

Amendatory Ordinance No. 1-1120

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Cedar Valley Preserve and Daniel & Anitra Townsend;

For land being part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30 and SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, all in Town 8N, Range 3E in the Town of Clyde; affecting tax parcels 006-0018.03, 006-0018-02, and 006-0021.02

And, this petition is made to rezone 7.02 acres (006-0018.03) from A-1 Agricultural to RB-1 Recreational Business to be considered consolidated with adjacent RB-1 land; and to rezone 6.49 acres (006-0018.02 and 006-0021.02) from RB-1 Recreational Business to A-1 Agricultural to be considered consolidated with adjacent A-1 land;

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

Whereas a public hearing, designated as zoning hearing number **3133** was last held on **October 22, 2020** 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.

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 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 **November 10, 2020**. The effective date of this ordinance shall be **November 10, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 11/11/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 22, 2020

Zoning Hearing 3127

Recommendation: **Approval**

Applicant(s): Cedar Valley Preserve and Daniel & Anitra Townsend

Town of Clyde

Site Description: NW/NE S30 & SE/SW S19, all T8N-R3E

Petition Summary: This is a request to rezone 7.02 acres (006-0018.03) from A-1 Agricultural to RB-1 Recreational Business to be considered consolidated with adjacent RB-1 land; and to rezone 6.49 acres (006-0018.02 and 006-0021.02) from RB-1 Recreational Business to A-1 Agricultural to be considered consolidated with adjacent A-1 land

Comments/Recommendations

1. The zoning change consists of rezoning 7.02 acres (006-0018.03) from A-1 Ag to RB-1 Rec Bus and 6.49 acres (006-0018-02 & 006-0021.02) from RB-1 Rec Bus to A-1 Ag to reflect recent changes in ownership.
2. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. 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. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. 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.
 6. The petition will not be used to legitimize a nonconforming use or structure.

