

Amendatory Ordinance No. 1-0119

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by the Rule Revocable Trust;

For land in the NE1/4 of the NE ¼ of Section 9-T5N-R2E in the Town of Linden; affecting tax parcels 014-0572 and 014-0573.

And, this petition is made to rezone 17.48 acres from 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 Linden** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **3003** was last held on **January 3, 2019** 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 with the condition that the associated certified survey map be revised to eliminate the Outlot and it be duly recorded within 6 months.

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 _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **January 15, 2019**. The effective date of this ordinance shall be **January 15, 2019**.


Greg Klusendorf
Iowa County Clerk

Date: 1/14/19



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Jan. 3, 2019

Zoning Hearing 3003

Recommendation: **Approval**

Applicant(s): Rule Revocable Trust

Town of Linden

Site Description: part of the NE/NE of S9-T5N-R2E also affecting tax parcels 014-0572; 0573

Petition Summary: This is a request to create a new residential lot by rezoning 17.48 acres from A-1 Ag to AR-1 Ag Res

Comments/Recommendations

1. The existing A-1 zoning requires a minimum 40-acre lot size, thus the request to rezone the proposed 17.48 acres to the AR-1 Ag Res district.
2. If approved, the lot would be eligible for one single family residence and limited agricultural uses, including up to 8 livestock-type animal units.
3. The preliminary certified survey map has been submitted for review. It proposes a 0.21-acre Outlot, the intent being this land be deeded to the adjoining neighbor to the south. It is recommended this 0.21 acre be described instead by metes and bounds versus as an Outlot so the neighbor can consolidate it by deed without need of another certified survey map.
4. The proposed lot is within Zone 5 of the Iowa County Airport Zoning overlay. The proposal is consistent with airport zoning standards, provided a Fair Disclosure Statement is provided to the buyer informing the land to be within the Airport Affected Area of the Iowa County Airport. The statement is provided by the Office.

Town Recommendation: The Town of Linden feels the proposal is consistent with its comprehensive plan and recommends approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map be revised to eliminate the Outlot and it be duly recorded within 6 months of the County Board approving the zoning change and that an Airport Affected Area Fair Disclosure Statement be provided to any buyer.

