

**Amendatory Ordinance No. 4-0316**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by James Hatfield;**

For land in the NE/SE of Section 21-T6N-R4E in the Town of Ridgeway;  
affecting tax parcels 024-0456.01 and 024-0456.02.

**And, this petition is made to zone 1.87 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 Ridgeway** 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 **2809** was last held on **Feb. 24, 2016** 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 associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of this action,

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 15, 2016**. The effective date of this ordinance shall be **March 15, 2016**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 3/16/15



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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**Planning & Zoning Committee Recommendation Summary**  
Public Hearing Held on Feb. 24, 2016 Zoning Hearing 2809  
Recommendation: **Approval**

**Applicant(s):** James Hatfield **Town of Ridgeway**  
**Site Description:** part of the SW of S9-T6N-R3E; also affecting tax parcels 008-0950;  
0951

**Petition Summary:** This is a request to bring a property into compliance after it was divided without CSM and related zoning approval when the applicant sold a portion of an AR-1 lot to the State of WI.

### Comments/Recommendations

1. The original AR-1 lot was approved in 2008. The division of an AR-1 lot required approval by conditional use permit.
2. The applicant sold 1.87 acres to the WDOT by warranty deed in November 2014, thus dividing the AR-1 lot.
3. The land division and sale caused violations that can be resolved by after-the-fact CUP and CSM approval. The Office has been working with the applicant since January 12, 2015 to seek compliance.
4. The required CSM has yet to be submitted for review.
5. The portion acquired by the State is intended to be additional right-of-way and should not remain AR-1 as that district allows development. The C-1 district is being proposed.
6. The portion retained by the applicant meets the minimum 1-acre lot size for residential lots.