

THE VILLAGE OF



# RIDGWAY

## PLAN COMMISSION MEETING AGENDA

June 06, 2022 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 08.04.2021 Meeting Minutes
2. Adoption of this Meeting's Agenda

### ITEMS FOR CONSIDERATION AND ACTION

3. Appoint Citizen Members to terms expiring April 2023 - Michele Casper, Village President/Plan Commission Chair
- [4.](#) CUP - Lots 16 & 17 Keane Street
- [5.](#) Variance Request - 304 Weaver Street

### CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

### ADJOURNMENT



**Plan Commission**

**Meeting Minutes**

**Date:** August 4, 2021, 6:30 p.m.  
**Location:** Ridgeway Community Center  
Room 101/102  
208 Jarvis Street  
Ridgeway, WI 53582

**Members Present:** M Casper, J Brindley - Public Works, K Phelan, G Bellenger, K Zeier, J Steen  
**Members Absent:** R Short  
**Staff Present:** H Roessler

1. Meeting Opening

1. Call meeting to order and roll call

Meeting called to order by Chairperson Casper at 6:31 pm. Roll call is listed above.

2. Confirmation of Open Meeting Law Compliance

Roessler confirmed this was a properly noticed meeting posted on July 30th, at the Ridgeway Community Center, Village Facebook Page, and on the Village website.

3. Adoption of Agenda

Motion by K Phelan, Seconded by K Zeier, to adopt this meeting agenda as presented. Motion carried.

4. Adoption of Minutes

Motion by J Brindley, Seconded by K Zeier, to adopt the minutes from the July 7, 2021 Plan Commission Meeting.

2. Appointment of Plan Commission Vacancy - Term Ending April 2022

Michele Casper, Village President, appointed Jon Steen to the Plan Commission Opening with term expiring April 2022.

3. Public Hearing for CUP 6868 Rock Road

T Kuschel was present to discuss his application. There were no other members of the public wishing to comment. The office did not receive any public comment prior to the meeting.

Motion by J Steen, Seconded by K Phelan, to open the public hearing at 6:35 pm. Motion carried.

Motion by K Zeier, Seconded by J Brindley, to close the public hearing at 6:40 pm. Motion carried.

4. Business

2. Recommendation to the Board of Trustees regarding CUP for 6868 Rock Road

Motion by K Phelan, Seconded by K Zeier, to recommend the approval of the application for 6868 Rock Road with special consideration noted for property's compliance with all federal, state, and local regulations specifically Chapter 9 Public Nuisances with a business being held to the same standards as an individual. Motion carried.

3. Discussion and Recommendation regarding sewer service line extension to ROW on the South/West end of E Keane Street

Dave Leary, under land contract for purchase of the property platted at the end of East Keane Street, was present and indicated he has had interested buyers, but won't own the property outright for another year.

Commission members discussed the current street project, area land use, and the potential for development of the surrounding property.

Motion by J Brindley, Seconded by J Steen, to recommend that the board proceed with a change order for the sewer service line extension to ROW on the South/West end of E Keane Street. Motion carried.

4. Comprehensive Outdoor Recreation Plan Planning

Roessler updated Commission Members regarding the CORP and an opportunity to work with SWRPC who had grant funds available to offset the costs of utilizing the RPC to facilitate the CORP planning process.

General community events were discussed and the potential for stronger community involvement and interest in what happens with the park were hoped for in the outcome of this planning process.

5. Adjournment

Motion by K Zeier, Seconded by J Steen, to adjourn at 7:34 pm. Motion carried.

