

THE VILLAGE OF



# RIDGEWAY

## PLAN COMMISSION MEETING AGENDA

February 04, 2026 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

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### CALL TO ORDER AND ROLL CALL

### CONFIRMATION OF OPEN MEETING

### CONSENT AGENDA

1. Adoption of Agenda
2. Adoption of Minutes:  
October 1, 2025

### ADJOURNMENT

3. Larry and Peggy Monson - Zoning Change Request
4. Driveway 104 E Well Street

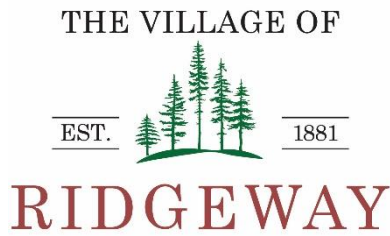
### OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

### ADJOURNMENT

*Any person(s) with a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the Village Clerk at the address listed above or call 608-924-5881, prior to the meeting so that any necessary arrangements can be made to accommodate each request.*

*AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Ridgeway Community Center, on the Village Web Site and notifications sent to subscribers.*

*/s/ Lori Phelan, Clerk/Treasurer*



## PLAN COMMISSION MEETING MINUTES

October 01, 2025 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

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### CALL TO ORDER AND ROLL CALL

Meeting called to order by Chair Butler at 6:31 pm.

PRESENT: Chair Bradley Butler, Commissioner Rick Short, Commissioner Kevin Zeier, Lamont Larkins-Director of Public Works, Lori Phelan-Clerk/Treasurer. Absent: Trustee Kayla Goebel, Andrew Phelan-Commissioner.

### CONFIRMATION OF OPEN MEETING

Phelan confirmed this was a properly noticed meeting posted on September 30, 2025 at the Ridgeway Community Center and the Village website, with notification sent via email/text to subscribers.

### CONSENT AGENDA

Motion by Short, seconded by Zeier to approve the consent agenda as presented. Motion carried.

### Adoption of Agenda

Adoption of Minutes:

11.06.2025 Plan Commission Public Hearing

11.06.2025 Plan Commission Meeting

### NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

Kim McCutchin to address the Commission regarding re-zoning from B-1 Business to Residential for some parcels in the 600 block of Main Street.

Kim McCutchin was not present.

Chair Butler shared information with the Commission from the Board of Trustees Meeting in which Mr. McCutchin had attended.

No action taken.

### ADJOURNMENT

Motion by Short to adjourn, seconded by Zeier. Motion carried. Adjourned at 6:45 pm.

*DRAFT MINUTES TO BE APPROVED AT THE NEXT PLAN COMMISSION MEETING.*



# RIDGEWAY

208 Jarvis Street | Suite A | Ridgeway, WI 53582

## CSM, Conditional Use, Change Of Use, Zoning District Change, Or Variance Application

Property Address: 6868 Rock Rd Parcel #: CSM 1802-135C-93

Owner's Name: Larry + Peggy Manson Phone: 608-574-9474

Email: PeggyManson@yahoo.com

### Check Items Applicable for Type of Action Requested:

**Conceptual Land Division CSM: (Certified Survey Map) Request: \$100.00 + \$10 per lot**  
Include CSM

**Conditional Use Permit: \$400.00**  
Describe what Conditional Use will be: \_\_\_\_\_  
\_\_\_\_\_

**Zoning District Change: \$400.00**-Reason for Change: From B-2 Hwy Business to R-2

**Variance Request: \$400.00**-Include site plan with dimensions and reasons for hardship: \_\_\_\_\_  
\_\_\_\_\_

### Request made by:

Applicant (if different than owner): \_\_\_\_\_

Phone: \_\_\_\_\_

Signature of Owner/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

### **FOR OFFICE USE ONLY:**

Application: <b>Approved</b> Denied	Next Plan Commission Meeting: <u>2/4/26</u>
Fee Paid: <u>1-29-2026</u> <u>CR#3765</u>	Approved Denied

