

NOTICE OF ELECTRONIC MEETING

This meeting will be conducted via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present.

In accordance with Wisconsin law, the meeting will remain open to the public. The public may attend in person at the location noted on the agenda. **All public who attend in person are required to wear a face covering and adhere to social distancing.**

The public is encouraged and requested to attend via electronic means.

Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given to the public that the Iowa County Planning & Zoning Committee will hold a meeting and hearings

Thursday, May 27, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 863 3458 9266

<https://us02web.zoom.us/j/86334589266>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

For information regarding access for the disabled, please call 608-935-0399.

AGENDA

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the April 22, 2021 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Edwin Sweet to rezone an existing 1.58 acres from B-2 Hwy Bus to AR-1 Ag Res being Lot 1 of CSM232 in S18-T8N-R5E in the Town of Arena.
7. Petition by Samantha Crownover for a Conditional Use Permit to allow Recreational Residential Rental of an existing house at 7050 Reimann Rd in the NE/SW of S21-T8N-R5E in the Town of Arena.
8. Petition by Jason Gust and Lois Denure to rezone 27.238 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/SE of S3-T5N-R5E in the Town of Brigham.
9. Petition by Richard Brander to rezone an existing 60+/- acre C-1 Conservancy lot to A-1 Ag in the NE1/4 of S36-T8N-R2E in the Town of Clyde.

10. Petition by Dan, Tim & Dave Gollon to rezone 10.02 acres from AB-1 Ag Bus to RB-1 Rec Bus in the SW/SW of S35-T6N-R3E in the Town of Dodgeville.
11. Petition by Dan, Tim & Dave Gollon for a Conditional Use Permit on a 10.02-RB-1 Rec Bus lot to allow a horse stable, retail sales and associated residence in the SW/SW of S35-T6N-R3E in the Town of Dodgeville.
12. Petition by Greg Jewell, Connie Ritchie Hallada & Frank Hallada to rezone 42.75 acres from A-1 Ag & R-1 SF Res to all R-1 SF Res in the W1/2 –NW of S28-T6N-R2E in the Town of Dodgeville. This is in association with a subdivision plat to be proposed and reviewed at a later date.
13. Petition by Kevin & Roy March to rezone 3.59 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SW of S29-T6N-R4E in the Town of Dodgeville.
14. Petition by Douglas & Sherrill Randall for a Conditional Use Permit to allow a second farm-related residence on an approx.. 119.3-acre A-1 Ag lot and to zone 35.01 acres with the AC-1 Ag Conservancy overlay in the SE/SE of S23-T7N-R3E to meet the residential density standard.
15. Petition by Roger & Janice Boettcher to rezone 3.16 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S7-T6N-R2E in the Town of Eden and to zone approx.. 78.84 acres with the AC-1 Ag Conservancy overlay to meet residential density standards.
16. Petition by Cole Roelli & Christl Burns-Roelli to rezone 12.5 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S17-T6N-R2E in the Town of Eden.
17. Petition by David McCarthy to rezone two lots of 7.848 acres and 24-348 acres from A-1 Ag to AR-1 Ag Res in the SW1/4 of S23-T7N-R1E in the Town of Highland.
18. Petition by Everett & Janet Beckius to rezone 5.06 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S34-T7N-R1E in the Town of Highland.
19. Petition by Robert Daentl to rezone 1 acre in the NE/SW of S28-T6N-R2E in the Town of Linden.
20. Petition by Chase Farm Inc. to rezone 20.38 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S28-T5N-R1E in the Town of Mifflin.
21. Petition by Chase Farm Inc. for a Conditional Use Permit to allow up to 16 animal units on a 20.38-acre AR-1 Ag Res lot in the SE/NE of S28-T5N-R1E in the Town of Mifflin.
22. Petition by Tim & Cindy Pittz to rezone 2 acres from A-1 Ag to AR-1 Ag Res & 38.2 acres from A-1 Ag to C-1 Conservancy in the SW/SE of S10-T5N-R3E in the Town of Mineral Point.
23. Petition by Jesse Nodolf and Rick & Terri Carlson to rezone 25 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S12-T5N-R4E in the Town of Ridgeway.
24. Petition by Derek & Jenna Vinje and Donald & Joan Bruncker to rezone 5.68 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S35-T6N-R4E in the Town of Ridgeway.
25. Petition by Tia Fisher for Lowery Creek LLC for a Conditional Use Permit to allow Recreational Residential Rental use of an existing house at 6481 County Road TZ in the SE/NE of S31-T8N-R4E in the Town of Wyoming.
26. Motion to end the public hearings and resume the regular meeting.

27. Consideration of a requested Temporary Use Permit for R and M Enterprises to operate a fireworks stand at the Farm & Fleet store at 4894 County Road YZ in the Town of Dodgeville.
28. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
29. Director's report
30. Next meeting date and time
31. Motion to adjourn

Scott A. Godfrey, Director

Posted 05/11/2021

You may attend via videoconference by downloading the free Zoom program to your computer at <https://zoom.us/download> At the date and time of the meeting, you log on through the Zoom program and enter the Meeting ID from the above agenda. You may also attend via conference call by dialing the phone number listed on the agenda above.

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Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given to the public that the Iowa County Planning & Zoning Committee will hold a meeting and hearings

Thursday, April 22, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 847 2214 0166

<https://us02web.zoom.us/j/84722140166>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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MINUTES - unapproved

1. Call to order. Chair Peterson called the meeting to order at 6:00 pm
2. Roll Call.

Committee Present: Curt Peterson, David Gollon, Don Leix, Mel Masters

Committee Absent: Kevin Butteris (excused)

Staff Present: Scott Godfrey; Dave Morzenti

Other Supervisors Present: Steve Deal; Bruce Haag (via Zoom); John Meyers (via Zoom)

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously.

4. Approve the minutes of the March 25, 2021 meeting.

Motion by Supervisor Leix
Second by Supervisor Masters
Motion carries unanimously.

5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.

Motion by Supervisor Gollon
Second by Supervisor Masters
Motion carries unanimously

6. Petition by Steve and Dennis Phillips to rezone 5.0 & 5.04 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res in the N1/2-NW of S30-T6N-R5E in the Town of Brigham.

Director Godfrey gave the staff report.
Public comment: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Leix
Second by Supervisor Gollon
Motion carries unanimously

7. Petition by Elizabeth Koehler and the Gort Family Trust to rezone 21.46 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res in the NW/SW of S35-T5N-R4E in the Town of Waldwick.

Director Godfrey gave the staff report.
Public comment: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously

8. Petition by Daniel Barr and David Johnson to rezone an existing 8-acre B-2 lot to A-1 Ag, to rezone 15.0 acres from A-1 Ag to AR-1 Ag Res, to rezone 5.0 acres from A-1 Ag to RB-1 Rec Bus, and to rezone 2 acres from A-1 Ag to B-2 Hwy Bus all in S4-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.
Public comment: none

Supervisor Gollon confirmed this is in the area of the town's plan where the residential density does not apply.

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

9. Petition by Daniel Barr and David Johnson for a Conditional Use Permit to allow up to 12 animal units on a 15-acre AR-1 lot, a Conditional Use Permit to allow a horse riding stable on a 5-acre RB-1 lot, and a Conditional Use Permit to allow a museum with gift shop on a 2-acre B-2 lot all in S4-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve the zoning change by Supervisor Gollon with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval

Second by Supervisor Leix

Motion carries unanimously

Motion to approve the requested Conditional Use Permit by Supervisor Leix with the following conditions:

- AR-1 lot: up to 12 horses allowed
- RB-1 lot: the horse stable includes boarding, grooming, training, riding lessons on the 5-acre lot with guided rides through Governor Dodge State Park of County Board approval; bathroom facilities will be provided consistent with State code and county ordinance

Second by Supervisor Masters

Motion carries unanimously

10. Petition by Kelsey Haag and Robert Jacobson Jr. to rezone 1.02 acres from A-1 Ag to AR-1 Ag Res in the SE/NW of S3-T6N-R4E in the Town of Ridgeway.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Gollon

Second by Supervisor Leix
Motion carries unanimously

11. Motion to end the public hearings and resume the regular meeting.

Motion by Supervisor Gollon
Second by Supervisor Masters
Motion carries unanimously

12. Consideration of revising the Iowa County Wind Energy System Siting Ordinance to include the standards within PSC128 WI Adm Code and discussion of Wind Siting FAQ document.

The following offered comments and questions:

- Stosh Potocki
- Richard Jenkins
- Gloria Belkin
- Jean Luecke
- Dena Kurt
- Chris Klopp
- Rob Danielson

After discussion, there was no motion to make any revisions to either the ordinance or FAQ document.

13. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

Public comments made by:

- Rob Danielson
- Dena Kurt
- Chris Klopp
- Gloria Belkin

14. Director's report

Director Godfrey gave the report

Supervisor Peterson requested tracking the number of permits issued for residential/noncommercial solar projects.

15. Next meeting date and time: May 27, 2021 at 6pm

16. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:37 pm

Scott A. Godfrey, Director

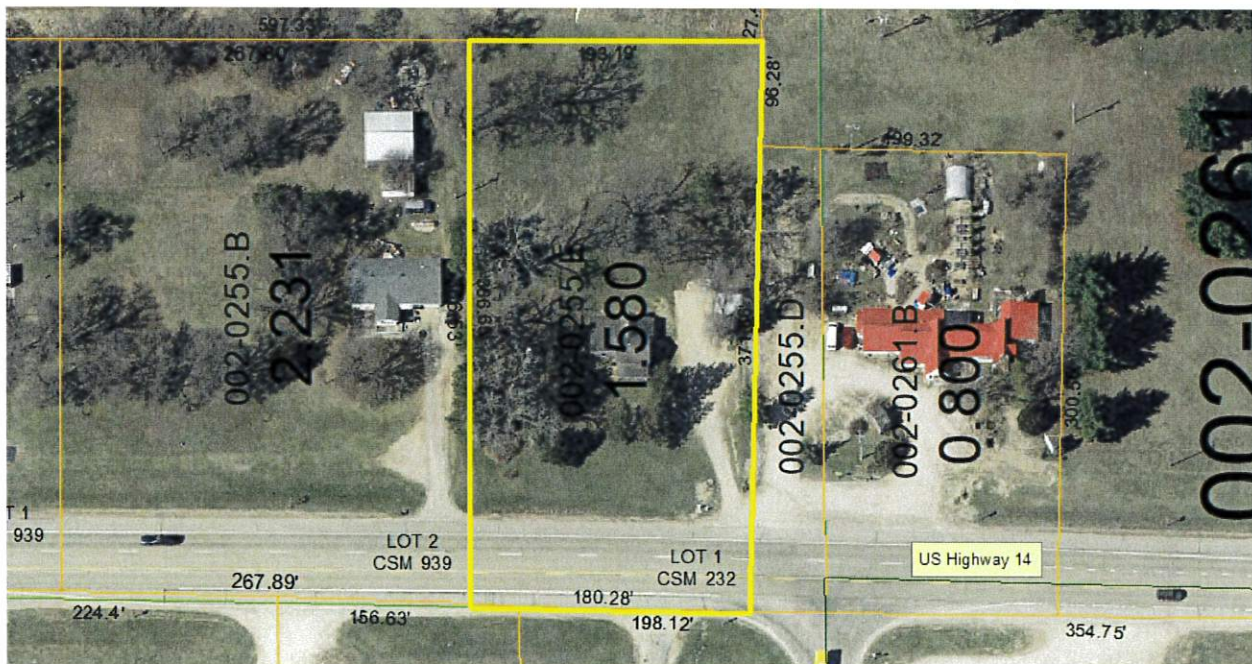
1. This lot was zoned from R-1 SF Res to B-2 Hwy Bus in 1989 to be used for retail sales and a bed & breakfast establishment. At that time, all uses required a Conditional Use Permit and there was none granted for a single family residence. In the years since, this has become the use of the property which, technically, is not consistent with the current zoning.
2. If approved, the lot will be eligible for one single family residence and accessory structures.

3. 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).

Town Recommendation: The Town of Arena is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Edwin Sweet Address: 7340 US HWY 14
City/Zip Code: Arena WI 53503

Landowner: _____ Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: () _____ Landowner Phone: () _____

Email: Edwin Sweet@hotmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Arena Acreage of proposed lot(s) 1.580 Acres.
LI CSM 232
Section 18 Town 8 N Range 5 E 1/4 of the 1/4 PIN 002-0255-E

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☐ Yes ☒ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: B-2 Requested zoning district: R-1 for the proposed
use(s) of: Change From B2 (Business) TO
Residential only

Requested Conditional uses (s):

n/a

I. Please list any improvements currently on the land: 1 Single Family Home.

II. Please explain the reason for the request and proposed plans: _____

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature:  Date: April 7, 2021

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 4-7-21 Fee \$200 Check # 2103 Cash
B-2 present zoning N/A floodplain N/A shoreland/wetland

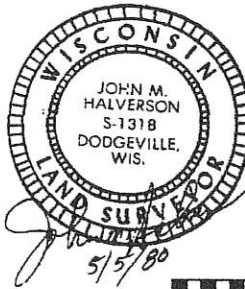
143637

IOWA COUNTY CERTIFIED SURVEY MAP NO. 232

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Town 8 North, Range 5 East, Town of Arena, Iowa County, State of Wisconsin described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 18; thence North $88^{\circ}28'40''$ West, 48.90 feet along the South line of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$ to the point of beginning; thence North $88^{\circ}28'40''$ West, 180.28 feet along said South line; thence North, 366.65 feet; thence East, 193.19 feet; thence South $02^{\circ}00'00''$ West, 371.66 feet to the point of beginning. Said parcel contains 1.58 acres. Subject to highway right-of-way and also to any and all easements of record.

I further certify that the within drawing is a correct representation of the boundaries surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping the same.



John M. Halverson
John M. Halverson
Registered Land Surveyor
S-1318
Arena, WI
May 5, 1980

BEARINGS REFERENCED TO THE SOUTH LINE OF
THE SW $\frac{1}{4}$, ASSUMED NORTH $88^{\circ}28'40''$ WEST.

5/5/80



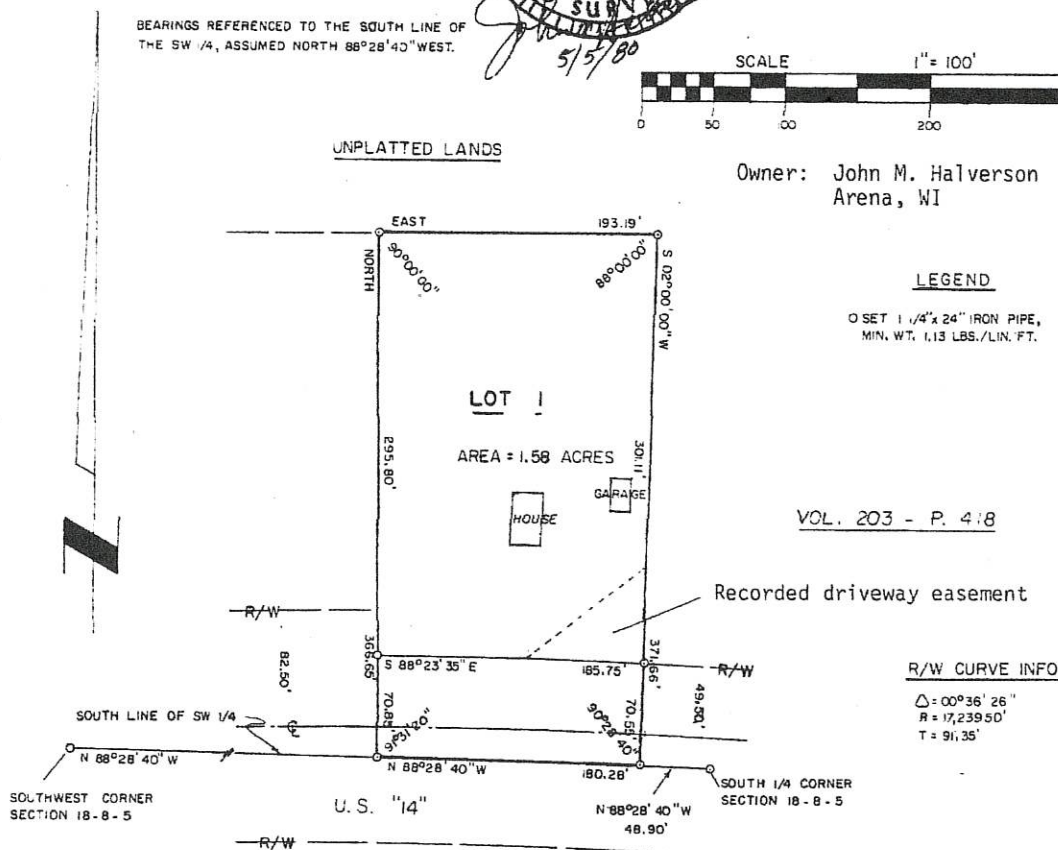
UNPLATTED LANDS

Owner: John M. Halverson
Arena, WI

LEGEND

○ SET 1 1/4" x 24" IRON PIPE,
MIN. WT. 1.13 LBS./LIN. FT.

VOL. 203 - P. 418



R/W CURVE INFO

$\Delta = 00^{\circ}36'26''$
 $R = 17,239.50'$
 $T = 91.35'$

UNPLATTED LANDS

Received for record this 6 day of May, 1980 at 2:15 P.M. and recorded in Volume 1 of CERTIFIED SURVEY MAPS for Iowa County in the office of the Register of Deed's on page 295.

Robert E. Holman
Register of Deed's

page 295

Scott Godfrey

From: Joni Johnson <townofarena@gmail.com>
Sent: Monday, May 3, 2021 6:37 PM
To: Scott Godfrey
Subject: Re: Sweet recommendation

Hi Scott,

Yes, the PZ approved and it is on the agenda for tonight with no thoughts of it being turned down. The Sweet's won't actually even be present tonight, but the board pretty much suggested that there should be no issues regarding it passing. I will get the minutes to you as soon as I can.

Joni

On Mon, May 3, 2021 at 1:30 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Joni,

Edwin & Luann Sweet have applied to rezone their 1.58 acres from B-2 Hwy Bus to AR-1 Ag Res. Is there a town recommendation yet?

002-0255.E...7340 US Highway 14

Thanks.

Scott A. Godfrey, Director

Office of Planning & Development

222 N. Iowa Street

Dodgeville, WI 53533

608-935-0333



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

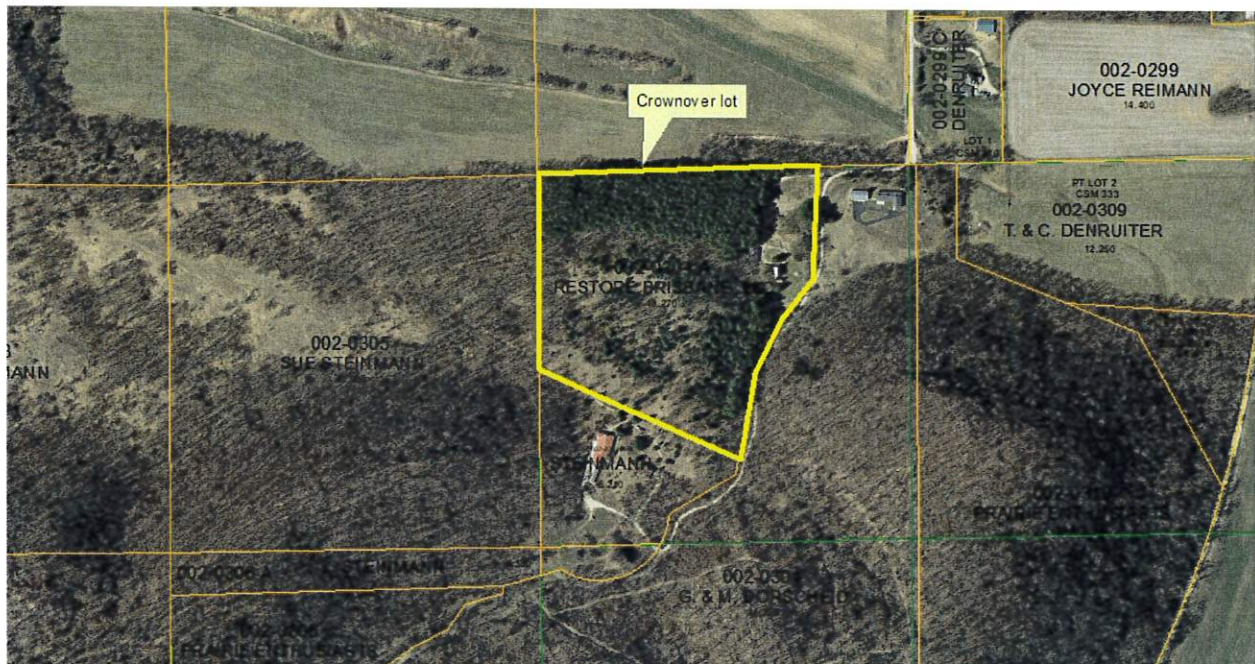
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3162
Samantha Crossover
2702 Kendall Ave.
Madison, WI 53705

Hearing Date: May 27, 2021
Town of Arena
NE/SW S21-T8N-R5E
PIN: 002-0304.A

Request: This is a request for a Conditional Use Permit to allow Residential Recreational Rental (short-term rental) of an existing residence on an AR-1 Ag Res lot.



2. Comments

1. Short-term rental is a CUP option in the AR-1 Ag Res district.
2. The applicant is proposing rental to one related group at a time - 3 bedrooms and up to 2 sleeping areas in the summer kitchen.
3. A new septic system sized for up to 6 bedrooms was installed this year.
4. 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 Arena is recommending approval with a maximum of 10 people for a single rental period.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) Maximum of 10 people for a single rental period
- 2) The operational characteristics shall be adhered to as proposed by the applicant in Section IV of the application.





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Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: SAMANTHA CROWNOVER Address: 2702 KENDALL AVE
City/Zip Code: MADISON, WI 53705

APRIL 1, 2021
7050 REIMANN
RD
ARENA, WI
53503

Landowner: SAMANTHA CROWNOVER Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: 608 576-6696 cell
(608) 238-3577 home Landowner Phone: () _____

Email: Samanthacrownover@sbc Please contact by: X email _____ postal mail
global-net

This application is for: _____ Land use change/Rezone only --- \$500 filing fee
X Conditional Use only ----- \$500 fee if no land use change
_____ Both ----- \$600

in the Town of ARENA Acreage of proposed lot(s) 18.2700

Section 21 Town 8 N Range 5 E NE 1/4 of the SW 1/4 PIN 002-0304.A

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☐ Yes ☒ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: AR-1 Requested zoning district: NA for the proposed use(s) of: _____

Requested Conditional uses (s):

AIRBNB/VRBO Residential Recreational Rental

I. Please list any improvements on the land: stone house, adjacent stone out-building "summer kitchen," collapsed barn foundation, four car garage (new construction)

II. Please explain the reason for the request and proposed plans: Immediate anticipated use will be as an Residential Recreational Rental property for one related group at a time. Our plan is to have three bedrooms in the current house and up to two sleeping areas in the summer kitchen. We'd like to reserve the right to rebuild the collapsed barn in a few years' time at the earliest as an additional rental unit or a permanent small residential unit for our family. We will be using the house as our second residence when not occupied by guests.

The intent of this Recreational Residential Rental will be to afford the cost of restoration/renovation and because I love to host guests. We will provide a comfortable, beautiful guest house for visitors to the River Valley area to relax, gather with family/friends, take advantage of the natural recreational features of the area, as well as the many local attractions such as the local brewery and cheese factory, cultural offerings such as APT and Taliesin, farm stands, and other retail and restaurants. Additionally, we wish to celebrate the builder of the 1868 house, and co-founder of Arena, William Henry Brisbane, and his legacy as an abolitionist. Because this house is on the National Register of Historic Places, we plan to work hard to restore the house within the Secretary of the Interiors' guidelines as well as bring it up to contemporary standards, including a new well and septic. We will be applying for state and federal income tax credit for the renovation.

III. N/A

IV. For all Conditional Use Permits:

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance? Recreational Residential Rental is permissible in an AR-1 zone with a CUP.

