

Amendatory Ordinance No. 1-0319

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by the Richard Peck;

For land in the NE1/4 of the NW ¼ and NW1/4 of the NE1/4 of Section 22-T8N-R4E in the Town of Arena; affecting tax parcels 002-1100, 002-1103, and 002-1103.A.

And, this petition is made to enlarge a B-2 lot to 3.29 acres by rezoning from A-1 Agricultural and B-2 Highway Business to all B-2 Highway Business; create a 10-acre AB-1 Agricultural Business lot by rezoning from A-1 Agricultural; and create a 36.71-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 Arena** 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 **3007** was last held on **February 28, 2019** 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 be 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.

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 **March 19, 2019**. The effective date of this ordinance shall be **March 19, 2019**.


Greg Klusendorf
Iowa County Clerk

Date: 3/20/19



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575

e-mail: scott.godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Feb. 28, 2019

Zoning Hearing 3007

Recommendation: **Approval**

Applicant(s): Richard Peck

Town of Arena

Site Description: part of the NE/NW & NW/NE of S22-T8N-R4E also affecting tax parcels 002-1100; 1103; 1103.A

Petition Summary: This is a request to enlarge an existing B-2 Hwy Bus lot, create a C-1 Conservancy lot and create an AB-1 Ag Bus lot.

Comments/Recommendations

1. The uses of the existing B-2 lot have exceeded the lot boundaries, thus the proposal to enlarge it.
2. The proposed C-1 lot is planned to be sold for continued agricultural use. It cannot remain A-1 as it does not meet the minimum 40-acre lot size for the A-1 district.
3. If approved, the B-2 lot would be eligible only for the uses approved by conditional use permit. The C-1 lot would be eligible for open space uses but no development. The AB-1 lot would be eligible only for the uses approved by conditional use permit, plus ag cropping.
4. The preliminary certified survey map has not been submitted for review.

Town Recommendation: The Town of Arena feels the proposal is consistent with its comprehensive plan and recommends approval as follows:

1. The enlarged B-2 lot to be permitted by conditional use permit a deer farm, petting zoo, hay rides, brat stand, farm market, equipment storage, and craft fair.

2. The AB-1 lot to be permitted by conditional use permit Agritainment including corn mazes, hay rides, sleigh rides, on-farm tours, and haunted.
3. Approval of the C-1 lot.

Staff Recommendation: Staff recommends approval with the following conditions:

1. The deer farm use on the B-2 lot must comply with all state licensing requirements.
2. No parking is allowed within a public right of way.
3. The County shall have the authority to require portable toilets if a planned event may exceed the capacity of the onsite septic system.
The associated certified survey map be duly recorded within 6 months of the County Board approving the zoning change.

