

**Amendatory Ordinance No. 5-1018**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Kevin Moen;**

For land in the W ½ of the SE ¼ of Section 5-T4N-R4E in the Town of Waldwick;  
affecting tax parcels 026-0519.A, 026-0519.02, and 026-0520.01.

**And, this petition is made to rezone 17.828 acres from A-1 Agricultural to 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** 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 **2991** was last held on  
**September 27, 2018** 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 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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory  
Ordinance No. 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  
**October 16, 2018**. The effective date of this ordinance shall be **October 16, 2018**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 10/17/18



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Sept. 27, 2018

Zoning Hearing 2991

Recommendation: **Approval**

**Applicant(s):** Kevin Moen

**Town of Waldwick**

**Site Description:** part of the W ½-SE of S5-T4N-R4E also affecting tax parcels 026-0519.A, 0519.02, 0520.01

**Petition Summary:** This is a request to rezone 17.828 acres from A-1 Ag to AR-1 Ag Res in order to create a single, conforming lot from three nonconforming lots.

#### Comments/Recommendations

1. Since 1978, the minimum lot size for the A-1 district has been 40 acres. Since that time, the current three lots were created, none meeting the minimum lot size.
2. If approved, the lot would be eligible for one single family residence, accessory structures and limited agricultural uses, and up to 8 livestock type animals (animal units).
3. The associated certified survey map has been submitted for formal review.
4. The proposal is consistent with the adopted comprehensive plans. Since this is not creating a new lot, the residential density standard in the Town of Waldwick does not apply

**Town Recommendation:** The Town of Waldwick recommends approval.

**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.

