

## Amendatory Ordinance 5-722

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by David and Linda Feedar;**

For land being in the W ½ of the NW ¼ of Section 34, Town 7N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0177.A, 024-0153.C, 024-0156.B, and 024-0178.C;

**And, this petition is made to rezone 3.545 acres, 3.807 acres, and 10.942 acres from A-1 Agricultural to AR-1 Agricultural Residential and 14.524 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,**

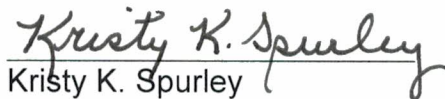
Whereas a public hearing, designated as zoning hearing number **3278** was last held on **June 23, 2022** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map is duly recorded within 6 months.

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 was  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 **July 19, 2022**. The effective date of this ordinance shall be **July 19, 2022**.

  
Kristy K. Spurley  
Iowa County Clerk

Date: 7-19-2022



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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### Planning & Zoning Committee Recommendation Summary

Public Hearing Held on June 23, 2022

Zoning Hearing 3278

Recommendation: **Approval**

**Applicant(s):** David and Linda Feedar

**Town of** Ridgeway

**Site Description:** W ½ NW S34-T7N-R4E also affecting tax parcels 024-0177.A, 0153.C, 0156.B, 0178.C

**Petition Summary:** This is a request to rezone 3.545 acres, 3.807 acres and 10.942 acres from A-1 Ag to AR-1 Ag Res. It also includes zoning 14.524 acres from A-1 Ag to C-1 Conservancy.

#### Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size and all proposed lots are under 40 acres. Rezoning will be required in order for the lots to be legally created.
2. If approved, the AR-1 lots would allow one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animals only on the 10.942 acre lot. The C-1 district allows only open land uses and no structures that require a zoning permit.
3. The associated certified survey map has been submitted for formal review. Each of the proposed lots have a 50-foot wide easement created in 2005.
4. There is mapped floodplain and shoreland/wetland areas impacting the property. However, each of the proposed AR-1 lots have area outside those restricted jurisdictions.
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.

**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.

