Amendatory Ordinance No. 2-0319

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Dennis Halverson;

For land in the SE ¼ of the NE ¼ of Section 25-T8N-R4E in the Town of Arena; affecting tax parcels 002-1158 and 002-1158.04.

And, this petition is made to rezone 16.219 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 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 3008 was last held on February 28, 2019 in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to approve said petition with the condition that the associated certified survey map be duly recorded and the parent property be combined by deed with the adjacent property to the west within 6 months.

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 No. was _____ approved as recommended ______ approved with amendment _____ denied as recommended ______ denied or _____ referred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on March 19, 2019. The effective date of this ordinance shall be March 19, 2019.

Greg Klusendorf
Iowa County Clerk

Date: ____________________
Planning & Zoning Committee Recommendation Summary
Public Hearing Held on Feb. 28, 2019
Zoning Hearing 3008
Recommendation: Approval

Applicant(s): Dennis Halverson
Town of Arena
Site Description: part of the SE/NE of S25-T8N-R4E also affecting tax parcels 002-1158; 1158.04

Petition Summary: This is a request to create a 16.219-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The applicant proposes to divide his property, selling approximately 30-31 acres to an adjacent landowner to the west, leaving the 16.219 acres. The A-1 district requires a minimum 40-acre lot size so it is being petitioned to be zoned AR-1 Ag Res.

2. The land to be sold to the adjacent neighbor will need to be consolidated by deed with the neighbor's existing land. It is all zoned A-1 Ag.

3. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock type animal units.

4. The preliminary certified survey map has not been submitted for review. It will eliminate the existing 1-acre Lot 1 of CSM 320 by encompassing it within.

Town Recommendation: The Town of Arena feels the proposal is consistent with its comprehensive plan and recommends approval.
**Staff Recommendation:** Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the land sold to the adjoining neighbor is consolidated by deed within 6 months of the County Board approving the zoning change.