

Amendatory Ordinance No. 2-1019

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Chris Carlson on behalf of 112, LLC;

For land in the SE ¼ of the NW ¼ and NE ¼ of the SW ¼ of Section 29-T7N-R1E in the Town of Highland affecting tax parcels 012-0238 and 012-0239.

And, this petition is made to rezone 31.971 acres from RB-1 Recreational Business to A-1 Agricultural;

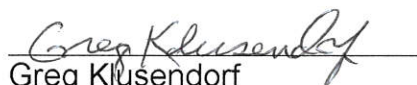
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Highland** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **3064** 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 with the conditions that the associated certified survey map be duly recorded within 6 months and the 31.971 acres be combined by deed with adjacent A-1 Agricultural zoned land to create a lot of at least the minimum 40 acres for that district.

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

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-0326 Mobile: (608) 553-7575
e-mail: scott.godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Sept. 26, 2019

Zoning Hearing 3064

Recommendation: **Approval**

Applicant(s): 112, LLC – Chris Carlson

Town of Highland

Site Description: part of the SE/NW & NE/SW of S29-T7N-R2E also affecting tax parcels 012-0238 and 012-0239

Petition Summary: This is a request to decrease the size of an existing RB-1 Rec Bus lot by rezoning 31.971 acres to A-1 Ag. It includes a CUP request to maintain the approved uses on the remaining 8.029 acres zoned RB-1.

Comments/Recommendations

1. The original 40-acre RB-1 lot was approved in 2017 with a CUP for equine therapy services. These same uses are proposed for the reduced RB-1 lot.
2. The Applicant has an adjacent 110 acres zoned A-1 Ag. If approved, the 31.971 acres would need to be combined by deed with the 110 acres so as not to remain a separate lot under the minimum 40 acres for the A-1 district.
3. The associated certified survey map has not been submitted for formal review but a draft was provided for the hearing description.

Town Recommendation: The Town of Highland 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 consolidation by deed of the A-1 land be done within 6 months of the County Board approval.