2. How do you feel 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)?

-The house will be used as it is now, as a residence, but it will be a rental. It will be rented to one vetted related group at a time, year-round. Rentals are likeliest over the weekends, but we anticipate there will be some weekly and perhaps even monthly rentals. The minimum stay will be two days. The average number of guests will likely be four to six (but will range from two to 10). Furthermore, since this house is on the National Register of Historic Places, it will likely attract guests who are interested in heritage tourism and who understand that it will need to be treated respectfully.

-Since the footprint of the property will not be enlarged, all activity will be confined to the house, the yard, or in the woods on our property or on Sue Steinmann's property to the south (walking on trails).

-Guests can arrive in one or more cars, which can be parked in the driveway directly

adjacent to the house or inside the four-car garage on the property. There is ample parking on the house's circular drive, as well. No parking will be allowed along the shared road to any neighboring properties unless the neighbors are informed and consent in advance.

- We are cognizant of light pollution and therefore no bright lights other than what would be acceptable for a residence will be added. We will restore the old lamppost (missing its lantern) to the north east of the house, as well as possibly illuminate a wreath on the side of the house during the holidays.

- Dogs would be allowed off leash on our property only.

- We will be required to be inspected by the State Health Department annually.

- We will not tolerate loud noise or behavior that will disturb our neighbors at the house.

- On a side note, my husband, Bruce is a visual artist and his mentor was the late Bill Weege (Sue Steinmann's husband and our neighbor to the south). Bruce will be using Bill's studio on a periodic basis, so we will be in the neighborhood. Although we live in Madison, we will take a very active part in running this business, as well as living there periodically. We will take care of the surrounding woods and the pine forest through the DNR managed forest program.

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why? No, each guest will be vetted (they will have had previous reviews by other hosts via Airbnb). We will provide a house manual, and will require they be respectful of our property and neighborhood. We anticipate being good stewards of the property and will work to correct any issues or complaints from neighbors. We are very involved in our Madison community where we have run an Airbnb out of our home for the past eight years. We worked with our alderwoman, who lives next door, to create the Madison Ordinance regulating Airbnbs. We have been designated Superhosts ever since the program started which means that we are rated five stars out of five in eight categories by guests, including overall experience, cleanliness, accuracy, check-in, communication, location, value, and amenities. Our neighbors are very supportive of our business and no complaints have ever been filed.

4. How can any adverse impacts resulting from the use be mitigated or offset to the maximum practical extent? We will work to identify potential issues before they arise by thinking through our plans, have open lines of communication with our neighbors, and work to correct any issues that arise. We will carry sufficient insurance. I will personally manage all rentals and for the foreseeable future will be on site before and after each guest. Again, we have done this relatively flawlessly with our primary residence for the past eight years.

5. Do public safety, transportation, services, and utility facilities exist or will they be available to serve the subject property while maintaining sufficient levels of service for existing development? None will be needed.

6. What assurances can be provided for potential continuing maintenance associated with the use? We will maintain the property and will devote the generated income to pay our mortgage and construction/restoration loan and future maintenance. We will develop a 10-20 year preservation plan with larger scheduled maintenance. We will be investing about as much

into the restoration of the property as it will cost us to purchase it. We will work hard to meticulously protect and enhance our investment.

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? The Plan's goal is to "Maintain rural character with a diverse landscape. Improve agricultural opportunities as well as control commercial growth." We are interested in promoting many of the key objectives and share many of values identified in the Plan such as:

- Iowa County Strengths: #1 Rural/Natural Beauty-Rural Character/Atmosphere.
- Iowa County Opportunities: #1(tie) Business and Industry – Creation, attraction, and support. Toward bottom of list, tourism.
- Issues Summary: #1 Preservation of Natural Resources.
- Weaknesses: Lack of job opportunities—we anticipate employing lots of local trades people and sporadic cleaning help—and to add tourism dollars to the local economies.
- We will be protecting and promoting a natural and cultural (historic preservation) resource to provide recreational opportunities as well as preserving and enhancing an irreplaceable historic structure. The "Brisbane House" is the number one historic landmark for Arena. We will work to promote tourism and are happy to collaborate with organizations and programs to tell the story of the Brisbane House and his legacy.
- We will also responsibly manage our woods and wildlife with guidance from the Prairie Enthusiasts, the DNR, and other groups.



Town of Arena Board Meeting, April 5, 2021 7:00pm

Present: David Lucey, Bill Gauger, John Wright, Minnie Gauger

Others present: Ingmar Nelson, Andrea Joo, Jon Joo, Danielle Maffet, Matt Maffet, Ed Sweet, Jim Whitaker, Samantha Crownover, Sherry Wedele

Meeting called to order at 7:00pm

Verification of meeting agenda posted at Town of Arena Hall, Arena Post Office, Town of Arena Facebook Page, Town of Arena Website.

Approval of current agenda motion made by Gauger, seconded by Wright. Motion carried.

Approval of previous month's meeting minutes, motion made by Gauger, seconded by Wright, motion carried.

Samantha Crownover was present, the sale went through and they took ownership of the property 7050 Reinmann Rd and is seeking a conditional use for AirBnb with up to 10 people max. Motion made to approve conditional use by Wright, seconded by Gauger, motion carried. Property purchased April 1, 2021. Scott Godfrey will be sent meeting minutes immediately following adjournment so that the Crownover's can be put on the county agenda as soon as possible.

Sherry Wedele was present and would like to change her driveway from the address on Blynn Road to Morrow Rd. due to the conditions of driving in the winter months. She would also like to have a land division made. Motion was made by Gauger, seconded by Wright to approve moving the driveway from Blynn Rd to Morrow Rd and also land division dependent on the county's ruling.

EMT funding agreement: At the last fireboard meeting, the concerns were brought to attention of the wording of the funding of 28% and the village separating the EMS and Fire departments.

After some discussion, motion was made by Gauger to approve the agreement for 2021 between the village and township for the EMT funding. Wright seconded, and the motion was carried.

Patrolman Report: what is planned for 2021. Jim along with some members of the board will be meeting with Carl on Thursday.

Some of the estimates are as follows:

Finish the second half of Sweeney Rd., \$40,000,

The far west part of Loy Rd that needs to be chip sealed, and repaired \$31,000.

\$35,000 on Erdman Rd that needs to be chip sealed.

Estimates will be close, but they are over budget so far so Jim will work on getting estimates

Incident on Hwy 14 with a dump truck that lost it's load of sludge. Both Jim and David were the first on the scene and took the tractor down to help clear the road. A bill will be sent to the company for clean up hours and equipment.

Bills for March, Gauger made motion to approve, Wright seconded. Motion carried.

Public Comments: Matt and Danielle Maffett, the neighbors to the south have been staking out the property within 100 yards from their house. They wanted to voice their concerns about the new owners of the land adjacent to theirs possibly building right next to the house. If they build at the property line it would be basically in their backyard.

Edward Sweet, 7340 US Hwy 14, would like to change zoning from B2 to residential. There's nothing that can be done since he's not on the agenda, but the board can discuss. 1.58 acres, it is currently commercial and he would like it change it to residential so that he can sell the property and the bank will not loan the money to the potential buyers if it is commercial. \$500 is the fee for special meeting for the Arena Board, which he could do or attend the PZ meeting April 26. Suggested to contact the county to get on their agenda and speak with Scott Godfrey. He left the permit application and survey with the clerk.

Annual meeting will be Tuesday, April 13, 2021 at 7:00pm.

Finances, roads, clean sweep and EMT will be discussed. Minutes will be sent to Steve Harrington after the meeting.

Motion was made to adjourn by Wright, seconded by Gauger.



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

Zoning Hearing: 3163

Jason Gust

2463 County Road H

Barneveld, WI 53507

Hearing Date: May 27, 2021

Town of Brigham

SW/SE S3-T5N-R5E

PIN: 004-1129; 1129.02

Lois Denure

N3246 Loop Rd

Monroe, WI 53566

Request: This is a request to enlarge an existing 23.652-acre AR-1 Ag Res lot to 27.238 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.



2. Comments

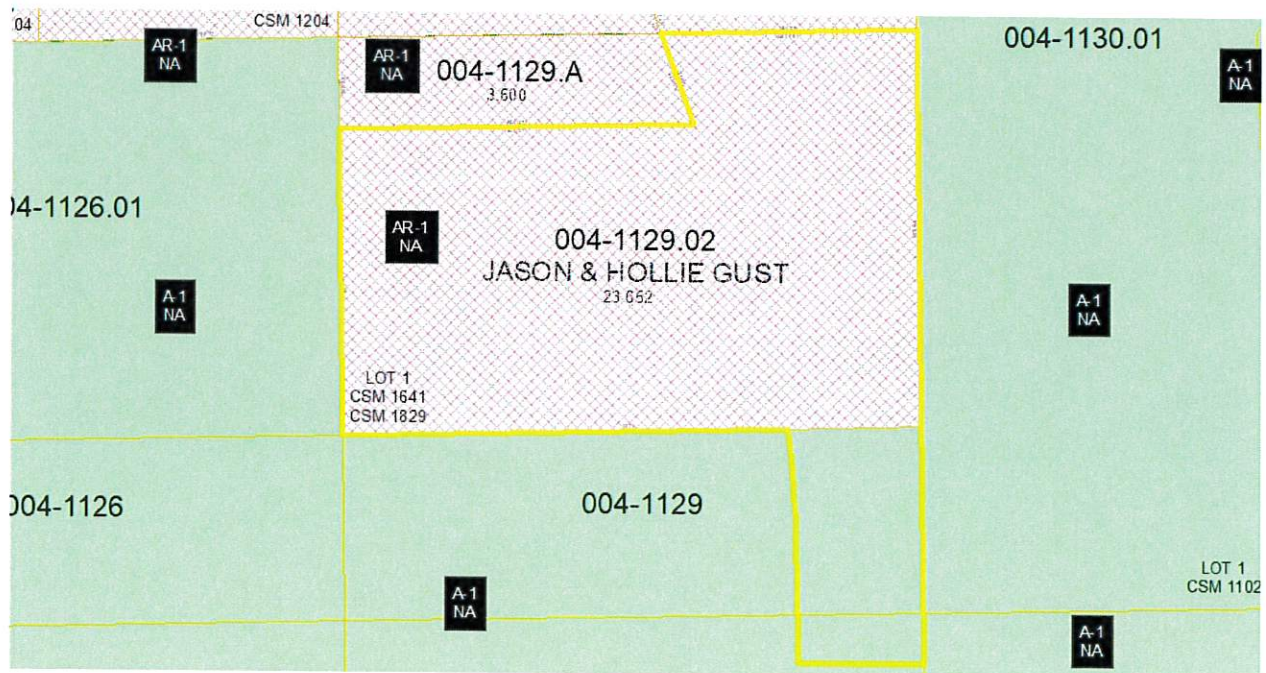
1. If approved, this lot will be eligible for one single family residence, accessory structures and limited ag uses including 11 livestock type animal units.
2. The associated certified survey map has been submitted for formal review.

3. 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).

Town Recommendation: The Town of Brigham is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: JASON M GUST

Address: 2463 Canty Rd H

City/Zip Code: Barneveld WI 53507

Landowner: Lois DeVore

Address: N3246 Loop Rd

(if other than applicant)

City/Zip Code: Monroe WI 53566

Applicant Phone: (608) 438-6030

Landowner Phone: (608) 328-4713

Email: gustplumbing@gmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Brigham Acreage of proposed lot(s) 27.238

Section 3 Town 5 N Range 5 E SW 1/4 of the SE 1/4 PIN CSM #1829
204-1129.02, 1129

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: AG-1 ^{AR-1} Requested zoning district: AR-1 for the proposed
use(s) of: agricultural use. Moving lot line for
better access to property

Requested Conditional uses (s):

I. Please list any improvements currently on the land: None

II. Please explain the reason for the request and proposed plans: Boundary adjustment

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

it will be used as agricultural use.
gives better access to property.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

gives access legally to current sites

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

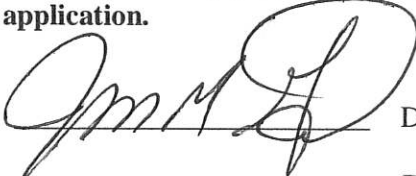
5. Are public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development?

6. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature:



Date:

May 18 2021

Landowner(s) Signature:

Date:

=====

For Office Use Only: Rcv'd by SL Date 5/3/21 Fee 500 Check # 1243 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

4/6/2021

To Whom it may concern,

I (Lois DeNure) give Jason Must permission to seek Zoning Change for 3.586 acres ~~all~~ belonging to me on east side of County Trunk F in Brigham, Iowa County.

Jason ~~Must~~ would like to change zoning from A-1 to AR1 as he intends purchasing this parcel to connect it to the land he already owns next (North) to it.

He has a preliminary ^{survey} map which is clearly showing the parcel.

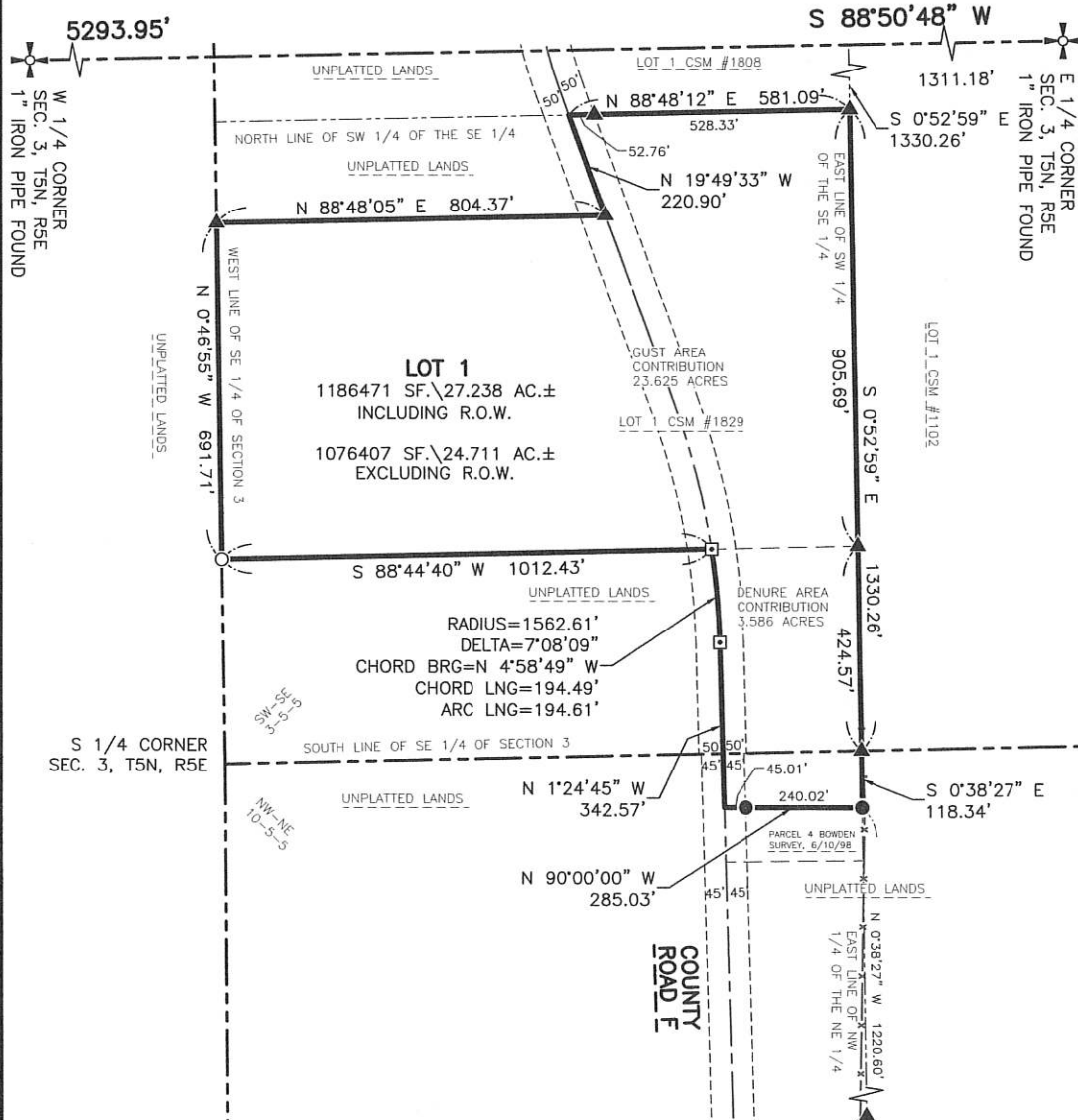
Any question please contact me at (608) 558-6521.

Lois DeNure

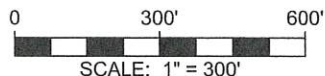
PRELIMINARY 3/24/2021

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lot 1 of CSM #1829 and part of the SW 1/4 of the SE 1/4 of Section 3 and part of the NW 1/4 of the NE 1/4 of Section 10, all in T5N, R5E, Town of Brigham, Iowa County, Wisconsin



BEARINGS ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 3, T5N, R5E, WHICH BEARS S 88°50'48\" W IN THE IOWA COUNTY COORDINATE SYSTEM.



LEGEND:

- 3/4" X 18" X 1.5LB./LF. REBAR SET
- ▲ 3/4" REBAR FOUND
- RAILROAD SPIKE FOUND
- 1.25" OD. IRON PIPE FOUND
- () RECORDED AS
- x— EXISTING FENCELINE
- ✦ SECTION CORNER TIES FOUND AND VERIFIED

FOR: JASON M GUST
HOLLIE L GUST
2463 COUNTY ROAD H
BARNEVELD, WI 53507

LOIS DENURE
N3246 LOOP ROAD
MONROE, WI 53566



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 2003304C
FIELD CREW: MGR

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

Phone: (608) 924-1013 | Web: www.town.brigham.iowa.wi.us

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Town Board Meeting Date: 5/5/2021

Property Owner/Applicant's Name: Lois Denure (Applicant: Jason Gust)

Request:

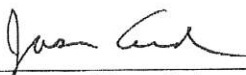
- Land Division – lot line adjustment to combine $\approx$ 3.586 acres of Parcel 004-1129 (Denure) to increase Parcel 004-1129.02 (Gust).
- Zoning Change – rezone $\approx$ 3.586 acres being added to Parcel 004-1129.02 from A-1 to AR-1.

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

- None.



Signature of Town Chairperson

5/6/2021

Date

Send to:

Iowa County Office of Planning & Development
222 N Iowa Street | Dodgeville, WI 53533
Scott Godfrey | Email: scott.godfrey@iowacounty.org



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

Zoning Hearing: 3164
Richard Brander
242 Jessamine St.
Lone Rock, WI 53556

Hearing Date: May 27, 2021
Town of Clyde
NE S36-T8N-R2E
PIN: 006-0439.01; 0440.03;
0440.04; 0441; 0442.02

Request: This is a request to rezone approx. 63 acres from C-1 Conservancy to A-1 Ag.



2. Comments

1. A previous owner petitioned to zone to the C-1 district in 2009 to avoid a Farmland Preservation Program zoning conversion fee that has since been eliminated. The C-1 district prohibits any development that requires a zoning permit.
2. If approved, the lot would allow eligible for all uses in the A-1 district.
3. 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).

Town Recommendation: The Town of Clyde is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Richard Brander Address: 242 Jessamine St
City/Zip Code: Lone Rock, WI, 53556

Landowner: Richard Brander Address: 242 Jessamine St
(if other than applicant) City/Zip Code: Lone Rock, WI, 53556

Applicant Phone: (608) 583-0075 Landowner Phone: (608) 583-0075

Email: indiantreefarm@yahoo.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Clyde Acreage of proposed lot(s) 63

Section 36 Town 8 N Range 2 E NE 1/4 of the NE 1/4 PIN 006-0440.04; 0440.03; 0439.01;
006-0442.02; 0441

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☐ Yes ☒ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: C-1 Requested zoning district: A-1 for the proposed use(s) of: Farming

Requested Conditional uses (s):

N/A

5825 2H 2526

I. Please list any improvements currently on the land: Some existing dirt
from roads have been gravelled.

II. Please explain the reason for the request and proposed plans: we want to
build a small storage shed.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

N/A

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

N/A

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

N/A

2. How do you feel 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)?

N/A

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

N/A

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

N/A

5. Are 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?

N/A

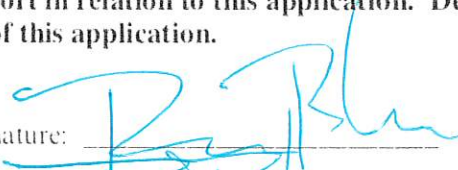
6. What assurances can be provided for potential continuing maintenance associated with the use?

N/A

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

Fully compatible

****NOTE**** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.

Applicant(s) Signature:  Date: 4-6-21

Landowner(s) Signature:  Date: 4-6-21

=====
For Office Use Only: Rev'd by SL Date 4-7-21 Fee 500 Check # 1012 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Robert Dries <rjdries@gmail.com>
Sent: Wednesday, April 28, 2021 10:37 AM
To: Scott Godfrey
Cc: indiantreefarm@yahoo.com
Subject: Re: zpt application - shed

Hi Scott. The driveway at this location is approved. Also, the Clyde LRPC contacted adjoining property owners and no one is opposed to the rezoning. So, from the town standpoint, the rezoning is good to go. Thanks. Bob Dries, Chair, Town of Clyde

On Wed, Apr 28, 2021 at 7:54 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Richard,

Thank you for the permit application for the proposed shed. Before I can issue the permit, the following is needed:

1. The property will need to be successfully rezoned from its current C-1 Conservancy designation. The C-1 district prohibits any structures or buildings. I understand you are in the process of rezoning the property.
2. Since this is the first proposed structure on otherwise vacant land, the Town of Clyde will need to let me know I the driveway is approved (meets the town standards). I've copied Bob Dries on this email so he is aware (006-0440.04 off Clyde Rd)
3. The county's address ordinance requires an address be assigned when the first structure is proposed on vacant land. All this entails for you is submitting an additional \$75 fee, payable to Iowa County Planning, and to show where the driveway is proposed to access Clyde Rd. I've attached an aerial for you to use if you wish.

For now, I will hold your application while you satisfy the items above. Please let me know if you have any questions.

Thank you.

Scott A. Godfrey, Director

Office of Planning & Development



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

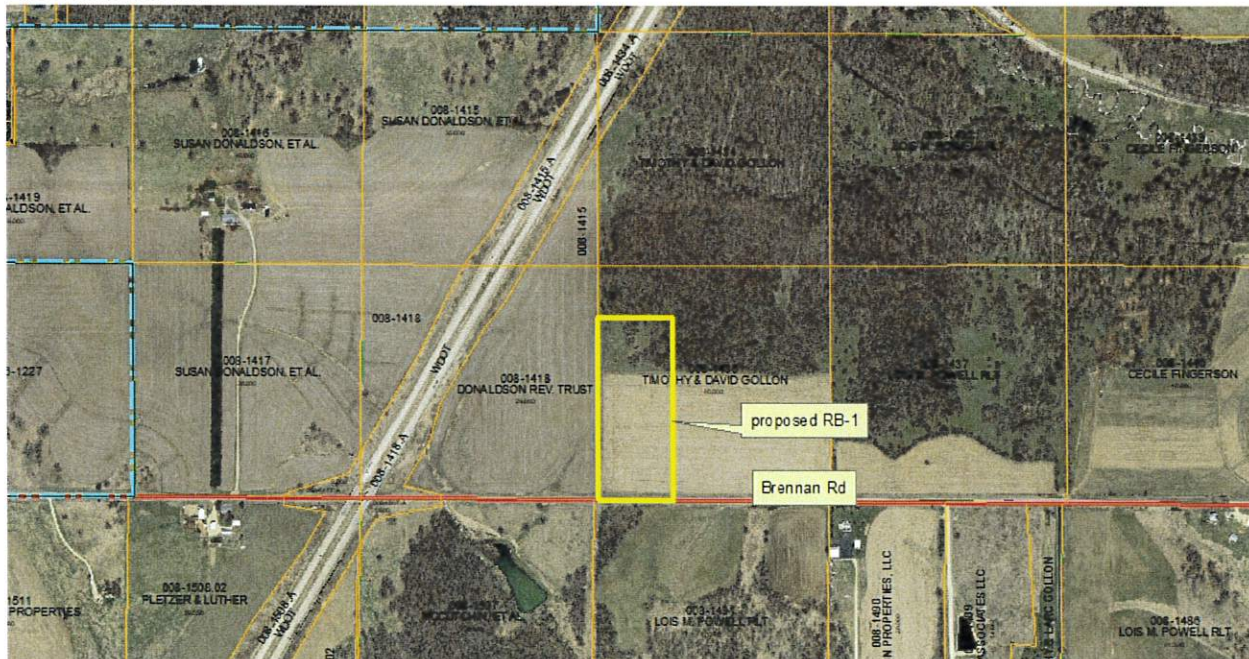
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3165
Dan Gollon
4905 Brennan Rd
Dodgeville, WI 53533

Hearing Date: May 27, 2021
Town of Dodgeville
SW SW S35-T6N-R3E
PIN: 008-1436

Tim and Dave Gollon
5117 State Road 191
Dodgeville, WI 53533

Request: This is a request to rezone 10.02 acres from AB-1 Ag Business to RB-1 Rec Business.



