Amendatory Ordinance No. 4-0415

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Pat Reichling etal.;

For land in the SW/SE of Section 11-T4N-R4E in the Town of Waldwick; affecting tax parcel 026-0637;

And, this petition is made to zone 17.75 acres from A-1 Agricultural to AR-1 Agricultural Residential along with 22.25 acres zoned 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 2754 was last held on March 24, 2015 in accord with said notice, and 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 with the Iowa County Register of Deeds within 6 months of the County Board approval of the zoning change,

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 No. was approved as recommended: approved with
amendment:denied as recommended;rereferred to the Iowa County Planning
& Zoning Committee by the Iowa County Board of Supervisors on April 21, 2015. The
effective date of this ordinance shall be April 21, 2015.

Greg Klusendorf Iowa County Clerk

Date: 4/22/15



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 24, 2015

Zoning Hearing 2754

Recommendation: Approval

Applicant(s): Pat Reichling etal

Town of Waldwick

Site Description: part SW/SE S11-T4N-R4E; also affecting tax parcel 026-0637

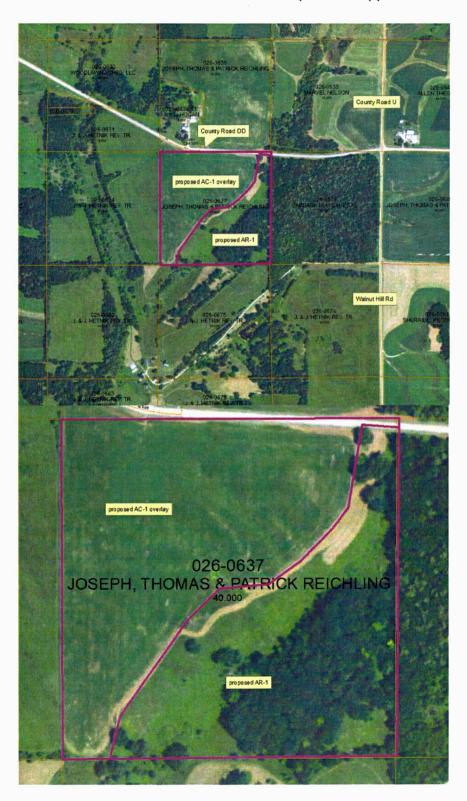
Petition Summary: This is a request to rezone 17.75 acres from A-1 Agricultural to AR-1 Agricultural Residential in order to separate and sell from the parent farm. 22.25 acres would have the AC-1 Ag Conservancy overly imposed to comply with the town/county residential density for the Town of Waldwick.

Comments/Recommendations

- 1. The A-1 district requires a minimum 40-acre lot size. The intent is to separate the house and accessory buildings from the farm. About 54.25 acres will remain of the parent farm.
- 2. If approved, the AR-1 lot would allow one single family residence and outbuildings.
- 3. The proposed access to County Road DD has been reviewed by the Highway Commissioner.
- 4. The associated certified survey map is under review.
- 5. The proposal is consistent with the town and county comprehensive plans as it would not convert any existing productive agricultural land to other uses and preserve 22.25 acres of productive farmland from development.

Town Recommendation: The Town of Waldwick recommends approval including the AC-1 overlay

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of County Board approval of the rezoning.



Amendatory Ordinance No. 4-0415

Adopted this 21st day of April, 2015.

John M. Meyers

Iowa County Chairman

ATTEST:

Greg Klusendorf
Greg Klusendorf

Iowa County Clerk

CERTIFICATION OF ADOPTION

This is to certify that the attached ordinance was duly adopted by the Iowa County Board of Supervisors on the <u>21st</u> day of <u>April</u>, 2015.

Greg Klusendorf
Greg Klusendorf

Iowa County Clerk