

Amendatory Ordinance 3-522

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Cole and John Rasmussen;

For land being in Section 22, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1104 and 002-1105;

And, this petition is made to rezone four lots of 5.01 acres from A-1 Agricultural to AR-1 Agricultural Residential.

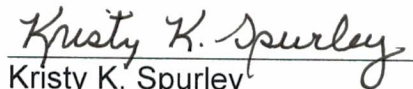
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Arena,**

Whereas a public hearing, designated as zoning hearing number **3251** was last held on **April 28, 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** said petition with the condition that the access and driveway approvals are secured 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 **May 17, 2022**. The effective date of this ordinance shall be **May 17, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 5-17-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on April 28, 2022

Zoning Hearing 3251

Recommendation: **Approval**

Applicant(s): Cole and John Rasmussen

Town of Arena

Site Description: W1/2 – NW S22-T8N-R4E also affecting tax parcels 002-1104; 1105

Petition Summary: This is a request to create four lots of 5.01 acres each by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The existing A-1 zoning has a minimum 40-acre lot size so the proposed lots require rezoning
2. If approved, each lot would be eligible for one single family residence, accessory structures, limited ag uses including up to 3 livestock type animal units.
3. The associated certified survey map has not yet been submitted for formal review.
4. Each lot includes mapped floodplain. Three have some area outside the floodplain and the fourth has floodfringe area that could be developed if the floodplain standards are met. Any required improvements to the driveway will also require meeting floodplain zoning standards as it currently crosses the floodfringe portion of the floodplain. This may require an engineered plan.
5. The associated certified survey map has not yet been submitted for formal review. The proposed 66-foot wide easement will need to be revised to abut the easterly lot (Lot 4) by the full 66 feet.
6. 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 with the condition that the associated certified survey map is duly recorded with the Register of Deeds within 6 months of the County Board approval.

