

## Amendatory Ordinance 1-0424

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by V&V Supremo Foods, Inc. and John & Mary Pitman;**

For land being in Section 31, Town 8N, Range 5E in the Town of Arena affecting tax parcels 002-0503 and 002-0503.A,

**And, this petition is zone 1.97 acres from A-1 Agricultural and AB-1 Agricultural Business to all AB-1 Agricultural Business.**

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

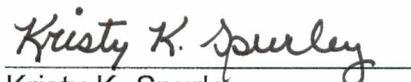
Whereas a public hearing, designated as zoning hearing number **3407** was last held on **March 28, 2024** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** with the condition that the associated certified survey 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.

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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 **April 16, 2024**. The effective date of this ordinance shall be **April 16, 2024**.

  
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Kristy K. Spurley  
Iowa County Clerk

Date: 4-16-2024





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing held on March 28, 2024

Zoning Hearing 3407

Recommendation: **Approval**

**Applicant(s):** V&V Supremo Foods, Inc. and John & Mary Pitman

**Town of Arena**

**Site Description:** NW/SW S31-T8N-R4E also affecting tax parcels 002-0503; 0503.A

**Petition Summary:** This is a re-request to zone 1.97 acres from A-1 Ag & AB-1 Ag Bus to all AB-1 Ag Bus. It includes a Conditional Use Permit request to operate a cheese factory on the 1.97-acre lot. The initial 2023 request was approved but the condition imposed to record the associated certified survey map within 6 months of the County Board decision was not satisfied, making the decision null and void.

#### Comments/Recommendations

1. The existing 1.5-acre AB-1 lot is being proposed to be enlarged to 1.97 acres by adding 0.47 acre currently zoned A-1 Ag. There is an existing cheese factory operating on the 1.5-acre lot.
2. If approved, the enlarged lot will allow for a proposed expansion of the cheese factory. A variance has been granted to allow for the expansion due to the existing factory being a nonconforming structure (within minimum setbacks).
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).
5. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
- 1) The proposed use complies with all applicable provisions of this Ordinance.
  - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
  - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
  - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
  - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
  - 6) Adequate assurances by the applicant of continuing maintenance are provided.
  - 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

**Town Recommendation - zoning change:** The Town of Arena is recommending approval of both the zoning change and CUP request.

**Staff Recommendation - zoning change:** Staff recommends approval of both the zoning change and Conditional Use Permit with the condition that the associated certified survey map is duly recorded within 6 months.