## 14.12 Zoning approvals.

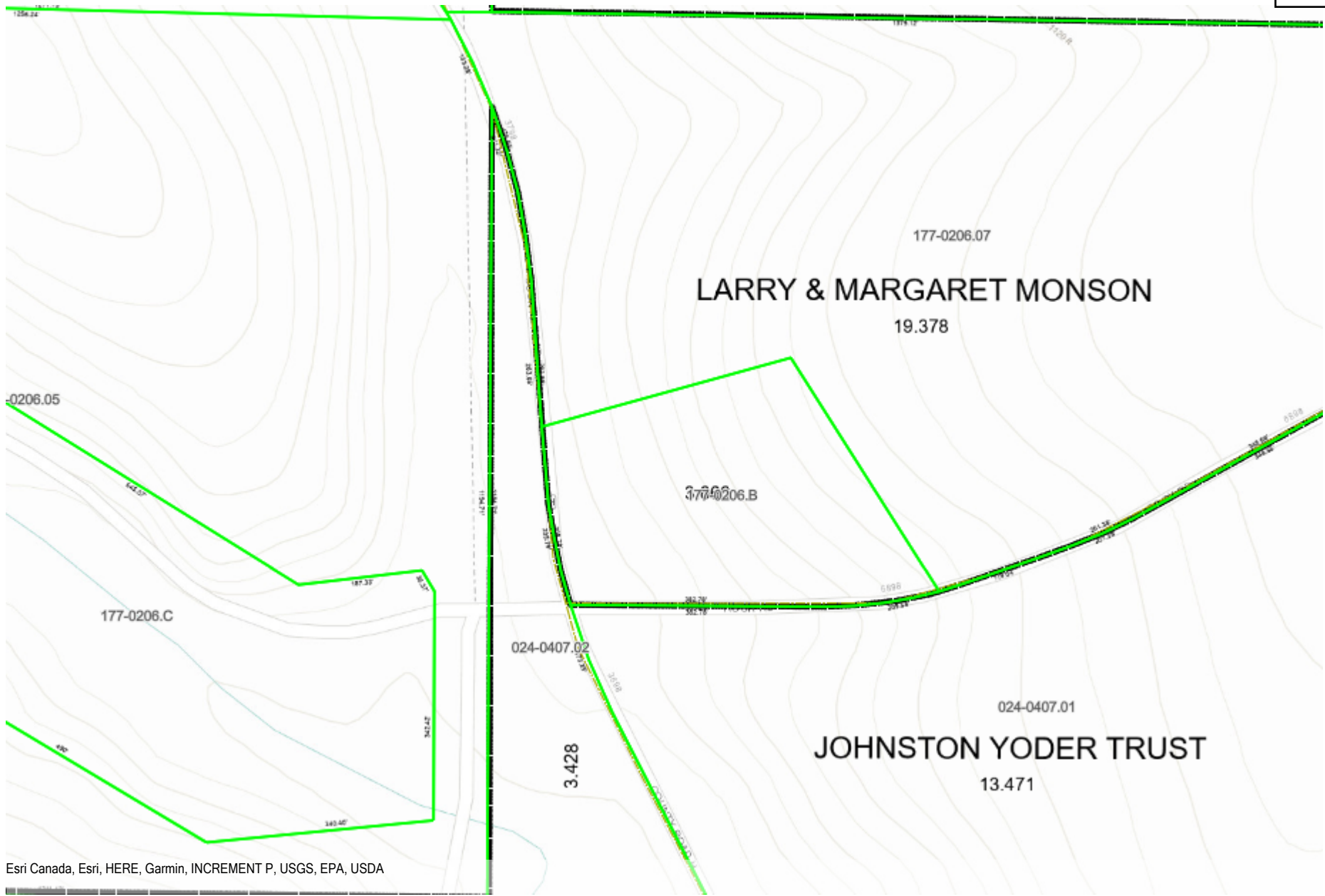
Zoning approval shall be required for all new structures, exterior renovation, interior alterations, demolition, placement of signs, and changes in land use unless specifically accepted by this ordinance. Applications for zoning approval shall be made to the Zoning Administrator and shall include the following where appropriate:

- Name and Addresses of the applicant, owner of the site, architect, professional engineer, or contractor.
- Description of the Subject Site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure, existing and proposed operation or use of the structure or site; number of employees; the zoning district within which the subject site lies.
- Site Plan showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, and driveways; existing highway access restrictions; existing and proposed street, side, and rear yards. In addition, the site plan shall show the location, elevation, and use of any abutting lands and their structures with 40 feet of the subject site.
- Water Supply/Sewage Disposal all new residential, commercial, and industrial structures shall be served by public water and sewer systems.
- Additional Information as may be required by the Village Plan Commission or the Village Zoning Administrator.

Zoning Approval shall be granted or denied in writing by the Zoning Administrator within 30 days. The approval shall expire within six months unless substantial work has commenced. Any approval given in conflict with the provisions of this ordinance shall be null and void.

### 14.12.01 Fee receipt.

From the Village Treasurer, the fee to be computed in accordance with Village resolution.



