

Amendatory Ordinance No. 5-0417

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Chris Carlson – 112 LLC;

For land in part of the NW1/4 and the SW1/4 of Section 29-T7N-R2E in the Town of Highland; affecting tax parcels 012-0238 and 012-0239.

And, this petition is made to rezone 40 acres from A-1 Agricultural to RB-1 Recreational Business in order to operate an equine therapy operation by conditional use permit;

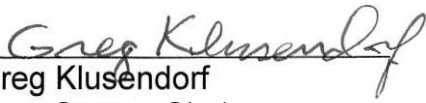
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Highland** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of their adopted comprehensive plan,

Whereas a public hearing, designated as zoning hearing number **2876** 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.

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

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

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on March 23, 2017

Zoning Hearing 2876

Recommendation: **Approval**

Applicant(s): Chris Carlson – 112 LLC

Town of Highland

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

Petition Summary: This is a request to create a 40-acre RB-1 Rec Bus lot by rezoning from A-1 Ag.

Comments/Recommendations

1. This petition is a result of an equine therapy operation started in 2016 under the name Victory Ridge. This is not a use allowed in the A-1 district, so the request is to rezone that area of the property engaged in the use to RB-1 Rec Bus in order to be eligible for a conditional use permit.
2. The website www.victoryridgeinc.com describes Victory Ridge Inc. as follows:
An Equestrian Learning Center - Victory Ridge Inc. is a 501(c)3 not-for-profit charity established in 2016. We are located in the beautiful rolling hills and woods in southwest Wisconsin. Our goal is to teach anyone who has a willing equestrian spirit how to interact, ride, and communicate with horses. We also teach people with special needs, veterans, and public groups. It doesn't matter your age, knowledge, or ability; our goal is to give you a positive equine experience. We customize each individual session to your wants and needs. Our staff is composed of knowledgeable mentors and volunteers that put your priorities first. Victory Ridge started with a group of eager horse enthusiasts that want to make a difference in people's lives. They believe that everyone should have a positive equine experience in their life. Their goal is to give that gift to you.

3. If approved, the uses of the lot must be approved by conditional use permit.
4. The property is in an area of mostly agricultural and open space uses.
5. The proposal is consistent with the adopted comprehensive plans as it is not converting agriculturally productive land to another use nor negatively impact the agricultural use of surrounding property.

Town Recommendation: The Town of Highland recommends approval.

Staff Recommendation: Staff recommends approval of the zoning change

