

Amendatory Ordinance No. 3-0316

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Lowell Thronson;

For land in the SW/NW of Section 21-T6N-R4E in the Town of Ridgeway; affecting tax parcel 024-0459.B.

And, this petition is made to zone 4.98 acres from B-2 Highway Business to B-3 Heavy Business;


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 **2808** was last held on **Feb. 24, 2016** 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,

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 No. was X approved as recommended; _____ approved with amendment: _____ denied as recommended; _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **March 15, 2016**. The effective date of this ordinance shall be **March 15, 2016**.


Greg Klusendorf
Iowa County Clerk

Date: 3/16/16



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary Public Hearing Held on Feb. 24, 2016 Zoning Hearing 2808 Recommendation: **Approval**

Applicant(s): Lowell Thronson **Town of Ridgeway**
Site Description: part of the N1/2-NE of S7-T7N-R3E; also affecting tax parcels 006-0066.A; 0066.02; 0069.C; 0067.A; 0068.C

Petition Summary: This is a request to zone a B-2 Hwy Bus lot to B-3 Heavy Bus for a proposed cedar lumber business. The proposed business includes uses not provided for in the B-2 district.

Comments/Recommendations

1. The existing lot used to have a country club restaurant and subsequent truck stop. The lot was acquired by the State of WI following a fatal accident in March 2006 and has been unoccupied since. The current B-2 zoning was recently approved to facilitate the sale of the land with the acknowledgment that the subsequent owner may have to seek a different zoning approval based upon the proposed use.
2. The proposed use of the lot includes: office space; cedar lumber warehousing, sales, remanufacturing and distribution; and retail sales.

Town Recommendation: The Town of Ridgeway is recommending approval.
Staff Recommendation: Staff recommends approval of the rezoning