

This following meeting will have a videoconferencing/teleconferencing option. As such, it is possible that a quorum of board members 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. The public is encouraged to attend via electronic means.

AGENDA

Thursday, July 29, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 879 3130 0382

<https://us02web.zoom.us/j/87931300382>

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.

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the June 24, 2021 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Kevin Bollinger to create two lots of 3.0 & 3.04 acres by rezoning from A-1 Ag to AR-1 Ag Res in part of the E1/2-NE of S7-T6N-R5E in the Town of Bringham. This petition includes rezoning tax parcel 004-0487 being 40 acres with the AC-1 Ag Conservancy overlay district to comply with residential density standards.
7. Petition by Kurt Kapfhamer to rezone an existing 20.83-acre lot from A-1 Ag to AR-1 Ag Res in the SW/NW of S18-T6N-R4E in the Town of Dodgeville.
8. Petition by Myra Jean Peterson to rezone an existing 9.698 acre lot from A-1 Ag to AR-1 Ag Res in the N1/2 - NW of S32-T7N-R2E in the Town of Highland.
9. Petition by David, Laurene and Solvei Kromm to rezone 25.87 acres from A-1 Ag to AR-1 Ag Res being Lot 1 in part of the SE/NW in S14-T5N-R2E in the Town of Linden.
10. Petition by Jonathan Novak to rezone 3.36 acres from A-1 Ag to AR-1 Ag Res in part of the NW/NW of S21-T6N-R2E in the Town of Linden.
11. Petition by Jonathan Novak for a Conditional Use Permit to allow up to 10 animal units on a 3.36 AR-1 Ag Res lot in part of the NW/NW of S21-T6N-R2E in the Town of Linden.
12. Petition by Linda & Thomas Schaaf to rezone 13.015 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S13-T4N-R3E in the Town of Mineral Point. This petition includes zoning the balance of tax parcel 018-0845 being approx. 26.985 acres with the AC-1 overlay district to comply with residential density standards.
13. Motion to end the public hearings and resume the regular meeting.

14. Consideration of a requested Temporary Use Permit for Iverson Construction to operate a temporary asphalt plant on an existing 20-acre AB-1 Ag Bus lot being the S1/2 of the NE/SW of S15-T5N-R3E in the Town of Mineral Point.
15. Consideration of Office fee revisions for the 2022 Budget.
16. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
17. Director's report
18. Next meeting date and time
19. Motion to adjourn

Scott A. Godfrey, Director

Posted 07/13/2021

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.

NOTICE OF JOINT PUBLIC HEARING/MEETING OF THE IOWA COUNTY PLANNING & ZONING COMMITTEE AND TOWN OF MINERAL POINT PLAN COMMISSION

***FURTHER NOTICE: THE IOWA COUNTY PLANNING & ZONING COMMITTEE WILL CONVENE ITS MONTHLY MEETING AT CONCLUSION OF JOINT MEETING**

This meeting will be conducted in person and 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, June 24, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 836 6289 6549

<https://us02web.zoom.us/j/83662896549>

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.

MINUTES - unapproved

1. Call to order by each respective body.

Mineral Point Plan Commission Chair Jim Heisner called to order at 6pm.

Planning & Zoning Committee Chair Curt Peterson called to order at 6pm.

2. Roll Call by each respective body.

Mineral Point Plan Commission Present: Jim Heisner, Amy Robinson, Troy Kreul, Greg James, Bert Parkos, Gary Sullivan (Town Board representative), Everett Lindsey (Town Board representative)

Planning & Zoning Committee Present: Curt Peterson, Kevin Butteris, David Gollon, Mel Masters, Don Leix

3. Certification of notice for this hearing by the Iowa County Planning & Zoning Committee

Chair Heisner stated the hearing has been noticed. Motion to approve by Gary Sullivan, second by Troy Kruel. Carries unanimously

4. Approve of this agenda by each respective body

For Planning & Zoning Committee: Motion to approve by Supervisor Gollon; second by Supervisor Butteris. Motion carries unanimously

For Mineral Point Plan Commission: Motion to approve by Amy Robinson; second by Greg James Motion carries unanimously

5. Public input on the consideration of the following:

- a) Town of Mineral Point Comprehensive Plan:
 - Amendment of Section H Land Use Element and Section I Implementation Element to change the residential density requirements to allow lot division exemptions under certain circumstances, to clarify one residence per 40 acres, and to clarify how it is administered
- b) Iowa County Comprehensive Plan:
 - Amendment of Section H Land Use Element and Section I Implementation Element to be consistent with the Town of Mineral Point Comprehensive Plan revisions

Director Godfrey overviewed proposed revisions.

No public comment

6. Consideration of action by the Town of Mineral Point Plan Commission on proposed amendments to Sections H and I of the Town of Mineral Point Comprehensive Plan as outlined in item 5 above or as otherwise proposed.

Chair Heisner stated the revisions will provide more flexibility for sub-40 acre lots to be developed.

Motion to approve by Gary Sullivan; second by Greg James. Motion carries unanimously

7. Consideration of action by the Iowa County Planning & Zoning Committee on proposed amendments to Sections H and I of the Iowa County Comprehensive Plan as outlined in item 5

above or as otherwise proposed.

Motion to approve by Supervisor Masters; second by Supervisor Gollon. Carries unanimously

8. Adjournment of joint meeting.

Motion to adjourn by Supervisor Gollon; second by Supervisor Leix. Carries unanimously.

Chair Heisner acknowledged action to represent town as well.

Adjourned at 6:11pm

9. Call to order of Iowa County Planning & Zoning monthly meeting.

Called to order by Supervisor Peterson at 6:11 pm

10. Roll call.

Committee Present: Curt Peterson, Kevin Butteris, Don Leix, Mel Masters, Dave Gollon

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

11. Approve the minutes of the May 27, 2021 meeting.

Motion by Supervisor Butteris

Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously at 6:12pm

13. Petition by Randy & Patricia Davis and the Susan Deronne Trust to rezone 1.163 acres from A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus and 2.185 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res in the SW/SE of S20 & NW/NE of S29 all in T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion 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 Masters

Motion carries unanimously

14. Petition by Randy & Patricia Davis and the Susan Deronne Trust for a Conditional Use Permit to allow vehicle repairs, meat processing & associated residence on a 1.163-acre B-2 Hwy Bus lot in the SW/SE of S20 & NW/NE of S29 all in T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion by Supervisor Leix with the following conditions:

- a) Outdoor lighting must be limited to security lights.
- b) No more than twelve vehicles may be kept outside at any time. This limitation does not include owner, guests, or employee cars and the number may include vehicles being repaired but does not provide for the outside storage of junk vehicles.
- c) Parts and equipment storage must be in permanent buildings not, for example, semi-trailers or buses.
- d) Trash, refuse, or junk stored on premise must be screened with a solid fence or permanent conifers.
- e) The meat processing shall be for deer only.
- f) The processing is to begin not before the first day of the gun-deer season as set by the WDNR and last no more than four weeks.
- g) All waste is to be stored in permanent containers and disposed of in a legal and timely manner.

