

Amendatory Ordinance 1-0825

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Shane & Amanda Williams and Calvin, Julie & Vic Williams;

For land being in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, Town 6N, Range 5E in the Town of Brigham affecting tax parcels 004-1046 and 004-1047;

And, this petition is zone 3.675 acres from A-1 Agricultural to AR-1 Agricultural and 20 acres with the AC-1 Agricultural Conservancy overlay district.

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 **3502** was last held on **July 24, 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 **August 19, 2025**. The effective date of this ordinance shall be **August 19, 2025**.

Megan Currie
Megan Currie
Iowa County Clerk

Date: 8/19/2025

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Zoning Hearing: 3502
Shane & Amanda Williams
1009 Virgin Lake Drive
Stoughton, WI 53589

Hearing Date: July 24, 2025
Town of Brigham
S1/2-SW 35-T6N-R5E
PIN: 004-1046; 1047

Cal, Julie & Vic Williams
2980 Mounds View Rd
Barneveld, WI 53507

1. **Request:** This is a request to zone 3.675 acres from A-1 Ag to AR-1 Ag Res and 20 acres with the AC-1 Ag Conservancy overlay district.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created.
2. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses but no animal units as defined in the Iowa County Zoning Ordinance.
3. The associated certified survey map has not yet been submitted for formal review.
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 achieve the same result.

Town Recommendation on zoning change: The Town of Brigham is recommending approval.

Staff Recommendation on zoning change: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 12 months of County Board approval of the zoning change.

