

Amendatory Ordinance No. 3-0417

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Tom and Stacie Novak;

For land in Section 34-T7N-R1E in the Town of Highland; affecting tax parcels 012-1033, 012-1032.01 and 012-1034.02.

And, this petition is made to rezone 9.49 acres from AR-1 Agricultural Residential to A-1 Agricultural;

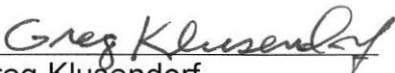
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Highland** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of their adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2874** was last held on **March 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 with the condition that the lot is consolidated by deed into the adjacent farm within 6 months.

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 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 **April 18, 2017**. The effective date of this ordinance shall be **April 18, 2017**.


Greg Klusendorf
Iowa County Clerk

Date: 4/19/17



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 23, 2017

Zoning Hearing 2874

Recommendation: **Approval**

Applicant(s): Tom & Stacie Novak

Town of Highland

Site Description: part of S34- T7N-R1E also affecting tax parcels 012-1033, 012-1032.01 and 012-1034.02

Petition Summary: This is a request to eliminate an existing 9.49 acre AR-1 Ag Res lot by zoning to A-1 Ag and combining with the surrounding farm.

Comments/Recommendations

1. This lot was zoned AR-1 in 2014 as it was nonconforming A-1 Ag.
2. If approved, the current limit of allowed livestock type animals will be eliminated as will the lot lines for setback purposes. This will become a farm-related residence once consolidated by deed.
3. There is no associated certified survey map (not required).
4. The lot is in a largely agricultural area within about $\frac{1}{2}$ mile from the Village of Highland.
5. The proposal is consistent with the adopted comprehensive plans as it is promoting agricultural uses that are consistent with the surrounding land uses.

Town Recommendation: The Town of Highland recommends approval

Staff Recommendation: Staff recommends approval with the condition that the lot is combined by deed with the farm to complete the consolidation within 6 months of the County Board approving the zoning change.