Second by Supervisor Butteris

Motion carries unanimously

15. Petition by Iowa County and Tyler & Erica Jenson to rezone 1.0 acre from A-1 Ag and AR-1 Ag Res to all AR-1 Ag Res in the NE/SE of S26-T6N-R2E in the Town of Linden. This is intended to replace the incorrect legal description of Zoning Hearing #772.

Director Godfrey gave the staff report.

Public comment: none

Supervisor Gollon suggested having the corners of the new description marked.

Motion by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

16. Petition by Paul Haviland and Regina Fischer to rezone two 15-acre lots from A-1 Ag to AR-1 Ag Res in the SE ¼ of S18-T7N-R3E in the Town of Clyde.

Director Godfrey gave the staff report.

Public comment: none

Motion 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

17. Petition by Jewell Associates Engineers Inc., Connie Ritchie-Hallada, & Frank Hallada for consideration of a preliminary subdivision plat proposing the division of 42.75 acres into 19 lots in part of the W1/2-NW1/4 & part of Outlots 2 & 3, Lots 12,24,25, 26, 27, 28, 29 & 30 of Lehnrs Plat No. 3 in S28-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comment:

- John Houck spoke in opposition of the current design for safety reasons relating to traffic, on entry/exit point, and private wells/septic systems. He stated no notification was directly sent to him or his city resident neighbors and asked that this be sent back to the city so their concerns can be heard.
- Carrie Wood spoke in opposition of the current design for safety concerns over traffic on Brue, which includes a nearby school bus depot. She added the narrowness of Brue Road and additional traffic may lead to accidents that leave the road. Her home is about 38 feet off the road. She added the loss of the pine trees is an environmental concern.
- Connie Ritchie stated the property was purchased 27 years ago and the trees planted with the goal of selling wooded lots someday. She said she lives on a cul de sac and have not had any issues relating to blocked entry/exit. She said there is high interest in the lots and anyone is welcome to purchase, even if to not develop.
- Supervisor Masters asked if there will be any further meetings at the Town. Supervisor Peterson said the final plat will be coming to the Town for review. Greg Jewell said the final plat will be coming to the City as well for review.
- Leslie Houck asked if there is any concern by this body that the City did not provide direct notice to adjoining landowners and asked if this would be sent back to start over at the City. Supervisor Gollon stated he is not willing to speak on behalf of the City and that the matter was thoroughly vetted at the Town. Supervisor Peterson said it is up to the City to provide notice as required by its ordinances.

Motion by Supervisor Gollon with staff conditions and that the final plan be reviewed/approved by staff only

Supervisor Masters expressed his preference for the final plat to be reviewed by the committee.

Second by Supervisor Butteris

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 6:50pm

19. Consideration of a Temporary Use Permit requested by Nadia Alber to allow farm-stays on an existing 8-acre A-1 Ag lot at 5737 County Road H in the Town of Arena.

Director Godfrey overviewed the request and background information.

Ms. Albers explained their proposal of having interested public experience the farming

operation and to provide two camping sites for overnight stays. She said the sites are primitive for tents only. She added an address for the field road that accesses the sites will be applied for as recommended by the Town of Arena. She concluded asking that consideration be made to revise zoning regulations to allow this sort of use on farms.

Supervisor Gollon asked if there is a charge for overnight stays. Ms. Albers said there is a small fee.

Motion by Supervisor Leix with the conditions in the report
Second by Supervisor Butteris
Motion carries unanimously

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

Public comment:

- Gloria Belkin spoke against large wind development in the county and provided a handout relating to the ATC Hickory Cardinal power line lawsuit.
- Rob Danielson spoke screen-shared a document on very large wind turbines and questions about large wind systems posed by Steve Ferrell.
- Chris Klopp echoed Mr. Danielson's comments and added the county must make an effort to inform the public about large wind projects.

21. Director's report.

Director Godfrey overviewed the report in the committee packet.

22. Next meeting date and time. July 29, 2021 at 6pm

23. Motion to adjourn.

Motion by Supervisor Leix
Second by Supervisor Butteris
Motion carries unanimously. Adjourned at 7:28pm

Scott A. Godfrey, Director



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: 3186
Kevin Bollinger
7454 US Highway 18-151
Barneveld, WI 53507

Hearing Date: July 29, 2021
Town of Brigham
E1/2-NE S7-T6N-R5E
PIN: 004-0487; 0491

Request: This is a request to create two lots of 3.0 & 3.04 acres by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

