

**Amendatory Ordinance No. 7-0815**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by the WI Dept. of Transportation;**

For land in the SW/SE of Section 21-T6N-R4E in the Town of Ridgeway; affecting tax parcels 024-0459.C, 024-0459.BB, 024-0459.BC, 024-0459.BA;

**And, this petition is made to zone 1.1 acres from A-1 Agricultural & B-2 Highway Business to C-1 Conservation, 0.04 acre from A-1 Agricultural & B-2 Highway Business to C-1 Conservation, 1.60 acres from B-2 Highway Business & A-1 Agricultural to C-1 Conservation, and 4.98 acres from A-1 Agricultural & B-2 Highway Business to B-2 Highway 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 **2780** was last held on **July 29, 2015** 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 within 6 months of the County Board approval of the zoning change,

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 No. was X approved as recommended; \_\_\_\_\_ approved with amendment; \_\_\_\_\_ denied as recommended; \_\_\_\_\_ referred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **Aug. 18, 2015**. The effective date of this ordinance shall be **Aug. 18, 2015**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 8/19/15



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## **Planning & Zoning Committee Recommendation Summary**

Public Hearing Held on July 29, 2015      Zoning Hearing 2780  
Recommendation: **Approval**

**Applicant(s):** WDOT

**Town of Ridgeway**

**Site Description:** part SW/SE of S21-T6N-R4E; also affecting tax parcel 024-0459.C, 0459.BA, 0459.BB, 0459.BC

**Petition Summary:** This is a request to zone property owned by the state to be saleable.

### Comments/Recommendations

1. This property was formerly a truckstop and was purchased by the state several years ago. The state is now looking to offer it for sale, but wants to alter the description to retain additional right of way (proposed Outlots 1 and 2), thus causing the need for the zoning approval.
2. The proposed use of the Outlot 3 is agricultural and likely to be sold to the adjacent landowner. The proposed use of Lot 1 is B-2 Hwy Business with a CUP for agricultural uses whereby the subsequent owner can seek a new CUP when a specific business use is proposed.
3. The associated certified survey map is under review.
4. Verification that the gasoline tanks were removed has been provided.
5. The proposal is consistent with the town and county plans as it is not converting productive ag land to other uses.

**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 within 6 months of zoning approval by the County Board.