

Resolution No.: 4-0606

WHEREAS, the County Board of Iowa County, Wisconsin, has adopted the "Iowa County Comprehensive Plan" pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes which includes the policies of the Town of Arena Comprehensive Plan,

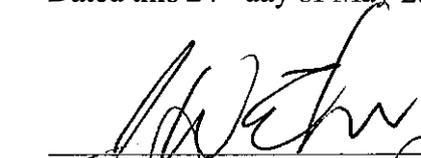
WHEREAS, the Town Board of the Town of Arena, Iowa County, Wisconsin has acted to amend the "Town of Arena Comprehensive Plan as provided for by Section 66.1001(4) of the Wisconsin Statutes,

WHEREAS, Iowa County is committed to support and assist in administering the Town of Arena Comprehensive Plan by maintaining consistency between comprehensive plans,

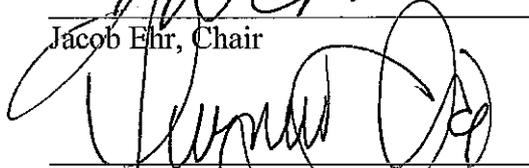
WHEREAS, the Zoning, Planning, Sanitation and Rural Planning Commission of Iowa County has held one public hearing pursuant to Section 66.1001(4)(d) of the Wisconsin Statutes,

NOW THEREFORE BE IT RESOLVED, that the Zoning, Planning, Sanitation and Rural Planning Commission of Iowa County recommends to the County Board of Iowa County, Wisconsin to amend Table H.1a of Section H of the Iowa County Comprehensive Plan as indicated in Attachment A.

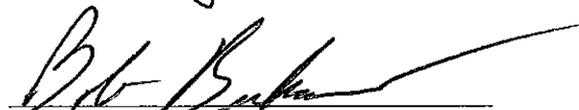
Dated this 24th day of May 2006.



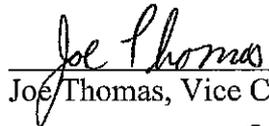
Jacob Ehr, Chair



Dwayne Hiltbrand



Bob Bunker



Joe Thomas, Vice Chair



Diane McGuire

Attachment A

TOWN LAND USE POLICIES

Table H.1a – Town of Arena

The Town of Arena will:

- Continue to review all criteria included in the Land Use Section. (At a minimum the Town Board and Plan Commission will review the development density (1 per 30 acres) and minimum lot size (5 acres) by January 1, 2006.

Farm Preservation

1. Enforce a development density of one home per 30 acres in the Town of Arena. In order to establish a residential density that is appropriate to the land and the rural character of community services, and to limit the impact of land speculation upon farmlands in the town, the policy shall be to have dwelling units at a density of not more than one (1) dwelling unit per thirty (30) acres.

This density standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Arena property tax rolls as of January 1, 2005. Existing farm related dwellings are counted against the density standard.

All vacant parcels, 40 acres or less, existing prior to adoption of the Town of Arena 40-Acre Ordinance (November, 1983) will be grandfathered to allow one dwelling unit, subject to an agreement by the property owner that the entire parcel be deed restricted by covenant to have no more than one dwelling unit per 40 acres as a condition of approval of a rezoning or a building permit issued by the Town.

2. Require a minimum lot size of 5 acres for residential development.

The minimum parcel size for dwellings in conformance with one unit per 30-acre policy is five (5) acres. Residential building sites shall not contain more than one (1) acre of farmland as defined herein.

Limit non-farm development on productive farmlands (lands having a history of farming activity including cropland and pasture land) One exception to this policy will be granted to allow an owner of a farm prior to January 1, 1985, to build on a maximum 5 acre parcel of productive farmland, contingent upon that parcel being bordered on two sides by a roadway or property line, and the owner has an available building site based on the residential density standards.

3.

An exception to this policy will be granted where farmland parcels are too small to be economically used for agricultural purposes or which are inaccessible to modern farm machinery needed to produce and harvest agricultural products.

4. Restrict the location of new private driveways or roads through the Town of Arena Driveway Ordinance.

New private driveways or roads shall not be permitted to cross or dissect productive farmlands unless located along existing line fences as of January 1, 2005, or natural features such as a stream.

5. Refrain from expanding public utilities through areas of productive farmland.

Any new development requiring public utility extensions (electric power lines, telephone lines, gas distribution lines) to cross productive farmlands in a manner that will disrupt farming activities will not be permitted.

6. Non-residential development structures are allowed development that will be permitted, but may not exceed 600 square feet.

Accessory buildings, storage buildings or similar buildings, not intended for year round occupancy and not related to a farm or permitted dwelling may be allowed on a case-by-case conditional approval basis. In no such case shall the structure exceed 600 square feet or have internal plumbing. Recreational cabins will be limited to one (1) per thirty (30) acres – the same provisions as a residential dwelling unit.

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7. Encourage farmland erosion control practices.

The Town will encourage farmland erosion control practices. The Town will work with the Iowa County Soil Conservation Service Office and will encourage landowners to follow approved farm conservation plans aimed at reducing soil erosion rates.

8. Monitor large-scale farm operations.

The Town will monitor intensive, confinement, and /or large-scale farming operations to avoid possible land use conflicts and environmental nuisances. Any farm operation (farm unit) exceeding 300 animal units as defined below will be subject to review and approval in compliance with the performance standards of the Town of Arena Comprehensive Plan.

