

**Amendatory Ordinance No. 3-0116**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Janette Reeson & the Theodore E. Sawle Trust Agreement;**

For land in the NE/NE of Section 23-T7N-R4E in the Town of Ridgeway; affecting tax parcel 024-0037.

**And, this petition is made to zone up to 7.92 acres from A-1 Agricultural to AR-1 Agricultural Residential and up to 2.18 acres from A-1 Agricultural to H-1 Historical;**

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;

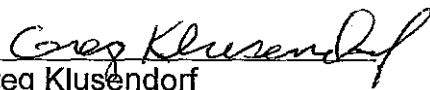
Whereas a public hearing, designated as zoning hearing number **2796** was last held on **Dec. 30, 2015** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of 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.

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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; \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **Jan. 19, 2016**. The effective date of this ordinance shall be **Jan. 19, 2016**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 1/20/16



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Dec. 30, 2015 Zoning Hearing 2796  
Recommendation: **Approval**

**Applicant(s):** Jannettee Reeson & the Sawle Trust **Town of Ridgeway**  
**Site Description:** part NE/NE of S23-T7N-R4E; also affecting tax parcel 024-0037

**Petition Summary:** This is a request to divide a legal nonconforming A-1 lot to create a residential (AR-1) lot and a historic (H-1) lot.

### Comments/Recommendations

1. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and up to 3 livestock type animal units. A house exists on the proposed lot.
2. If approved, the H-1 lot would provide historic acknowledgement, but any improvement would be subject to floodplain zoning regulations. Most of the lot is mapped as the floodway portion of the regulated floodplain.
3. A preliminary CSM has been submitted and reviewed. There were several errors to correct, plus one overlap and one gap identified. Ultimately, it is the owner's responsibility to verify clear title to the land being described. The map can be approved provided the owner signs the owner's certificate.
4. This proposal is consistent with the adopted comprehensive plans as the proposal will not change or increase the density of development from what exists today. It will simply create two lots from one.

**Town Recommendation:** The Town of Ridgeway recommends approval.

**Staff Recommendation:** Staff recommends approval with the following conditions:

1. The motion be made to approve "up to" the acres described by the current draft CSM to provide flexibility for the description to be reduced if necessary to resolve the overlap and/or gap issues.
2. The associated CSM be duly recorded with the Iowa County Register of Deeds within 6 months of the County Board approval of the rezoning.
3. It is acknowledged that, if the description is revised from what the Board takes action on, a subsequent amendatory ordinance may be required to create a clear record.