

Amendatory Ordinance 3-0425

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Jeff Spitzer;

For land being in the N ½ of the NW ¼ of Section 17 of Town 5N, Range 1 E in the Town of Mifflin affecting tax parcels 016-0242.02 and 016-0243.01;

And, this petition is zone 7.65 acres from A-1 Agricultural to AR-1 Agricultural Residential and 41.43 acres with the AC-1 Agricultural Conservancy overlay.

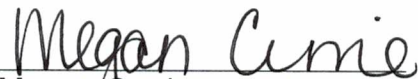
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Mifflin,**

Whereas a public hearing, designated as zoning hearing number **3480** was last held on **March 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** with the condition that the associated certified survey map is duly recorded within six months.

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 **April 15, 2025**. The effective date of this ordinance shall be **April 15, 2025**.


Megan Currie
Iowa County Clerk

Date: 4/15/2025



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on March 27, 2025

Zoning Hearing 3480

Recommendation: **Approval**

Applicant(s): Jeff Spitzer

Town of Mifflin

Site Description: N1/2-NW of S17-T5N-R1E also affecting tax parcels 016-0242.02; 0243.01

Petition Summary: This is a request to zone 7.65 acres from A-1 Ag to AR-1 Ag Res and 41.43 acres with the AC-1 Ag Conservancy overlay district.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to lawfully create the proposed lot. The AC-1 overlay is required to comply with the town's residential density standards.
2. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance. The AC-1 district allows for open space uses but no development that requires a zoning permit.
3. The associated certified survey map has not yet been submitted for formal review.
4. 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: The Town of Mifflin is recommending approval.

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