Table H.1a – Town of Arena

Residential Development

- 1. Allow a maximum of ~~six~~ homes to cluster in any given area. ~~No more than four six dwelling units will be allowed to cluster with abutting parcel boundaries or on a shared driveway.~~
- 2. ~~Require conformance to the Town of Arena Development Standards.~~
- 3. See the required criteria included in Section I of the Town of Arena Comprehensive Plan.
- 4. Restrict the dedication and maintenance of future roadways in the Town of Arena
- 5. ~~The Town of Arena will not accept the dedication or maintenance responsibility of any additional roads servicing residential development.~~
- 6. Require all new mobile homes to be located in a mobile home park.
- 7. All future mobile homes in the Town of Arena will be required to be located in mobile home parks as defined in Wisconsin Statutes and shall be connected to the Village of Arena sanitary sewer collection and treatment system. (Existing mobile homes may be replaced on the same site within six (6) months ~~from the date of mobile home removal, provided that a mobile home on that site has been humanly occupied since January 1, 1985.)~~
- 8. Non-residential development structures are allowed development that will be permitted, but may not exceed 600 square feet.
- 9. Accessory building, storage buildings or similar buildings, not intended for year round occupancy and not related to a farm or permitted dwelling may be allowed on a case-by-case conditional approval basis. In no such case shall the structure exceed 600 sq. ft. or have internal plumbing. Recreation cabins will be limited to one (1) per forty (40) acres – the same provisions as a residential dwelling unit.

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Commercial Development

- 1. Encourage commercial development to cluster along the Highway 14 corridor near existing commercial development.
- 2. Commercial development along Highway 14 will be permitted in conformance with all of the other policies established for development. In addition, the Town will encourage new commercial development to "cluster" or located in or adjacent to existing, commercially zoned areas.
- 3. Require all new commercial development to have frontage on either a county or state highway.
- 4. This is required so that high volumes of traffic are not shifted onto town roads and in turn, require additional upkeep and maintenance. Small family businesses would be exceptions.
- 5. Encourage large-scale industry or business development to connect to public water and wastewater utilities.
- 6. Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Township. Agricultural business development will be reviewed by the Town as a conditional use that may receive variance from the other policies and performance standards of the Town of Arena Comprehensive Plan.
- 7. Recreation and institutional development proposed in the Town of Arena will be required to meet all of the policies and standards of the Town of Arena Comprehensive Plan. As a part of reviewing such development proposals, developers will be required to submit impact statements assessing in detail the proposed projects impact on farms and farmland, natural resources, town roads, fire and emergency medical services, town taxes, and community setting. The results of such an impact assessment must prove positive benefits to the community before such development will be permitted.
- 8. Small family business may be permitted in any part of the Town, provided that the business is conducted primarily by members of the immediate family. Signage shall be determined by conditional

use restrictions.

Planned Unit Developments

The Town of Arena may consider more complex developments, such as planned unit developments in the future. The purpose of planned complex developments are to encourage the development of planned agricultural, commercial, and/or residential neighborhoods and communities that provide a full range of residence types as well as certain agricultural, commercial and office uses designed to serve the inhabitants. It is recognized that only through ingenuity, imagination and high quality design can residential and other developments be produced which are in keeping with the intent of this Comprehensive Plan while departing from the strict application of conventional use and dimensional requirements found within a typical subdivision. Platted subdivisions conforming to the Iowa County Subdivision and Land Division Ordinance may be permitted within a Planned Unit Development.

At a minimum, the following information will need to be submitted to the Town of Arena Plan Commission in order to begin preliminary review of a Planned Unit Development (PUD).

- a) A minimum total parcel size of 640 contiguous acres under single, corporate, firm, partnership or association of ownership to be considered for a PUD.
- b) A minimum lot size of 2 acres for single family residential building sites within a PUD.
- c) A density standard of 1 residential building site per 30 acres in a PUD; all existing residential structures count against the density standard.
- d) A minimum of 50% of the PUD remains in open space.
- e) Evidence of adequate financial resources to complete the proposed project.
- f) Proposed land uses, the location of various dwelling types and dwelling unit densities, and the location of all other proposed buildings and construction.
- g) Proposed primary traffic circulation pattern, including proposed public and private streets and maintenance of those streets.
- h) Proposed park, playgrounds and other common open space areas.
- i) Proposed delineation of units or phases to be constructed in progression.
- j) Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance, preservation of common open space, streets, and other common facilities, including a copy of the homeowner's or property owners association bylaws, if such organization is to be used.
- k) Relation of land uses in the surrounding area to the land use plan for the PUD.
- l) Impact on all public services.
- m) Proposal for handling drainage, water and sewage plans.

Environmental Protection

1. The Town of Arena Comprehensive Plan is designed to protect the natural environment and special features of the ridge and valley land, characteristic of the Town of Arena. Development in floodplains or steep slopes will be prohibited. All development will be managed to protect the natural lay of the land, groundwater resources, floodplains, and the aesthetic qualities of this landscape. The Town of Arena Comprehensive Plan is designed to encourage new development to blend into the natural setting to the greatest extent possible. The Town will emphasize providing education and information related to proper development within the ridge and valley areas.
2. The Town Plan Commission will closely monitor the state and federal activities related to the Lower Wisconsin State Riverway a state recreation area. The Town of Arena will cooperate and encourage the wise use of this natural feature. However, the Town will require all proposed public recreation development to conform to all of the policies and performance standards in the Town of Arena Comprehensive Plan, particularly those aimed at protecting the rural town atmosphere and farming vitality of the Township.