2. Comments

1. The proposal is to create a 10-02-acre RB-1 lot with a Conditional Use Permit to allow a horse stable operation that will involve retail sales, horse sales, stable and an associated residence.
2. 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).

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 Dodgeville is recommending approval with the following conditions on the CUP:

- 1) The number of animal units on the RB-1 lot will not exceed 15 for boarding purposes.
 - 2) The property owner shall submit a current copy of a lease agreement with an adjoining landowner allowing the horse husbandry use of the adjacent property that provides adequate acreage to accommodate 15 animal units.
-

The owner must notify the County of any changes with the agreement on file. If the lease is terminated at any time or not renewed, the CUP will terminate.

- 3) After dark, all sale horses would be viewed indoors to allow for adequate lighting.
- 4) All outdoor lighting needs to be faced in a downward direction.
- 5) Normal operation hours will be from 6am to 10pm with occasional after-hour deliveries.

Staff Recommendation: Staff recommends approval with the town's conditions and also that the associated certified survey map be duly recorded within 6 months of the County Board approval of the zoning change.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Dan Gollon Address: 4905 Brennan Rd
City/Zip Code: Dodgeville WI 53533

Landowner: Tim + Dave Gollon Address: 5117 State Hwy 191
(if other than applicant) City/Zip Code: Dodgeville WI 53533

Applicant Phone: (608) 341-8966 Landowner Phone: (608) 935-2098

Email: gollondan@gmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☐ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☒ Both ----- \$600

in the Town of Dodgeville Acreage of proposed lot(s) 80± 10.02 to RB-1
Section 35 Town 4 N Range 3 E SW 1/4 of the SW 1/4 PIN 1434
1436

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: RB-1 Requested zoning district: A-1 for the proposed
use(s) of: a horse business

Requested Conditional uses (s):
House and barn with stalls and tack shop

I. Please list any improvements currently on the land: None

II. Please explain the reason for the request and proposed plans: We want to build a house and barn with tack shop for a business.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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)?

The buildings will be set back off the road. Hours of operation will be normal business hours, dust will be less by being pasture, all lights when used will be facing downward, will not be much increase in traffic.

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

There will be less impact than there was previously. The field will be turned into pasture resulting in less erosion and dust.

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

Manure will be hauled out spread on fields, there will be grass waterways going to culverts.

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

Landowners who are family will not allow disrepair

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

This will be built on land that was previously in CRP and was turned to field will be turned into pasture which will reduce erosion and help preserve soil

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Dan A Date: 5/4/21

Landowner(s) Signature: [Signature] Date: 5/7/21
Tim Lellan 5/7/21

For Office Use Only: Rev'd by 5/12/21 Date 6/7 Fee 600 Check # 3109 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Friday, April 23, 2021 10:00 AM
To: Scott Godfrey
Subject: Gollon Recommendation - Town Plan Commission & Town Board

Importance: Low

Scott,

Here is the Town Planning Commission Recommendation and the Town Boards recommendation in regards to the 10 acre parcel. The rezoning of the acreage around the 10 acres will be discussed at the Planning Commission Level on 4/26 and the Town Board on 5/1 and then I will forward that recommendation to you as well.

Town Planning Commission Recommendation:

Curt Peterson made a motion to recommend the approval of the rezoning application of David & Tim Gollon to rezone 10 acres more or less from AB-1 to RB-1 located in the SW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road with the conditional use application for a horse stable, retail shop, a residence associated with the business and the retail of horses with the following conditions:

- a. The number of allowed animal units on the 10 acres rezoned to RB-1 will not exceed 15 for boarding purposes.
- b. The property owner of this parcel shall submit a current copy of a lease agreement with an adjoining landowner allowing the horse husbandry use of the adjacent property that provides adequate acreage to accommodate 15 animal units. The property owner must notify the Iowa County Office of Planning & Development of any changes with the agreement on file. If the lease is terminated at any time or not renewed, the conditional use permit will terminate.
- c. After dark all sale horses would be viewed indoors to allow for adequate lighting.

Pam Johnson-Loy seconded the motion. Motion carried. Peter Vanderloo abstained from the motion.

Town Board Recommendation:

David Pope made a motion to recommend the approval of the rezoning application of David & Tim Gollon to rezone 10 acres more or less from AB-1 to RB-1 located in the SW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road with the conditional use application for a horse stable, retail shop, a residence associated with the business and the retail of horses with the following conditions:

- a. The number of allowed animal units on the 10 acres rezoned to RB-1 will not exceed 15 for boarding purposes.
- b. The property owner of this parcel shall submit a current copy of a lease agreement with an adjoining landowner allowing the horse husbandry use of the adjacent property that provides adequate acreage to accommodate 15 animal units. The property owner must notify the Iowa County Office of Planning & Development of any changes with the agreement on file. If the lease is terminated at any time or not renewed, the conditional use permit will terminate.
- c. After dark all sale horses would be viewed indoors to allow for adequate lighting.
- d. All outdoor lighting needs to be faced in a downward direction.
- e. Normal operation hours will be from 6:00 a.m. to 10:00 p.m. with occasional after hour deliveries.

Kyle Levetzow seconded the motion. Motion carried.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼-SW¼)
OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE,
IOWA COUNTY, WISCONSIN.

JOB NUMBER: G79010

SURVEYED BY: WESLEY L. KRAEMER, P.L.S. - 3026
JEWELL ASSOCIATES ENGINEERS, INC.
550 SUNRISE DRIVE
SPRING GREEN, WI 53588

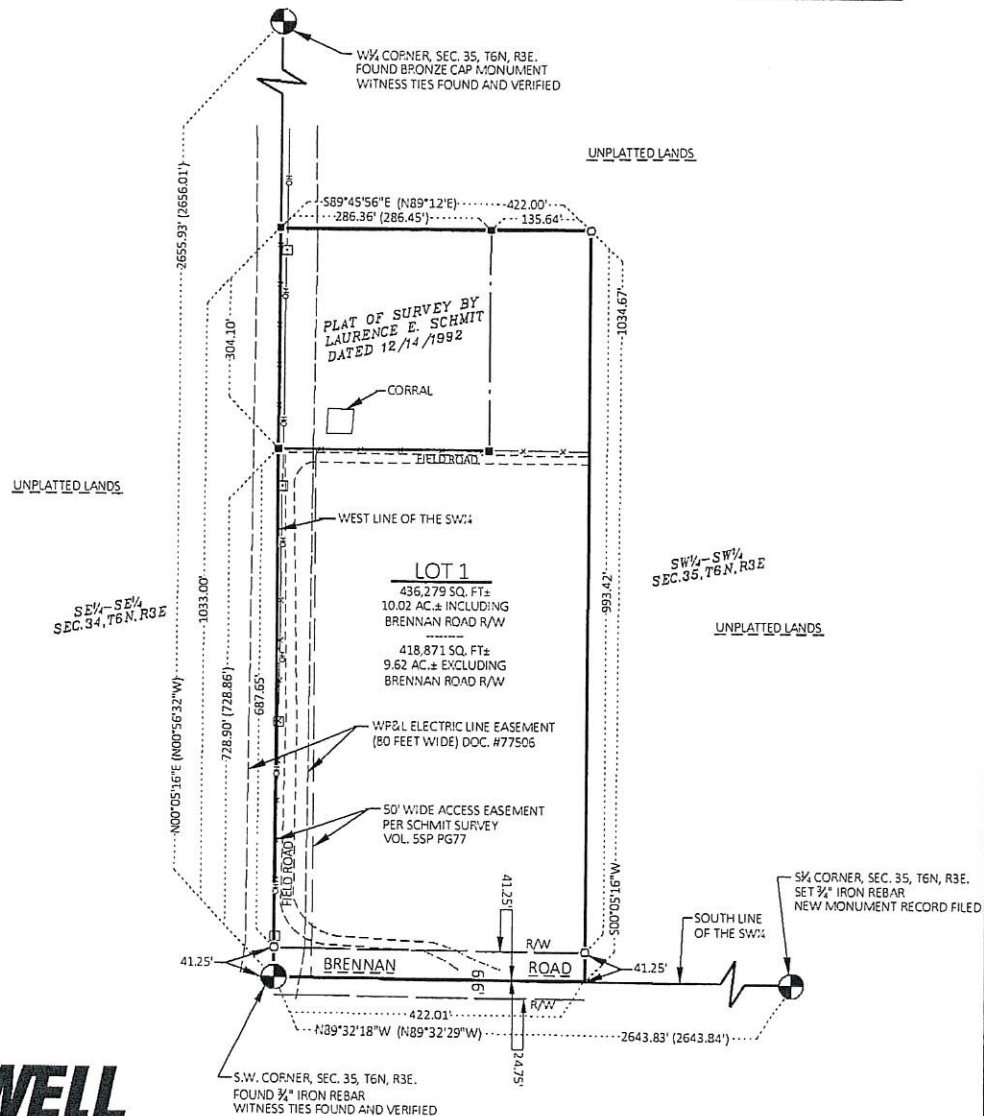
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SW¹/₄ OF SECTION
35, T6N, R3E, BEARING N00°05'16"E
ACCORDING TO WISCRS, IOWA
COUNTY, NAD83(2011)

SCALE: 1"=200'
AT 8.5"x14" SHEET SIZE



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '100'' in the middle, and '200' at the right end.

■	FOUND 1.25" Ø IRON PIPE
○	SET ¾" Ø X 24" LONG IRON REBAR WEIGHING 1.502 LB/FT
()	RECORDED AS
□	UTILITY POLE
—○—	OVERHEAD LINES
—x—	WIRE FENCE



JEWELL
associates engineers, inc.
Engineers - Architects - Surveyors



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

Zoning Hearing: 3166
Greg Jewell
560 Sunrise Drive
Spring Green, WI 53588

Hearing Date: May 27, 2021
Town of Dodgeville
W1/2 NW S28-T6N-R3E
PIN: 008-1328 +

Connie Ritchie Hallada
Frank Hallada
4250 Park Ridge Rd
Dodgeville, WI 53533

Request: This is a request to rezone 42.75 acres from A-1 Ag and R-1 SF Res to all R-1 SF Res. This is in association with a subdivision plat that will be considered at a future hearing.

2. Comments

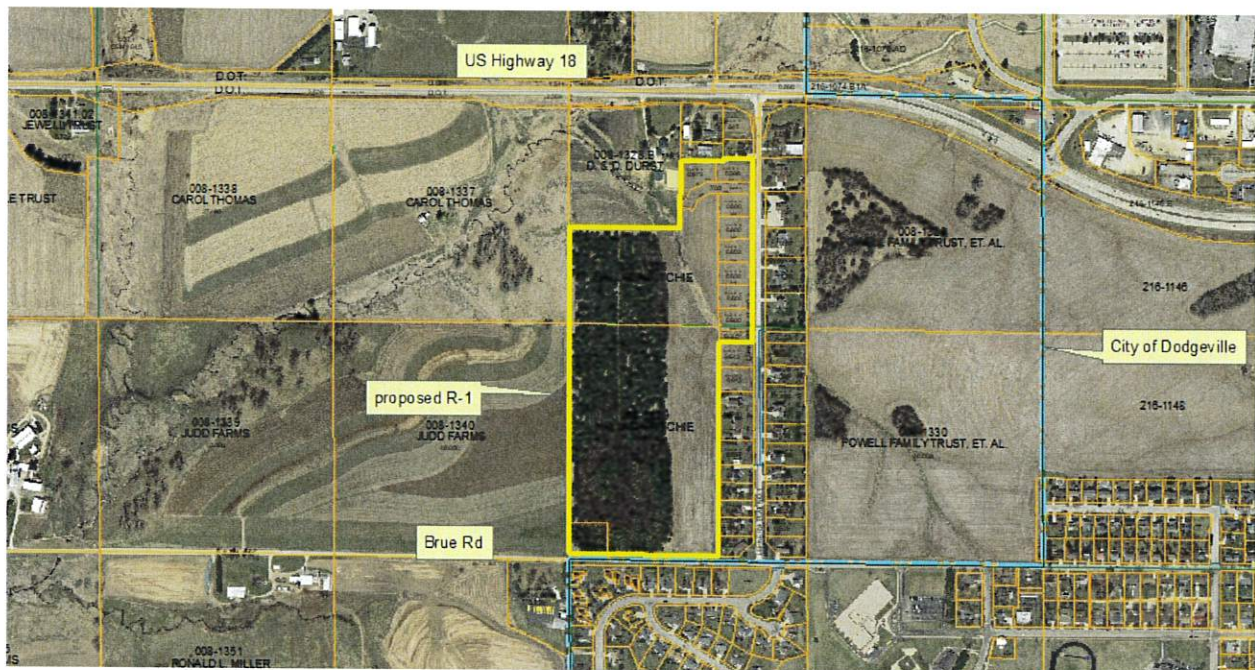
1. This is an area of existing residential lots adjacent to the City of Dodgeville.
2. Both the City of Dodgeville and Town of Dodgeville have plat review authority, so will be reviewing the associated subdivision plat along with the County.
3. Per Section 3.10 of the Subdivision & Land Division Ordinance, the rezoning process is required prior to the preliminary plat review process.
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).

Town Recommendation: The Town of Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated subdivision plat is approved within 2 years of the County Board approval of the zoning change.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Greg Jewell PE, PLS Agent Address: 560 Sunrise Drive

City/Zip Code: Spring Green WI 53588

Landowner: Connie Ritchie Hallada and

Address: 4250 Park Ridge Road

(if other than applicant) Frank Hallada

City/Zip Code: Dodgeville, WI 53533

Applicant Phone: (608) 574-1788

Landowner Phone: (608)

Email: greg.jewell@jewellassoc.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of Dodgeville Acreage of proposed lot(s) 42.75

Section 28 Town 6 N Range 3 E NW 1/4 of the NW 1/4 PIN 008-1328 and 008-1329
SW including part of existing Lehner's

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No Plat No. 3.

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A-1 ~~1~~ R-1 Requested zoning district: R-1 for the proposed use(s) of: Single Family Residential Development (19 New Residential Lots)

Note: Lot 21, 24, 25-30 will be reconfigured but today are zoned R-1. Outlots 2 and 3 are zoned A-1 Lehner's Plat No. 3.

Requested Conditional uses (s):

No Conditional Use is being requested for the development of this land.

I. Please list any improvements currently on the land: Outlot 2 and 3, Lots 21, 24, 25-30 all of
Lehner's Plat No. 3 will be reconfigured in new 2 acre lots as a part of this project.

No other improvements are on the property.

II. Please explain the reason for the request and proposed plans: Fitting with the Town of
Dodgeville Comprehensive Plan, the owners are developing this parcel into sellable rural single
family lots.

III. **If this is a petition to zone land from A-1 Agricultural**, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

This parcel is located in the Town of Dodgeville Land Use plan as an urban residential
district which allows for no less than two acre lots in this planned area of the Town.
The land is approximately 40% covered by pine trees and surrounded on the east, north
and northeast and south by existing residential development.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

There will no restricted use to the adjacent farm lands to the west and north west of
this proposed development.

IV. **For all Conditional Use Permit Requests** please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

No Conditional Use required for this development.

2. How do you feel 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)?

No Conditional Use required for this development.

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

No Conditional Use required for this development.

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

No Conditional Use required for this development.

5. Are 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?

No Conditional Use required for this development.

6. What assurances can be provided for potential continuing maintenance associated with the use?

No Conditional Use required for this development.

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

No Conditional Use required for this development.

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature:  Date: 5-5-2022

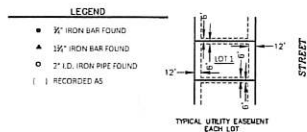
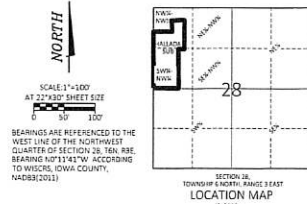
Landowner(s) Signature:  Date: 5-5-2021

=====

For Office Use Only: Rcv'd by SL Date 5-10-21 Fee \$200 Check # 35578 Cash
A-1 present zoning 2/A floodplain 2/A shoreland/wetland
R-1

PRELIMINARY PLAT OF HALLADA SUBDIVISION

PART OF THE NW¼ OF THE NW¼ AND PART OF THE SW¼ OF THE NW¼, AND PART OF OUTLOT 2, OUTLOT 3, LOTS 21, 24, 25, 26, 27, 28, 29, 30 OF LEHNERS PLAT NO. 3, OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.



NOTES:

- LOTS 30 NOTED ON THIS DOCUMENT CANNOT BE FURTHER DIVIDED UNLESS APPROVED IN WRITING BY THE IOWA COUNTY PLANNING, ZONING, AND LAND RECORDS COMMITTEE.

JOB NUMBER: H05060

OWNER: CONNIE RITCHIE-HALLADA AND FRANK HALLADA
4230 PARK RIDGE RD
DODGEVILLE, WI 53533

SUBDIVIDER: CONNIE RITCHIE-HALLADA AND FRANK HALLADA
4230 PARK RIDGE RD
DODGEVILLE, WI 53533

SURVEYED BY: WITSELL & KRAMER, PLS S-30228
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNSHINE DRIVE
SPRING GREEN, WI 53588
(608) 585-7484

FIELDWORK COMPLETED: APRIL 20, 2021

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, GREG A. JEWELL, PROFESSIONAL LAND SURVEYOR S-1898, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 238 OF THE WISCONSIN STATUTES, I HAVE SURVEYED AND MAPPED THE PRELIMINARY PLAT OF HALLADA SUBDIVISION, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED. THAT THE SURVEY COMPLIES WITH THE PROVISIONS OF CHAPTER A-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE LAND IS LOCATED IN PART OF THE NW¼ OF THE NW¼ AND PART OF THE SW¼ OF THE NW¼, AND OUTLOT 2, OUTLOT 3, LOTS 21, 24, 25, 26, 27, 28, 29, 30, BOTH LEHNERS PLAT NO. 3, IN SECTION 28, TOWNSHIP 6 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

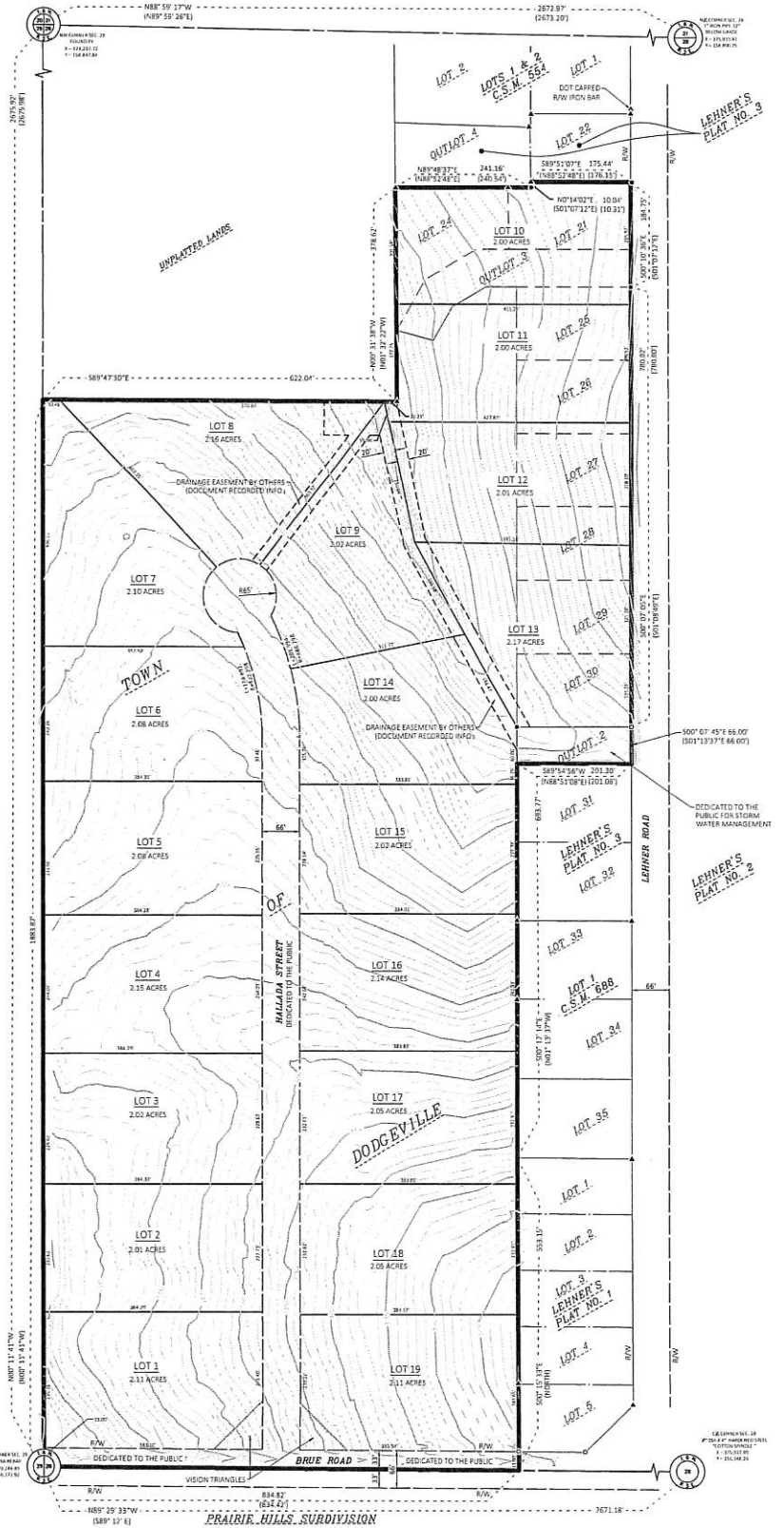
BEGINNING AT THE WEST QUARTER (NW¼) CORNER OF SAID SECTION 28, THENCE N01°14'11"W, 1883.87 FEET ALONG THE WEST LINE OF THE NORTH WEST QUARTER (NW¼) OF SAID SECTION 28, THENCE S89°47'30"E, 622.04 FEET, THENCE N02°35'38"W, 378.62 FEET, THENCE N89°48'37"E, 243.36 FEET ALONG THE SOUTH LINE OF OUTLOT 4 OF LEHNERS PLAT NO. 3 TO THE SOUTH EAST CORNER OF SAID OUTLOT 4 OF LEHNERS PLAT NO. 3, THENCE N07°14'02"E, 10.54 FEET ALONG THE EAST LINE OF SAID OUTLOT 4 OF LEHNERS PLAT NO. 3, THENCE S09°15'07"E, 175.44 FEET ALONG THE SOUTH LINE OF LOT 21 OF LEHNERS PLAT NO. 3 TO THE SOUTH EAST CORNER OF SAID LOT 21 OF LEHNERS PLAT NO. 3, ALSO BEING THE WEST RIGHT OF WAY LINE OF LEHNER ROAD, THENCE S00°12'38"E, 184.75 FEET ALONG THE WEST RIGHT OF WAY LINE TO THE SOUTH EAST CORNER OF OUTLOT 1 OF LEHNERS PLAT NO. 3, THENCE S00°07'50"E, 785.02 FEET CONTINUING ALONG THE WEST RIGHT OF WAY LINE LEHNER ROAD, THENCE S00°07'40"E, 86.00 FEET ALONG THE WEST RIGHT OF WAY LINE LEHNER ROAD TO THE NORTH EAST CORNER OF LOT 21 OF LEHNERS PLAT NO. 3, THENCE S89°54'54"E, 201.30 FEET ALONG THE NORTH LINE OF LOT 31 OF LEHNERS PLAT NO. 3 TO THE NORTHWEST CORNER OF SAID LOT 31 OF LEHNERS PLAT NO. 3, THENCE S00°12'38"E, 853.15 FEET ALONG THE WEST LINE OF LEHNERS PLAT NO. 3 TO THE SOUTH WEST CORNER LEHNERS PLAT NO. 3 ALSO KNOWN AS THE NORTH WEST CORNER OF LEHNERS PLAT NO. 1, THENCE S00°15'39"E, 553.15 FEET ALONG THE WEST LINE OF LEHNERS PLAT NO. 1 TO A POINT ON THE SOUTH LINE OF THE NW¼ OF SAID SECTION 28, THENCE N89°28'33"W, 834.83 FEET ALONG THE SOUTH LINE OF THE NW¼ OF SAID SECTION 28 TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 42.75 ACRES (1,862,108 SQUARE FEET) MORE OR LESS INCLUDING BLUE ROAD RIGHT OF WAY AND 42.12 ACRES (1,834,561 SQUARE FEET) MORE OR LESS EXCLUDING BLUE ROAD RIGHT OF WAY.

