

**Amendatory Ordinance No. 2-0319**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Dennis Halverson;**

For land in the SE ¼ of the NE ¼ of Section 25-T8N-R4E in the Town of Arena;  
affecting tax parcels 002-1158 and 002-1158.04.

**And, this petition is made to rezone 16.219 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 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 **3008** 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 and the parent property be combined by deed with the adjacent property to the  
west 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 \_\_\_\_\_ 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**.

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Greg Klusendorf  
Iowa County Clerk

Date: \_\_\_\_\_



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### **Planning & Zoning Committee Recommendation Summary**

Public Hearing Held on Feb. 28, 2019

Zoning Hearing 3008

Recommendation: **Approval**

**Applicant(s):** Dennis Halverson

**Town of** Arena

**Site Description:** part of the SE/NE of S25-T8N-R4E also affecting tax parcels 002-1158; 1158.04

**Petition Summary:** This is a request to create a 16.219-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.

#### **Comments/Recommendations**

1. The applicant proposes to divide his property, selling approximately 30-31 acres to an adjacent landowner to the west, leaving the 16.219 acres. The A-1 district requires a minimum 40-acre lot size so it is being petitioned to be zoned AR-1 Ag Res.
2. The land to be sold to the adjacent neighbor will need to be consolidated by deed with the neighbor's existing land. It is all zoned A-1 Ag.
3. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock type animal units.
4. The preliminary certified survey map has not been submitted for review. It will eliminate the existing 1-acre Lot 1 of CSM 320 by encompassing it within.

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



**Staff Recommendation:** Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the land sold to the adjoining neighbor is consolidated by deed within 6 months of the County Board approving the zoning change.