THE VILLAGE OF

EST. 1881



# RIDGEWAY

RECEIVED  
MAY 16 2022

208 Jarvis Street | Suite A | Ridgeway, WI 53582

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

Property Address: Lots 16 + 17 Keane St. Parcel #: 177-0173

Owner's Name: Maynard Peterson Phone: Best Way Realty

Email: N/A \* Tracy Peterson - 608-347-7780

### 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: \*Personal Use\*  
Personal use Garage will have water + sewer hook up for Full bath + Natural GAS for water heater for winter heat

**Zoning District Change: \$400.00**-Reason for Change: \_\_\_\_\_

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

### Request made by:

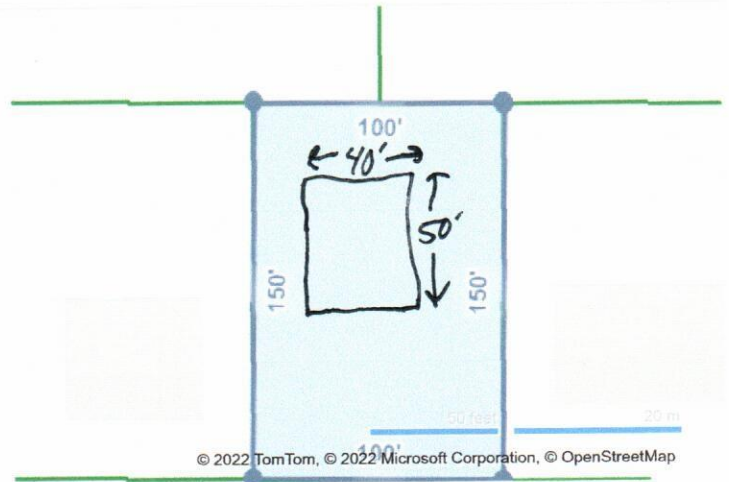
Applicant (if different than owner): Ryan Peck - Rpeck\_1989@hotmail.com

Phone: 608-341-9773 4033 Twin Court

Signature of Owner/Applicant: [Signature] Date: 5/15/22

### FOR OFFICE USE ONLY:

Application: <u>Approved</u> Denied	<u>ck 1709</u> <u>\$400</u> <u>HR</u>	Next Plan Commission Meeting: <u>TBD</u>
Fee Paid: <u>5/16/22</u>		Approved Denied



**LOCATION**

<b>Property Address</b>	No Address Available WI
<b>CTV Municipality</b>	Village Of Ridgeway
<b>Legal/Subdivision</b>	Lots 16 & 17 Keane's Addition
<b>County</b>	Iowa County, WI
<b>Latitude/Longitude</b>	42.997437°/-89.989420°

**CURRENT OWNER**

<b>Name</b>	Peterson Maynard
<b>Mailing Address</b>	101 Edl Ln Ridgeway, WI 53582-9797

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	177-0173	<b>Total Acres</b>	0.34
<b>Township</b>		<b>Lot Sq Feet</b>	14,985
<b>Range</b>		<b>Total Assessment</b>	\$17,700
<b>Section</b>		<b>NET Taxes</b>	\$516.32
<b>School District</b>	Dodgeville	<b>2010 Census Trct/Blk</b>	9505/2

**TAXES**

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2021					\$516.32
2020					\$519.02
2019					\$479.21
2018					\$443.42
2017					\$447.45

**TAX ASSESSMENT**

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
<b>Assessed Land</b>	\$17,700.00		\$17,700.00		\$17,700.00
<b>Assessed Improvements</b>					
<b>Total Assessment</b>	\$17,700.00		\$17,700.00		\$17,700.00
<b>Est Market Value</b>	\$20,200.00		\$19,700.00		\$18,400.00
<b>Land Percentage</b>	100.00%		100.00%		100.00%
<b>Assessment Ratio</b>	0.8762		0.8985		0.9620
<b>Mill Rate</b>	0.029172				
<b>Land Use</b>	<b>Size</b>		<b>Assessed Land</b>		<b>Assessed Improvements</b>
RESIDENTIAL	0.344 Ac		\$17,700		

**SCHOOL INFORMATION**

These are the closest schools to the property

Elementary	Distance	Middle	Distance	High	Distance

Map for Parcel Address: No Address Available WI Parcel ID: 177-0173



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THE VILLAGE OF



RIDGEWAY

208 Jarvis Street | Suite A | Ridgeway, WI 53582

RECEIVED  
MAY 05 2022

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

Property Address: 304 WEAVER ST Parcel #: 1770168.A  
Owner's Name: Michael T Hogan Phone: 1-608-574-8576 cell  
Email: miket.hogan@icloud.com 1-608-924-4923 Home