DATE: APRIL 26, 2021

GREG A. JEWELL
PROFESSIONAL LAND SURVEYOR S-1898

WISCONSIN
STATE OF WISCONSIN
JEWELL ASSOCIATES ENGINEERS, INC.
Engineers Architects Surveyors



1. The A-1 district has a minimum 40-acre lot size so the proposed 3.59-acre lot requires a change in zoning.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, but not livestock type animals without a Conditional Use Permit.
3. The associated certified survey map has been submitted for review.

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).

Town Recommendation: The Town of Dodgeville is recommending approval with the balance of tax parcel 008-0280 being zoned with the AC-1 Ag Conservancy to meet residential density.

Staff Recommendation: Staff recommends approval with the Town's recommendation and that the associated certified survey map is duly recorded within 6 months of the County Board approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Kevin March Address: 2888 County Road Y
City/Zip Code: Dodgeville, WI 53533

Landowner: Roy March Address: 2888 County Road Y
(if other than applicant) City/Zip Code: Dodgeville, WI 53533

Applicant Phone: (608)-341-7794 Landowner Phone: (608) 553-0297

Email: kevin.t.march@hotmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Dodgeville Acreage of proposed lot(s) 3.59

Section 29 Town 6 N Range 4 E SW 1/4 of the SW 1/4 PIN 008-0280

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: RIA9 Requested zoning district: ARI for the proposed
use(s) of: building a house.

Requested Conditional uses (s):

I. Please list any improvements currently on the land: No improvements

II. Please explain the reason for the request and proposed plans: Wanting to build house.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

- 1) How is this land better suited for a non-agricultural use?
Land is currently not being productive ag land and is a rocky knoll so not much grass or hay can be harvested from the parcel.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
Will not limit at all. Building will be far enough from property lines and driveway access will make farmland around the parcel more accessible.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Ken Mah Date: 5-6-2021

Landowner(s) Signature: Roy March Date: 5-6-2021

=====

For Office Use Only: Rcv'd by SL Date 5-10-21 Fee \$00 Check # 457 Cash
_____ present zoning _____ floodplain _____ shoreland/wetland

CERTIFIED SURVEY MAP

Being Part of the NW 1/4 of the SW 1/4 of Section 29,
T6N, R4E, Town of Dodgeville, Iowa County, Wisconsin

200 0 200 400 600

Scale 1" = 200'

2642.84'
S 89°14'09" E

W 1/4 COR. 29-6-4
Bronze cap set in concrete

C 1/4 29-6-4
3/4" REBAR

SHEET 1 OF 2

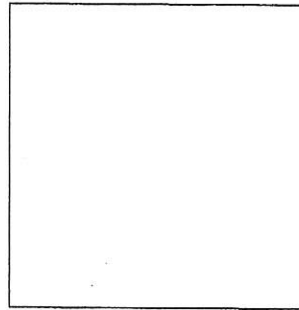
UNPLATTED LAND

2643.31'

LOT 1
156,128 sq. ft.
3.54 ac. ±

UNPLATTED LAND

S 00°02'38" W



1321.66

1321.65'

1291.73'

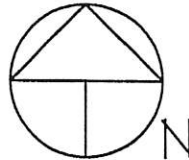
S 00°22'39" W

Plat bearings are oriented towards the
Iowa County Coordinate system as defined
by the Wisconsin Department of
Transportation, the West Line of the SW 1/4
of 29-6-4, which line was measured by GPS
observation to bear N00°22'39" E

Owners

Roy R. Revocable Trust March
Cindy L. Revocable Trust March
2888 County Road Y
Dodgeville, WI. 53533

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET
DODGEVILLE, WI. 53533
608-935-2721



No.	BEARING	DISTANCE
L-1	N 00°22'39" E	577.83'
L-2	EAST	166.71'
L-3	S 48°39'01" E	245.54'
L-4	S 06°06'38" E	205.90'
L-5	S 60°45'57" W	431.75'
L-6	N 60°45'57" E	75.91'
L-7	N 60°45'57" E	355.84'
L-8	N 89°09'00" W	66.00'
L-9	N 00°22'39" E	29.92'

N 00°22'39" E

- see description on sheet 2

right of way req'd

33'

1329.78'

LEGEND:

SET 3/4"x18"x1.5#/LF REBAR
RECORDED AS

N'LY RIGHT OF WAY
LINE SECTION LINE ROAD

2644.61'

S 89°12'39" E

2658.24'

SW COR. 29-6-4
FD.

S 1/4 COR. 29-6-4
BRONZE CAP SET IN CONC.

OFFICE DATA:

JOB I.D. 20215-027
SURVEY CREW: JD
FIELD BOOK NO.: 20-
DWG. STORED: VERS 13
DRAWN BY: LES
DRAWING NO.: 215-27.DWG
DATA FILE NO.: 215-27.TXT

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Wednesday, May 5, 2021 11:04 AM
To: Scott Godfrey
Subject: Plan Commission Petitions - Town Board Recommendations

Importance: Low

Scott,

Here are the motions for the following petitions: Randall Ridge LLC, Roy & Cindy March and the Tim & David Gollon.

The conditional use application of Randall Ridge LLC for the purpose of allowing a second farm related residence on 119.3 acres more or less currently zoned A-1 Ag located in pt of the NE ¼, NW ¼ and the SW ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East and pt of the SE ¼ and SW ¼ of the SE ¼ of Section 23, Town 7 North, Range 3 East located at 4952 County Road ZZ.

Town Board Recommendation:

David Gollon made a motion to approve the conditional use application of Randall Ridge LLC for the purpose of allowing a second farm related residence on 119.3 acres more or less currently zoned A-1 Ag with the condition that 35 acres are placed into the AC-1 district. Kyle Levetzow seconded the motion. Motion carried.

The rezoning application of Roy R. & Cindy L. March Revocable Trust to rezone 2 acres more or less from A-1 Ag to AR -1 located in pt of the SW ¼ of the SW ¼ and the pt of the NW 1/4 of the SW ¼ of Section 29, Town 6 North, Range 4 East located on Section Line Road.

Town Board Recommendation:

David Gollon made a motion to approve the rezoning of 3.5 acres more or less from A-1 Ag to AR-1 located in pt of the SW ¼ of the SW ¼ and the pt of the NW ¼ of the SW ¼ of Section 29, Town 6 North, Range 4 East located on Section Line Road with the appropriate acreage being placed into the conservancy district. Kyle Levetzow seconded the motion. Motion carried.

The rezoning application of David & Tim Gollon to rezone 70 acres more or less from AB-1 to A-1 Ag located in the SW ¼ and the NW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road.

Town Board Recommendation:

Kyle Levetzow made a motion to recommend the approval of the rezoning application of David & Tim Gollon to rezone 80 acres more or less from AB-1 to A-1 Ag located in the SW ¼ and the NW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road. David Pope seconded the motion. David Gollon recused himself.

CERTIFIED SURVEY MAP

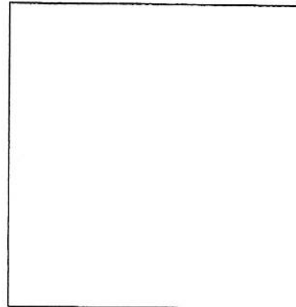
Being Part of the NW 1/4 of the SW 1/4 of Section 29,
T6N, R4E, Town of Dodgeville, Iowa County, Wisconsin

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Kevin March, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as being

Part of the NW 1/4 of the SW 1/4 of Section 29, T6N, R4E, Town of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the SW corner of said Section 29; thence N 00°22'39" E, 1321.65' to the SW corner of the NW 1/4 of the SW 1/4, said point being the POINT OF BEGINNING; thence continuing N 00°22'39" E, 577.83'; thence East, 166.71'; thence S 48°39'01" E, 245.54'; thence S 06°06'38" E, 205.90'; thence S 60°45'57" E, 431.75' to the POINT OF BEGINNING. Containing 156,128 square feet, or 3.59 acres, more or less

SHEET 1 OF 2



Laurence E. Schmit

date:

EASEMENT REQUIRED:

Being Part of the SW 1/4 & NW 1/4 of the SW 1/4 of Section 29, T6N, R4E, Town of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the SW corner of Section 29; thence N 00°22'39" E, 29.92' to the northerly right of way of Section Line Road, said point being the POINT OF BEGINNING of a 66' wide easement; thence continuing N 00°22'39" E, 1291.73' to the NW corner of said SW 1/4 of the SW 1/4; thence N 60°45'57" E, 75.91'; thence S 00°22'39" W, 1329.78' to a point on the northerly right of way line of Section Line Road; thence N 89°09'00" W, 66.00' along said northerly right of way line to the POINT OF BEGINNING.

APPROVED FOR RECORDING BY:

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

OFFICE DATA:	
JOB I.D.	20215-027
SURVEY CREW:	JD
FIELD BOOK NO.:	20-
DWG. STORED:	VERS 13
DRAWN BY:	LES
DRAWING NO.:	215-27.DWG
DATA FILE NO.:	215-27.TXT

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET
DODGEVILLE, WI. 53533
608-935-2721



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

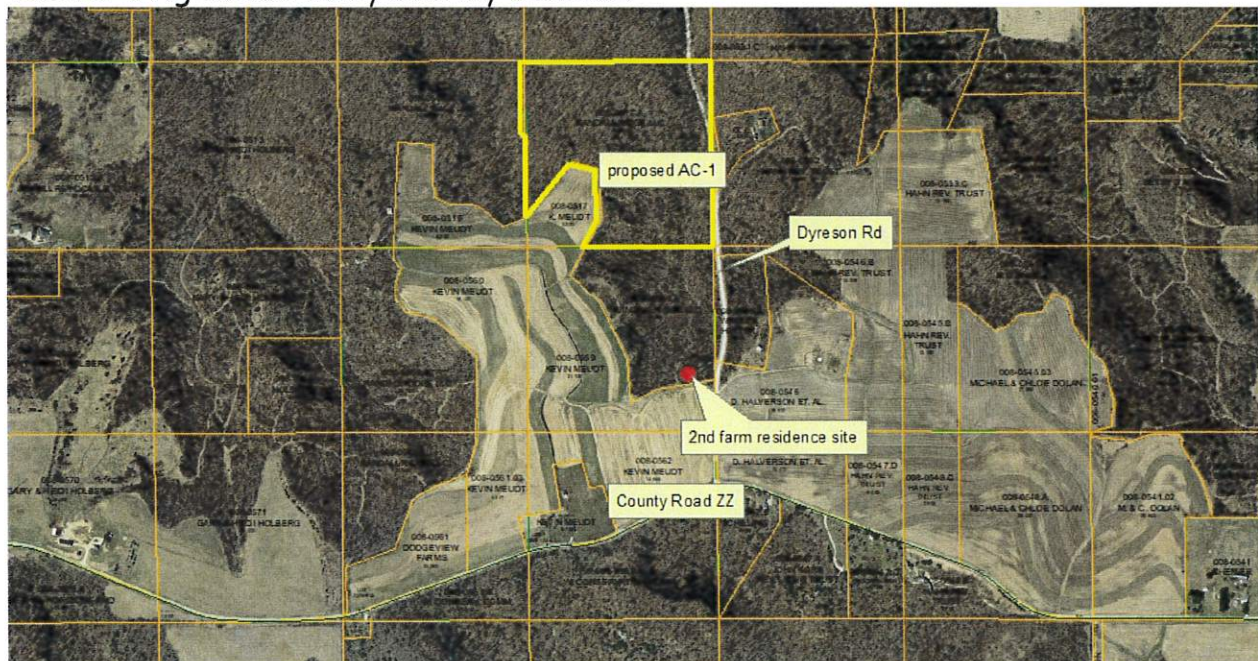
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3168
Douglas & Sherrill Randall
2505 Nina Ct.
Middleton, WI 53562

Hearing Date: May 27, 2021
Town of Dodgeville
S23-T7N-R3E
PIN: 008-0517.A+

Request: This is a request for a Conditional Use Permit to allow a 2nd farm-related residence on an approx. 119-acre A-1 farm. It also includes zoning 35.01 acres with the AC-1 Ag Conservancy overlay district.

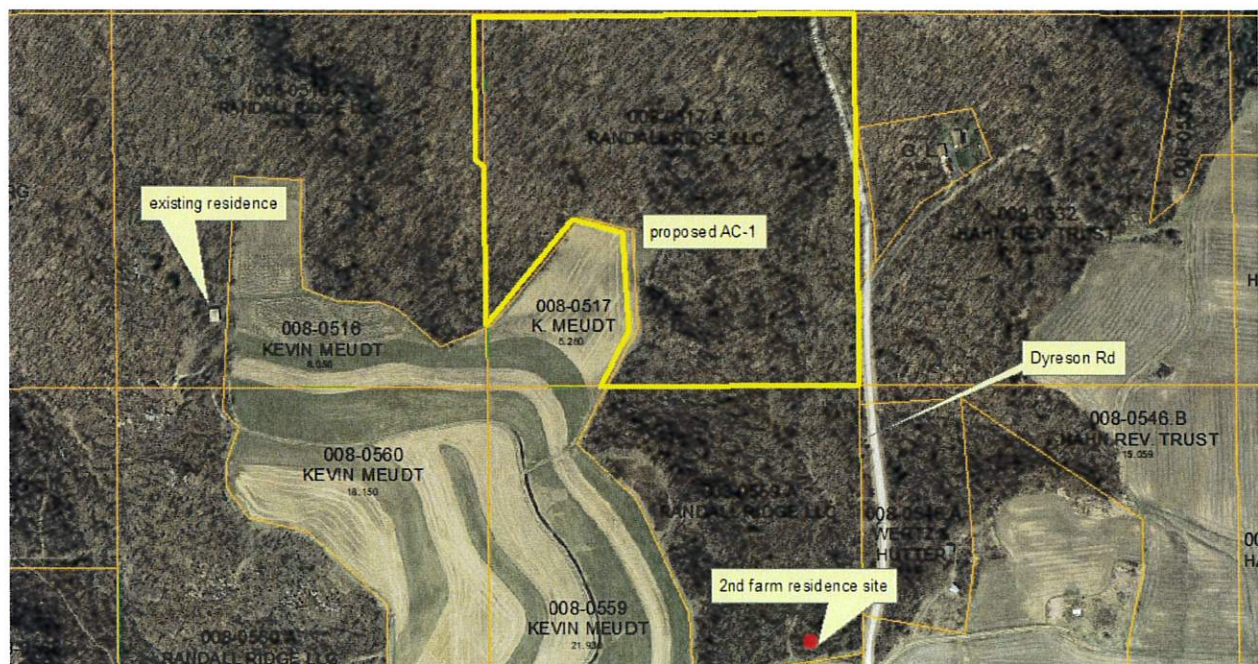


2. Comments

1. The A-1 district provides for a 2nd farm-related residence if located within 300 feet of the existing residence and served by the same driveway. A CUP is required if these conditions cannot be met. This proposal is for a 2nd residence that does not meet either condition.

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.

Staff Recommendation: Staff recommends approval with the Town's condition.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Douglas + Sherrill Randall Address: 2505 Nina Ct
Randall Ridge, LLC
Property located at 4952 Hwy ZZ, Town of Dodgeville
Landowner: _____ Address: _____

(if other than applicant) City/Zip Code: _____

Applicant Phone: () _____ Landowner Phone: 608 831-9095

Email: beguind@icloud.com Please contact by: ☒ email ☐ postal mail
Sherrill@chorus.net

This application is for: _____ Land use change/Rezone only --- \$500 filing fee
☒ Conditional Use only ----- \$500 fee if no land use change
_____ Both ----- \$600

in the Town of Dodgeville Acreage of proposed lot(s) 119.3 for entire parcel
✓ Sec 26, T7N, R3E PT NE ¼ OF NE ¼ Parcel #008 0559.A home site
✓ Sec 23, T7N, R3E PT SE ¼ OF SE ¼ Parcel #008 0517.A
Sec 23, T7N, R3E PT SW ¼ OF SE ¼ Parcel #008 0516.A Sec 26, T7N, R3E PT NW ¼ OF NE ¼
Parcel #008 0560.A Sec 26, T7N, R3E PT SW ¼ OF NE ¼ Parcel #008 8561.A
Have you contacted your Town Board about this proposal? ☒ Yes ☐ No See attached 35 acre
Does this request involve any proposed land division? ☐ Yes ☐ No Conservancy overlay
legal description

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A-1 Requested zoning district: AC-1 ^{✓ 008-0517.A} for the proposed use(s) of: _____

Requested Conditional uses (s): _____

Request is for a single residence to be located outside of existing cluster of buildings, a barn and non-winterized cabin. Location would be on Dyreson Rd. and is part of contiguous 119.3 acre parcel owned by Randall Ridge LLC, 4952 Hwy ZZ.

008-0559.A

I. Please list any improvements currently on the land:

Non-winterized cabin and barn (pole building)

II. Please explain the reason for the request and proposed plans:

We need permanent residence for our daughter to live in and manage our MFL. The new home can't be sited within cluster of existing buildings because the half-mile access driveway requires cost prohibitive work (removing trees, purchasing additional land and filling erosion places). This driveway is difficult to access in winter. The Dyreson Rd entrance, on our contiguous parcel, would provide easy access for a new home.

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. **For all Conditional Use Permit Requests** please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

It provides for a permanent manager who will preserve the property's significant natural features. This use allows for our MFL practices to be followed in more detail than is possible in the present. The land needs more supervision since the 2014 tornado opened up the canopy. Having a manager who lives on the land furthers our mission to promote native species and remove invasive species.

2. How do you feel 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)?

It is compatible with adjacent farmland and farm residences

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

There will be no adverse impacts from our proposed conditional use. The use of the land will remain the same.

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

NA

5. Are 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?

Fire and police protection available. Sewer and water are not.
Albion Energy will provide electric service
Septic system and well will be on site

6. What assurances can be provided for potential continuing maintenance associated with the use?

Residence owner will live on the land
and maintain it

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

This small home will blend with the site, preserving the natural aesthetic appeal of the ridge, one purpose of the Comprehensive Plan. This proposed use supports the Plan's goal to maintain low density. We are setting aside 35.01 acres for this purpose to meet the Town's requirement for a AC-1 Exclusive Agricultural Conservancy Overlay District.

****NOTE**** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.

Applicant(s) Signature: Douglas Randall Date: 5/7/21

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rev'd by SL Date 5/10/21 Fee 500 - Check # 400 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

90°6'W

90°5'45"W

43°3'45"N

43°3'45"N

43°3'30"N

43°3'30"N



Cabin

Barn

driveway

Proposed house

Dyersen Road

County Road 22

- Kevin Meudt

Randall Cabin
Property & Vicinity
Randall Ridge
LLC

0 0.05 0.1 miles

Imagery: GeoEye, Mapbox, Microsoft

90°6'W

90°5'45"W

4452 Col Hwy 22

119.3 acres - Randall Ridge LLC - Kevin Meudt - Surrounding farm land of Kevin Meudt

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Wednesday, May 5, 2021 11:04 AM
To: Scott Godfrey
Subject: Plan Commission Petitions - Town Board Recommendations

Importance: Low

Scott,

Here are the motions for the following petitions: Randall Ridge LLC, Roy & Cindy March and the Tim & David Gollon.

The conditional use application of Randall Ridge LLC for the purpose of allowing a second farm related residence on 119.3 acres more or less currently zoned A-1 Ag located in pt of the NE ¼, NW ¼ and the SW ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East and pt of the SE ¼ and SW ¼ of the SE ¼ of Section 23, Town 7 North, Range 3 East located at 4952 County Road ZZ.

Town Board Recommendation:

David Gollon made a motion to approve the conditional use application of Randall Ridge LLC for the purpose of allowing a second farm related residence on 119.3 acres more or less currently zoned A-1 Ag with the condition that 35 acres are placed into the AC-1 district. Kyle Levetzow seconded the motion. Motion carried.

The rezoning application of Roy R. & Cindy L. March Revocable Trust to rezone 2 acres more or less from A-1 Ag to AR -1 located in pt of the SW ¼ of the SW ¼ and the pt of the NW ¼ of the SW ¼ of Section 29, Town 6 North, Range 4 East located on Section Line Road.

Town Board Recommendation:

David Gollon made a motion to approve the rezoning of 3.5 acres more or less from A-1 Ag to AR-1 located in pt of the SW ¼ of the SW ¼ and the pt of the NW ¼ of the SW ¼ of Section 29, Town 6 North, Range 4 East located on Section Line Road with the appropriate acreage being placed into the conservancy district. Kyle Levetzow seconded the motion. Motion carried.

The rezoning application of David & Tim Gollon to rezone 70 acres more or less from AB-1 to A-1 Ag located in the SW ¼ and the NW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road.

Town Board Recommendation:

Kyle Levetzow made a motion to recommend the approval of the rezoning application of David & Tim Gollon to rezone 80 acres more or less from AB-1 to A-1 Ag located in the SW ¼ and the NW ¼ of the SW ¼ of Section 35, Town 6 North, Range 3 East located on Brennan Road. David Pope seconded the motion. David Gollon recused himself.

