

Amendatory Ordinance No. 13-0620

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Scott & Jen Hasburgh and the Arthur T. Donaldson Revocable Trust;

For land being part of the NE ¼ of the NE ¼ of Section 32-T8N-R4E in the Town of Wyoming; affecting tax parcel 028-0820 also being Lot 46 of the Springs Subdivision.

And, this petition is made to rezone 3.47 acres from A-1 Agricultural & R-1 Single Family Residential to R-1 Single Family Residential;

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

Whereas a public hearing, designated as zoning hearing number **3099** was last held on **May 28, 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 **June 16, 2020**. The effective date of this ordinance shall be **June 16, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 6/17/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 28, 2020

Zoning Hearing 3099

Recommendation: **Approval**

Applicant(s): S/J Hasburgh and Donaldson Rev Trust

Town of Wyoming

Site Description: NE/NE of S32-T8N-R4E also affecting tax parcel 028-0820

Petition Summary: This is a request to rezone an existing 3.47-acre lot that is currently partially A-1 and R-1 to all R-1.

Comments/Recommendations

1. This is a lot within a platted subdivision created decades ago. The existing zoning dates back to 1993. The intent is to simply zone the entire platted lot all R-1 so it can be developed.
2. If approved, the lot will be eligible for one single family residence and accessory structures.
3. 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.
 7. 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.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding

properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Wyoming is recommending approval.

Staff Recommendation: Staff recommends approval.

