

Amendatory Ordinance 4-1221

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Tyran Runyan and Kari Kegler;

For land being in the NW ¼ of the SW ¼ of Section 25, Town 8N, Range 5E in the Town of Arena affecting tax parcel 002-0385.B;

And, this petition is made to rezone 1.575 acres from AR-1 Agricultural Residential to 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 **3220** was last held on **December 2, 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.

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 **December 21, 2021**. The effective date of this ordinance shall be **December 21, 2021**.


Kristy K. Spurley
Iowa County Clerk

Date: 12-21-2021



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on December 2, 2021

Zoning Hearing 3220

Recommendation: **Approval**

Applicant(s): Tyran Runyan and Kari Kegler

Town of Arena

Site Description: part of the W1/2-SW of S18-T6N-R1E also affecting tax parcels 010-0185.01; 0187

Petition Summary: This is a request to rezone a 1.575-acre AR-1 Ag Res lot to B-2 Hwy Bus with a Conditional Use Permit for a vehicle repair shop with associated residence.

Comments/Recommendations

1. The AR-1 district does not allow the proposed vehicle repair shop use, so the B-2 district is being requested.
2. If approved, only the vehicle repair shop and associated residence will require Conditional Use Permit approval.
3. The proposal is to use an existing building and the applicant has been in contact with the Town of Arena Building Inspector on complying with State commercial building codes.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 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.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Arena is recommending approval.

Staff Recommendation: Staff recommends approval (The Conditional Use Permit action is taken care of at the Committee level only - it was approved with some conditions, including the approval of the zoning change)