**DOUGLAS AND SHERRILL RANDALL CONSERVANCY OVERLAY LEGAL
DESCRIPTION 35.01 ACRES PARCELS OO80517A, 0080516A**

by John Halverson

A parcel of land located in the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 23, Town 7 North, Range 3 East, Town of Dodgeville, Iowa County, Wisconsin described as follows:

Beginning at the Southeast corner of said Section 23; thence N 00°51'07" W, 1319.59 feet along the East line of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of said Section 23 to the Northeast corner of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence S 89°15'42" W, 1342.17 feet along the North line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$; thence S 00°55'40" E, 507.58 feet; thence S 54°00'00" E, 30.58 feet; thence S 00°55'40" E, 566.26 feet; thence N 39°01'48" E, 480.81 feet; thence S 75°37'45" E, 185.52 feet; thence S 03°24'33" E, 349.98 feet; thence S 27°34'54" W, 224.77 feet; thence N 89°20'12" E, 920.38 feet to the point of beginning, containing 35.01 acres



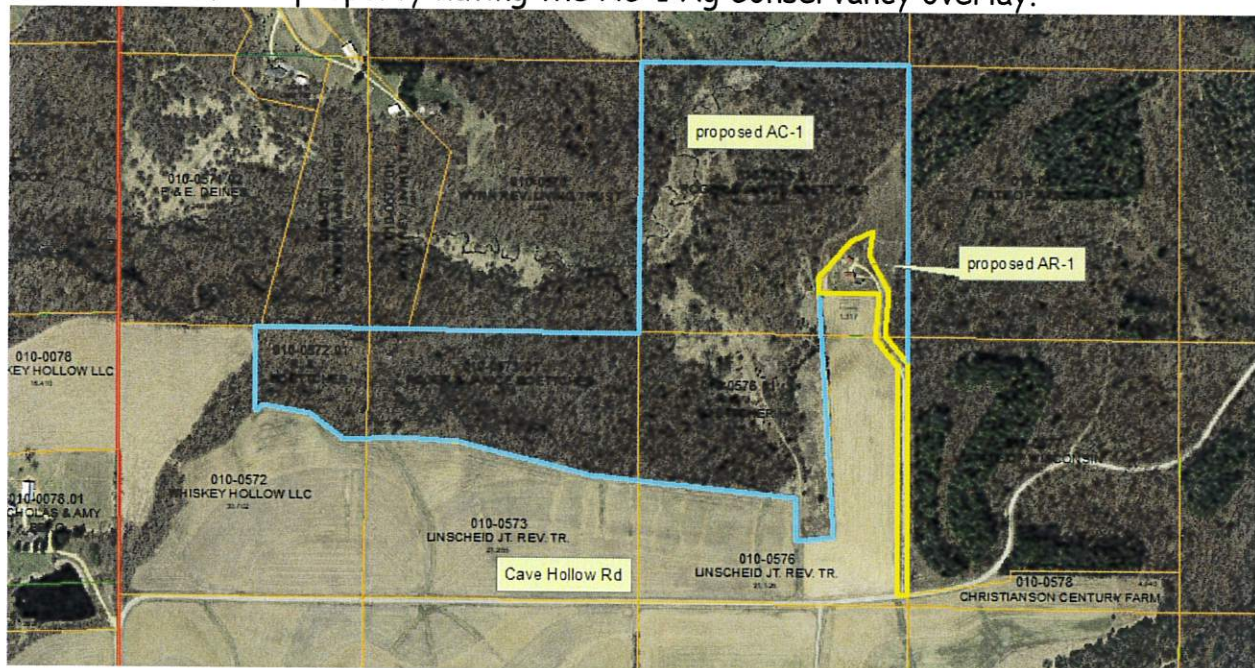
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3169
Roger & Janice Boettcher
3990 Cave Hollow Rd
Dodgeville, WI 53533

Hearing Date: May 27, 2021
Town of Eden
S7-T6N-R2E
PIN: 010-0575.01; 0576.01;
0573.01; 0572.01

Request: This is a request to rezone 3.16 acres from A-1 Ag to AR-1 Ag Res with the balance of the property having the AC-1 Ag Conservancy overlay.



2. Comments

1. The A-1 district has a minimum 40-acre lot size so the proposed 3.16-acre lot requires a change in zoning.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, but not livestock type animals without a Conditional Use Permit.
3. The associated certified survey map has not been submitted for review.

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).

Town Recommendation: The Town of Eden is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING &
DEVELOPMENT 222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

1

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)

Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Roger + Janice Boettcher Address: 3990 Cave Hollow Rd, Dodgeville
City/Zip Code: Dodgeville / 53533

Landowner: Roger + Janice Boettcher Address: 3990 Cave Hollow Rd (if
other than applicant) City/Zip Code: _____

Applicant Phone: (608) 553-1454 Landowner Phone: () same

Email: rcboettcher Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Eden Acreage of proposed lot(s) 3.16 ac.

Section 7 Town 6 N Range 2 E SW 1/4 of the SE 1/4 PIN 010-0575-01
3990 Cave Hollow Rd

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No Does this
request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: ability to sell land separate from Homestead

Requested Conditional uses (s):

None

I. Please list any improvements currently on the land: House, Garage, shed, solar panels PV, solar Panels Thermal, Wind turbine

II. Please explain the reason for the request and proposed plans: To be able to sell the land separate from the Home.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

—

—

—

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

—

—

—

3

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

—

—

—

5. Are 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?

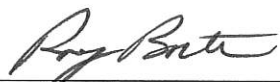
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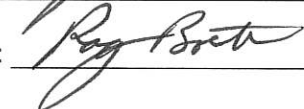
—

6. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature:  Date: 5-4-21

Landowner(s) Signature:  Date: 5-4-21

=====

= **For Office Use Only:** Rcv'd by JB Date 5-10-21 Fee 500.00 Check # 1072 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

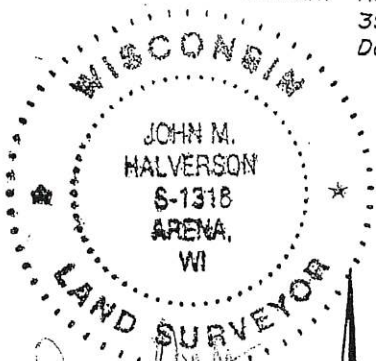
Commencing at the South $\frac{1}{4}$ corner of said Section 7; thence S $89^{\circ}15'13''$ E, 1321.65 feet along the South line of the SE $\frac{1}{4}$ of said Section 7; thence N $00^{\circ}00'11''$ W, 60.60 feet along the East line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ to a point in the centerline of Cave Hollow Road and the point of beginning; thence S $83^{\circ}34'55''$ W, 50.32 feet along the centerline of Cave Hollow Road; thence N $00^{\circ}00'11''$ W, 1111.85 feet; thence N $39^{\circ}11'18''$ W, 180.85 feet; thence N $04^{\circ}27'31''$ E, 218.55 feet; thence N $89^{\circ}24'20''$ W, 298.21 feet; thence N $05^{\circ}28'11''$ E, 81.93 feet; thence N $41^{\circ}34'55''$ E, 232.67 feet; thence N $65^{\circ}56'42''$ E, 115.18 feet; thence S $07^{\circ}10'44''$ W, 114.71 feet; thence S $28^{\circ}00'00''$ E, 204.77 feet; thence S $04^{\circ}27'31''$ W, 213.48 feet; thence S $39^{\circ}11'18''$ E, 178.63 feet; thence S $00^{\circ}00'11''$ E, 1124.02 along the East line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ feet to the point of beginning, containing 3.16 acres, more or less.

I further certify that such survey and the representation thereof hereon is true and correct to the best of my knowledge and belief and that said survey is in compliance with AE 7 of the Administrative Code.

John M. Halverson
 John M. Halverson
 Professional Land Surveyor
 6381 Coon Rock Road
 Arena, WI 53503

Dated this 20th day of January, 2016

OWNER: Roger & Janice Boettcher
 3990 Cave Hollow Road
 Dodgeville, WI 53533

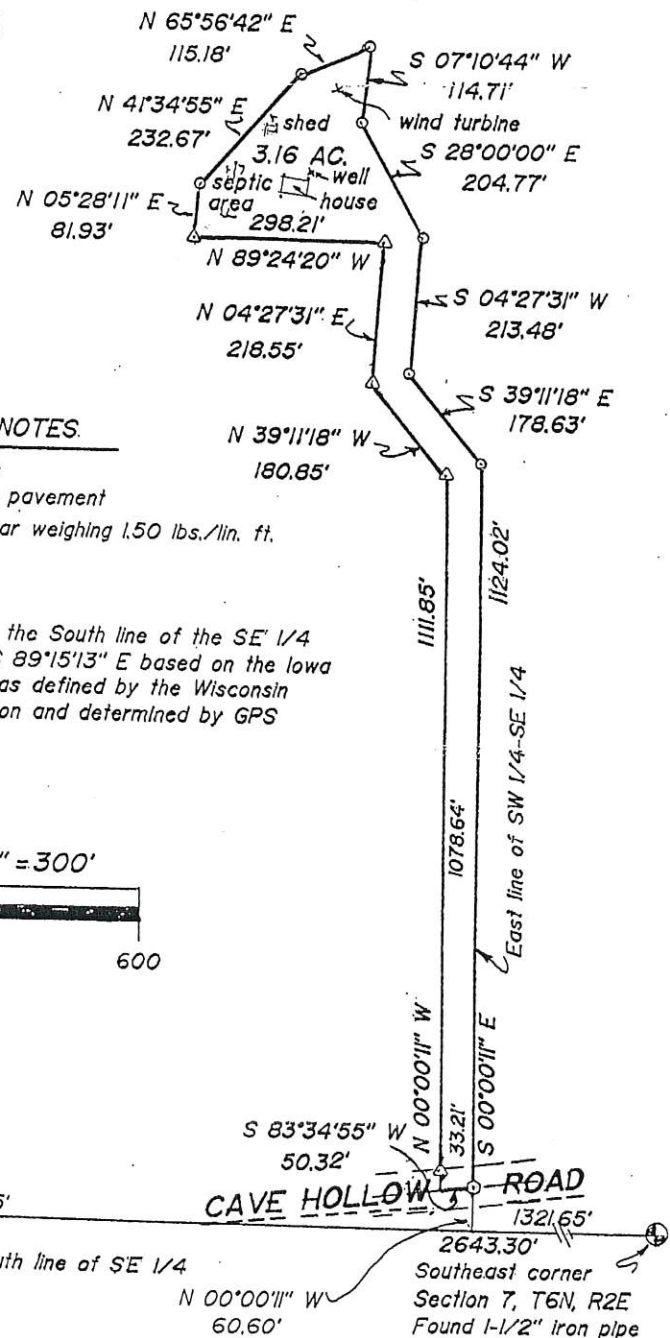


LEGEND AND NOTES.

- △ Found 1" Iron pipe
- Found mag nail in pavement
- Set $\frac{3}{4}$ "x18" rebar weighing 1.50 lbs./lin. ft.

Bearings are referenced to the South line of the SE $\frac{1}{4}$ of Section 7 which bears S $89^{\circ}15'13''$ E based on the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS Observation

SCALE 1" = 300'



Scott Godfrey

From: Andrew Bishop <thegingerbishop@gmail.com>
Sent: Wednesday, May 5, 2021 2:23 PM
To: Scott Godfrey
Subject: Boettcher Zoning Change

Hi Scott,

The Town of Eden Board approved Roger and Janice Boettcher's zoning change request at our May meeting.

Thanks,

Andy Bishop
Town of Eden Clerk



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

Zoning Hearing: 3170
Cole Roelli & Christl Burns-Roelli
136 County Road I
Montfort, WI 53569

Hearing Date: May 27, 2021
Town of Eden
SE SE S17-T6N-R2E
PIN: 010-0700.B

Request: This is a request to rezone an existing nonconforming 12.5 acre lot from A-1 Ag to AR-1 Ag Res for new residential development.



2. Comments

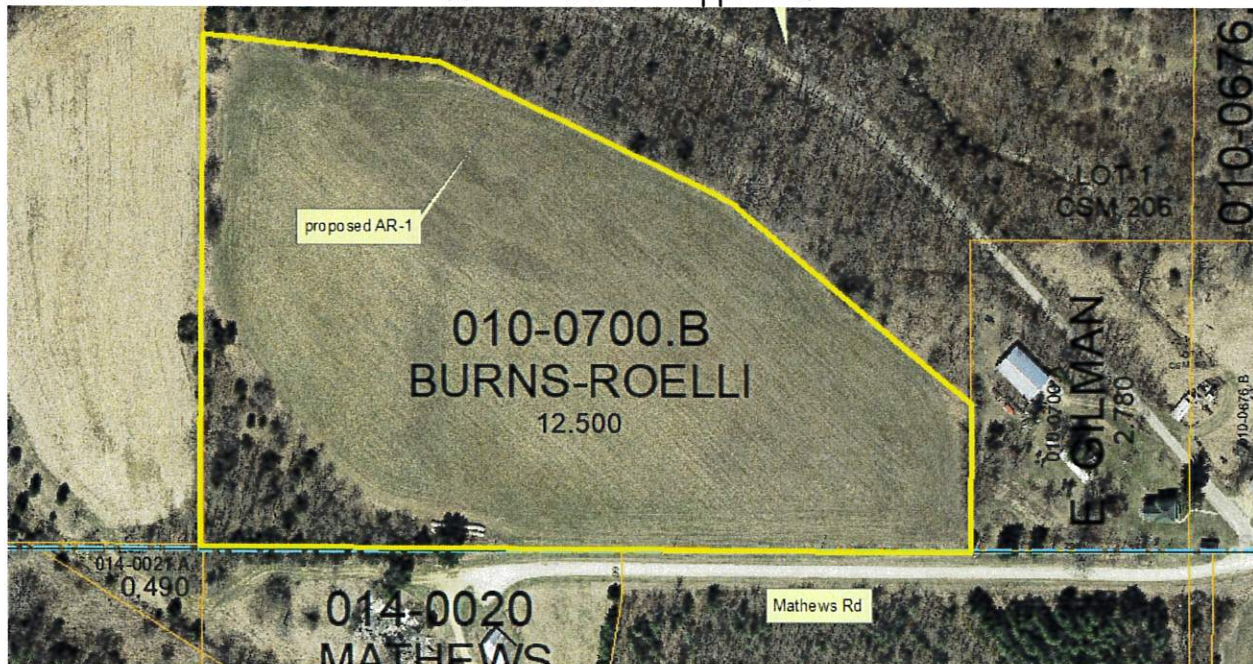
1. This lot is nonconforming for not meeting the minimum 40-acre lot size for the A-1 district. It was created by land contract on Nov. 22, 1978.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animals.
3. The lot predates the need for 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).

Town Recommendation: The Town of Eden is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Wile Roelli & Address: 136 County Rd I
Christl Burns-Roelli City/Zip Code: Montfort WI 53569

Landowner: Same as above Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: (608) 341-6223 Landowner Phone: (608) 341-6223

Email: rolsmojave3@hotmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of Eden Acreage of proposed lot(s) 12.5

Section 17 Town 6 N Range 2 E SE 1/4 of the SE 1/4 PIN 010-0700.13

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☐ Yes ☒ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A-1^{ve} Requested zoning district: AR-1 for the proposed
use(s) of: Building a residence and planning to keep the
balance of land in AG use.

Requested Conditional uses (s):

None

Exempt From Density per sec 11. PLAN

I. Please list any improvements currently on the land: None

II. Please explain the reason for the request and proposed plans: We wish to build a residence on the property.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

This property is a pre-existing small parcel of 12 acres located near 2 existing residences. We plan to maintain a portion of the property in agricultural use.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

This parcel is located near 2 existing residences with the remaining surrounding land largely wooded.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

N/A

2. How do you feel 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)?

N/A

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

N/A

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

N/A

5. Are 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?

N/A

6. What assurances can be provided for potential continuing maintenance associated with the use?

N/A

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

N/A

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Chris Bar-Rulli Cole Rulli Date: 5-7-2021

Landowner(s) Signature: Chris Bar-Rulli Cole Rulli Date: 5-7-2021

For Office Use Only: Rcv'd by SL Date 5/10/21 Fee 500 Check # 1586 Cash
A-1 NC present zoning N/A floodplain N/A shoreland/wetland

PLAT OF SURVEY

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Town 6 North, Range 2 East, Eden Township, Iowa County, Wisconsin, more fully described as:
Commencing at the Southeast corner of said Southeast $\frac{1}{4}$; thence S $89^{\circ}29'32''$ W, 1325.72' to the Southwest corner of the Southeast $\frac{1}{4}$ of the said Southeast $\frac{1}{4}$ and the point of beginning being marked with a $\frac{7}{8}$ " x $\frac{3}{4}$ " round, steel rod; thence N $89^{\circ}29'32''$ E, 1035.72' to a $\frac{3}{4}$ " steel rod; thence N $0^{\circ}06'00''$ W, 189.39' to a $\frac{7}{8}$ " steel rod; thence N $49^{\circ}37'48''$ W, 421.03' to a $\frac{7}{8}$ " steel rod; thence N $64^{\circ}08'55''$ W, 430.55' to a $\frac{7}{8}$ " steel rod; thence N $8^{\circ}04'44''$ W, through a $\frac{7}{8}$ " steel rod to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence southerly along the west line thereof to the point of beginning. Containing 12.50 acres more or less and being subject to any and all recorded easements and right-of-way.

I hereby certify that I have surveyed the property described hereon and that this map is a correct representation thereof in accordance with the information furnished.

September 15, 1978

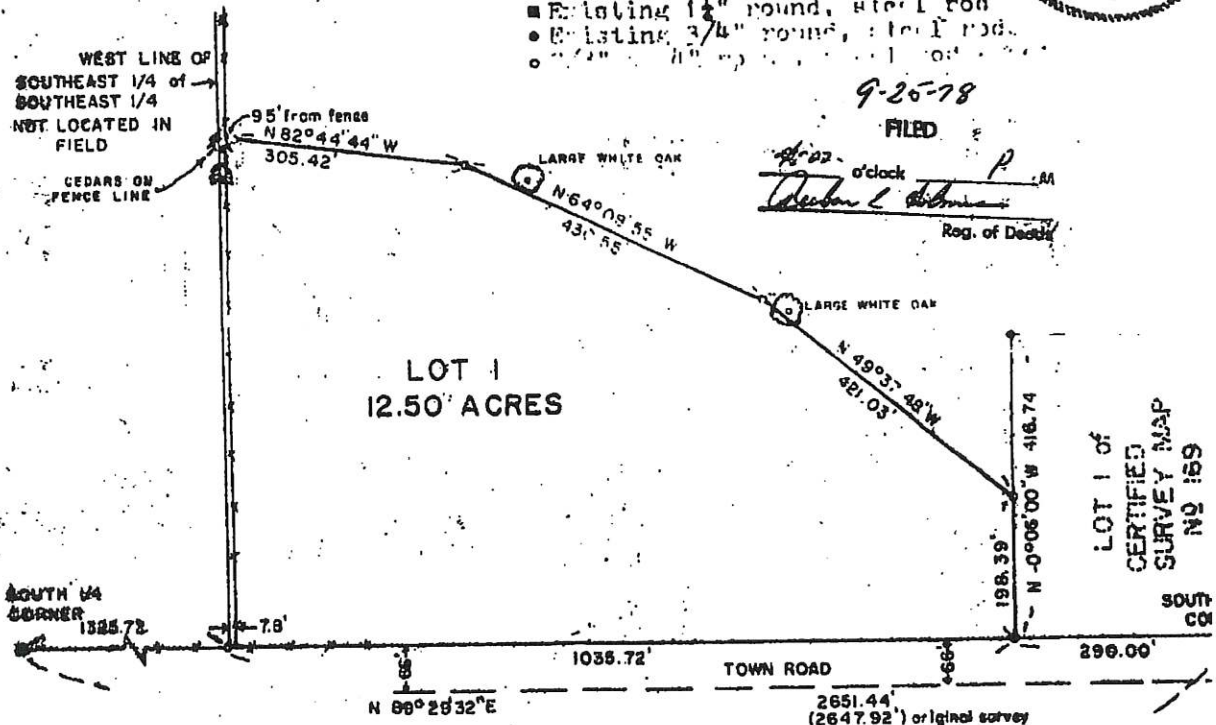
Bruce D. Bowden S.L.S.-1750

NOTE: Bearings are referenced to the West line of Lot 1 of Certified Survey Map No 169 which is recorded as S $0^{\circ}06'00''$ E.

Surveyed For:
Mr. Ron Daentl
R.F.D.
Dodgeville, Wisc. 53533

LEGEND

- Existing $\frac{1}{2}$ " round, steel rod
- Existing $\frac{3}{4}$ " round, steel rod
- " " " " " " " " " " " "



BOOK D-2 PAGE 11
JOB NO. D-78038
CHECKED B.D.B.
DRAWN BY G.D.L.

SCALE: 1" = 200'

11/2 2 PAGE 146

TALARCZYK & ASSOC., INC.

110 E. Division Street
DODGEVILLE, WI 53533

Phone 608/935-3301

To whom it may concern,

The Town of Eden Board approved a request to rezone a parcel 010-0700.B owned by Cole and Christl Roelli from A-1 to AR-1 at the regular meeting on April 5 2021.

Thank you,

Andrew Bishop

Town of Eden Clerk



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

Zoning Hearing: 3171
David McCarthy
1235 County Road I
Highland, WI 53543

Hearing Date: May 27, 2021
Town of Highland
SW S23-T7N-R1E
PIN: 012-0839; 0836; 0837

Request: This is a request to enlarge an existing 3.099 acre AR-1 Ag Res lot to 24.348 acres and to create a new 7.848 acre AR-1 Ag Res lot by rezoning from A-1 Ag.



2. Comments

1. Neither of the proposed lots meet the minimum 40-acre lot size to remain A-1 Ag.
2. If approved, the lot larger lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 8

livestock type animals. The smaller lot would be eligible for the same but up to 3 animal units.

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 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).

Town Recommendation: The Town of Highland is recommending approval.

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







IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: DAVID MCCARTHY Address: 1235 QTY RD I
City/Zip Code: HIGHLAND WIS 53543

Landowner: SAME Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: 608 929-7620 Landowner Phone: () _____

Email: MYMEO 9272@Yahoo.com Please contact by: _____ email ☒ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600 9.848 > 24.348

in the Town of HIGHLAND Acreage of proposed lot(s) 32.796
23 7 1 SE SW 012-0839
Section 23 Town 7 N Range 1 E N 1/2 1/4 of the SW 1/4 PIN 012-0839, 0837

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☐ Yes ☒ No ?

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: _____

Requested Conditional uses (s):

2/A

I. Please list any improvements currently on the land: ✓

II. Please explain the reason for the request and proposed plans: I'M SELLING
THE FARM TO MY SON EXCEPT FOR THESE
TWO PARTS

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

IT WOODS AND BUILDINGS

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

NO WORKABLE LAND

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: David D McCarthy Date: 5-2-2021

Landowner(s) Signature: SAME Date: _____

=====

For Office Use Only: Rcv'd by SL Date 5/3/21 Fee 500 Check # 9212 Cash
A-1 present zoning N/A floodplain N/A shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NW 1/4-SW 1/4 AND THE SW 1/4-SW 1/4, INCLUDING IOWA COUNTY CERTIFIED SURVEY MAP NO. 1338, RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON PAGES 232 AND 233 AS DOCUMENT NUMBER 324204, ALL LOCATED IN SECTION 23, TOWN 7 NORTH, RANGE 1 EAST, TOWN OF HIGHLAND, IOWA COUNTY, WISCONSIN.

