

Amendatory Ordinance 4-0325

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jack McWilliams and Dodge Point Country Club;

For land being in Sections 21 & 22 of Town 5N, Range 3E in the Town of Mineral Point affecting tax parcels 018-0267, 018-0271, 018-0272, 018-0296.03, 018-0296.02, 018-0295.04 and 018-0266;

And, this petition is zone 122 acres from B-2 Highway Business to RB-1 Recreational Business.

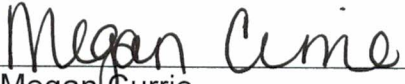
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mineral Point,**

Whereas a public hearing, designated as zoning hearing number **3476** was last held on **February 27, 2025** 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 **March 18, 2025.** The effective date of this ordinance shall be **March 18, 2025.**


Megan Currie
Iowa County Clerk

Date: 3/18/2025



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on February 27, 2025

Zoning Hearing 3476

Recommendation: **Approval**

Applicant(s): Jack McWilliams and Dodge Point Country Club

Town of Mineral Point

Site Description: S21&22-T5N-R3E also affecting tax parcels 018-0267; 0271; 0272; 0296.03; 0296.02; 0295.04; 0266

Petition Summary: This is a request to zone 122 acres from B-2 Hwy Bus to RB-1 Rec Bus.

Comments/Recommendations

1. This property had an operating golf course when zoning was first adopted in the late 1960s. As it expanded, it was zoned B-2 in 1999 (ZH 1620). The proposal now to add a venue for weddings/events/meetings is a new use requiring a Conditional Use Permit.
2. Since 1999, the RB-1 Recreational Business district was created which is what this operation would be zoned today, so the proposal includes changing from B-2 to RB-1. The intent is to keep all previously approved uses with the addition of the wedding/event/meeting venue.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.

5. Whether the petition is to resolve a violation.

6. Whether 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.

Town Recommendation on rezoning: The Town of Mineral Point is recommending approval.

Staff Recommendation on rezoning: Staff recommends approval.

1. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation for the CUP: The Town of Mineral Point is recommending approval.

Staff Recommendation for the CUP: Staff recommends approval with the following conditions:

- 1) Any outdoor lighting be pointed downward and away from County Road YD.
- 2) Due to proximity to existing housing, no outdoor music or similar noise from weddings/events/meetings after 8pm.

