

## Amendatory Ordinance 2-0524

To the Honorable Iowa County Board of Supervisors:

**Whereas a petition for a land use change has been made by Reid and Stephanie Formo;**

For land being in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Town 6N, Range 5E in the Town of Brigham affecting tax parcel 004-0619.A,

**And, this petition is made to zone 11.03 acres from AR-1 Agricultural Residential to AB-1 Agricultural Business.**

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 **3414** was last held on **May 8, 2024** 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 **May 21, 2024**. The effective date of this ordinance shall be **May 21, 2024**.

  
Kristy K. Spurley  
Iowa County Clerk

Date:   5-21-2024





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223  
Dodgeville, WI 53533  
608-935-0333/608-553-7575/fax 608-935-0326  
[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

---

### Planning & Zoning Committee Recommendation Summary

Public Hearing held on May 8, 2024

Zoning Hearing 3414

Recommendation: **Approval**

Applicant(s): Reid & Stephanie Formo

Town of Brigham

Site Description: SW/SE of S12-T6N-R5E also affecting tax parcel 004-0619.A

Petition Summary: This is a request to zone 11.03 acres from AR-1 Ag Res to AB-1 Ag Bus. It includes a Conditional Use Permit for a Commercial Livestock Operation.

#### Comments/Recommendations

1. The existing AR-1 lot provides for up to 10 animal units. As defined in the zoning ordinance, this would be a maximum of 20 sheep. The intent is to have up to 30-35 ewes (15-17.5 animal units), 2-3 cows (2-3 animal units) plus lambs (2=1 animal unit) so the Commercial Livestock Operation is being requested, which does not have a set limit of animal units.
2. If approved, the AB-1 lot requires a Conditional Use Permit for any use other than cropping. This application includes a CUP request for livestock and the residence as part of the operation.
3. There is no proposed land division requiring a certified survey map.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
  - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
  - 2) 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) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
  - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
  - 5) 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.

- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) 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.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

**5. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:**

- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

**Town Recommendation:** The Town of Brigham is recommending approval of both the zoning change and CUP.

**Staff Recommendation:** Staff recommends approval of the zoning change and approval of the CUP with the following conditions:

1. There is an upper limit set to the allowed animal units by breed.
2. The maximum number of animal units will reduce to that allowed in the AR-1 Ag Res district if the allowance to spread manure on adjacent property is no longer allowed.