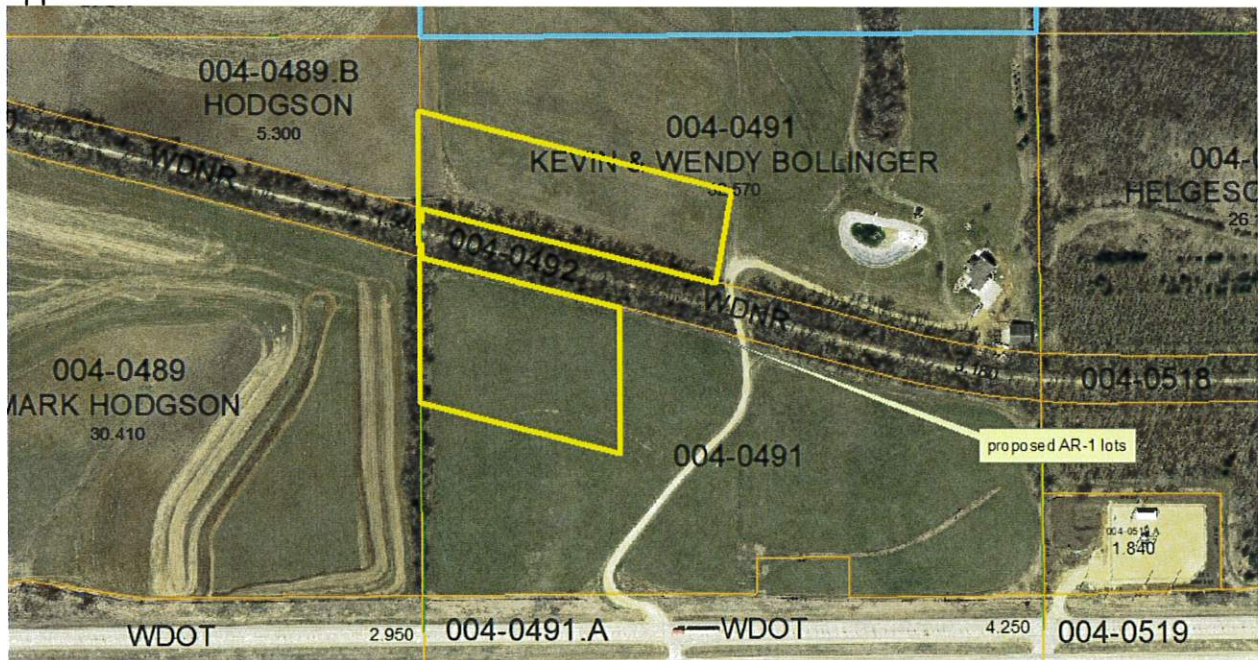
1. The proposed lots do not meet the minimum 40-acre lot size for the A-1 district so are being requested to be zoned AR-1 Ag Res.
2. If approved, each lot will be eligible for one single family residence, accessory structures and limited ag uses but no livestock-type animals.
3. The AC-1 Ag Conservancy overlay is being applied to meet the town's residential density. No development requiring a zoning permit will be allowed in the AC-1 district.
4. The associated certified survey map has not yet been submitted for formal review.

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 Brigham is recommending approval with condition that a multi-user driveway agreement be submitted to the Town prior the County hearing.

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



OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 935-3024

e-mail: 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 BOLLINGER Address: 7454 US Hwy B-151
City/Zip Code: BARNEVELD, WI
53507

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

Applicant Phone: (608) 574-4074 Landowner Phone: () _____

Email: astie@mtc.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

in the Town of BRIGHAM Acreage of proposed lot(s) 3 & 3.04

Section 7 Town 4 N Range 5 E SE 1/4 of the NE 1/4 PIN 004-0491; 0487

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: CHANGE TWO AR-1 LOTS

Requested Conditional uses (s):

2/11

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

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

FAMILY MEMBERS

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?

LOTS ARE IN THE CORNERS OF THE
PROPERTY.

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: 6-23-21

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by _____ Date _____ Fee _____ Check # _____ Cash _____
_____ present zoning _____ floodplain _____ shoreland/wetland

CERTIFIED SURVEY MAP

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 7, T 6 N, R 5 E, Town of Brigham, Iowa County, Wisconsin.

Bearings are referenced to the South line of the NE 1/4 of Section 7, T 6 N, R 5 E, Town of Brigham, Iowa County, WI assumed as Bearing S 89°31'05" W.

SURVEYED FOR:
Kevin and Wendy Bollinger
7454 US Highway 18-151
Barneveld, WI 53507

June 7, 2021

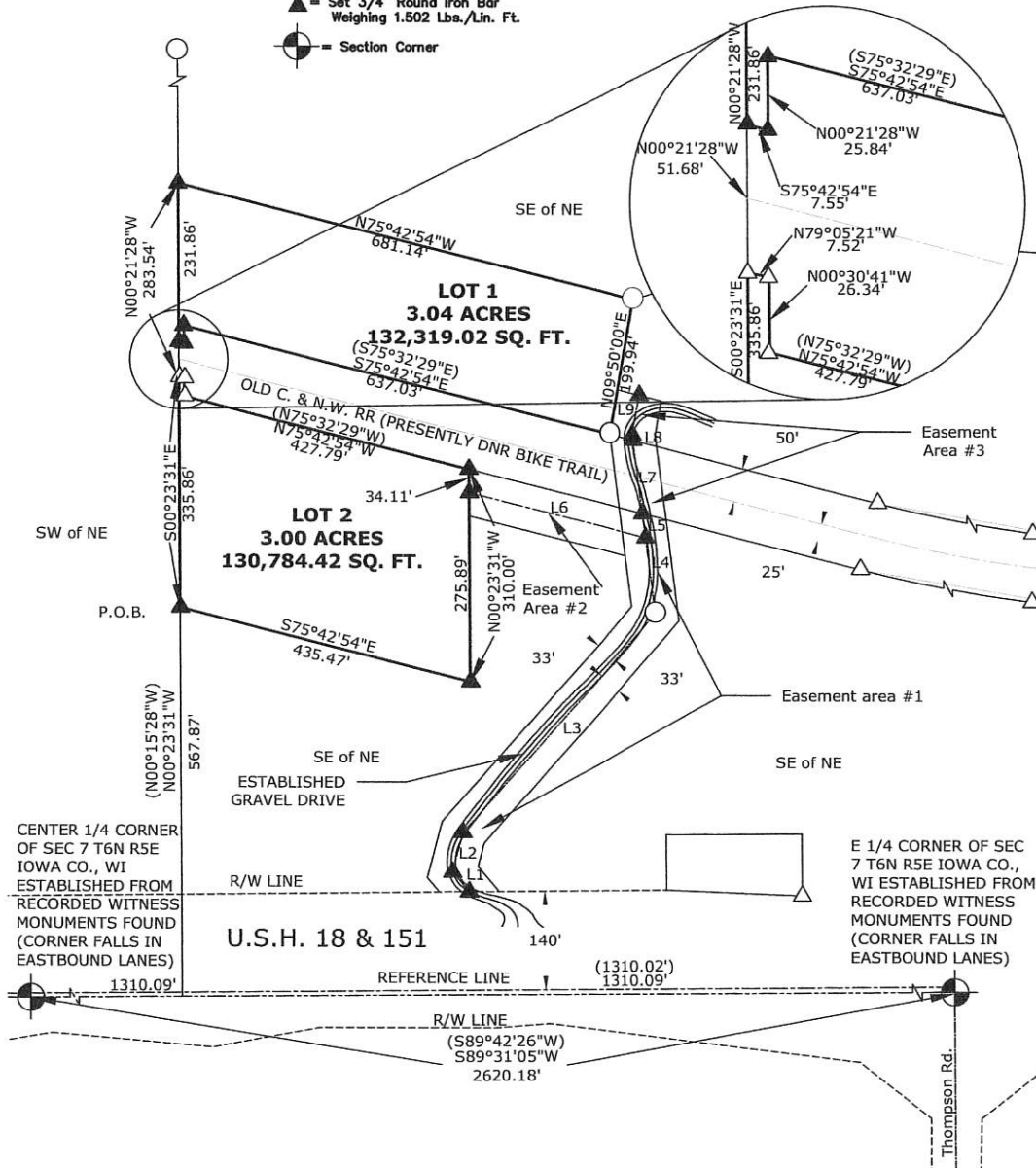
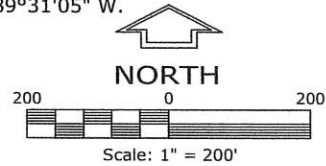
LEGEND:

△ = Found 3/4" Round Iron Bar

○ = Found 1" Round Pipe

▲ = Set 3/4" Round Iron Bar
Weighing 1.502 Lbs./Lin. Ft.

