

**Amendatory Ordinance No. 4-1020**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Terry and Susan Ziebarth;**

For land being part of Section 7-T8N-R2E being Lot 1 of CSM 1020 in the Town of Pulaski; affecting tax parcel 022-0031.01.

**And, this petition is made to rezone 22.4 acre from C-1 Conservancy 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 Pulaski,**

Whereas a public hearing, designated as zoning hearing number **3127** was last held on **September 24, 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.**

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 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 **October 20, 2020**. The effective date of this ordinance shall be **October 20, 2020**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 11/9/20



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on September 24, 2020

Zoning Hearing 3127

Recommendation: **Approval**

**Applicant(s):** Terry & Susan Ziebarth

**Town of Pulaski**

**Site Description:** L1, CSM1020; S7-T8N-R2E also affecting tax parcels 022-0031.01

**Petition Summary:** This is a request to make an existing lot eligible for development by rezoning from C-1 Conservancy to AR-1 Ag Res.

#### Comments/Recommendations

1. The existing lot was zoned C-1 in 2006 at the time it was being divided off a larger parent property zoned A-1. Since there were no plans at that time to develop, the C-1 district was requested.
2. If approved, the AR-1 lot would be eligible for one residence, accessory structures and limited ag uses, including up to 8 livestock type animals.
3. The Town's 15-acre residential density will be met.
4. 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.



- Town Recommendation:** The Town of Pulaski is recommending approval.  
**Staff Recommendation:** Staff recommends approval.

