

## Amendatory Ordinance 1-1021

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Larry Keister and Larry Anding;**

For land being in the NW ¼ of the NW ¼ of Section 16, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0216 and 002-0216.A;

**And, this petition is made to rezone 5.9 acres from AR-1 Agricultural Residential and B-4 Industrial to all 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,**


Whereas a public hearing, designated as zoning hearing number **3200** was last held on **September 23, 2021** 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.

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 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 **October 19, 2021**. The effective date of this ordinance shall be **October 19, 2021**.

  
Kristy K. Spurley  
Iowa County Clerk

Date:   10-19-2021



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on September 23, 2021

Zoning Hearing 3200

Recommendation: **Approval**

**Applicant(s):** Larry Keister and Larry Anding

**Town of Arena**

**Site Description:** NW/NW of S16-T8N-R5E also affecting tax parcels 002-0216; 0216.A

**Petition Summary:** This is a request to enlarge an existing AR-1 Ag Res lot from 2 acres to 5.9 acres by rezoning from AR-1 & B-4 Industrial to all AR-1. The petition includes a Conditional Use Permit request to allow the current uses to continue on the reduced B-4 lot.

#### Comments/Recommendations

1. The proposed enlarged AR-1 lot would allow one single family residence (exists), accessory structures and limited ag uses, including up to 3 livestock type animal units.
2. The following uses on the B-4 lot were approved in 2005 and 2006: boat & boat motor sales; outside salvage yard; refrigerated storage facility; truck storage rental space; and equipment maintenance with the following conditions:
  - a) Minimum 8-foot solid fence or vegetative screen be installed to town's approval
  - b) Boat sales and service shall involve a maximum of 30 boats at any one time
  - c) No new vehicle sales
  - d) No sale of vehicle parts onsite
  - e) Unlicensed vehicles and trailers must be behind the fencing/screening
  - f) An inventory of junked items shall be provided to the county if requested
  - g) Only one renter at a time is allowed for the truck storage rental space
3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
  1. The proposed use complies with all applicable provisions of this Ordinance.
  2. The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
  3. There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
  4. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical



extent.

5. Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
6. Adequate assurances by the applicant of continuing maintenance are provided.
7. The proposed use is consistent with the Iowa County Comprehensive Plan.

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

**Staff Recommendation:** Staff recommends approval with the conditions listed in comment 2 above and that the associated certified survey map is duly recorded within 6 months of the County Board approval.