⊙ = Section Corner



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

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

SHEET 1 OF 2

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 7, T 6 N, R 5 E, Town of Brigham, Iowa County, Wisconsin.

Described as Follows:

Commencing at the East 1/4 Corner of Section 7 T6N R5E; thence S89°31'05"W, 1310.09' along the South line of the Northeast 1/4 of said Section 7; thence N00°23'31"W, 567.87' along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7 to the Point of Beginning; thence S75°42'54"E, 435.47'; thence N00°23'31"W, 310.00'; thence N75°42'54"W, 427.79' to a found 3/4 rebar on the Southerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence N00°30'41"W, 26.34' to a found 3/4 rebar on the Southerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence N79°05'21"W, 7.52' to a found 3/4 rebar along the Southerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence N00°21'28"W, 51.68' along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S75°42'54"E, 7.55' along the Northerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence N00°21'28"W, 25.84' along the Northerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence S75°42'54"E, 637.03' to a found 1 inch pipe on the Northerly Right-of-Way of the Old C. & N.W. RR (Presently DNR Bike Trail); thence N09°50'00"E, 199.94' to a found 1 inch pipe; thence N75°42'54"W, 681.14'; thence S00°21'28"W, 283.54' to a found 3/4 rebar on the West line of the Southeast 1/4 of the Northeast 1/4 of Section 7; thence S00°23'31"E, 335.86' along the West line of the Southeast 1/4 of the Northeast 1/4 of Section 7 to the Point of Beginning.

Said parcel contains 263,103.44 Sq. Ft. or 6.04 acres more or less and is subject to any and all easements and right-of-ways of record

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: Kevin & Wendy Bollinger

Request:

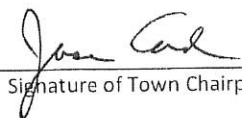
- Land Division – create two (2) lots, each $\approx$ 3 acres in size, from existing 72.57-acre parcel.
- Zoning Change – rezone newly created lots from A-1 to AR-1 and $\approx$ 34 acres from A-1 to AC-1 to meet the Town's density standard requirements.
- Driveway – convert existing single-user driveway to multi-user driveway to serve existing residence and newly created lots.
- Building Site – single-family residence on each of the two (2) newly created lots.

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

- Multi-user driveway agreement to be submitted to Town prior to Iowa County Planning & Development meeting.



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

Recommendation to Iowa County
Page 1 of 1

5-10-21



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

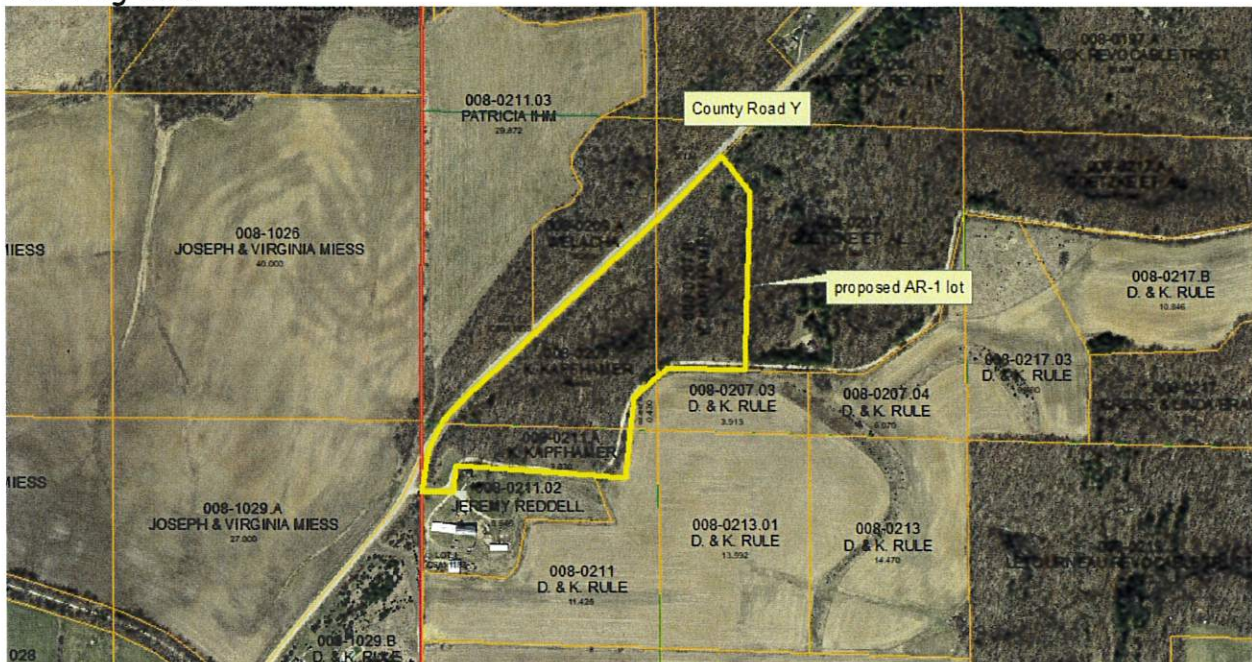
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3187
Kurt Kapfhamer
4340 Esch Rd
Dodgeville, WI 53533

Hearing Date: July 29, 2021
Town of Dodgeville
SW/NW S18-T6N-R4E
PIN: 008-0207.B, 0209, 0211.A

Request: This is a request to rezone an existing 20.83-acre lot from A-1 Ag to AR-1 Ag Res.