CURVE DATA TABLE COUNTY ROAD I

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	2864.93'	404.59'	08°05'29"	N 47°37'32" E	404.25'	N 51°40'17" E	N 43°34'48" E
C-2	2914.93'	421.19'	08°16'44"	N 47°43'10" E	420.83'	N 51°51'32" E	N 43°34'48" E

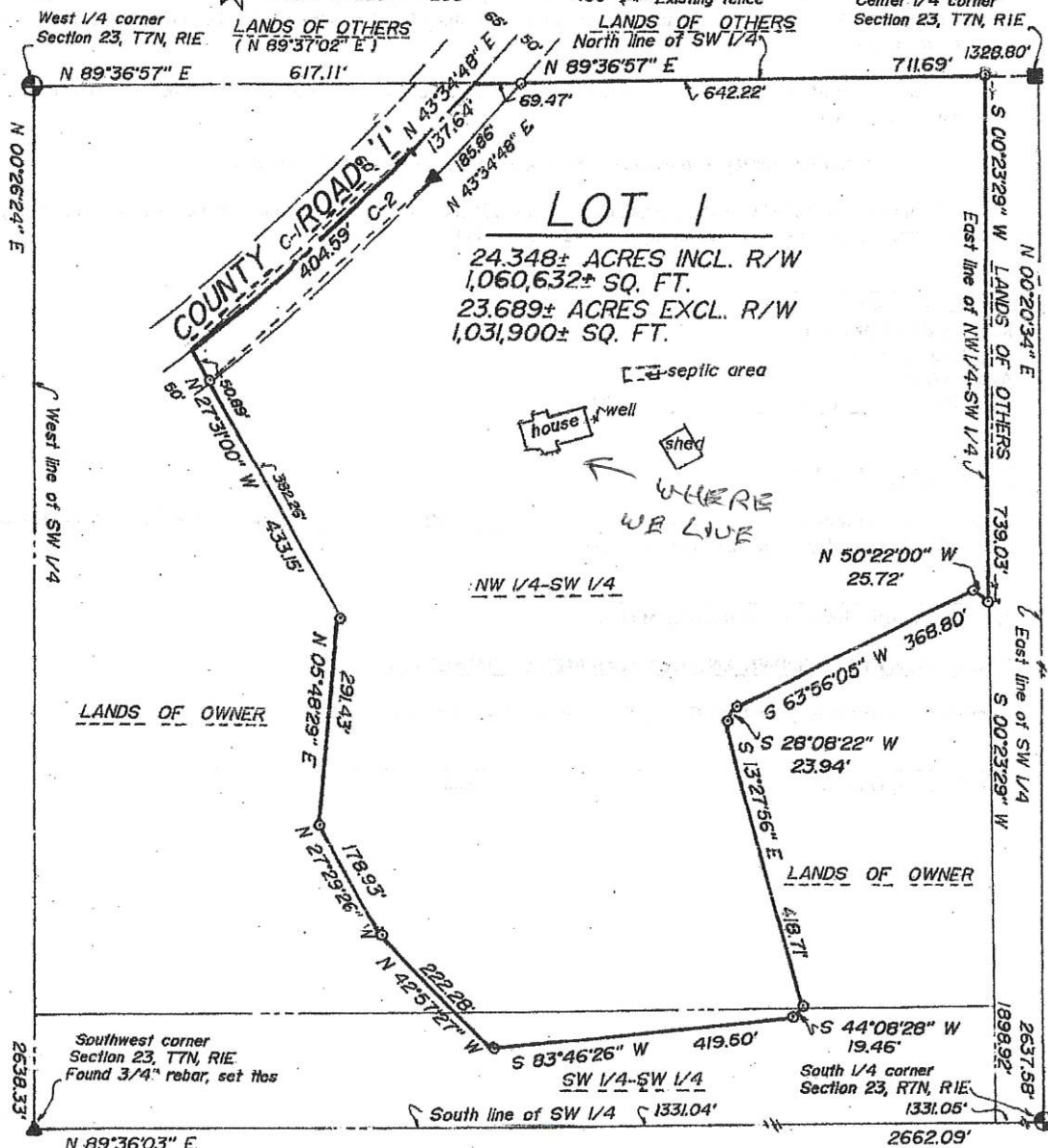
Bearings are referenced to the West line of the SW 1/4 of Section 23 which bears N 00°26'24" E based on the Wisconsin County Coordinate System, Iowa County Zone, NAD83 2011

OWNER: David & Margaret McCarthy
1235 County Road I
Highland, WI 53543

LEGEND AND NOTES

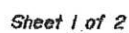
- ▲ Found 3/4" rebar
- Set 3/4"x24" iron rebar, weighing 150 lbs./lin. ft.
- () Recorded as
- ⊕ Found 1-1/4" rebar & ties
- Found 1" rebar
- Existing fence

SCALE 1" = 200'



LOCATED IN THE SE ¼-SW ¼ SECTION 23, TOWN 7 NORTH, RANGE 1 EAST, TOWN OF HIGHLAND, IOWA COUNTY, WISCONSIN.

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	954.93'	348.10'	20°53'10"	N 76°31'57" E	346.17'	N 86°58'32 " E	N 66°05'22" E
C-2	160.00'	166.18'	59°30'34"	N 36°20'05" E	158.81'	N 66°05'22" E	N 06°34'48" E
C-3	987.93'	236.08'	13°41'30"	N 72°56'07" E	235.52'	N 79°46'52" E	N 66°05'22" E
C-4	193.00'	204.49'	60°42'26"	N 35°44'09" E	195.06'	N 66°05'22" E	N 05°22'56" E



Scott Godfrey

From: hilonank@mhtc.net
Sent: Tuesday, May 4, 2021 9:13 AM
To: Scott Godfrey
Subject: Re: McCarthy

Good Morning Scott:

Our town board approved David McCarthy's zoning request for 7.5 acres off of McCarthy Road to AR-1 and approved his rezoning 23.689 acres around his existing house to AR-1.

The board also approved Phil Draude's driveway access at 1540 County Road I.
A lot happening in the Town of Highland it seems. Hope you are doing well. Thank you Lois

From: Scott Godfrey (Scott.Godfrey@iowacounty.org)
Date: 05/03/21 12:52
To: hilonank@mhtc.net
Subject: **McCarthy**

Hi Lois,

I hope you're doing well. I have a rezoning application from Dave McCarthy but he didn't fill in what/how he wants to rezone. I spoke with him some weeks ago at which time he was thinking one AR-1 lot across from McCarthy Rd (a 7.8 acre triangle with a shed on it) and either a C-1 or AR-1 lot around his house (24 acres or so).

I believe he's on the town's agenda, so do you know what he's asking for? 2 AR-1 lots or 1 AR-1 and 1 C-1?

Thanks.

Scott A. Godfrey, Director

Office of Planning & Development



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

Zoning Hearing: 3172
Everett & Janet Beckius
4717 Tower Rd
Highland, WI 53543

Hearing Date: May 27, 2021
Town of Highland
NW NW S34-T7N-R1E
PIN: 012-1027; 1029

Request: This is a request to create a 5.06 acre AR-1 Ag Res lot by rezoning from A-1 Ag.



2. Comments

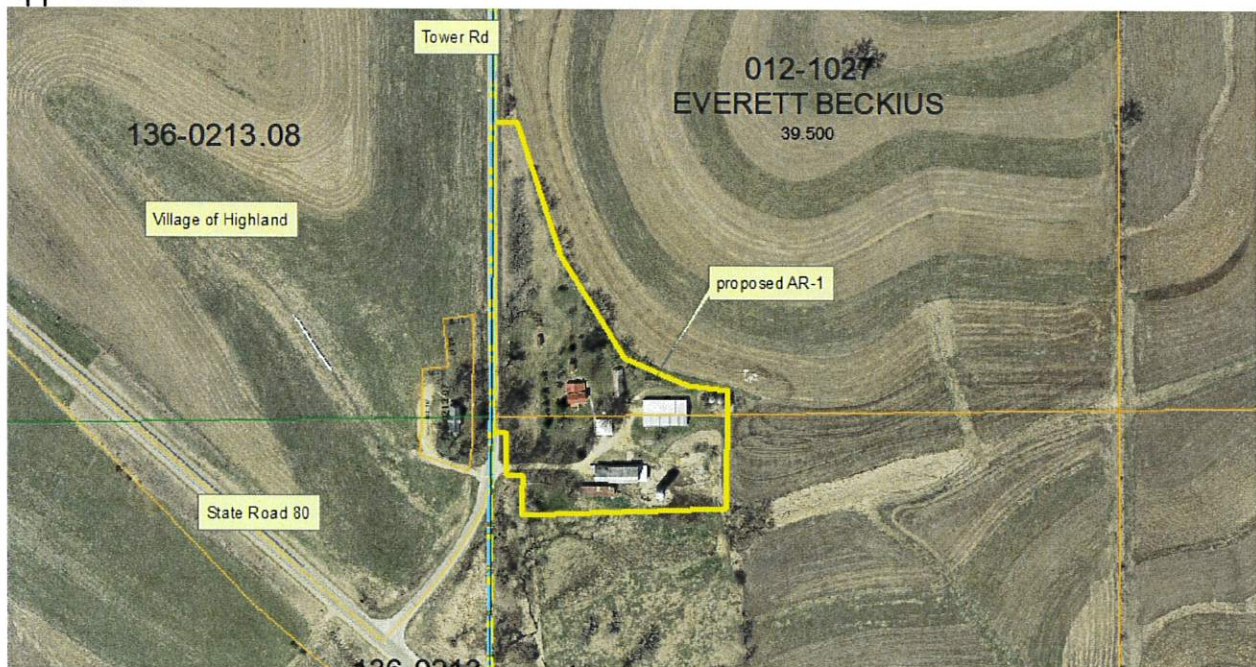
1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animals.
3. The associated certified survey map has not yet been submitted for formal review.

4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following 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).

Town Recommendation: The Town of Highland is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Everett Janet Beckins Address: 4717 Tower Rd
City/Zip Code: Highland, WI 53543

Landowner: _____ Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: (608) 623-2372 Landowner Phone: () _____

Email: gma.gpab2@gmail.com Please contact by: _____ email _____ postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of Highland Acreage of proposed lot(s) 5.06

Section 34 Town 7 N Range 1 E NW 1/4 of the NW 1/4 PIN 012-1027, 1029

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A6 Requested zoning district: AR-1 for the proposed
use(s) of: CREATE PARCELS SURROUNDING BUILDINGS

Requested Conditional uses (s):

N/A

I. Please list any improvements currently on the land: restructured water way, 2020

II. Please explain the reason for the request and proposed plans: selling remaining land to son

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

Existing buildings, no tillage

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

keeping in family at this time, no a plant

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

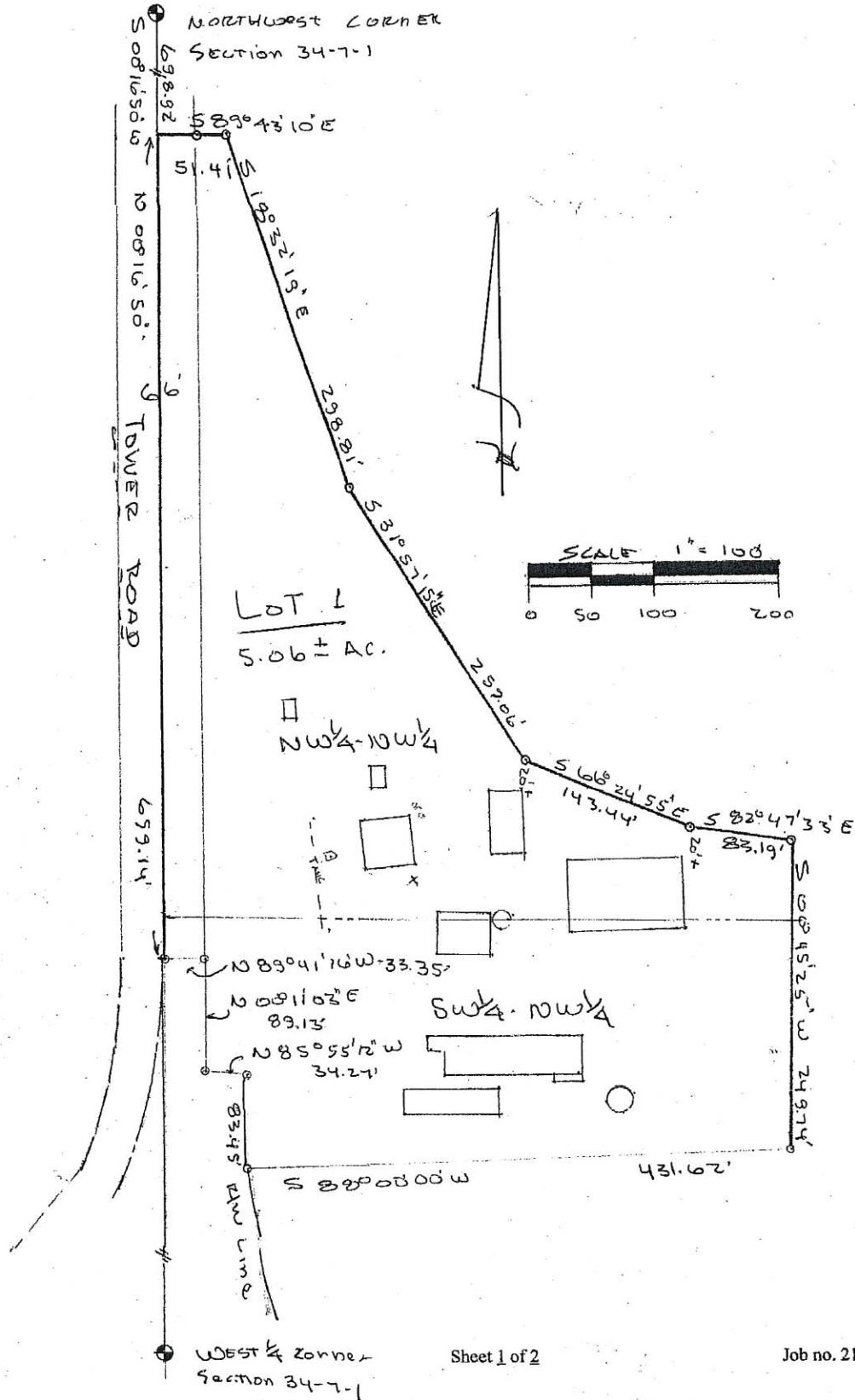
Applicant(s) Signature: Janet Beckius Date: 4-15-2021
Landowner(s) Signature: Ernest Bonbrun Date: 4-15-2021

=====

For Office Use Only: Rcv'd by SL Date 5/10/21 Fee 500 - Check # 3547 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW ¼-NW ¼ AND THE SW ¼-NW ¼ SECTION 34, TOWN 7 NORTH, RANGE 1 EAST, TOWN OF HIGHLAND, IOWA COUNTY, WISCONSIN.



Scott Godfrey

From: hilonank@mhtc.net
Sent: Thursday, December 17, 2020 1:48 PM
To: Scott Godfrey
Subject: TOWN OF HIGHLAND

HI SCOTT:

AT OUR BOARD MEETING, MONDAY, DEC 14TH, THE BOARD APPROVED EVERETT & JANET BECKIUS RESONING 5 ACRES TO AG RESIDENTIAL CONSISTING OF THE FARM BUILDINGS.

THEY ALSO APPROVED TERRI PINK'S REQUEST TO REZONE TWO ACRES AND APPROVED HER DRIVEWAY LOCATION OFF OF DRY BONE ROAD.

THANK YOU.

MERRY CHRISTMAS TO YOU AND YOUR FAMILY!

LOIS



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

Zoning Hearing: 3173

Robert Daentl
PO Box 207
Edmund, WI 53535

Hearing Date: May 27, 2021

Town of Linden
NE SW S28-T6N-R2E
PIN: 014-0245

Request: This is a request to create a 1 acre AR-1 Ag Res lot by rezoning from A-1 Ag.



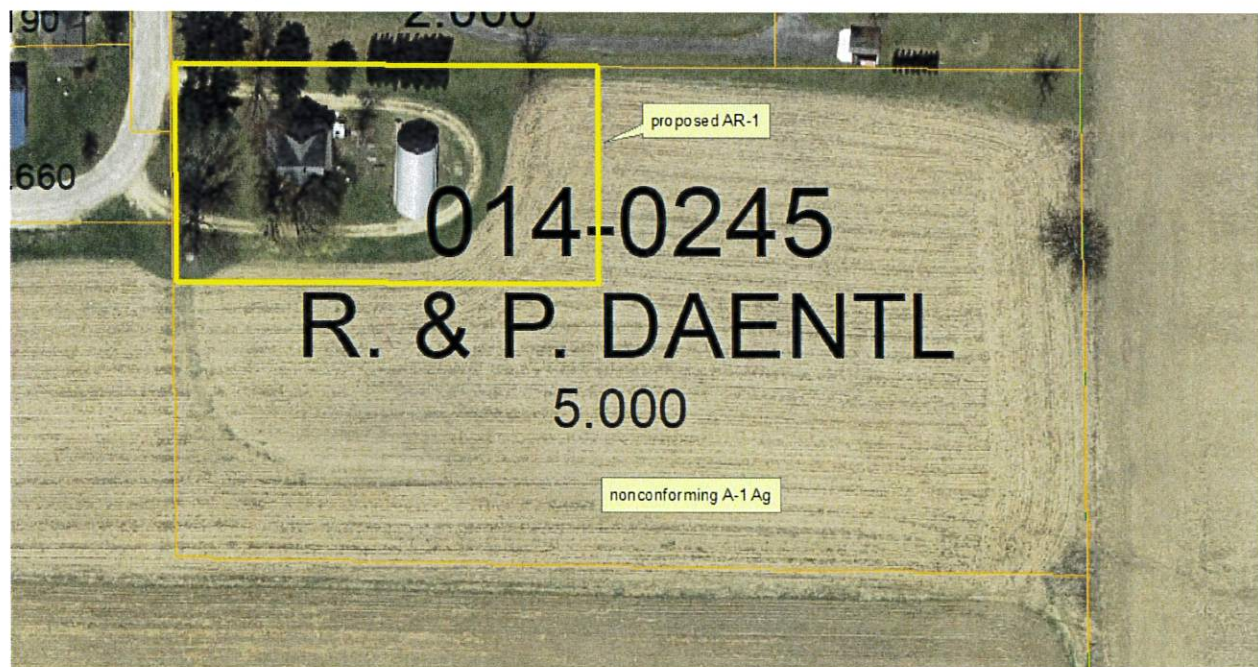
2. Comments

1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, but no livestock type animals without a Conditional Use Permit.
3. The associated certified survey map has been submitted for formal review.

4. The parent 5-acre lot (014-0245) is current nonconforming A-1 Ag. If approved, the balance of the parent lot will need to be consolidated by deed into the applicants' adjacent A-1 land.
5. 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).

Town Recommendation: The Town of Highland is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that the balance of the parent lot (014-0245) be consolidated by deed with the adjacent A-1 land and the associated certified survey map be duly recorded within 6 months of County Board approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Robert A. Daentl Address: 3075 Daentl Rd Box 207
City/Zip Code: Edmund, 53535

Landowner: Same as above Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: (608) 574-6233 Landowner Phone: () _____

Email: robert.paula@Frontier.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if **no** land use change
☐ Both ----- \$600

in the Town of Linden Acreage of proposed lot(s) 1

Section 28 Town 6 N Range 2 E NE 1/4 of the SW 1/4 PIN 014 0245

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: AR1 Requested zoning district: Residential for the proposed
use(s) of: AIAG

Requested Conditional uses (s):

I. Please list any improvements currently on the land: one house
and one shed

II. Please explain the reason for the request and proposed plans: I wish to
sell one acre which includes house and shed,
The Ag land would remain with the rest of my farm.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

This 1 acre includes a house and shed
with surrounding lawn.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

nothing will change on the current
property. All agricultural land will remain
in Ag use.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Robert Daentz Date: 5-6-21

Landowner(s) Signature: Robert Daentz Date: 5-6-21

=====

For Office Use Only: Rcv'd by JD Date 5-10-21 Fee 520 Check # 12432 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

PRELIMINARY 5/6/2021

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NE 1/4 of the SW 1/4
of Section 28, T6N, R2E, Town of Linden,
Iowa County, Wisconsin

FOR: ROBERT A. & PAULA J. DAENTL
3119 S. HANCOCK STREET
EDMUND, WI 53535

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify: THAT under the direction of Robert Daentl, I have surveyed, divided and mapped the following described parcel of land: Being part of the NE 1/4 of the SW 1/4 of Section 28, T6N, R2E, Town of Linden, Iowa County, Wisconsin, to wit:

Commencing at the W 1/4 corner of said Section 28; thence S 89°40'42" E, 2027.27' along the north line of the SW 1/4; thence S 0°28'56" E, 456.85' to the POINT OF BEGINNING; thence S 89°39'01" E, 290.43'; thence S 0°28'56" E, 150.00'; thence N 89°39'01" W, 290.43' thence N 0°28'56" W, 150.00' to the POINT OF BEGINNING; containing 43,560 square feet or 1.000 acres, more or less. Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date

APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

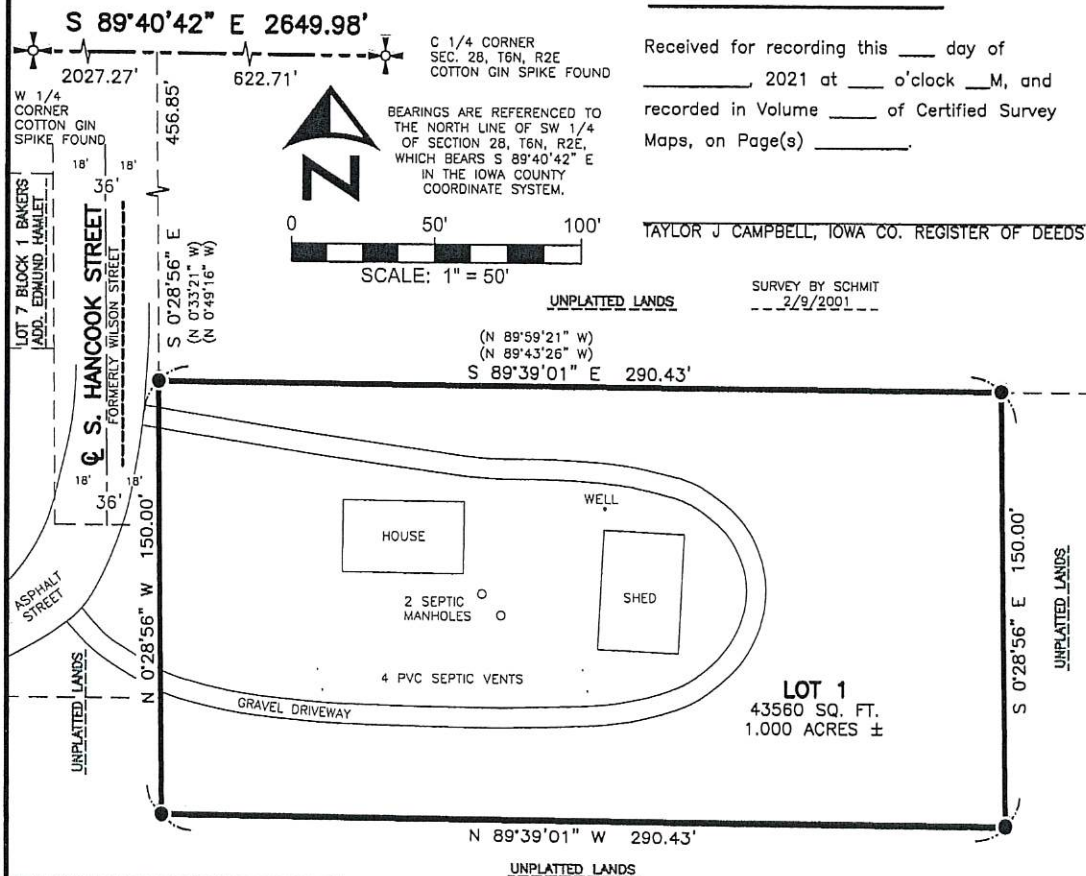
SCOTT GODFREY - DIRECTOR

Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ____ day of
_____, 2021 at ____ o'clock ____ M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) ____.

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 1
JOB ID: 2103121C
FIELD CREW: MGR

TOWN OF LINDEN

MINUTES BOARD MEETING

APRIL 14, 2021

Meeting was called to order at 7:00pm by Chairman, Dean Liddicoat.

Present: Dean Liddicoat, Mark Sieling, Jeff Lindner, Michelle Wendhausen, Sam Palzkill

Others present: Cash Reichling, Angie Reichling, Mark Wasley, Amy Wasley, Jim Jewell representing Paula Griffiths, Stosh Potacki, Kathy Swanson, Bob Daentl, Jeff Oxnem

Confirmed compliance with open meeting law.

Minutes approved on a motion by Mark, second by Jeff

Treasurer's report approved on a motion by Mark, second by Jeff

Bob Daentl: wants to rezone property in Edmund to residential. Approx 3/4A. It is in the Hamlet of Edmund. It will be surveyed to make an acre. Motion to approve rezoning of an acre by Mark, second by Jeff.

Jim Jewell for Paula Griffiths: House and 7A on Sunny Slope Rd. wants to add a 18 x 20 room. Per County needs to rezone. Motion to approve rezoning by Mark, second by Jeff.

Cash Reichling: Building a house on Springer Road. Kathy Swanson gave committee approval. Old house will be torn

down. Presented site and driveway plans and plat. Motion to approve by Jeff, second by Mark.

Mark Wasley: Was notified to appear by cause of emails of concern from Dennis Boyer. Dennis was advised by email and mail this would be on the agenda and did not appear. Driveway committee requested he place flags where driveway will be. He will submit a permit application.

Stosh Potacki: lengthy presentation on the wind turbine project and its impact on land values and citizen health. Presented a number of literature with details.

Road viewing: Thursday, April 22nd at 8:00am. Meet in the parking lot behind the garage

Jeff Oxnem: Bob Phillips is working out well. Mower needs rear tire. Jeff will check prices and it will need to be on the agenda in May. Cold patching is being done. Sen Marklein and Rep Novak have initiated bills to provide road assistance in the amount of \$2,000 per mile of road. Pending in the Legislature.

Plan Commission terms are expiring. Dean appointed current members to new term.

Adjourned to Executive Session:

Returned to regular session.

