

Amendatory Ordinance 12-0725

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kevin & Brenda Bohan;

For land being in the SW ¼ of Section 9 of Town 5N, Range 4E in the Town of Ridgeway affecting tax parcels 024-0747.02, 024-0747.03 and 024-0749..

And, this petition is zone 8.101, 31.612, 32.325, and 17.668 acres from A-1 Agricultural and 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,**

Whereas a public hearing, designated as zoning hearing number **3499** was last held on **June 26, 2025** in accord with 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 within 12 months of County Board approval.

Now therefore be it resolved that the 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 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 **July 15, 2025**. The effective date of this ordinance shall be **July 15, 2025**.

Megan Currie
Megan Currie
Iowa County Clerk

Date: 7/15/2025

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearings held on June 16, 2025

Zoning Hearing 3499

Recommendation: **Approval**

Applicant(s): Kevin & Brenda Bohan

Town of Ridgeway

Site Description: SW ¼ of S9-T5N-R4E also affecting tax parcels 024-0747.02; 0747.03; 0749

Petition Summary: This is a request to zone 8.101, 31.612, 32.325, and 17.668 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses on each lot.
2. The associated certified survey map has been submitted for formal review.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether the land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 5. Whether the petition is to resolve a violation.
 6. Whether the petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

Town Recommendation: The Town of Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded contingent to County Board approval and within 12 months of County Board approval.

