

Amendatory Ordinance 1-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ralph Brownlee and Alsum Farms Inc.;

For land being in the SE ¼ of the SW ¼ and SW ¼ of the SE ¼ of Section 14, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1024 and 002-1027.

And, this petition is made to zone 2.85 acres and 2.151 acres from A-1 Agricultural to C-1 Conservation.

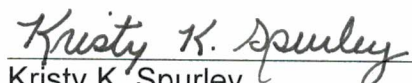
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Arena,**

Whereas a public hearing, designated as zoning hearing number **3299** was last held on **October 27, 2022** 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** 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.

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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 11-15-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3299

Recommendation: **Approval**

Applicant(s): Ralph Brownlee and Alsum Farms Inc.

Town of Arena

Site Description: SE/SW & SW/SE of S14-T8N-R4E also affecting tax parcels 002-1024; 1027

Petition Summary: This is a request to zone 2.85 acres and 2.151 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The intent is to legally create these two lots so Mr. Brownlee can acquire them from Alsum Farms Inc. for future expansion. The A-1 district requires a minimum 40-acre lot size, so the proposed lots require rezoning in order to be legally created.
2. If approved, each lot would allow open space uses and not be eligible for development requiring a county zoning permit. When future expansion is planned, Mr. Brownlee will propose new lots for rezoning that include these lots.
3. The associated certified survey map has been submitted for formal review.
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.

- 8) 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 of the zoning change with the condition that associated certified survey map is duly recorded within 6 months of County Board approval.