Motion to adjourn by Jeff, second by Mark.

Respectfully submitted,

Sam Palzkill, Clerk



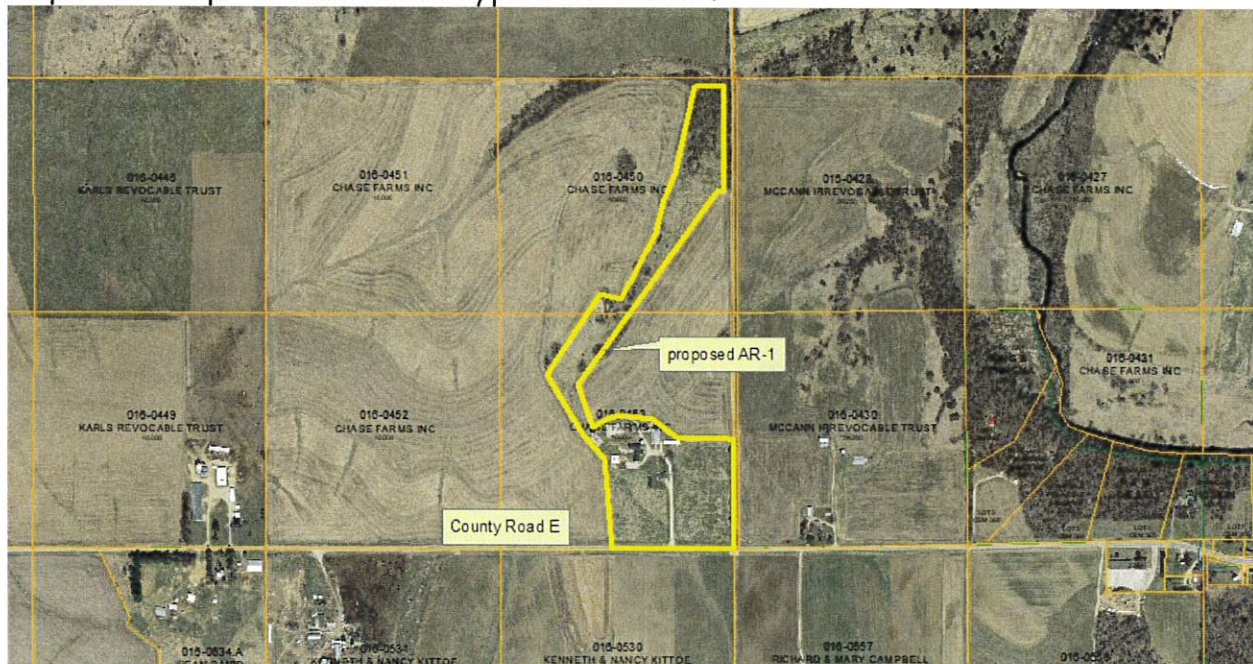
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3174
Chase Farms Inc. c/o Paul Leigh
925 County Road A
Rewey, WI 53580

Hearing Date: May 27, 2021
Town of Mifflin
SE NE S28-T5N-R1E
PIN: 016-0450; 0453

Request: This is a request to create a 20.38 acre AR-1 Ag Res lot by rezoning from A-1 Ag with the balance of PIN 016-0450 zoned with the AC-1 Ag Conservancy overlay district. The petition includes a Conditional Use Permit request for up to 16 livestock type animal units.



2. Comments

1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag.
2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock type animals. The AC-1 overlay would prohibit development. A CUP is being requested for up to 16 animal units. 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

3. The associated certified survey map has been submitted for formal review.

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).

Town Recommendation: The Town of Mifflin is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval. Staff also recommends approval of the 16 animal units.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrev@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – must be complete

Applicant: Chase Farm Inc. Address: 925 Cty Rd A
c/o Paul Leigh
(manager) City/Zip Code: Rewey, WI. 53580

Landowner: Chase Farms c/o Address: 925 Cty Rd A
(if other than applicant) PAUL Leigh City/Zip Code: Rewey, WI. 53580

Applicant Phone: (608) 778-0792 Landowner Phone: (608) 778-0792

Email: squeak-1@live.com Please contact by: ☒ email ☐ postal mail

This application is for: ☐ Land use change/Rezone only — \$500 filing fee
☐ Conditional Use only — \$500 fee if no land use change
☒ Both — \$600

in the Town of Mifflin Acreage of proposed lot(s) 20.38 acres

Section 28 Town 5 N Range 1 E SE 1/4 of the NE 1/4 PIN 016-0450, 0453

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A1 Requested zoning district: AR1 for the proposed use(s) of: AC1 Balance in 016-0450

Requested Conditional uses (s):

Have up to 16 head of cattle to utilize
pastures.

I. Please list any improvements currently on the land: House, Barn, horsebarn,
calf shed, Machine Shed

II. Please explain the reason for the request and proposed plans: Selling the
homestead + adjoining land.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

Homestead and adjoining land could still be used
for agricultural.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

Selling homestead and adjoining land. Surrounding
land will still be used for agricultural use.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

The additional animal units are consistent with the
existing proposed use of the land, and pose little to
no risk of over grazing or any waste problems.
(See attached sheet for Waste Management Plan)

2. How do you feel 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)?

The proposed use is consistent with how the land
has been used for decades as part of a farm
homestead, little will change other than ownership
of the land.

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

There are no significant anticipated measurable adverse
impacts. The homestead will continue to be used
in substantially the same manner it was as
currently zoned.

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

Any adverse impacts can be mitigated by
monitoring the land.

5. Are 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?

Public safety, transportation services and utility services
are available. This conditional use will not affect this
aspect as the land is currently used in the same
manner.

6. What assurances can be provided for potential continuing maintenance associated with the use?

Fences and other maintenance that must be done will
have to have been done without the conditional use
variance. The additional animal units do not affect
the scale of maintenance.

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

The land will be used in the same manner it has
for decades, as an agriculture residence. It will
utilize prime agricultural land in a safe responsible
way.

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Chase Farm Inc.
Paul Luyt (Manager) Date: 4-19-21
Landowner(s) Signature: Chase Farm Inc.
Paul Luyt (Manager) Date: 4-19-21

For Office Use Only: Rcv'd by SL Date 4/20/21 Fee 600 Check # 4806 Cash
1-1 present zoning 1-A floodplain 1-A shoreland/wetland

Waste Management Plan

The animals will naturally fertilize the pasture, and if the animals use the building, it will be cleaned out in the spring of each year. The waste will then be spread on neighboring crop ground to be used as fertilizer.

LBZP

400 0 400 800 1200

GRAPHIC SCALE: 1" = 400'

NUMBER	BEARING	DISTANCE
L-12	N 12°42'45" E	500.86'
L-13	S 19°59'10" E	258.03'
L-14	N 55°30'31" E	42.56'
L-15	N 77°07'24" E	70.30'
L-16	S 84°25'45" E	187.38'
L-17	S 54°56'45" E	68.80'
L-18	S 52°40'17" E	105.75'
L-19	S 87°44'35" E	242.50'
L-20	S 87°44'35" E	33.03'
L-21	N 25°46'54" E	41.73'
L-22	S 25°46'54" W	56.08'
L-23	S 66°42'43" W	17.67'

UNPLATTED LAND

2644.75'

204.01

N 89°49'49" E
165.42'

UNFLATTED LAND

584.4
S 00°07'
E 47.10.00 S
E 1/4 COR 28-5-1
FD. BURIED 1 1/2"
IRON PIPE

UNPLANTED LAND

143157

261055-

1991

OR. 28-5-1
AG. NAIL

OFFICE DATA:

JOB I.D. 20215-007

SURVEY CREW: JD

FIELD BOOK NO.: 20-1 PG. 51

DWG. STORED: VERS 19

DRAWN BY: LES

DRAWING NO.: 215-71d&w

DATA FILE NO.: 215-71.txt

Note: All buildings & silos are at least 20' from adjacent property lines

SEPTIC
LOT 1
887,755 S.F.
20.38 AC. ±
665.18' S 89°55'W

EXISTING RIGHT OF WAY LINE

N 89°55'06" E
S 1/4 COR. 28-5-1
SET 3/4" REBAR

695.75'
2655.00'
UNPLATTED LAND



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-3024

Town Recommendation to Iowa County

Town of Mifflin Rural Siting Criteria

This form is required and should be attached to the Land Use Change (Rezoning)/Conditional use request form when the application is made at the county level

Applicants Name: Chase Farms

Town Board Hearing Date: 04.19.2021

Complies Criteria How (does it meet the towns standards)

☒ Y ☐ N Minimum Lot Size (Development must comply with the minimum lot size of 1 acre.)

Density Standard

NA ☒ Y ☐ N Enforce a density standard of one home per 40 acres at the time of implementation.
A landowner building a new home on a lot containing an older home (used as a habitation until construction on the new home is completed) has 12 months in which to raze the older building.

☒ Y ☐ N Require property owners to place the balance of acres from the density restriction in conservancy zoning to protect the rural character of the Town.

☒ Y ☐ N Driveway Standards (All new driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.)

☒ Y ☐ N Compliance with Town Ordinance in compliance

☒ Y ☐ N Compatibility with Surrounding Land Use (Encourage all new development to be compatible with the surrounding land uses. It is encouraged to avoid putting 3 homes next to large dairies.)

NA ☐ Y ☐ N Impact on Town Roads (Number of dead-end town roads - upgraded by developer) no impact

NA ☐ Y ☐ N Visual/Aesthetic Standards (It is encouraged that development not be visible from road.) NA, no change, the existing house & buildings

☒ Y ☐ N Prime Soils (It is encouraged that no buildings be put on Class I and II soils.)

Other

☒ Y ☐ N Review all new development for impacts on Town roads.
☒ Y ☐ N Review all new development for visual and aesthetics standards.
☒ Y ☐ N Discourage new residential development from being placed on Class I and II soils.
over

Rezoning

Requested Zoning District: M-1A

Number of acres requested to be rezoned: 20.38 in section 28 (T.5N. - R.1.E)
for #880 County Rd. E. Approved to be rezoned from A-1 to A221
with balance of 19.62 acres to be rezoned CR-1.

Recommendation to APPROVE or DENY zoning request (please circle one)

Approve.

Conditional Use Permit

Request: Chase Farms. Request to increase allowable animal units from
8 to 16. Approved contingent on providing a waste management plan to
the County
(if none, please indicate none)

Recommendation to APPROVE or DENY Conditional Use Permit

Approve

Conditions or comments: (if any)

provide a waste management plan to Iowa County

Substantial evidence to support recommended conditions:

Town Chairman: Darrin Stanton

Date: 04.19.2021



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

Zoning Hearing: 3175
Tim & Cindy Pittz
321 Harris St.
Mineral Point, WI 53565

Hearing Date: May 27, 2021
Town of Mineral Point
SW SE S10-T5N-R3E
PIN: 018-0073

Request: This is a request to create a 2 acre AR-1 Ag Res lot and a 38.2 acre C-1 Conservancy lot by rezoning from A-1 Ag.



2. Comments

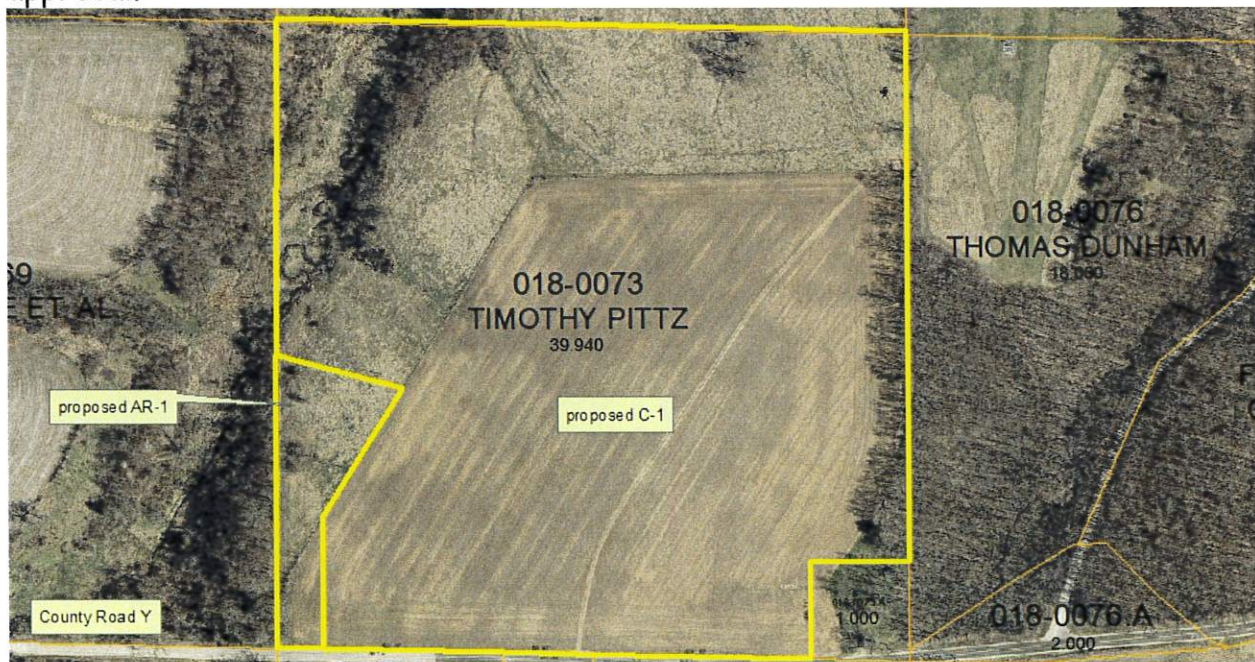
1. The proposed AR-1 lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag. The C-1 lot is proposed to comply with the residential density standard applied to the AR-1 lot (1 per 40 acres).
2. If approved, the AR-1 lot would allow eligible for one single family residence, accessory structures and limited ag uses, but no livestock type animals without a Conditional Use Permit. The C-1 lot would allow open space uses but prohibit development.

3. The associated certified survey map has been submitted for formal review.
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).

Town Recommendation: The Town of Mineral Point is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: ^{tim}
Cindy Pittz Address: 321 Harris St
City/Zip Code: Mineral Point, WI 53565
Landowner: ^{future owners}
Tim Pittz ^{Brittany + Matt} Address: _____
(if other than applicant) ^{heja} City/Zip Code: _____
Applicant Phone: 608-574-5127 Landowner Phone: 608-574-6418
Email: tim-t-pittz@charke.net Please contact by: ☒ email ☐ postal mail

☒ This application is for: ☒ Land use change/Rezone only ☒ \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600 38.20 TO C-1
in the Town of Mineral Point Acreage of proposed lot(s) 2.0 TO AR-1
Section 10 Town 5 N Range 3 E SW 1/4 of the SE 1/4 PIN 018-0073

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☐ Yes ☐ No

☒ All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A1 Requested zoning district: ARI + C1 for the proposed use(s) of: _____

Requested Conditional uses (s):

NA

I. Please list any improvements currently on the land: Driveway approve Vacant Land.

II. Please explain the reason for the request and proposed plans: to build a house

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

Pasture land. Not good cropland

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

The 2 acres is toward the end of the land

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

NA

2. How do you feel 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)?

NA

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

NA

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

NA

5. Are 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?

NA

6. What assurances can be provided for potential continuing maintenance associated with the use?

NA

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

NA

****NOTE**** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.

Applicant(s) Signature: Condy Peltz Date: 05-04-21

Landowner(s) Signature: Timothy Peltz Date: 05-04-21

=====

For Office Use Only: Rcv'd by SL Date 5-10-21 Fee 500 Check # 5270 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

CERTIFIED SURVEY MAP NO. _____

DESCRIPTION:

A parcel of land located in the NW ¼ of the SE ¼ and in the SW ¼ of the SE ¼ of Section 10, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin described as follows:

Beginning at the South ¼ Corner of said Section 10; thence N00°18'27"E, 1330.13' along the West line of the SW ¼ of the SE ¼ of said Section 10 to a found ¾" round iron bar; thence N00°18'54"E, 8.45' along the West line of the NW ¼ of the SE ¼ of said Section 10 to a found ¾" round iron bar; thence S88°45'34"E, 1339.88' to a found ¾" round iron bar; thence S00°10'34"W, 1128.93' along the East line of the NW ¼ and SW ¼ of the SE ¼ of said Section 10 to a found ¾" round iron bar; thence N88°48'07"W, 208.71' to a found ¾" round iron bar; thence S00°10'34"W, 208.71' to a found ¾" round iron bar; thence N88°46'51"W, 495.11' along the South line of the SW ¼ of the SE ¼ of said Section 10 to a found ¾" round iron bar; thence N88°46'38"W 156.97' along the South line of the SW ¼ of the SE ¼ of said Section 10 to a found ¾" round iron bar; thence N88°49'53"W, 482.14' along the South line of the SW ¼ of the SE ¼ of said Section 10 to a found 1 ¼" rebar and the Point of Beginning.

Said Parcel contains 1,750,998 sq. ft. or 40.20 acres, more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Keith E. Dalsing, Wisconsin Professional Land Surveyor, S-1989, do hereby certify that this survey is in full compliance with Section 236.34 of the Wisconsin Statutes. Under the direction of the owners and their representatives, I have surveyed, divided and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this ____ day of _____, 20____.

Keith E. Dalsing, S-1989
Registered Land Surveyor

IOWA COUNTY PLANNING & DEVELOPMENT COMMITTEE APPROVAL:

Approved for recording as per Iowa County Planning & Development Committee action of this ____ day of _____, 20____.

Scott Godfrey

TOWN BOARD OF MINERAL POINT:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the Town of Mineral Point, County of Iowa, Wisconsin, be and the same, is hereby approved by the Town Board of the Town of Mineral Point as required by Chapter 236, Wisconsin Statutes.

Dated this ____ day of _____, 20____.

Town Board Chair, Town of Mineral Point

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____, 20____, At ____ o'clock, __m. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Register of Deeds, Iowa County

Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310

SHEET 2 OF 2

Scott Godfrey

From: mptownclerk <mptownclerk@gmail.com>
Sent: Thursday, October 15, 2020 7:35 AM
To: Scott Godfrey
Subject: RE: Klusendorf

Pittz rezone was approved as well. I forgot to email you last night. I don't remember the exact details but it was approved as what they wanted/proposed. Just don't recall which parcel was AR1 and which was left in AG.

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Date: 10/15/20 7:23 AM (GMT-06:00)
To: mptownclerk@gmail.com
Subject: RE: Klusendorf

Thanks for the update, Debi.

Scott

From: mptownclerk@gmail.com <mptownclerk@gmail.com>
Sent: Wednesday, October 14, 2020 7:09 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: FW: Klusendorf

Hi Scott

Gary sent this to me so I had more information but there was no action taken as the cart was apparently bought before the horse on this one. Its been moved to our January Agenda.

Thanks

Debi



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

Zoning Hearing: 3176
Jesse Nodolf
W14049 Oak Haven Dr.
Ripon, WI 54971

Hearing Date: May 27, 2021
Town of Ridgeway
W1/2 SE S12-T5N-R4E
PIN: 024-0805; 0806

Rick & Terri Carlson
2112 Black Oak Rd
Hollandale, WI 53544

Request: This is a request to create a 25 acre AR-1 Ag Res lot by rezoning from A-1 Ag.



2. Comments

1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag.

2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock type animals.
3. The associated certified survey map has been submitted for formal review.
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).

Town Recommendation: The Town of Ridgeway is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Jesse Nodolf Address: W14049 OAK Haven Dr.
City/Zip Code: Ripon WI 54971

Landowner: Rick + Terry Carlson Address: 2112 Black Oak Road
(if other than applicant) City/Zip Code: Hollandale WI 55354

Applicant Phone: (920) 229-6587 Landowner Phone: (608) 574 1096

Email: nodolfj@yahoo.com Please contact by: email postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of Ridgeway Acreage of proposed lot(s) 25

Proposed → Section 12 Town 5 N Range 4 E W 1/2 of the SE 1/4 PIN 024-0805 Survey Map
0806 Attached

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No

Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A1 Requested zoning district: AR1 for the proposed
use(s) of: Farm land with the future purpose of Retirement House
for myself + my wife

Requested Conditional uses (s):

I. Please list any improvements currently on the land: None

II. Please explain the reason for the request and proposed plans: We are planning for retirement.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

It will continue to be used for agriculture until we decide to retire, then an acre will be used for a home.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

Land use will remain the same now & for the future, with the exception of an acre for building a home in the future.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: [Signature] Date: 5/6/21

Landowner(s) Signature: Rick Carlsson Date: 5-6-21

Theresa V. Carle 5-6-21

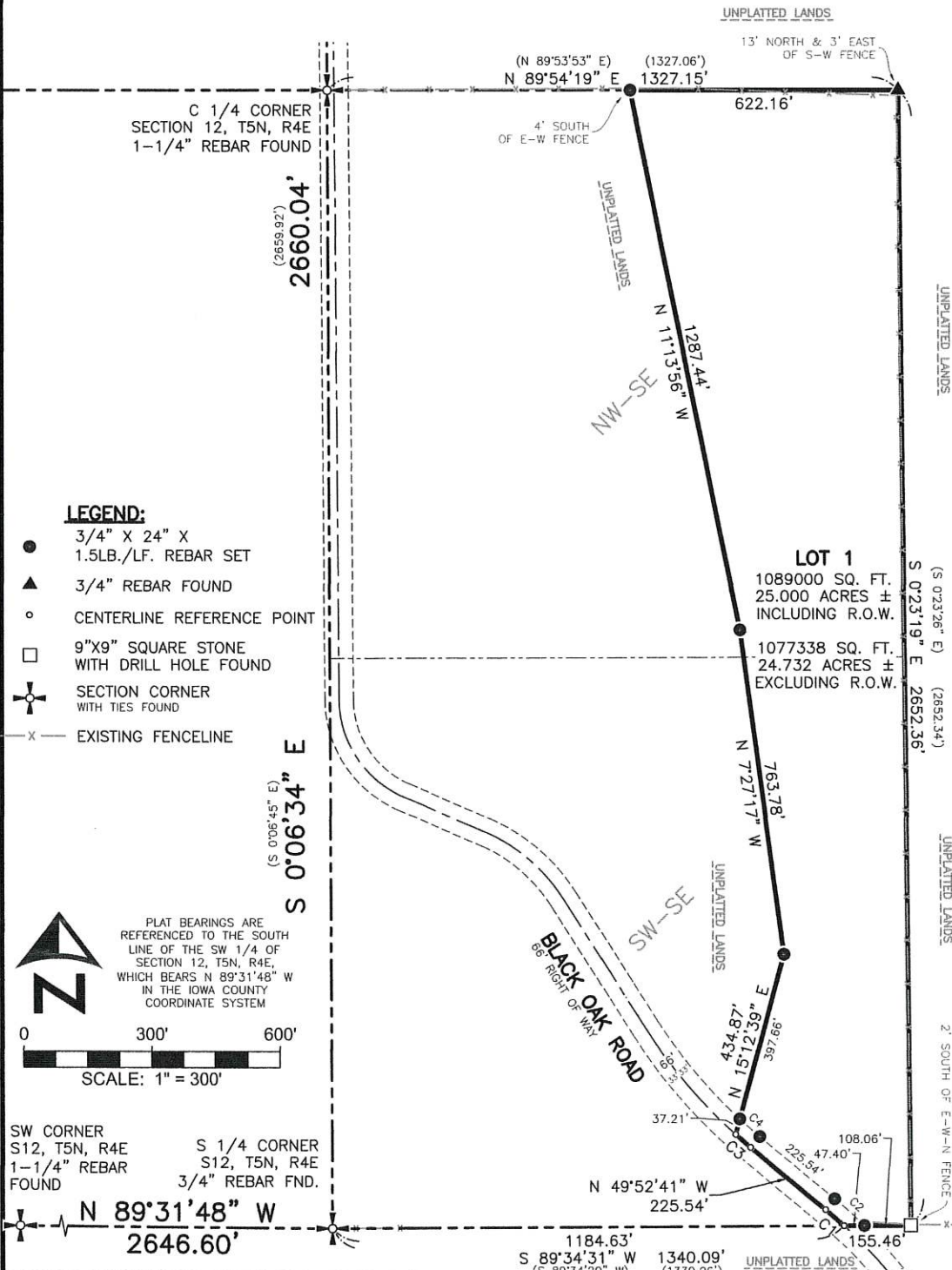
For Office Use Only: Rcv'd by JS Date 5-10-21 Fee SW Check # 5151 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

3/17/2021

#

Being part of the W 1/2 of the SE 1/4 of Section 12,
T5N, R4E, Town of Ridgeway, Iowa County, Wisconsin

FOR: RICK J & THERESA L CARLSON
2112 BLACK OAK RD
HOLLANDALE, WI 53544



3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 2103041C
FIELD CREW: MGR

Town of Ridgeway
6300 Town Hall Road
Ridgeway, WI 53582-9686
Phone/Fax: 608/924/2247
Email: TWNRIDGE@MHTC.NET

TO: Ridgeway Town Board Members
FROM: Land Use Commission
RE: Jesse Nodolf/Applicant- Rick Carlson/Landowner

On April 27, 2021, the Land Use Commission met to review the Land Use Change Application.

