

Amendatory Ordinance 2-0525

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Steve and Cathy Lacy;

For land being in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21 of Town 7N, Range 2E in the Town of Highland affecting tax parcels 012-0160.01, 012-0160.02, 012-0163, and 012-0163.01;

And, this petition is zone 2.5 acres from A-1 Agricultural to AR-1 Agricultural Residential and 38.098 acres from A-1 Agricultural to C-1 Conservancy.

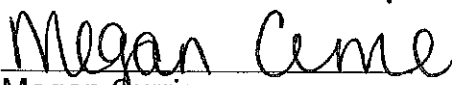
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Highland,**

Whereas a public hearing, designated as zoning hearing number **3484** was last held on **April 24, 2025** 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** with the condition that the associated certified survey map is duly recorded within 6 months.

Now therefore be it resolved that the 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 **May 20, 2025**. The effective date of this ordinance shall be **May 20, 2025**.


Megan Currie
Iowa County Clerk

Date: 5/20/2025



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on April 24, 2025

Zoning Hearing 3484

Recommendation: **Approval**

Applicant(s): Steve & Cathy Lacy

Town of Highland

Site Description: SW/NW & NW/SW of S21-T7N-R2E also affecting tax parcels 012-0160.01; 0160.02; 0163; 0163.01

Petition Summary: This is a request to zone 2.5 acres from A-1 Ag to AR-1 Ag Res and 38.098 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to lawfully create the proposed lots.
2. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses but no animal units as defined in the Iowa County Zoning Ordinance. The C-1 district allows opens space uses and no development that requires a zoning permit.
3. The associated certified survey map has not yet been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:

1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Whether adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
4. Whether the land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
5. Whether the petition is to resolve a violation.

6. Whether the petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

Town Recommendation: The Town of Highland is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

