

Amendatory Ordinance No. 4-0616

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Charles Clarke;

For land in the W1/2-SE of Section 4-T4N-R3E in the Town of Mineral Point;
affecting tax parcels 018-0616 and 018-0617

And, this petition is made to rezone 35.93 acres by rezoning from nonconforming A-1 Agricultural to 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** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of their adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2817** was last held on **May 25, 2016** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition,

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 No. was X approved as recommended _____ approved with amendment: _____ denied as recommended; _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **June 21, 2016**. The effective date of this ordinance shall be **June 21, 2016**.


Greg Klusendorf
Iowa County Clerk

Date: 6/22/16



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 May 25, 2016

Zoning Hearing 2817

Recommendation: **Approval**

Applicant(s): Charles Clarke

Town of Mineral Point

Site Description: part of the W1/2-SE of S4-T4N-R3E also affecting tax parcels 018-0616 and 018-0617

Petition Summary: This is a request to make property conform by rezoning and thus make it eligible for permits. It is currently A-1 nonconforming.

Comments/Recommendations

1. Currently, the property is zoned A-1 and considered nonconforming as it is the result of a land sale in 2001 that left the applicant with less than 40 acres. Since 1978, the minimum lot size for the A-1 district has been 40 acres.
2. The applicant has 2 sheds and a cabin that require after-the-fact permits and the current nonconformity of the lot makes it ineligible for permits. If approved, the requested permits can be issued and the lot will be eligible for one residence and accessory structures.
3. There is no land division being proposed, so a certified survey map is not required.
4. The proposal is consistent with the adopted comprehensive plans as no agriculturally productive land will be converted to a non-agricultural use.

Town Recommendation: The Town of Mineral Point recommends approval

Staff Recommendation: Staff recommends approval.