

**Amendatory Ordinance No. 4-1119**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Jameson Pustina and Rodney & Connie Gard;**

For land in the NW ¼ of the NW ¼ of Section 25-T6N-R1E in the Town of Eden affecting tax parcels 010-0313 and 010-0312.

**And, this petition is made to rezone 4 acres from A-1 Agricultural to AR-1 Agricultural Residential and 40 acres with the AC-1 Agricultural Conservancy overlay district;**

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Eden** 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 **3072** was last held on **October 24, 2019** 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** said petition with the condition that the associated certified survey map 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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was \_\_\_\_\_ 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, 2019**. The effective date of this ordinance shall be **November 12, 2019**.

\_\_\_\_\_  
Greg Klusendorf  
Iowa County Clerk

Date: \_\_\_\_\_



## **IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT**

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### **Planning & Zoning Committee Recommendation Summary**

Public Hearing Held on Oct. 24, 2019

Zoning Hearing 3072

Recommendation: **Approval**

**Applicant(s):** Jameson Pustina and Rodney & Connie Gard

**Town of Eden**

**Site Description:** part of the N1/2 - NW of S25-T6N-R1E also affecting tax parcels 010-0312; 0313

**Petition Summary:** This is a request to create a 4-acre AR-1 Ag Res lot by rezoning and includes zoning 40 acres with the AC-1 Ag Conservancy overlay to comply with residential density standards.

#### **Comments/Recommendations**

1. The proposed lot does not meet the minimum 40-acre lot size to remain zoned A-1 Ag.
2. If approved, the lot will be eligible for the existing one single family residence, accessory structures and limited ag uses. The request includes a CUP for up to 3 animal units. The AC-1 overlay would allow ag uses but no structures that require a zoning permit.
3. The associated certified survey map has not yet been submitted for formal review but a draft was provided for the hearing description.

**Town Recommendation:** The Town of Eden feels the proposal is consistent with its Comprehensive plan and is recommending approval.

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



