

Amendatory Ordinance 1-1223

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Trevor Martinsen and Walter P. Mathys;

For land being in the NE ¼ of Section 34, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0050, 002-0551.A and 002-0052,

And, this petition is zone 34.0 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 **3379** was last held on **November 30, 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 **December 19, 2023**. The effective date of this ordinance shall be **December 19, 2023**.


Kristy K. Spurley
Iowa County Clerk

Date: 12-19-2023



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 30, 2023

Zoning Hearing 3379

Recommendation: **Approval**

Applicant(s): Trevor Martinsen and Walter Mathys

Town of Arena

Site Description: NE1/4 of S34-T8N-R5E also affecting tax parcels 002-0550, 0551.A, 0552

Petition Summary: This is a request to zone 34.0 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 1999 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 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. There is no certified survey map required as the lot was created prior to this requirement (2005).
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 those services.
 - 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.

