

Amendatory Ordinance No. 2-0516

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Richard and Judy Strutt;

For land in the NE/SW of Section 11-T6N-R4E in the Town of Ridgeway; affecting tax parcel 024-0349.

And, this petition is made to zone 1.15 acres from A-1 Agricultural to AR-1 Agricultural Residential;

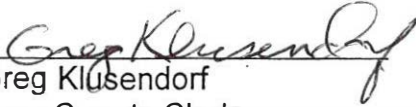
Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Ridgeway** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan;

Whereas a public hearing, designated as zoning hearing number **2815** was last held on **April 27, 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 with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds and the balance of the lot combined by deed with adjacent land within 6 months of this action,

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 **May 17, 2016**. The effective date of this ordinance shall be **May 17, 2016**.


Greg Klusendorf
Iowa County Clerk

Date: 5/18/16



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary
Public Hearing Held on April 27, 2016 Zoning Hearing 2815
Recommendation: **Approval**

Applicant(s): Richard & Judy Strutt **Town of Ridgeway**
Site Description: part NE/SW of S11-T6N-R4E; also affecting tax parcel 024-0349

Petition Summary: This is a request to create a 1.15-acre residential lot by rezoning from nonconforming A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. The current 5-acre lot is nonconforming due to being divided from the larger farm without rezoning. This proposal is to reduce it to 1.15 acre and combine by deed the balance into the adjacent farm. The proposed lot will include an existing house.
2. The associated CSM has yet to be formally submitted for review.
3. This proposal is consistent with the adopted comprehensive plans as the proposal is to reuse an existing residence without an increase in development density and resolves a nonconformity.

Town Recommendation: The Town of Ridgeway recommends approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded and balance of the tax parcel combined by deed with adjacent lands within 6 months of zoning approval by the County Board.