

Amendatory Ordinance No. 5-0120

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Elizabeth Koehler on behalf of the Gort Family Trust;

For land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35-T5N-R4E in the Town of Waldwick affecting tax parcels 026-0401 and 026-0373.

And, this petition is made to rezone 3.5 acres from A-1 Agricultural to AR-1 Agricultural Residential and 40 acres with the AC-1 Agricultural Conservancy overlay;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Waldwick** 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 **3082** was last held on **January 2, 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 with the conditions 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 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 **January 21, 2020**. The effective date of this ordinance shall be **January 21, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 1/22/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Jan. 2, 2020

Zoning Hearing 3082

Recommendation: **Approval**

Applicant(s): Elizabeth Koehler and Gort Family Trust

Town of Waldwick

Site Description: part of the NW/SW of S35-T5N-R4E also affecting tax parcels 026-0373; 0401

Petition Summary: This is a request to create a 3.5 acre lot by rezoning from A-1 Ag to AR-1 Ag Res and zoning 40 acres with the AC-1 Ag Conservancy overlay to meet density standards.

Comments/Recommendations

1. The proposed lot does not meet the current A-1 zoning minimum 40-acre lot size, thus the petition to AR-1. The Town of Waldwick has a 1:40 residential density, thus the AC-1 overlay.
2. If approved, the AR-1 lot will be eligible for one single family residence, accessory structures and limited ag uses, but no livestock-type animal units due to being under 5 acres. The AC-1 allows open space uses but no development that requires a zoning permit.
3. The associated certified survey map has been submitted for formal review.

Town Recommendation: The Town of Waldwick feels the proposal is consistent with its comprehensive plan and is recommending approval with the AC-1 overlay.

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.

