

Amendatory Ordinance No. 8-0320

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Joseph and Malinda Glick;

For land being part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3-T4N-R4E in the Town of Waldwick; affecting tax parcels 026-0473 and 026-0473.A.

And, this petition is made to rezone 17.366 acres from A-1 Agricultural to AR-1 Agricultural Residential and approximately 23 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,**

Whereas a public hearing, designated as zoning hearing number **3088** was last held on **February 27, 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 condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

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 **March 11, 2020**. The effective date of this ordinance shall be **March 11, 2020**.


Greg Klusendorf
Iowa County Clerk

Date: 3/12/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Feb. 27, 2020 Zoning Hearing 3088
Recommendation: **Approval**

Applicant(s): Joseph & Malinda Glick **Town of Waldwick**
Site Description: NW/NW of S3-T4N-R4E also affecting tax parcels 026-0473; 0473.A

Petition Summary: This is a request to rezone 17.366 acres from A-1 Ag to AR-1 Ag Res and approx. 23 acres with the AC-1 overlay

Comments/Recommendations

1. The petition is to divide off the existing buildings on a farm by creating a new lot. Since it doesn't meet the minimum 40-acre lot size to remain A-1, the AR-1 district is being proposed. The Town's 1:40 density requires a balance be zoned with AC-1 to restrict development
2. If approved, the lot will be eligible for one single family residence, accessory structures, and limited ag uses including up to 8 livestock type animal units.
3. The associated certified survey map has been submitted for formal review.
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.
 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 Waldwick is recommending approval with the AC-1 overlay

Staff Recommendation: Staff recommends approval with the condition that the associated CSM is duly recorded within 6 months of County Board approval.