**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: \_\_\_\_\_  
\_\_\_\_\_

**Variance Request: \$400.00**-Include site plan with dimensions and reasons for hardship: \_\_\_\_\_  
current zoning does not allow any Building  
of kind on property

**Request made by:**

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

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

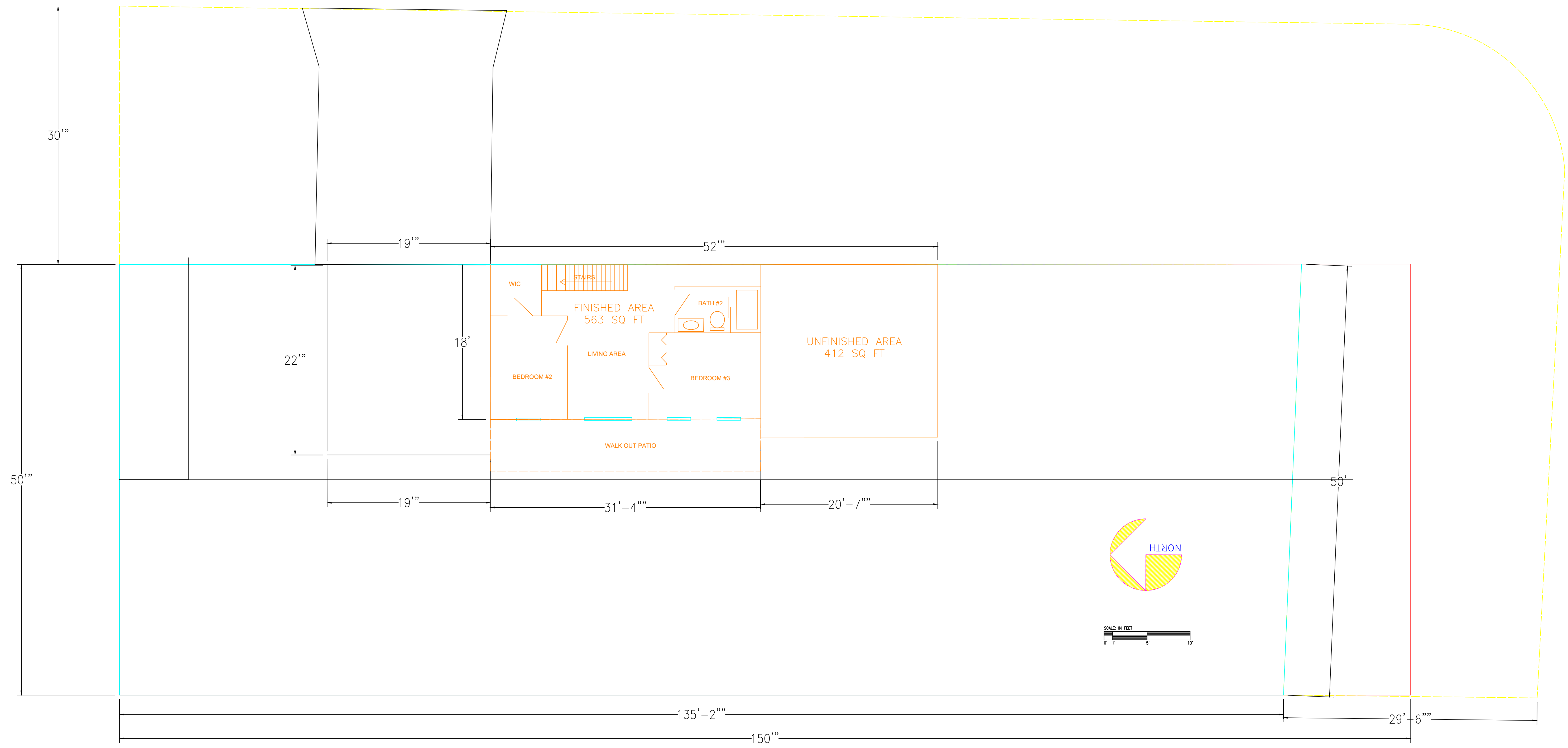
Signature of Owner/Applicant: Michael T Hogan Date: 5-5-2022

