

## Amendatory Ordinance No. 1-0817

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Bill, Steven and Brenda Trainor;**

For land in part of the SW1/4 of the NE1/4 and NW1/4 of the SE1/4 of Section 26-T7N-R5E in the Town of Brigham; affecting tax parcels 004-0127.04 and 004-0139.

**And, this petition is made to rezone 11.52 acres from A-1 Agricultural & 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 Brigham** and the Town is recommending approval as it has been deemed to be consistent with the goals and intent of its adopted comprehensive plan,


Whereas a public hearing, designated as zoning hearing number **2897** was last held on **July 27, 2017** in accord with said notice, and said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the condition that the associated certified survey map is duly recorded within 6 months.

Now therefore be it resolved that 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.

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I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance No. 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 **Aug. 15, 2017**. The effective date of this ordinance shall be **Aug. 15, 2017**.

  
Greg Klusendorf  
Iowa County Clerk

Date: 8/16/17



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on July 27, 2017

Zoning Hearing 2897

Recommendation: **Approval**

**Applicant(s):** Bill, Steven & Brenda Trainor

**Town of Brigham**

**Site Description:** part of the SW/NE & NW/SE of S26-T7N-R5E affecting tax parcels 004-0127.04; 0139.

**Petition Summary:** This is a request to enlarge an existing AR-1 lot from 5 acres to 11.52 acres by rezoning from A-1 Ag. The petition includes additional animal units as a conditional use permit.

### Comments/Recommendations

1. If approved, the AR-1 lot is eligible for one single-family residence, accessory structures and limited agricultural uses. There is an existing residence on the proposed lot.
2. If approved, the AR-1 lot would be allowed 5 animal units. The petition includes a CUP request to increase, where a maximum of 10 can be considered.
3. The associated certified survey map has not yet been submitted for formal review.
4. The proposal is consistent with the adopted comprehensive plans as it will not be converting agricultural uses to another use and will be preserving land from development.

**Town Recommendation:** The Town of Brigham recommends approval of the rezoning and to allow the maximum animal units (10) and has the following condition:

- The easement must be 66 feet wide. If it's only 50 feet wide, the ownership must stay with Bill Trainor.

**Staff Recommendation:** Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval of the zoning change. Staff recommends consideration be made of neighborhood concerns over fencing and erosion currently being caused by pasturing livestock in the conditional use permit decision.