2. Comments

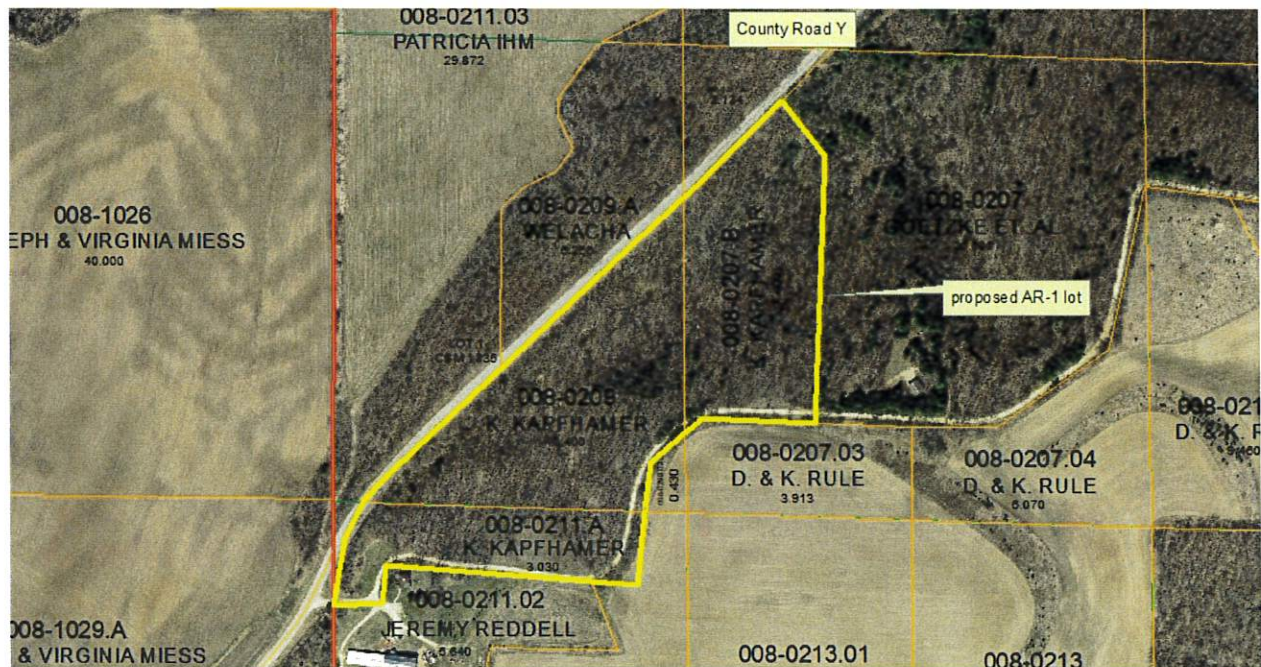
1. This is currently a legal nonconforming A-1 Ag lot, which means the uses that existed when it became nonconforming (1978) can remain but any new use will require compliance with the current zoning standards. The applicant plans to build a residence, which necessitates rezoning as the lot doesn't meet the current minimum 40-acre lot size for the A-1 district.
2. If approved, the lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock-type animal units.
3. Since this does not involve a land division, there is no associated 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.
 5. 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 recommends 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: Kurt Kapfhammer Address: 4340 Esch Rd
City/Zip Code: Dodgeville, WI 53533

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

Applicant Phone: () _____ Landowner Phone: 608 935-7207

Email: Kurt.Kapfhammer@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 Dodgeville Acreage of proposed lot(s) 20.83
Section 18 Town 6 N Range 4 E SW 1/4 of the NW 1/4 PIN 250080207.B
250080209
250080211.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: A-1, LWC Requested zoning district: AR-1 for the proposed use(s) of: _____

Requested Conditional uses (s):

NA

I. Please list any improvements currently on the land: Brush cutting

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

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?

House on less than 40 acres

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: Kurt Kappeler Date: 6/23/21

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by SL Date 6/23/21 Fee 500 Check # 146 Cash
A-1 2NC present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Thursday, July 8, 2021 4:31 PM
To: Scott Godfrey
Subject: RE: Kapfhamer recommendation

Importance: Low

Scott,

The following are the recommendations in regards to the Kapfhamer application:

Plan Commission Recommendation

Peter Vanderloo made a motion to recommend the rezoning application of Kurt Kapfhamer to rezone 20.83 acres more or less from A-1 Ag Legal Non-Conforming to AR-1 located in pt of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, fractional NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the pt fraction of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Town 6 North, Range 4 East located on County Road Y. Mary Wilson seconded the motion. Motion carried.

Town Board Recommendation

David Gollon made a motion to recommend the rezoning application of Kurt Kapfhamer to rezone 20.83 acres more or less from A-1 Ag Legal Non-Conforming to AR-1 located in pt of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, fractional NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the pt fraction of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Town 6 North, Range 4 East located on County Road Y. Peter Vanderloo seconded the motion. Motion carried.

Thanks,

Sara Olson

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Wednesday, July 7, 2021 12:25 PM
To: Sara Olson <twnclerk@mhtc.net>
Subject: Kapfhamer recommendation

Hi Sara,

Just checking to see if Kurt Kapfhamer's requested rezone has made it through the town and if there's a recommendation.

Thanks.

Scott A. Godfrey, Director/LIO
Iowa County Planning & Development
222 N. Iowa Street
Dodgeville, WI 53533



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: 3188

Myra Jean Peterson

4659 County Road Q

Highland, WI 53543

Hearing Date: July 29, 2021

Town of Highland

N1/2-NW S32-T7N-R2E

PIN: 012-0293; 0290

Request: This is a request to rezone an existing 9.698-acre lot from A-1 Ag to AR-1 Ag Res.



2. Comments

1. This is a nonconforming lot as it was created since the minimum 40-acre lot size for the A-1 district was enacted. Rezoning to make compliant is necessary to make the lot eligible for development.
2. If approved, the lot would allow one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units.
3. There is no associated certified survey map required.
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 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: Myra Jean Peterson Address: 4659 County Rd Q
City/Zip Code: Highland, WI 53543

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

Applicant Phone: (608) 623-2425 Landowner Phone: () _____

Email: gmajpeterson1106@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** 9.698

in the Town of Highland Acreage of proposed lot(s) 9.698 acres

Section 32 Town T7 N Range 2E E NE 1/4 of the NW 1/4 PIN 012-0293, 0290
32 T7 2E NW NW

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 Requested zoning district: AR-1 for the proposed
use(s) of: building a house

Requested Conditional uses (s): no

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

II. Please explain the reason for the request and proposed plans: received offer to purchase to build family 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?

build family home
No tillable acreage in this 9.6 acre 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?

most of land is trees

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: Myra Jean Betman Date: 6/23/2021

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 6/29/21 Fee 500- Check # 7894 Cash
A-1 NC present zoning NA floodplain NA shoreland/wetland

Scott Godfrey

From: akosharek@dairyfoodusa.com
Sent: Thursday, July 8, 2021 8:37 AM
To: Scott Godfrey
Subject: RE: Peterson recommendation

Scott. Yes I think it was at the June Meeting. Al.

