

Amendatory Ordinance 5-1124

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Deven and Leah Walrack;

For land being in the SW ¼ of the SW ¼ of Section 7, Town 4N, Range 3E in the Town of Mineral Point affecting tax parcel 018-0701;

And, this petition is zone 1.0 acre from AR-1 Agricultural Residential to A-1 Agricultural.

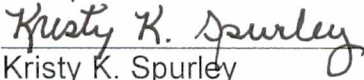
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point,**

Whereas a public hearing, designated as zoning hearing number **3452** was last held on **October 31, 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.**

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 **November 12, 2024**. The effective date of this ordinance shall be **November 12, 2024**.



Kristy K. Spurley
Iowa County Clerk

Date: 11-12-2024



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on October 31, 2024

Zoning Hearing 3452

Recommendation: **Approval**

Applicant(s): Deven & Leah Walrack

Town of Mineral Point

Site Description: SW/SW of S7-T4N-R1E also affecting tax parcel 018-0701

Petition Summary: This is a request to zone 1 acre from AR-1 Ag Res to A-1 Ag to be combined with adjacent A-1 land.

Comments/Recommendations

1. The AR-1 lot was created in 1984 (ZH528) and has not been developed.
2. If approved, this acre will become part of the surrounding A-1 zoned land as it was never separated by deed.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on 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.