Parcel #024-0805/0806 Land Use Change- request to rezone Section 12, T5N, R4E, NW1/4, SE1/4 to rezone 25(+/-) acres from A-1 to A-2.

A motion was made and seconded by the Land Use Commission Members to approve the Land Use Change request as stated above.

Nicole Wieczorek/Clerk

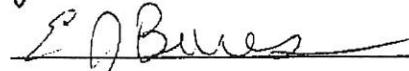
Presented at the Ridgeway Town Board Monthly Meeting on Tuesday, May 4, 2021. A motion was made & seconded to accept the Land Use Commissions approval of the above request on

May 4, 2021.

Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.



Joe Thomas, Chair



Ed Bures, Supervisor

Rick Carlson, Supervisor



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

Zoning Hearing: 3177

Derek & Jenna Vinje

308 Kirby St.

Ridgeway, WI 53582

Hearing Date: May 27, 2021

Town of Ridgeway

SE NE S35-T6N-R4E

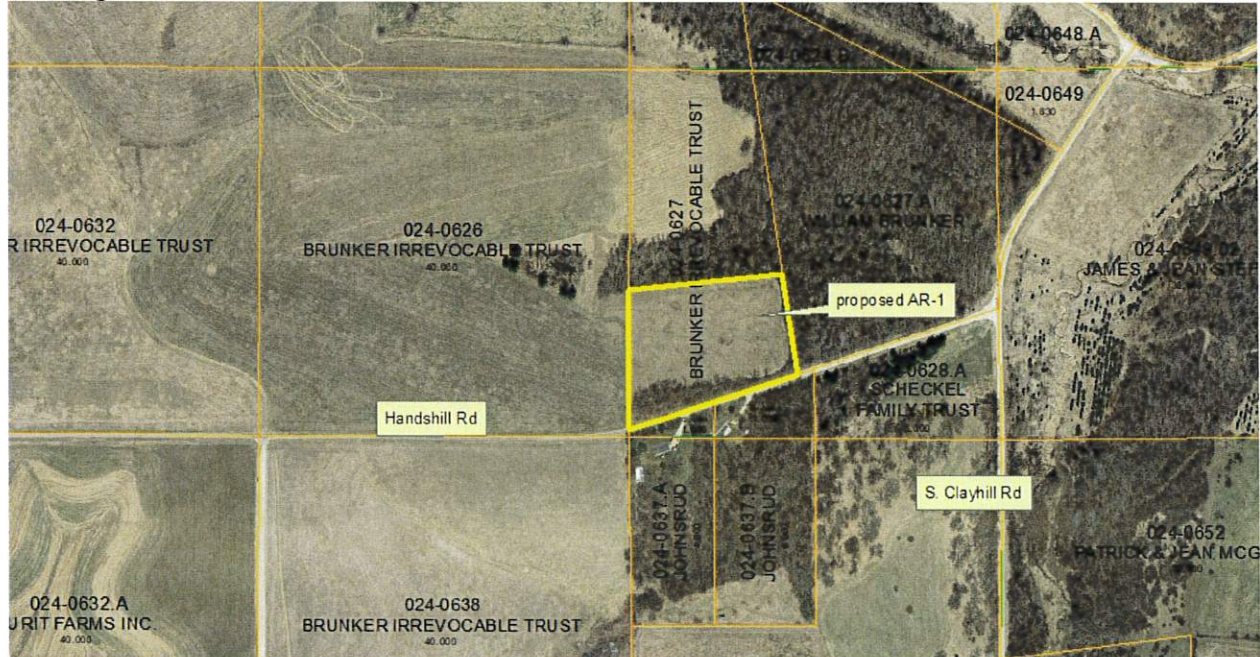
PIN: 024-0627

Donald & Joan Brunker

6789 Prairie Rd

Ridgeway, WI 53582

Request: This is a request to create a 5.68 acre AR-1 Ag Res lot by rezoning from A-1 Ag.



2. Comments

1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1 Ag.
-

2. If approved, the lot would allow eligible for one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animals.
3. The associated certified survey map has been submitted for formal review.
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).

Town Recommendation: The Town of Ridgeway is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Derek & Jenna Vinje Address: 308 KIRBY STREET.
City/Zip Code: RIDGEWAY 53582

Landowner: Donald & Joan Brunker Address: 6789 PRAIRIE ROAD
(if other than applicant) City/Zip Code: RIDGEWAY 53582

Applicant Phone: (608)843 0141 Landowner Phone: (608)924 6542

Email: _____ Please contact by: ___email Xpostal mail

This application is for: X Land use change/Rezone only --- **\$500 filing fee**
_____ Conditional Use only ----- **\$500 fee if no land use change**
_____ Both ----- **\$600**

in the Town of RIDGEWAY Acreage of proposed lot(s) 5.68

Section 35 Town 6 N Range 4 E SE 1/4 of the NE 1/4 PIN 024-0627

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☒ Yes ☐ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: A1 Requested zoning district: AR-1 for the proposed use(s) of: _____

Requested Conditional uses (s): _____

I. Please list any improvements currently on the land: _____

II. Please explain the reason for the request and proposed plans: _____

My wife and I are looking to build a home on our grandparents farm.

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

- 1) How is this land better suited for a non-agricultural use?

My wife and I are looking to build a home and raise a family on our
grandparents family farm and hopefully continue its ownership and operation
into the next generation.

- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

This is a corner parcel of the field land that is off from the rest of the field land.
We were told that this particular field is one of the lesser productive fields.
Once house is built, the unused land will most likely go back into crop land.

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

2. How do you feel 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. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

5. Are 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. What assurances can be provided for potential continuing maintenance associated with the use?

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: Debbie Genna Vinge Date: 05-02-2021

Landowner(s) Signature: Don & Joan Brunby Date: 05-02-2021

=====

For Office Use Only: Rcv'd by SL Date 5/3/21 Fee 500 Check # 1610 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the NE 1/4 of Section 35,
T6N, R4E, Town of Ridgeway, Iowa County, Wisconsin

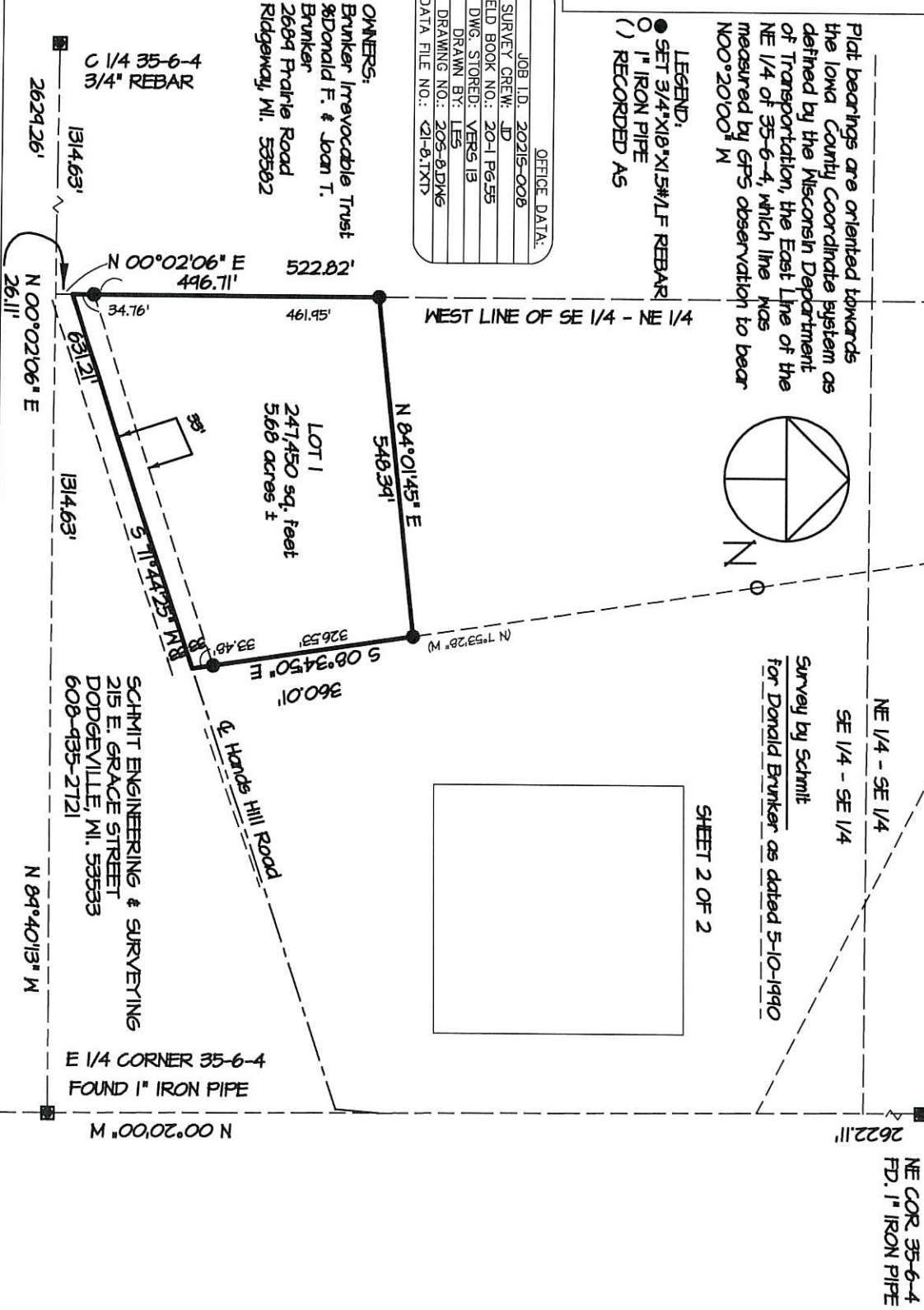
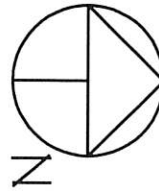
200 0 200 400 600

Scale 1" = 200'

OFFICE DATA:
JOB I.D.: 20215-008
SURVEY CREW: JD
FIELD BOOK NO.: 20-1 PG.35
DWG. STORED: VERS. 13
DRAWN BY: LES
DRAWING NO.: 205-B/DWG
DATA FILE NO.: <21-B.17X>

LEGEND:
● SET 3/4"x10"x15#1F REBAR
○ 1" IRON PIPE
() RECORDED AS

Plat bearings are oriented towards the Iowa County coordinate system as defined by the Wisconsin Department of Transportation, the East Line of the NE 1/4 of 35-6-4, which line was measured by GPS observation to bear N00°20'00" W



SHEET 2 OF 2

NE 1/4 - SE 1/4
SE 1/4 - SE 1/4
Survey by Schmitt
for Donald Brunker as dated 5-10-1990

NE COR. 35-6-4
FD. 1" IRON PIPE



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

Zoning Hearing: 3178

Tia Fisher - Lowery Creek LLC

PO Box 877

Spring Green, WI 53588

Hearing Date: May 27, 2021

Town of Wyoming

SE NE S31-T8N-R4E

PIN: 028-0056.B

Request: This is a request for a Conditional Use Permit to allow Residential Recreational Rental (short-term rental) of an existing residence on an AR-1 Ag Res lot.



2. Comments

1. Short-term rental is a CUP option in the AR-1 Ag Res district.
2. 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 Wyoming is recommending approval with the following conditions:

- 1) No fireworks
- 2) No off-road vehicles
- 3) No parties
- 4) Maximum of 7 guests at any one rental period
- 5) Person making reservation must be at least 25 years old
- 6) No guns - discharge on premise
- 7) Dark sky lighting - lighting to face down
- 8) No fire pit
- 9) Quiet hours after 10:30pm

Staff Recommendation: Staff recommends approval with the Town conditions.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Tia Fisher Address: P.O. Box 877
City/Zip Code: Spring Green, WI 53588
Landowner: Lowery Creek LLC Address: mailing P.O. Box 877
(if other than applicant) City/Zip Code: Spring Green, WI 53588
Applicant Phone: 608-459-0800 Landowner Phone: 608-459-0800
Email: or 608-935-2377 Please contact by: X email postal mail
tiaf58@gmail.com

This application is for: Land use change/Rezone only --- **\$500 filing fee**
X Conditional Use only ----- **\$500 fee if no land use change**
 Both ----- **\$600**

in the Town of Wyoming Acreage of proposed lot(s) 11.2

Section 31 Town 8 N Range 4 E SE 1/4 of the NE 1/4 PIN 028-0056-B

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No SEE ATTACHED
Does this request involve any proposed land division? ☐ Yes ☒ No

All land use change/rezoning requests must include an exact metes and bounds or survey plat legal description of the proposed lot or lots. This description must be identical to any proposed parcel to be created by sale or transfer.

**Present zoning district: AR-1 Requested zoning district: MA for the proposed use(s) of:

Requested Conditional uses (s):

Residential Recreational Rental at
6481 County Road TZ - Wyoming Township

I. Please list any improvements currently on the land: house built in 1988

II. Please explain the reason for the request and proposed plans: residential recreation rental - VRBO and Airbnb

III. If this is a petition to zone land from A-1 Agricultural, please explain how each of the following are satisfied (attach additional sheets if necessary):

1) How is this land better suited for a non-agricultural use?

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

IV. For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with. Feel free to attach additional documentation. (Incomplete applications will not be scheduled for a hearing until complete.)

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?

It is an approved Conditional use

2. How do you feel 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)?

Neighboring adjacent property zoned B-2 - has tourist cooking house -

3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

NO

4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

Rules in place as part of Township approved recommendation - no parties, no guns, no fireworks, quiet after 10:30. See attached minutes from Town of Wyoming

5. Are 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?

yes

6. What assurances can be provided for potential continuing maintenance associated with the use?

Required as part of compliance with zoning and CUP and VRBO/airbnb have public reviews

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.iowacounty.org)

Supports agricultural and cultural tourism exposure to area. Primary vacation rental users for APT theater, Tallies in tours, fall art tour and art fairs and agricultural interests

****NOTE** The signature of the land owner and applicant below gives consent for Office of Planning & Development personnel to enter his/her property for purposes of on-site investigative report in relation to this application. Denial of consent must be submitted in writing as part of this application.**

Applicant(s) Signature: DAF Date: 4-14-2021

Landowner(s) Signature: DAF Date: 4-14-2021

For Office Use Only: Rcv'd by _____ Date _____ Fee _____ Check # _____ Cash _____
_____ present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: John Hess <johnhesswyoming@gmail.com>
Sent: Saturday, May 15, 2021 2:19 PM
To: Scott Godfrey
Subject: FW: Conditional Use

Scott

I note Tia Fisher Conditional Use application is on the agenda for the May P & Z Committee hearing, and is the attached recommendation from the Town of Wyoming sufficient for the meeting. Not sure if this ever got to you from last October.

John

From: John Hess <johnhesswyoming@gmail.com>
Sent: Friday, October 16, 2020 2:14 PM
To: Scott Godfrey <scott.godfrey@iowacounty.org>
Subject: Conditional Use

Scott

I believe there is or will be an application with Iowa County by Lowery Creek LLC/Tia Fisher Trustee, for a Conditional Use for Residential Recreation Rental at 6481 County Road TZ. At our Board Meeting on October 13, 2020 we acted on the application and recommend approval to the Iowa County Planning and Zoning Committee, with the following conditions, as accepted by the applicants, some of which are their own:

- No fireworks
- No off-road vehicles
- No parties
- Maximum of 7 guests
- Person booking the house must be at least 25 years old
- No guns
- Dark sky lighting
- No fire-pit
- Quiet hours after 10:30 pm

Please let me know if there are questions or more information is needed.

John



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

Agenda Item 27: Consideration of Temporary Use Permit for R and M Enterprises to operate a fireworks stand at the Farm & Fleet store at 4894 County Road YZ in the Town of Dodgeville.

Ordinance language for Temporary Use Permit: Temporary uses may be permitted for a specified length of time by the Committee, provided they are similar in character to the allowed uses in the surrounding area and do not conflict with existing legal uses on or around the affected lot. No Temporary Use shall be allowed for more than a period of 12 consecutive months.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The permit expires July 7, 2021 which is the expiration date of the lease
- 2) The fireworks stand is located in the existing parking lot





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-0326 Mobile: (608) 553-7575
e-mail: scott.godfrey@iowacounty.org

Request for Temporary Use Permit Iowa County Planning & Zoning Committee

Section 2.6 of the Iowa County Zoning Ordinance allows for a request for a Temporary Use Permit as follows:

Temporary uses may be permitted for a specified length of time by the Iowa County Planning & Zoning Committee, provided they are similar in character to the allowed uses in the surrounding area and do not conflict with existing legal uses on or around the affected lot. No Temporary Use shall be allowed for more than a period of 12 consecutive months. In the case where an existing residence is to be replaced with a new residence, the existing residence may be occupied during the construction of the new residence provided that it is razed or otherwise removed from the property within six months of the issuance of the Certificate of Compliance for the new residence.

This form must be completed and submitted to the Office of Planning & Development with a nonrefundable **\$100 application fee**, payable to Iowa County Planning. The Office Director will respond with the Committee Chair's decision whether and when to place the request on the Committee's agenda.

Request made by: R and M Enterprises, Inc, dba Snap Fireworks Date: 04/28/2021

Contact Address: 220 East Wisconsin Ave P.O. Box 203 Readstown, WI 54652
Phone: 608-632-0004 Email: mcallaway@randm-enterprises.com

Reason for request: _____

Place a Retail Fireworks Stand at Blains Farm & Fleet 4894 County Road YZ Dodgeville, WI 53533

Please attach any documentation you deem relevant in support of this request.

Office use only

Received by SL Date 5/10/21 Chair decision: grant deny

38350

LEASE AGREEMENT

This Lease is made by and between Farm & Fleet of Dodgeville, Inc, Inc., hereinafter referred to as "Lessor" and R&M Enterprises, Inc, hereinafter referred to as "Lessee."

Lessor and Lessee agree that Lessee shall lease from the Lessor a part of Lessor's property located at 4894 County Trunk YZ Dodgeville, WI. See Store Manager for placement of stand.

Said Lease is subject to the following terms and conditions:

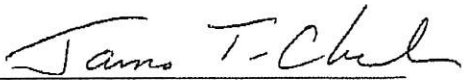
1. Term. Lessor leases the above-described premises for a term commencing on June 13, 2021 and terminating on July 7, 2021.
2. Rent. Lessee shall [REDACTED] payment shall be completed prior to the commencement of the lease term.
3. Utilities. Lessee will provide all utilities (i.e. water, electricity, etc.) that they shall require. Lessee will be responsible for the proper removal of all trash and refuse Lessee generates in a legal manner.
4. Tax and Licenses. Lessee agrees to collect and remit to the proper taxing authorities all sales taxes associated with the Lessee's use during the term of the lease and to obtain all necessary permits and licenses for the Lessee's intended use.
5. Maintenance of Property. Lessee shall be responsible for maintaining in good condition and repair the property, which is the subject of the lease. Lessee will restore the property to the original condition.
6. Indemnification. Lessee agrees to indemnify and hold harmless Lessor from any and all claims made by anyone relating to Lessee's use of this property. Lessee will also maintain a general liability insurance policy with a minimal coverage amount of \$5,000,000.00 and name Farm and Fleet of Dodgeville, Inc. as additional insured.

Dated this 12th day of April 2021.

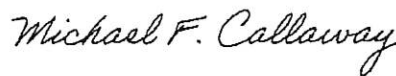
Lessor Name

Lessee Name

By:



Lessee





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ryder Rosacker McCue & Huston (MGD by Hull & Compa
509 W Koenig St
Grand Island NE 68802

CONTACT NAME: Kristy Wolfe

PHONE (A/C, No, Ext): 308-382-2330

FAX (A/C, No): 308-382-7109

E-MAIL ADDRESS: kwolfe@ryderinsurance.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : SCOTTSDALE INS CO

41297

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
R&M Enterprises Inc DBA Snap Fireworks, Fireworks
181 Main Ferryville LLC; 516 South 4th Street LLC;
220 East Wisconsin Ave.
Readtown WI 54652

COVERAGES

CERTIFICATE NUMBER: 1527377135

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC			CPS3385303	2/8/2021	2/8/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 150,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			CXS0019343	2/8/2021	2/8/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A						WC STATU-TORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

Waiver of Subrogation applies to the entities listed below per attached form CG 24 04 when required by written agreement.

Farm & Fleet of Dodgeville, Inc and Blain Supply Inc

Location: 4894 County Trunk YZ, Dodgeville, WI 53533

CERTIFICATE HOLDER**CANCELLATION**

Farm & Fleet of Dodgeville Inc
4894 County Trunk YZ
Dodgeville WI 53533

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 24 04 05 09

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies Insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

Any person or organization with whom the insured has agreed to waive rights of recovery, provided such agreement is made in writing and prior to the loss.

Additional Premium is Included

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV - Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

With respect to this endorsement, **SECTION II—WHO IS AN INSURED** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract, written agreement or written permit which must be:

- a. Currently in effect or becoming effective during the term of the policy; and
- b. Executed prior to the "bodily injury," "property damage," or "personal and advertising injury."

The insurance provided to these additional insureds is limited as follows:

1. That person or organization is an additional insured only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by:
 - a. Your acts or omissions; or
 - b. The acts or omissions of those acting on your behalf.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

2. With respect to the insurance afforded to these additional insureds, the following exclusions are added to item **2. Exclusions** of **SECTION I—COVERAGES**:

This insurance does not apply to "bodily injury," "property damage" or "personal and advertising injury" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
3. The limits of insurance applicable to the additional insured are those specified in the written contract, written agreement or written permit or in the Declarations for this policy, whichever is less. These limits of insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations for this policy.
 4. Coverage is not provided for "bodily injury," "property damage," or "personal and advertising injury" arising out of the sole negligence of the additional insured.
 5. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of an architect's, engineer's or surveyor's rendering of or failure to render any professional services including:

- a. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - b. Supervisory, inspection, architectural or engineering activities.
6. Any coverage provided hereunder will be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a

written contract specifically requires that this insurance be primary.

When this insurance is excess, we will have no duty under **SECTION I—COVERAGES** to defend the additional insured against any "suit" if any other insurer has a duty to defend the additional insured against that "suit." If no other insurer defends, we will undertake to do so, but we will be entitled to the additional insured's rights against all those other insurers.

AUTHORIZED REPRESENTATIVE

DATE

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IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

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Scott.Godfrey@iowacounty.org

Director's Report: May 2021

	Since last report	Year to date	same time 2020	Comments
Zoning permits	31	109	72	
Permit project value	\$3,825,293	\$12,025,568	\$6,336,913	
New residences	8	20	10	
Accessory structures	15	47	30	
Ag buildings	6	30	26	
Solar	2	7	3	
Floodplain/Shoreland pts	6	11	9	
Complaints/Violations	6	11	14	
Certified survey map review	12	29	17	
Zoning Hearings	19	28	34	
Board of Adj hearings	0	0	1	
Sanitary Permits	14	36	27	
Soil Tests Reviewed	21	38	19	
as of May 18, 2021				

Other Updates

- Proposed 19-lot subdivision preliminary plat under review – Town of Dodgeville – likely to have preliminary plat review for June or July
 - Working with Town of Mineral Point on a comprehensive plan revision relating to rural residential density – scheduled joint public hearing June 24th
-