

Amendatory Ordinance No. 7-0118

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by William and Katie Hilst;

For land in part of Sections 13,14 and 23-T6N-R4E in the Town of Ridgeway; affecting tax parcels 024-0550.02, 024-0479.02, 024-0550.01 and 024-0396.02.

And, this petition is made to rezone 21.05 acres from A-1 Agricultural & AR-1 Agricultural Residential to all 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 **2924** was last held on **December 28, 2017** 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** with the condition that the associated certified survey map is duly recorded with the Register of Deeds 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 No. 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 January **16, 2018**. The effective date of this ordinance shall be **January 16, 2018**.


Greg Klusendorf
Iowa County Clerk

Date: 1/17/18



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on Dec. 28, 2017

Zoning Hearing 2924

Recommendation: **Approval**

Applicant(s): William & Katie Hilst

Town of Ridgeway

Site Description: part Sections 13,14, 23-T6N-R4E affecting tax parcels 024-0550.02, 0479.02, 0500.01, 0396.02

Petition Summary: This is a request to make a lot conforming by rezoning to enlarge an existing AR-1 lot to 21.05 acres.

Comments/Recommendations

1. This application has resulted from finding an accessory building had been built without a permit on nonconforming A-1 Ag land purchased in 2006 as a division from a farm. The applicants own an adjacent AR-1 lot.
2. If approved, the existing AR-1 lot would be enlarged to 21.05 acres. The resulting lot would be allowed one single family residence (existing), accessory structures and up to 8 livestock type animal units.
3. If approved, an after-the-fact zoning permit can be issued for the accessory building, thus resolving the violation.
4. The associated CSM has been submitted for review.
5. The proposal is consistent with the adopted comprehensive plans as it would not convert productive agricultural land nor negatively impact surrounding agricultural land.

Town Recommendation: The Town of Ridgeway recommends approval

Staff Recommendation: Staff recommends approval with the condition that the associated CSM is duly recorded with the Register of Deeds within 6 months of the County Board approving the zoning change.

