

**Amendatory Ordinance No. 4-0217**

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Larry and Margaret Monson;**

For land in part of the SW1/4 of the SW1/4 of Section 28-T7N-R5E in the Town of Brigham; affecting tax parcels 004-0180 and 004-0181.

**And, this petition is made to rezone 19.27 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** 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 **2859** was last held on **January 26, 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 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; \_\_\_\_\_ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **February 21, 2017**. The effective date of this ordinance shall be **February 21, 2017**.

  
\_\_\_\_\_  
Greg Klusendorf  
Iowa County Clerk

Date: 2/22/17



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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## Planning & Zoning Committee Recommendation Summary

Public Hearing Held on January 26, 2017

Zoning Hearing 2859

Recommendation: **Approval**

**Applicant(s):** Larry & Margaret Monson

**Town of Brigham**

**Site Description:** part of the SW/SW of S28-T7N-R5E also affecting tax parcels 004-0180, 0181

**Petition Summary:** This is a request to rezone 19.27 acres from A-1 Ag to AR-1 Ag Res to create a lot for residential development.

### Comments/Recommendations

1. The proposed lot is less than the minimum 40-acre for its present zoning, thus the request to rezone to the AR-1 district.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and up to 8 livestock type animal units.
3. The associated certified survey map has not yet been formally submitted for review.
4. There is a soil test on file for a septic system site.
5. The proposal is consistent with the adopted comprehensive plans as it is not converting agriculturally productive land to another use.

**Town Recommendation:** The Town of Brigham recommends approval

**Staff Recommendation:** Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of the zoning approval by the County Board.

