

**Amendatory Ordinance No. 3-0317**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Andrew Schluenz;**

For land in part of the NE1/4 of the NW1/4 of Section 30-T7N-R1E in the Town of Highland; affecting tax parcels 012-0959 and 012-0962.01.

**And, this petition is made to rezone 5 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 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,

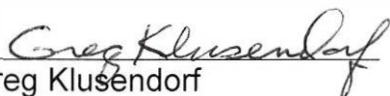
Whereas a public hearing, designated as zoning hearing number **2868** was last held on **February 23, 2017** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition.

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

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**Planning & Zoning Committee Recommendation Summary**  
Public Hearing Held on February 23, 2017 Zoning Hearing 2868  
Recommendation: **Approval**

**Applicant(s):** Andrew Schluenz **Town of Highland**  
**Site Description:** part of the NE/NW of S30-T7N-R1E also affecting tax parcels 012-0959 and 012-0962.01.

**Petition Summary:** This is a request to rezone an existing nonconforming A-1 lot to AR-1 in order to make it eligible for permits.

## Comments/Recommendations

1. The existing property was created by division off of a farm in 1992, at which time the minimum 40-acre lot size was in effect for the A-1 district. The applicant is proposing an addition to the existing residence so is seeking the AR-1 district to make the property eligible for the required permit.
2. If approved, the lot would be eligible for one single family residence, accessory structures and up to 3 livestock animal units.
3. The property is surrounded by A-1 land except for an AR-1 lot adjacent to the northeast.
4. The proposal is consistent with the adopted comprehensive plans as it would not change the existing use nor negatively impact the continued agricultural use of surrounding land.

**Town Recommendation:** The Town of Highland recommends approval  
**Staff Recommendation:** Staff recommends approval.

