

Amendatory Ordinance 4-0724

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by John Schwartzhoff;

For land being in the S ½ of the SW ¼ of Section 11, Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0088 and 018-0090,

And, this petition is made to zone 18.58 acres from A-1 Agricultural to AR-1 Agricultural Residential and 26.02 acres from A-1 Agricultural to C-1 Conservancy.

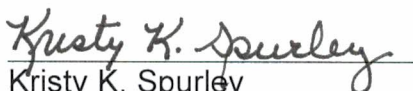
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point,**

Whereas a public hearing, designated as zoning hearing number **3430** was last held on **June 27, 2024** 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** 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 the 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 **July 16, 2024**. The effective date of this ordinance shall be **July 16, 2024**.


Kristy K. Spurley
Iowa County Clerk

Date: 7-16-2024



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 27, 2024

Zoning Hearing 3430

Recommendation: **Approval**

Applicant(s): John Schwartzhoff

Town of Mineral Point

Site Description: S1/2-SW of S11-T5N-R3E also affecting tax parcels 018-0088; 0090

Petition Summary: This is a request to divide a 44.6-acre A-1 lot and rezone 18.58 acres AR-1 Ag Res and 26.02 acres C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so dividing this 44.6-acre lot as proposed requires rezoning each subsequent lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, and up to 8 animal units as defined in the Iowa County Zoning Ordinance.
3. The C-1 is proposed to prohibit development and meet the town's 40-acre residential density standard.
4. The associated certified survey map has been submitted for formal review.
5. 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 those services.
 - 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.

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

