

Amendatory Ordinance 1-1123

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Josh and Stacia Aeschbach;

For land being Lot 1 of CSM 1977 in Section 35, Town 8N, Range 5E in the Town of Arena affecting tax parcel 002-0569,

And, this petition is zone 34.067 acres from A-1 Agricultural to AR-1 Agricultural Residential.

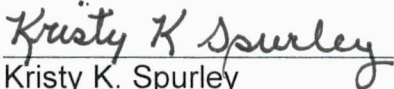
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Arena,**

Whereas a public hearing, designated as zoning hearing number **3372** was last held on **November 1, 2023** 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.**

Now therefore be it resolved that the 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 14, 2023**. The effective date of this ordinance shall be **November 14, 2023**.


Kristy K. Spurley
Iowa County Clerk

Date: 11-14-2023



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing held on November 1, 2023

Zoning Hearing 3372

Recommendation: **Approval**

Applicant(s): Josh & Stacia Aeschbach

Town of Arena

Site Description: L1 CSM 1977 in S35-T8N-R5E also affecting tax parcel 002-0569

Petition Summary: This is a request to zone 34.067 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The existing lot is nonconforming as it was created by deed recorded in 1992 at which time the minimum lot size for the A-1 district was (as still is) 40 acres. In order to be eligible for development, the lot either needs enlarging to at least 40 acres or to be rezoned.
2. If approved, the lot would be eligible for one single family residence, accessory buildings and limited ag uses, including up to 11 animal units as defined in the Iowa County Zoning Ordinance.
3. The lot is served by an easement to Helena Rd.
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

