

## Amendatory Ordinance No. 2-0521

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Elizabeth Koehler and the Gort Family Trust;**

For land being part of the NW ¼ of the SW ¼ of Section 35, Town 5N, Range 4E in the Town of Waldwick; affecting tax parcels 026-0401 and 026-0401.03;

**And, this petition is made to rezone 21.46 acres from A-1 Agricultural and AR-1 Agricultural Residential to all 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 Waldwick,**

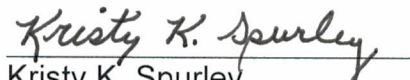
Whereas a public hearing, designated as zoning hearing number **3158** was last held on **April 22, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated 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.

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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 **May 15, 2021**. The effective date of this ordinance shall be **May 15, 2021**.

  
Kristy K. Spurley  
Iowa County Clerk

Date:   5-18-21



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on April 22, 2021

Zoning Hearing 3158

Recommendation: **Approval**

**Applicant(s):** Elizabeth Koehler & Gort Family Trust

**Town of Waldwick**

**Site Description:** NW/SW of S35-T5N-R4E also affecting tax parcel 026-0401; 0401.03

**Petition Summary:** This is a request to enlarge an existing 3.5-acre AR-1 lot to 21.46 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.

#### Comments/Recommendations

1. Land was restricted from development when the 3.5 acres was approved in order to meet the town's residential density. This will remain in place and doesn't require any changes for this proposal.
2. If approved, the 21.46 acres would 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

- 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.

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

