

**Amendatory Ordinance No. 4-1015**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Todd & Julia Oellerich and Steve & Karen Oellerich;**

For land in the SW/NW of Section 27-T5N-R4E in the Town of Waldwick; affecting tax parcel 026-0245;

**And, this petition is to rezone 3.18 acres from A-1 Agricultural to AR-1 Agricultural Residential with 36.82 acres having 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;

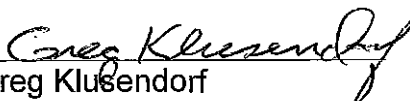
Whereas a public hearing, designated as zoning hearing number **2786** was last held on **Sept. 23, 2015** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of approval by the County Board;

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 **Oct 20, 2015**. The effective date of this ordinance shall be **Oct 20, 2015**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 10/21/15



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## **Planning & Zoning Committee Recommendation Summary** Public Hearing Held on Sept. 23, 2015                      Zoning Hearing 2786 Recommendation: **Approval**

**Applicant(s):** Todd, Julia, Steve & Karen Oellerich                      **Town of Waldwick**  
**Site Description:** part SW/NW S27-T5N-R4E; also affecting tax parcel 026-0245

**Petition Summary:** This is a request to rezone 3.18 acres from A-1 Ag to AR-1 Ag Res to create a residential lot and to zone 36.82 acres with the AC-1 overlay to meet residential density standards.

### **Comments/Recommendations**

1. If approved, the AR-1 lot would be eligible for one single family residence and accessory structures. The AC-1 overlay would allow open space uses but prohibit any buildings that require a county zoning permit.
2. The associated certified survey map has been submitted for review.
3. The associated soil test shows the soils would allow an at-grade septic system, which indicates the soils are fairly shallow.
4. The proposal is consistent with the town and county comprehensive plans as it would not develop prime farmland and preserve 36.82 acres.

**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 with the Register of Deeds within 6 months of the County Board approving the zoning change.