Al Kosharek
VP Production
Dairyfood USA, Inc.
2819 County Road F
Blue Mounds, WI 53517
Tel: (608) 437-5598 x2344
Fax: (608) 437-8850
akosharek@dairyfoodusa.com



From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Thursday, July 8, 2021 7:58 AM
To: akosharek@dairyfoodusa.com
Subject: Peterson recommendation

Hi Al,

I tried emailing Lois, but think she may be out of town. Can you tell me if the town has approved the Myra Jean Peterson request to rezone her 9 or so acres from A-1 to AR-1? This is along County Road Q and Hanson Rd.

Thanks.

Scott A. Godfrey, Director/LIO
Iowa County Planning & Development
222 N. Iowa Street
Dodgeville, WI 53533
608-935-0333



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

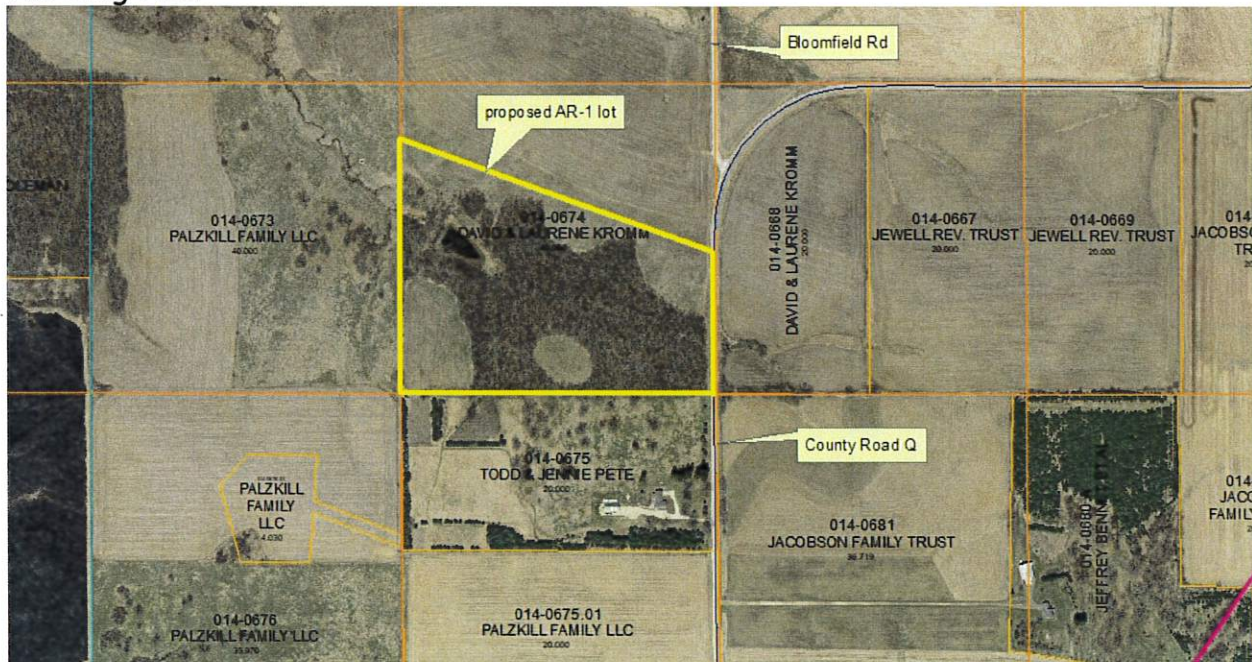
222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3189
David & Laurene Kromm
2274 County Road E
Mineral Point, WI 53565

Hearing Date: July 29, 2021
Town of Linden
SE/NW S14-T5N-R2E
PIN: 018-0674

Solvei Kromm
306 Casper Dr.
Lafayette, CO 80026-9194

Request: This is a request to create a 25.87-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. If approved, the lot will be 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 not yet been submitted for formal review.
4. The proposed lot is in Zone 4 of the Iowa County Airport Zoning Ordinance where a lot of this size for a residence is permitted.
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 Linden 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: Solvei Kromm Address: 306 Casper Dr.
City/Zip Code: Lafayette Co.
80026-9194

Landowner: DAVID S LAURINE Kromm Address: 2274 COUNTY ROAD 25
(if other than applicant) City/Zip Code: 53565

Applicant Phone: (608) 574-4212 Landowner Phone: ()

Email: kwallacecon@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 Linden Acreage of proposed lot(s) 25.87

Section 14 Town 45 N Range 2E SE 1/4 of the NW 1/4 PIN 014-0674

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 for the proposed use(s) of: Building a home.

Requested Conditional uses (s):

NA

Ken Wallace 574-0681

Thank² you!!

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

II. Please explain the reason for the request and proposed plans: Solvei is buying the property from her father to build a 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?
a large Part of this land is wooded

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: Solvei Kromm Date: 2/12/2021
Ken Wallace K Wallace
Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 6-9-21 Fee 500 Check # 8882 Cash
A-1 present zoning u/x floodplain u shoreland/wetland 9999

Scale 1" = 300'

2652.00!

FD. 1" IRON ROD

4'42" E
1554.15'

NE-NW

SE-NW

Mineral Point, Wl. 53565

S 70°08'15" E

1377

~~SE - NW~~

25.87 ACRES

RECORDED AS

C 1/4 14-5-2
FD. RAILROAD
SPIKE

W 1/4 COR. 14-5-2
FD. 1" IRON PIPE

N 00°04'42" E

1329.991

2659.78'

1329.89

N 89°55'47" W

N 89°55'47" W

2640.34

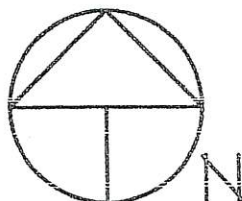
5 00° 26' 42" E
2642.22'

514 COR. 14-5-2

FD-3/4" REBAR

E 1/4 COR. 14-5-2
FD. 3/4" REBAR

SHEET 1 OF 2



Plat bearings are oriented towards the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the North Line of the NW 1/4 of 14-5-2, which line was measured by GPS observation to bear N 89° 55'47" W

