

**Amendatory Ordinance No. 6-0118**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by James Hatfield;**

For land in the NE ¼ of the SE ¼ of Section 21-T6N-R4E in the Town of Ridgeway;  
affecting tax parcel 024-0456.02.

**And, this petition is made to rezone 1.87 acres from A-1 Agricultural to C-1  
Conservancy;**

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 **2923** 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** said petition 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.

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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 \_\_\_\_\_ 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: 1/12/18



## **IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT**

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533  
Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575  
e-mail: [scott.godfrey@iowacounty.org](mailto:scott.godfrey@iowacounty.org)

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

Public Hearing Held on Dec. 28, 2017

Zoning Hearing 2923

Recommendation: **Approval**

**Applicant(s):** James Hatfield

**Town of Ridgeway**

**Site Description:** part of the NE/SE of S21-T6N-R3E also affecting tax parcels 024-0456.01 & 024-0456.02

**Petition Summary:** This request was approved in 2016 with the condition the associated CSM be recorded within 6 months, which it was not. The request is unchanged from 2016...bringing property into compliance after it was divided by rezoning the WDOT portion to C-1 Conservancy and applicant's portion to AR-1 Ag Res.

#### **Comments/Recommendations**

1. The original AR-1 lot was approved in 2008. The division of an AR-1 lot required approval by conditional use permit.
2. The applicant sold 1.87 acres to the WDOT by warranty deed in November 2014, thus dividing the AR-1 lot.
3. The land division and sale caused violations that can be resolved by after-the-fact CUP and CSM approval. The Office has been working with the applicant since January 12, 2015 to seek compliance.
4. The required CSM has yet to be submitted for review.
5. The portion acquired by the State is intended to be additional right-of-way and should not remain AR-1 as that district allows development. The C-1 district is being proposed.
6. The portion retained by the applicant meets the minimum 1-acre lot size for residential lots.

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



**Staff Recommendation:** Staff recommends approval with the condition that the associated certified survey map be submitted for review and duly recorded within 6 months of the County Board approving the zoning change.