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

0 50 100  
ft  
Scale: 1 in. = 279 ft.  
1 : 3359



DISCLAIMER: Iowa County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

222 N. Iowa St.  
Dodgeville, WI 53533

Notes

202707

# IOWA COUNTY CERTIFIED SURVEY MAP 495

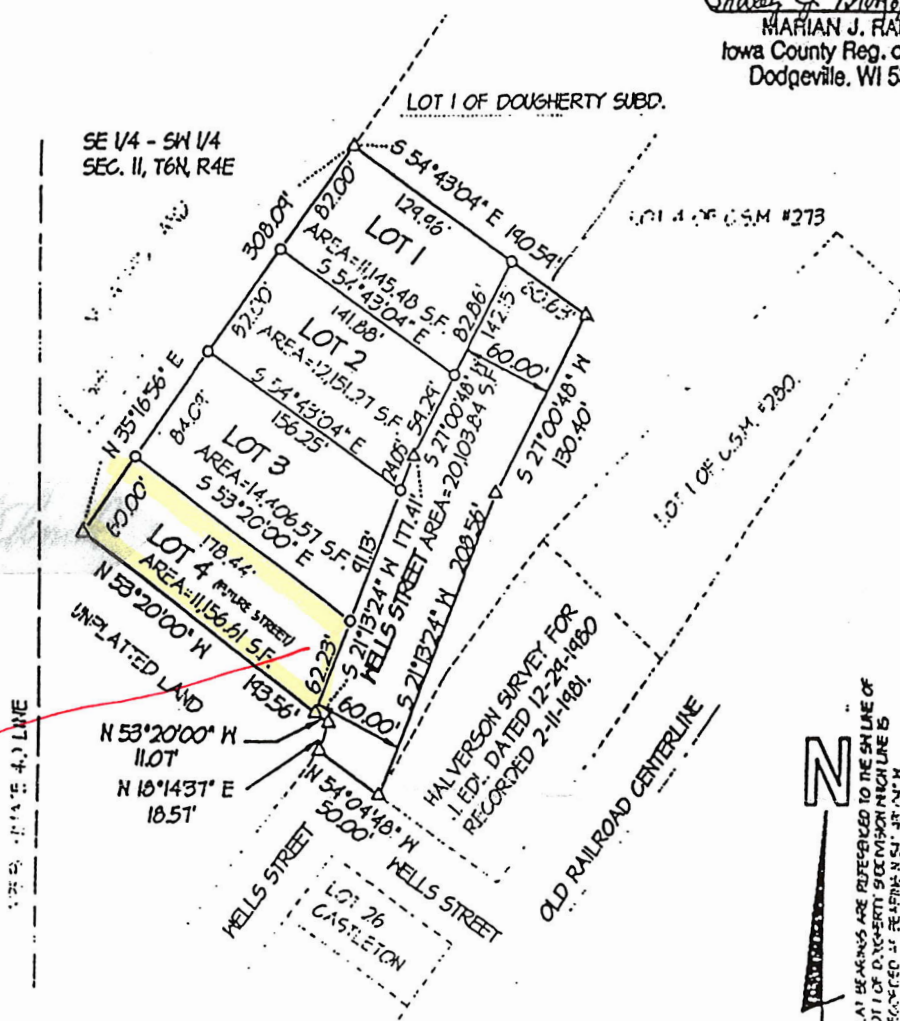
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Being part of the SE 1/4 of the SW 1/4 of Section 11, T6N, R4E, IOWA COUNTY, WISCONSIN

TOTAL AREA = 60,463.71 SF.

RECORDED  
*July 19, 1995*  
 9:15 O'CLOCK A.M.  
*Shirley J. Prohaska, Deputy*  
 MARIAN J. RAESS  
 Iowa County Reg. of Deeds  
 Dodgeville, WI 53533

*Future Street*



N  
 PLAT BEARINGS ARE REFERENCED TO THE SH LINE OF LOT 1 OF DOUGHERTY SUBDIVISION WHICH LINE IS RECORDED AT PLATINA N 51° 37' 30" W

OFFICE DATA:	
NO. 10	85-115
DATE	7/19/95
BY	LAURENCE E. SCHMIT
CHECKED BY	LAURENCE E. SCHMIT
DATE	7/19/95
PROJECT NO.	202707
DATE	7/19/95
BY	LAURENCE E. SCHMIT
CHECKED BY	LAURENCE E. SCHMIT
DATE	7/19/95

LEGEND:  
 O 1-1/4" X 24" X 1.13 #1/F (MIN. WT.) IRON PIPE SET  
 Δ IRON PIPE FOUND 42 568  
 -X- FENCE  
 ( ) RECORDED AS  
 + NO MONUMENT PLACED

*Laurence E. Schmit*  
 7/19/95



GRAPHIC SCALE ORIGINAL DRAWINGS SCALE: 1" = 100'



SCHMIT ENGINEERING & SURVEYING  
 206 S IOWA ST DODGEVILLE, WI. 53533 (608)935-2721