SURVEY CREW: JD

CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the NW 1/4 of Section 14, T5N, R2E, Town of Linden, Iowa
County, Wisconsin, to wit:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that
under the direction of David Kromm 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 Chapter 236.34 of the Wisconsin
Statutes in the dividing, mapping of the land which is described as

Being part of the SE 1/4 of the NW 1/4 of Section 14, T5N, R2E, Town of Linden, Iowa
County, Wisconsin, to wit:

Commencing at the W 1/4 of said Section 14; thence S 89°55'47" E, 1329.89' to the SW corner
of the SE 1/4 of the NW 1/4, said point being the POINT OF BEGINNING; thence N 00°04'42"E,
1086.93 along the west line of the SE 1/4 of the NW 1/4; thence S 70°08'15" E, 1412.36' to a
point on the East line of the NW 1/4; thence S 00°00'22" E, 608.70' to the center of Section
14; thence N 89°55'47" W, 1329.89' to the POINT OF BEGINNING. Containing 1,127,015 square feet,
or 25.87 acres, more or less. Parcel is subject to an easement for County Road "Q" along the
easterly side thereof, and easements of record, and/or usage, if any.

SHEET 1 OF 2

Laurence E. Schmit

date

OWNERS' CERTIFICATE

As owner(s), I hereby certify that I caused the land
described on the plat to be surveyed, divided, mapped,
and restricted as represented on the plat. I also
certify that this plat is required by s236.10 or s.236.12
to be submitted to the following for approval or
objection: none

David M. Kromm

date:

Laurene Gail Kromm

date:

APPROVED FOR RECORDING BY:

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

OFFICE DATA:

JOB I.D.	20205-012
SURVEY CREW:	JD
FIELD BOOK NO.:	20-1 PG 45
DWG. STORED:	VER 13
DRAWN BY:	LES
DRAWING NO.:	205-12.DWG
DATA FILE NO.:	<205-12.TXT>

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

Scott Godfrey

From: Linden Town Clerk <lindentownclerk@gmail.com>
Sent: Thursday, June 10, 2021 8:01 AM
To: Scott Godfrey
Subject: Re: Kromm recommendation

Kromm -- site review and inspection done. David and Laurene have not signed off on it and will need to do so before the rezoning is approved. Stosh is supposed to get the papers to them. Once that is done, they are good to go.

Denu -- If the driveway is off of Mill Creek, they will need a driveway review. If a culvert is needed, it would be their responsibility. Dave Weier was notified this was on the agenda and nobody showed.. My question, then, is would a separate fire number be needed? Just curious

On Wed, Jun 9, 2021 at 12:27 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Sam,

David & Laurene Kromm have applied to rezone 15.87 acres from A-1 to AR-1. The CSM was drafted in 2020, so this may have been to the town last year. Is there a recommendation?

Thanks.

Scott A. Godfrey, Director/LIO

Iowa County 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: 3190

Jonathan Novak

1015 Circle Dr.

Highland, WI 53543

Hearing Date: July 29, 2021

Town of Linden

NW/NW S21-T6N-R2E

PIN: 012-0046

Request: This is a request to create a 3.36-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, but no livestock-type animals. A Conditional Use Permit is also being requested for up to 10 animal units.
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 Linden is recommending approval of the rezoning and the CUP with the condition that it will terminate if the owner of the 3.36-acre lot no longer has approval to spread manure on the adjacent property.

Staff Recommendation: Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval. 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: JONATHAN NOVAK Address: 1015 CIRCLE DR
City/Zip Code: HIGHLAND WI 53543

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

Applicant Phone: (608) 425-9498 Landowner Phone: (____) _____

Email: sandstonecattleco@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 LINDEN Acreage of proposed lot(s) 3.36 ACRES

Section 21 Town 6 N Range 2 E NW 1/4 of the NW 1/4 PIN 014-0046

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: RESIDENCE

Requested Conditional uses (s):

UP TO 10 ANIMAL UNITS - MANURES
CAN BE SPREAD ON ADJACENT 76
ACRES OF LAND

1- town rec

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

HOME SITE, WELL, SEPTIC, OUT BUILDINGS

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

SALE OF PROPERTY FOR INDIVIDUAL USE

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?

CURRENT USE IS NONE FARMABLE AND IS
USED AS A RESIDENCE

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?

CURRENT USE IS CONSISTANT WITH
PROPOSED 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: Don Navahr Date: 6-10-21
Landowner(s) Signature: Don Navahr Date: 6-10-21

=====

For Office Use Only: Rcv'd by SL Date 6-14-21 Fee 500- Check # 2323 Cash
A-1 present zoning c/A floodplain c/A shoreland/wetland

+ \$100 ✓ # 2341

Scott Godfrey

From: Linden Town Clerk <lindentownclerk@gmail.com>
Sent: Monday, June 14, 2021 10:17 AM
To: Scott Godfrey
Subject: Re: Novak CSM comments - recommendation

The Board gave approval to survey 3A off the Dave Neuman farm for a building site. He wanted approval before he had the cost of the survey. I believe he was told that there should not be a problem with it being approved but we did not see any paperwork.

On Mon, Jun 14, 2021 at 8:16 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:
Hi Sam,

Have the Novaks been to the town or are they on an upcoming agenda?

Thanks.

Scott A. Godfrey, Director/LIO
Iowa County Planning & Development
222 N. Iowa Street
Dodgeville, WI 53533
608-935-0333

-----Original Message-----

From: copy@iowacounty.org <copy@iowacounty.org>
Sent: Monday, June 14, 2021 8:17 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject:

ECOSYS M3645idn
[00:17:c8:a3:63:b1]

6/29/2021: Buyer came in w/ 5 w/ 5025 IF NOVAK was REVISIT
TO incl cap for animal units w/ 1000 lbs

CERTIFIED SURVEY MAP

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 21, T 6 N, R 2 E,
Town of Linden, Iowa County, Wisconsin.

Bearings are referenced to the West line of the NW 1/4 of Section 21, T 6 N, R 2 E,
Town of Linden, Iowa County, WI assumed as Bearing S 00°04'52" W.

