

Amendatory Ordinance 1-0325

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Kevin Fargo;

For land being in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Town 6N, Range 5E in the Town of Brigham affecting tax parcels 004-0450.A, 004-0460.A and 004-0461;

And, this petition is zone 2.008 acres from A-1 Agricultural to 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 Brigham,**

Whereas a public hearing, designated as zoning hearing number **3473** was last held on **February 27, 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.**

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 **March 18, 2025**. The effective date of this ordinance shall be **March 18, 2025**.

Megan Currie
Megan Currie
Iowa County Clerk

Date: 3/18/2025



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing held on February 27, 2025

Zoning Hearing 3473

Recommendation: **Approval**

Applicant(s): Kevin Fargo

Town of Brigham

Site Description: N ½ -SE & SE/NE of S5-6N-R5E also affecting tax parcels 004-0450.A; 0461

Petition Summary: This is a request to zone 2.008 acres from A-1 Ag to AR-1 Ag Res.

Comments/Recommendations

1. This lot was created by deed recorded in 1967 (doc #103366) which makes a legal nonconforming lot. This is because it lawfully existed prior to 1978 when the minimum lot size for the A-1 district was increased to 40 acres.
2. If approved, the AR-1 district would allow one single-family residence, accessory structures and limited ag uses not including any livestock-type animal units.
3. There is no proposed land division.
4. 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

