

Amendatory Ordinance 8-122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Edward and Tamara Reichling;

For land being in the NE ¼ of the SW ¼ of Section 8, Town 4N, Range 4E in the Town of Waldwick affecting tax parcel 026-0576;

And, this petition is made to rezone 1.15 acres from B-3 Heavy Business to A-1 Agricultural to be consolidated with adjacent A-1 Agricultural land.

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 **3231** was last held on **December 30, 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.

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 18, 2022**. The effective date of this ordinance shall be **January 18, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 1-18-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 30, 2021

Zoning Hearing 3231

Recommendation: **Approval**

Applicant(s): Edward & Tamara Reichling

Town of Waldwick

Site Description: part of the NE/SW of S8-T4N-R4E also affecting tax parcel 026-0576

Petition Summary: This is a request to rezone 1.15 acres from B-3 Hvy Bus to A-1 Ag to be consolidated with adjacent A-1 lands.

Comments/Recommendations

1. The existing B-3 lot was approved in 2000 with a Conditional Use Permit to allow sales & service of automobiles, trucks, semis and other vehicles. This business did not materialize.
2. If approved, the A-1 property will be considered a "farm" and all uses in that district will be allowed.
3. 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 recommends approval

Staff Recommendation: Staff recommends approval.

