

Amendatory Ordinance No. 4-0817

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by David and Anita Walczak;

For land in part of the SW1/4 of the NW1/4 and NW1/4 of the SW1/4 of Section 1-T5N-R4E in the Town of Ridgeway; affecting tax parcels 024-0666.A and 024-0668.

And, this petition is made to rezone 20 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 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 **2896** was last held on **July 27, 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 associated certified survey map is duly recorded 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 _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **Aug. 15, 2017**. The effective date of this ordinance shall be **Aug. 15, 2017**.


Greg Klusendorf
Iowa County Clerk

Date: 8/16/17



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 27, 2017 Zoning Hearing 2896
Recommendation: **Approval**

Applicant(s): David & Anita Walczak **Town of Ridgeway**
Site Description: part of the SW/NW & NW/SW of S1-T5N-R4E also affecting tax parcels 024-0666.A; 0668

Petition Summary: This is a request to rezone 20 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The existing A-1 zoning has a minimum lot size of 40 acres, so the proposed 20 acres would require rezoning. The 20 acres has an existing residence and outbuildings.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited agricultural uses.
3. The associated certified survey map has not been submitted for formal review. It will be reconfiguring the existing 40 & 74.05 acre lots into 20 & 93.74 acre lots. The latter will remain A-1 Ag.
4. The proposal is consistent with the adopted comprehensive plans as each proposed lot meets minimum lot sizes and does not negatively impact productive farmland.

Town Recommendation: The Town of Ridgeway recommends approval.

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

