

**Amendatory Ordinance No. 2-0317**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Dennis Halverson and Shannon Leitzke;**

For land in part of the NE ¼ of the SW1/4 of Section 23-T8N-R4E in the Town of Arena; affecting tax parcel 002-1125.B.

**And, this petition is made to rezone 1 acre 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 **2867** was last held on **February 23, 2017** 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.

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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance No. was   X   approved as recommended        approved with amendment:        denied as recommended;        rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **March 21, 2017**. The effective date of this ordinance shall be **March 21, 2017**.

  
Greg Klusendorf  
Iowa County Clerk

Date:   3/22/17



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533  
Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575  
e-mail: [scott.godfrey@iowacounty.org](mailto:scott.godfrey@iowacounty.org)

## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on February 23, 2017 Zoning Hearing 2867  
Recommendation: **Approval**

**Applicant(s):** Dennis Halverson & Shannon Leitzke **Town of Arena**  
**Site Description:** part of the NE/SW of S23-T8N-R4E also affecting tax parcel 002-1125.B

**Petition Summary:** This is a request to rezone and existing nonconforming A-1 Ag lot to AR-1 Ag Res in order to make it conform and eligible for livestock type animal units (a horse).

### Comments/Recommendations

1. The existing lot became nonconforming when it was created in 2004, at which time the minimum 40-acre lot size for the A-1 district was in effect.
2. If approved, the lot would be eligible for one single family residence, accessory structures and animal units approved by conditional use permit.
3. The lot is in a largely residential area with a mixture of A-1 (nonconforming and legal nonconforming), AR-1 (conforming and nonconforming) and R-1 lots.
4. The proposal is consistent with the adopted comprehensive plans as it is not converting land from an agricultural use or creating a use inconsistent with surrounding uses.

**Town Recommendation:** The Town of Arena did not have a recommendation at the time of this report.

**Staff Recommendation:** Staff recommends approval provided the Town concurs