**FOR OFFICE USE ONLY:**

Application: <u>Approved</u> Denied	Next Plan Commission Meeting: _____
Fee Paid: <u>\$400 5/5/22</u>	Approved Denied

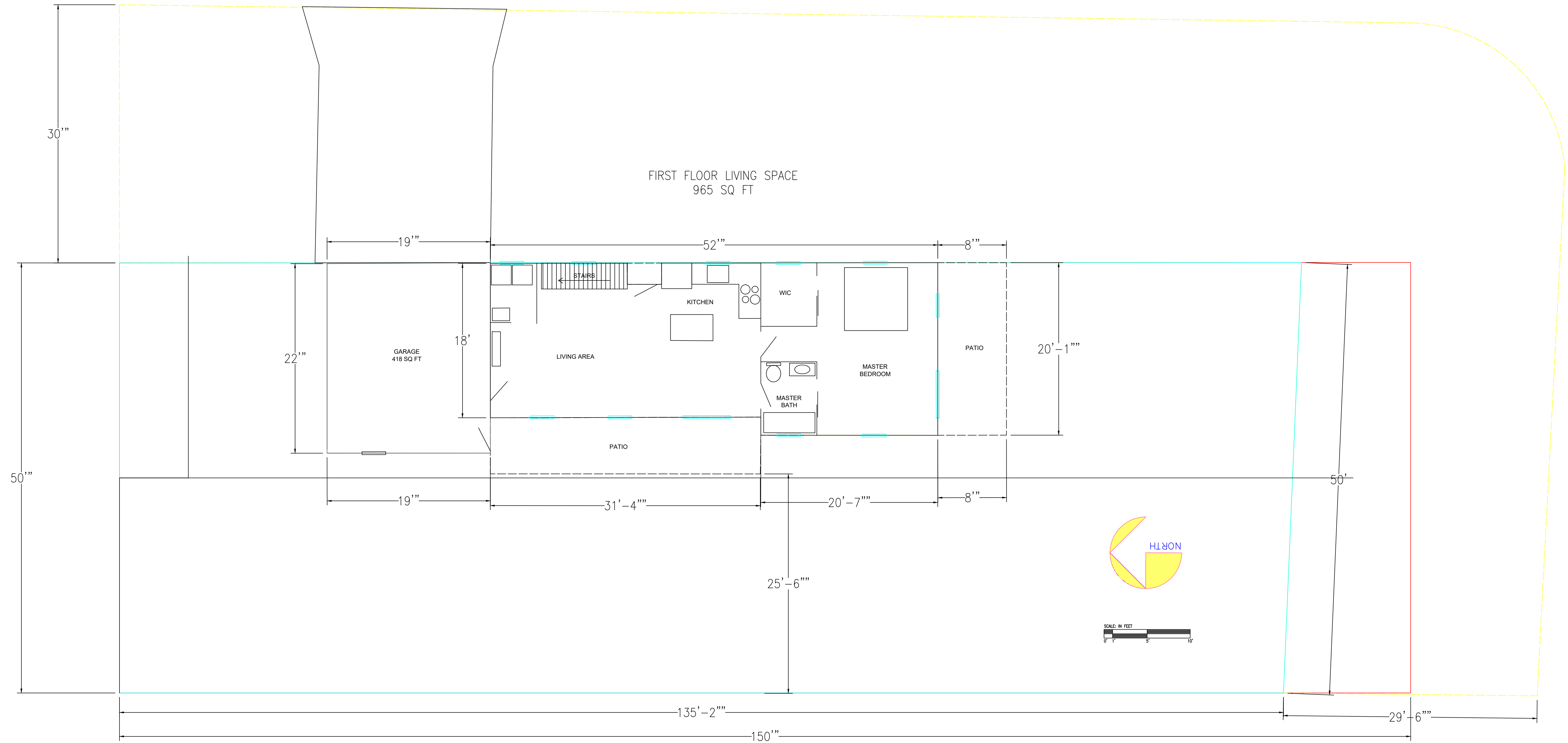


WEAVER ST



KEANE ST

WEAVER ST



KEANE ST

