

Amendatory Ordinance No. 1-0720

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Bob Bendtsen;

For land being part of the SW ¼ of the SW ¼ of Section 15-T8N-R5E in the Town of Arena; affecting tax parcels 002-0200, 002-0200.B, and 002-0200.03.

And, this petition is made to rezone 1.428 acres from A-1 Agricultural to AR-1 Agricultural Residential and 1.32 acres from A-1 Agricultural & B-2 Highway Business to all B-2 Highway Business;

Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Arena,**

Whereas a public hearing, designated as zoning hearing number **3118** was last held on **June 25, 2020** in accord with 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 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.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance 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 **July 21, 2020**. The effective date of this ordinance shall be **July 21, 2020**.

Greg Klusendorf
Greg Klusendorf
Iowa County Clerk

Date: 7/22/20



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 25, 2020

Zoning Hearing 3118

Recommendation: **Approval**

Applicant(s): Bob Bendtsen

Town of Arena

Site Description: SW/SW S15-T8N-R5E also affecting tax parcels 002-0200; 0200.B; 0200.03

Petition Summary: This is a request to create a 1.428-acre AR-1 Ag Res lot & 1.32-acre B-2 Hwy Bus lot by rezoning from A-1 Ag & B-2 Hwy Bus.

Comments/Recommendations

1. The applicant purchased separate properties that are now proposed to be combined into the two proposed lots.
2. If approved, the AR-1 lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses but no livestock type animal units.
3. If approved, the B-2 lot will be eligible for those uses approved by Conditional Use Permit. The applicant is proposing custom vehicle build & sales; retail sales; swap meets; community/charity fundraisers; storage; towing; welding and machining.
4. The associated certified survey map has not been submitted for formal review.
5. In reviewing a requested conditional use permit, the Committee shall consider the following requirements:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.

- Town Recommendation:** The Town of Arena is recommending 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 approval.

