

**Amendatory Ordinance No. 11-0620**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by James & Toni Johnson;**

For land being part of the W ½ of the NW ¼ of Section 26-T6N-R4E in the Town of Ridgeway; affecting tax parcels 024-0536 and 024-0537.

**And, this petition is made to rezone 5.16 acres from A-1 Agricultural to RB-1 Recreational Business;**

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

Whereas a public hearing, designated as zoning hearing number **3110** was last held on **May 28, 2020** 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** said petition with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

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 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 **June 16, 2020**. The effective date of this ordinance shall be **June 16, 2020**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 6/17/20



# 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](mailto:scott.godfrey@iowacounty.org)

### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 28, 2020

Zoning Hearing 3110

Recommendation: **Approval**

**Applicant(s):** James & Toni Johnson

**Town of Ridgeway**

**Site Description:** W1/2-NW S26-T6N-R4E also affecting tax parcel 024-0536; 0537

**Petition Summary:** This is a request to rezone 5.16 acres from A-1 Ag to RB-1 Rec Bus. Included is a CUP request for a wedding/events venue on the 5.16 acres.

#### Comments/Recommendations

1. The A-1 district doesn't allow the proposed wedding/events venue use, so the request is to rezone to the RB-1 Rec Bus district. The existing barn is proposed to be remodeled for the business use.
2. If approved, only the uses approved by CUP will be allowed.
3. The associated certified survey map has not yet been submitted for review.
4. The lot is at the end of a dead-end town road.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
  1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
  2. 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. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
  4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
  5. 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.
  6. The petition will not be used to legitimize a nonconforming use or structure.
  7. 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.
  8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding



properties and serves only a private, rather than public interest).

**Town Recommendation:** The Town of Ridgeway is recommending approval of the rezoning and CUP with the following recommended conditions on the CUP:

1. No parking is allowed on the south side of Johnson Drive.
2. The existing two sheds and silos are to be for ag use only.
3. Outside lighting is to be downward facing, except for American Flag illumination.
4. The venue buildings must meet relevant septic and building codes.
5. Hours for music shall be from 8am to 12am.

**Staff Recommendation:** Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval. Staff recommends approval of the CUP with the Town's proposed conditions.

