

**Amendatory Ordinance No. 4-0916**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Woodlawn Acres, LLC c/o Ray Spellman;**

For land in the SE/NW & NE/SW of Section 11-T4N-R4E in the Town of Waldwick; affecting tax parcels 026-0629 and 026-0630.

**And, this petition is made to create a 10.925-acre AR-1 Agricultural Residential lot and 25.271-acre C-1 Conservancy lot by rezoning from A-1 Agricultural;**

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 **2839** was last held on **August 25, 2016** 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 corrective deeds be duly executed to establish clear title and the associated certified survey map is duly recorded, both 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 No. was X 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 **September 20, 2016**. The effective date of this ordinance shall be **September 20, 2016**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 9/21/16



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on August 25, 2016

Zoning Hearing 2839

Recommendation: **Approval**

**Applicant(s):** Woodlawn Acres, LCC c/o Ray Spellman      **Town of Waldwick**  
**Site Description:** part of the SE/NW & NE/SW of S11-T4N-R4E in the Town of  
Waldwick; affecting tax parcels 026-0629; 0630.

**Petition Summary:** This is a request to create a 10.925-acre AR-1 Ag Res lot and 25.271-acre C-1 Conservancy lot by rezoning from A-1 Agricultural.

#### Comments/Recommendations

1. Most, if not all, of the parent farm is being sold to an adjoining landowner. The proposed AR-1 lot includes a former schoolhouse and the proposed C-1 lot has no existing or proposed development.
2. If approved, the AR-1 lot would be eligible for one single family residence and outbuildings, and up to 5 livestock type animal units. The C-1 lot would allow open space uses but no development that requires a zoning permit.
3. The proposed AR-1 lot will require correction deeds as, when the current LLC was created, the description did not include the small schoolhouse lot or the land north of County Road DD owned by Hetnik.
4. The required certified survey map is under review.
5. This proposal is consistent with the adopted comprehensive plans as no agriculturally productive land will be converted to a non-agricultural use and the C-1 would preserve from development.

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

**Staff Recommendation:** Staff recommends approval with the conditions that the corrective deeds be duly executed and the associated certified survey map be recorded within 6 months of the County Board approval.

