driveway Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	10. Provide a Detailed Site Map