

**Amendatory Ordinance No. 4-1018**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by David & Anita Walczak and the Scheckel Family Trust;**

For land in the SE ¼ of the NE ¼ of Section 2-T5N-R4E in the Town of Ridgeway; affecting tax parcels 024-0649 and 024-0679.A.

**And, this petition is made to rezone 2.024 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 **2994** was last held on **September 27, 2018** 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.

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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 \_\_\_\_\_ denied or \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **October 16, 2018**. The effective date of this ordinance shall be **October 16, 2018**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 10/17/18



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## **Planning & Zoning Committee Recommendation Summary**

Public Hearing Held on Sept. 27, 2018

Zoning Hearing 2994

Recommendation: **Approval**

**Applicant(s):** David & Anita Walczak and Scheckel Family Trust **Town of Ridgeway**

**Site Description:** part of the SE/NE of S2-T5N-R4E also affecting tax parcel 024-0649, 0679.A

**Petition Summary:** This is a request to rezone 2.024 acres from A-1 Ag to AR-1 Ag Res. This is the enlargement of an existing lot.

### Comments/Recommendations

1. The existing lot is legal nonconforming as it lawfully existed prior to the minimum 40-acre lot size taking effect for the A-1 district. However, the proposal to increase the lot's size nullifies that status and requires complying with the ordinance, thus the request to zone to the AR-1 district.
2. The existing residence originally was a schoolhouse.
3. The associated certified survey map has not yet been submitted for formal review.
4. The proposal is consistent with the adopted comprehensive plans and meets the Town of Ridgeway's minimum 1-acre lot size.

**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 of approval by the County Board.

