

Amendatory Ordinance No. 1-1019

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Rick Peterson;

For land being Lot 1 of Certified Survey Map 718 in Section 15-T8N-R4E in the Town of Arena; affecting tax parcel 008-1024.004.

And, this petition is made to rezone 6.53 acres from B-3 Heavy Business to 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** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **3059** was last held on **September 26, 2019** 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.

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 **October 15, 2019**. The effective date of this ordinance shall be **October 15, 2019**.



Greg Klusendorf
Iowa County Clerk

Date: 10/16/19



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Sept. 26, 2019

Zoning Hearing 3059

Recommendation: **Approval**

Applicant(s): Rick Peterson

Town of Arena

Site Description: Lot 1, CSM 718 in S15-T8N-R4E also affecting tax parcel 002-1042.004

Petition Summary: This is a request to rezone an existing 6.53-acre lot from B-3 Hvy Bus to AB-1 Ag Bus with a Conditional Use Permit to allow a Commercial Livestock Operation.

Comments/Recommendations

1. The current zoning of the lot allows a landscape business that no longer exists. The proposal to have a goat operation necessitates the zoning change.
2. If approved, the goat operation use and residence will need to be approved by Conditional Use Permit as the only permitted principal use in the AB-1 district is ag cropping.

Town Recommendation: The Town of Arena feels the proposal is consistent with its comprehensive plan and recommends approval of the zoning change and the CUP with up to 100 goats.

Staff Recommendation: Staff recommends approval of the zoning change and the following considerations for the CUP:

1. The typical area/goat ratio is 6-10 goat per acre, depending upon the productivity of the soil. This would be 39-65 goats on the 6.53 acres. The applicant currently has 49 goats. Unless he can justify a

greater number, a more reasonable maximum number of goats for this property would be 65.

2. The goats must be contained on the 6.53-acre property.
3. What are the assurances that manure will be adequately utilized or removed from the property so as not to cause over application to the sandy soils?
4. The residence must be associated with the operation, meaning either occupied by the owner or an operator of the business.

