

Amendatory Ordinance 2-1123

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Ralph Brownlee;

For land being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Town 8N, Range 4E in the Town of Arena affecting tax parcels 002-1024.A, 002-1027.01, 1027.OL1 and 002-1027.OL2,

And, this petition is made to zone 5.07 acres from AR-1 Agricultural Residential, C-1 Conservancy and B-2 Highway Business to all AR-1 Agricultural Residential; and 10.495 acres from AR-1 Agricultural Residential, C-1 Conservancy and B-2 Highway Business to all 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 **3373** 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** with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

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

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on November 1, 2023

Zoning Hearing 3373

Recommendation: **Approval**

Applicant(s): Ralph Brownlee

Town of Arena

Site Description: SE/SW & SW/SE of S14-T8N-R4E also affecting tax parcels 002-1024.A; 1027.01; 1027.OL1; 1027.OL2

Petition Summary: This is a request to zone 5.067 acres from AR-1, C-1 & B-2 to all AR-1 Ag Res and 10.495 acres from AR-1, C-1 & B-2 to all B-2 Hwy Bus. Included is a Conditional Use Permit request for the 10.495-acre lot to operate mini warehouse storage; trailer & truck rental; outside storage; and an associated residence.

Comments/Recommendations

1. The existing B-2 lot was approved in 2019 for mini-warehouse storage with outdoor storage and associated residence. The C-1 lots were approved in 2022 so the applicant could purchase the land for future incorporation into his business and residential lots. That is the current application.
2. If approved, the B-2 lot would be allowed agricultural cropping and the uses approved by the associated Conditional Use Permit. The AR-1 lot would retain its current allowance for one single family residence, accessory structures and limited ag uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
3. The proposed uses on the B-2 lot only differ from what was previously approved by adding truck/trailer rental and increasing the number of units stored outside from 18 to 60.
4. The associated certified survey map has not yet been submitted for formal review.
5. 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,

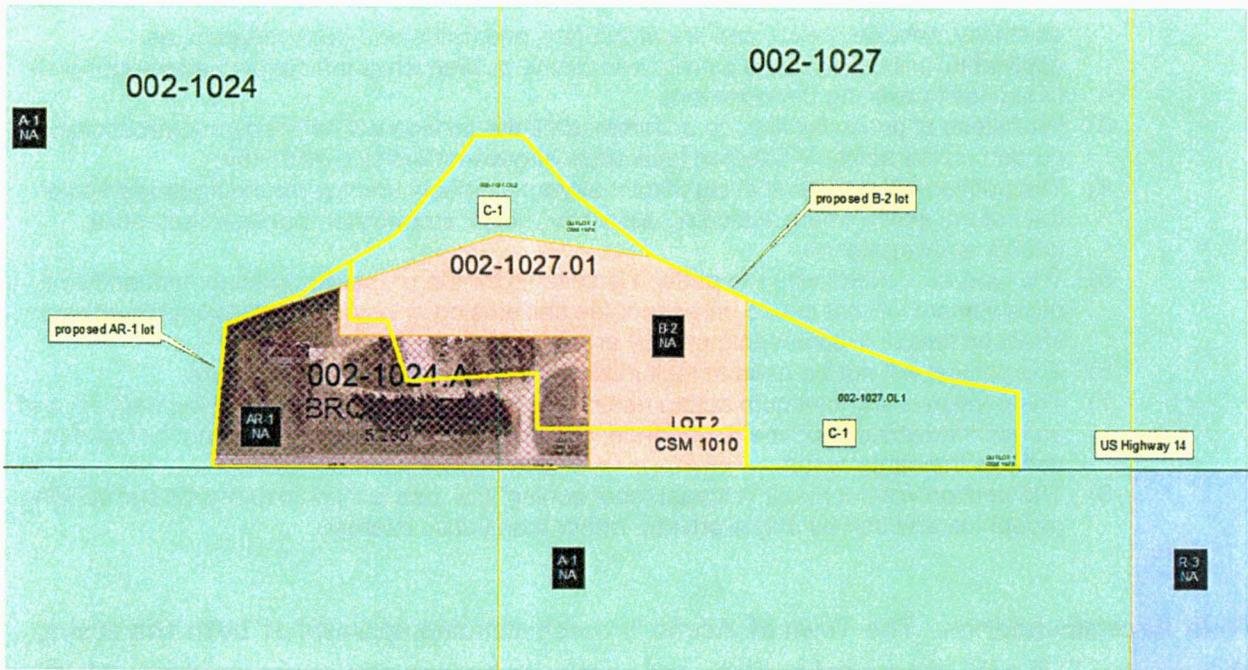
electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.

- 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 of both the zoning changes and CUP with the rental trailers and trucks to be included in the maximum of 60 outside units.

Staff Recommendation: Staff recommends approval of the zoning change with the conditions that the associated certified survey map is duly recorded within 6 months of County Board approval.





Current zoning



Proposed lots