

**Amendatory Ordinance No. 1-0819**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Brian and Jodi Gruber;**

For land in Section 29-T8N-R5E in the Town of Arena; affecting tax parcels 002-0455, 002-0456, 002-0455.A, 002-0457, 002-0463, 002-0458, and 002-0459,

**And, this petition is made to create three lots of 5.785, 5.206, and 10.658 acres by rezoning from A-1 Agricultural, AR-1 Agricultural Residential, and B-2 Highway Business to all AR-1 Agricultural Residential. Furthermore, the remaining approximate 107 acres be zoned A-1 Agricultural with the AC-1 Agricultural Conservancy overlay to meet the Town of Arena density standard;**

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,

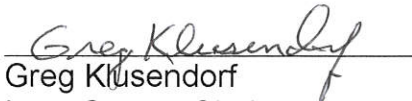
Whereas a public hearing, designated as zoning hearing number **3052** was last held on **July 25, 2019** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map be duly recorded within 6 months of the 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 \_\_\_\_\_ denied or \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **August 20, 2019**. The effective date of this ordinance shall be **August 20, 2019**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 8/21/19



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533  
Telephone: (608) 935-0398 Fax: (608) 935-0326 Mobile: (608) 553-7575  
e-mail: [scott.godfrey@iowacounty.org](mailto:scott.godfrey@iowacounty.org)

## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 25, 2019 Zoning Hearing 3052  
Recommendation: **Approval**

**Applicant(s):** Brian & Jodi Gruber

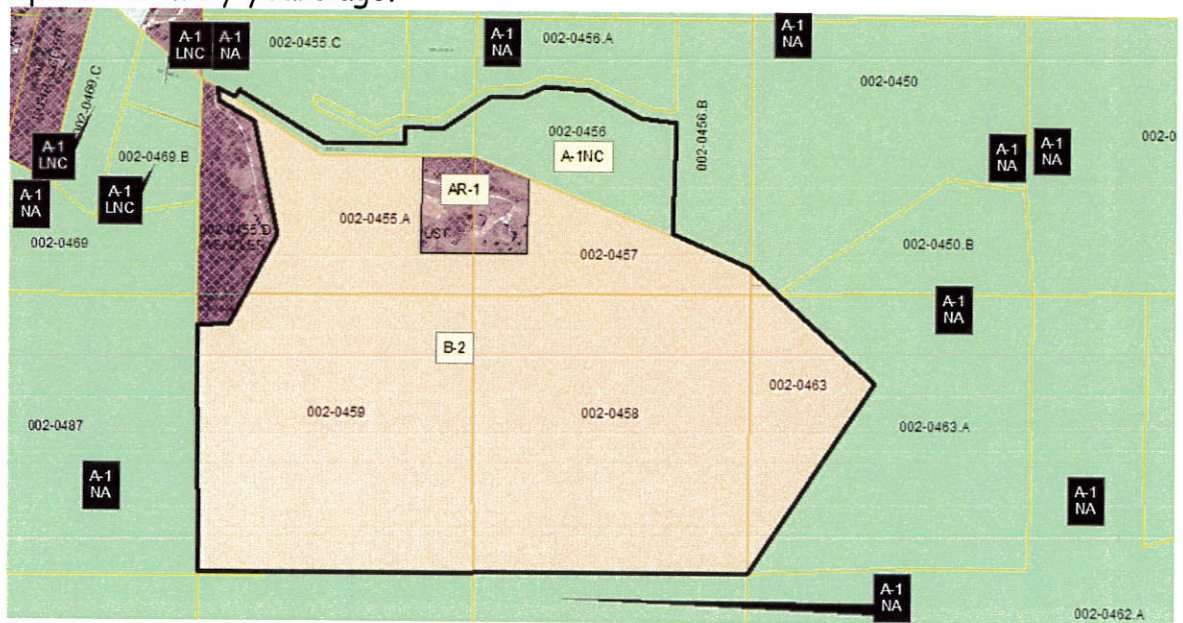
**Town of Arena**

**Site Description:** part of S29-T8N-R5E also affecting tax parcels 002-0455+

**Petition Summary:** This is a request to create three AR-1 lots of 5.785, 5.206, & 10.658 acres with the balance of the property being zoned A-1 with the AC-1 overlay.

### Comments/Recommendations

1. Currently, the property is partially zoned AR-1, A-1 (nonconforming) and B-2 Hwy Bus. The latter was for a ski hill that has ceased operation many years ago.



2. If approved, each AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, with up to 3 livestock type animals on the smaller lots and 5 on the larger lot. The



A-1 Ag with the AC-1 overlay would allow ag uses but prohibit any structures that require a zoning permit. The AC-1 is required to meet the Town's density standard.

3. The preliminary certified survey map has yet been submitted for formal review.

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

**Staff Recommendation:** Staff recommends approval of the zoning change with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change.

