

Amendatory Ordinance 1-0725

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Carl Wagner;

For land being in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Town 8N, Range 5E in the Town of Arena affecting tax parcel 002-0440.A;

And, this petition is zone 9.5 acres from A-1 Agricultural and AR-1 Agricultural to all 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 **3486** was last held on **June 26, 2025** 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 **July 15, 2025**. The effective date of this ordinance shall be **July 15, 2025**.

Megan Currie
Megan Currie
Iowa County Clerk

Date: 7/15/2025

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on June 26, 2025

Zoning Hearing 3486

Recommendation: **Approval**

Applicant(s): Carl Wagner

Town of Arena

Site Description: SW/SW of S28-8N-R5E also affecting tax parcel 002-0440.A

Petition Summary: This is a request to zone 9.5 acres from A-1 Ag & SF Res to AR-1 Ag Res.

Comments/Recommendations

1. The R-1 zoning was approved in 1980 (ZH0300) then a larger area was sold including A-1 land to the east, north and west. The A-1 area is nonconforming due to not meeting that district's minimum 40-acre lot size. The applicant would like the entire lot to conform through a zoning change in order to build an accessory building.
2. If approved, the AR-1 district would allow 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. There is no land division requiring a certified survey map.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.

5. Whether the petition is to resolve a violation.

6. Whether 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.

Town Recommendation on zoning change: The Town of Arena is recommending approval.

Staff Recommendation on zoning change: Staff recommends approval.

