

Amendatory Ordinance No. 7-1119

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Tracy Kruschke on behalf of Kyle Brown and Hasan Hicsasmaz;

For land in the NE ¼ of the NW ¼ and NW ¼ of the NE ¼ of Section 23-67N-R2E in the Town of Linden affecting tax parcels 014-0083 and 014-0083.02.

And, this petition is made to rezone 7.339 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 **3068** 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.

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 3068

Recommendation: **Approval**

Applicant(s): Tracy Kruscke, Kyle Brown, Hasan Hicsasmaz **Town of Linden**

Site Description: part of the NE/NW & NW/NE of S23-T6N-R2E also affecting tax parcels 014-0083; 0083.02

Petition Summary: This is a request to consolidate two existing A-1 lots...one legal nonconforming and the other nonconforming...into a single lot and rezone to AR-1 to make conforming.

Comments/Recommendations

1. The existing smaller lot is legal nonconforming as it predates the enactment of the 40-acre minimum lot size for the A-1 district. The larger lot is nonconforming as it was created since the minimum lot size was enacted.
2. The Applicants are proposing to build an accessory structure on the nonconforming lot, which is not currently eligible for development
3. If approved, the AR-1 lot would be eligible for the existing single family residence, accessory structures and limited ag uses, including up to 3 livestock-type animal units.
4. The associated certified survey map has not been submitted for formal review but a draft was provided for the hearing description.

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 is duly recorded within 6 months of the County Board approval.

