

Amendatory Ordinance 5-1021

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Megan Weier and KMWM Trust;

For land being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Town 7N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0122 and 024-0122.01;

And, this petition is made to rezone 2.422 acres from A-1 Agricultural and AR-1 Agricultural Residential to all 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,**

Whereas a public hearing, designated as zoning hearing number **3204** was last held on **September 23, 2021** 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 be 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 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 19, 2021**. The effective date of this ordinance shall be **October 19, 2021**.


Kristy K. Spurley
Iowa County Clerk

Date: 10-19-2021



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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on September 23, 2021

Zoning Hearing 3204

Recommendation: **Approval**

Applicant(s): Megan Weier & KMWM Trust

Town of Ridgeway

Site Description: part of the SW/NE & NW/SE of S27-T7N-R4E also affecting tax parcels 024-0122; 0122.01

Petition Summary: This is a request to enlarge an existing 2.21-acre AR-1 Ag Res lot to 2.422 acres by rezoning from A-1 Ag.

Comments/Recommendations

1. This petition is being made to create the minimum yard setbacks for the existing house. The existing AR-1 lot was approved in 1990.
2. The applicant proposes a new deck but the existing house straddles the lot line, so is not eligible for a permit due to not meeting minimum yard setbacks.
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 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 will not act on this until Oct. 5th, but approval is anticipated.

Staff Recommendation: Staff recommends approval with the conditions that the Town is in support and that the associated certified survey map is duly recorded within 6 months of County Board approval.

