

Amendatory Ordinance 7-1122

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kenneth and Melissa Bartz;

For land being in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Town 5N, Range 4E in the Town of Ridgeway affecting tax parcel 024-0664.A;

And, this petition is made to zone 3.643 acres from A-1 Agricultural to AR-1 Agricultural Residential and 36.363 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 **3307** was last held on **October 27, 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.

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 **November 15, 2022**. The effective date of this ordinance shall be **November 15, 2022**.


Kristy K. Spurley
Iowa County Clerk

Date: 11-15-2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Planning & Zoning Committee Recommendation Summary

Public Hearing Held on October 27, 2022

Zoning Hearing 3307

Recommendation: **Approval**

Applicant(s): Kenneth & Melissa Bartz

Town of Ridgeway

Site Description: NE/NW of S1-T5N-R4E also affecting tax parcel 024-0664.A

Petition Summary: This is a request to zone 3.643 acres from A-1 Ag to AR-1 Ag Res and 36.363 acres from A-1 Ag to C-1 Conservancy.

Comments/Recommendations

1. The A-1 district has a minimum 40-acre lot size so the proposed 3.643-acre lot requires rezoning in order to be legally created. The remainder of the lot is proposed to be C-1 Conservancy as it is not intended to be developed.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no development that requires a zoning permit.
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 is recommending approval.

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