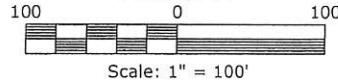
SURVEYED FOR:
Jonathan and Rebekah Novak
1015 E. Circle Dr
Highland, WI 53543

May 27, 2021

NW 1/4 CORNER OF
SEC 21 T6N R2E
IOWA CO., WI
FOUND 1-1/4"
REBAR, VERIFIED
AND SET NEW TIES



NORTH



LEGEND:

- = Found 3/4" Round Iron Bar
- = Set 3/4" Round Iron Bar Weighing 1.502 Lbs./Lin. Ft.
- = Found section corner

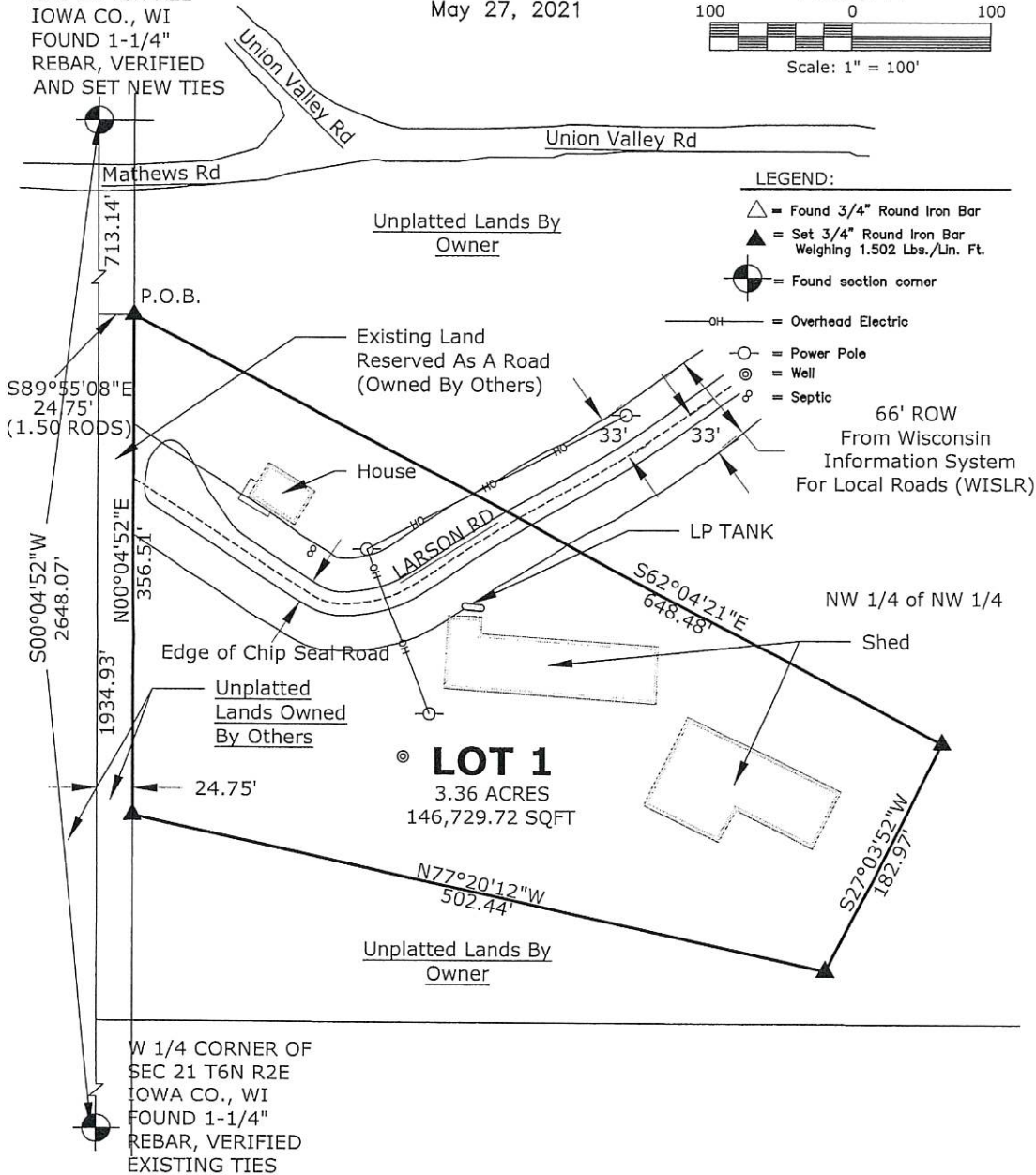
—OH— = Overhead Electric

= Power Pole

= Well

= Septic

66' ROW
From Wisconsin
Information System
For Local Roads (WISLR)



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

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

SHEET 1 OF 2

CERTIFIED SURVEY MAP

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 21, T 6 N, R 2 E,
Town of Linden, Iowa County, Wisconsin.

DESCRIPTION:

Commencing at the Northwest 1/4 Corner of Section 21 T6N R2E; thence S00°04'52"W, 713.14' along the West line of the Northwest 1/4 of said Section 21; thence S89°55'08"E, 24.75' to the Point of Beginning; thence S62°04'21"E, 648.48'; thence S27°03'52"W, 182.97'; thence N77°20'12"W, 502.44'; thence N00°04'52"E, 356.51' to the Point of Beginning.

Said parcel contains 146,729.72 Sq. Ft. or 3.36 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

TOWN OF LINDEN:

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

Dated this ____ day of _____, 20____.

Town Board Chair, Town of Linden

IOWA COUNTY PLANNING & DEVELOPMENT COMMITTEE APPROVAL

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

Scott Godfrey

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



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: 3191
Linda & Thomas Schaaf
262 County Road D
Mineral Point, WI 53565

Hearing Date: July 29, 2021
Town of Mineral Point
SE/SW S13-T4N-R3E
PIN: 018-0845

Request: This is a request to create a 13.015-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The proposed lot does not meet the minimum 40-acre lot size for the A-1 district so is being requested to be zoned AR-1 Ag Res.
2. The AC-1 Ag Conservancy overlay is being applied to meet the town's residential density. No development requiring a zoning permit will be allowed in the AC-1 district.
3. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, including up to 5 livestock-type animals.
4. The associated certified survey map has been submitted for formal review.
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 Mineral Point 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: LINDA S THOMAS SCHAAF Address: 262 COUNTY ROAD D
City/Zip Code: 53565

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

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

Email: _____ 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 MINERAL PC Acreage of proposed lot(s) 13.015

Section 13 Town 4 N Range 3 E SW 1/4 of the SW 1/4 PIN 018-0845

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: NEW HOUSE SITE

AC-1 - BALANCE 018-0845
24.985 ACRES

Requested Conditional uses (s):

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

II. Please explain the reason for the request and proposed plans: SELL FOR
NEW HOUSE LOT

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: Thomas W Schaf Date: 9-7-21

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 5/12/21 Fee 500 Check # 1293 Cash
A-1 present zoning HA floodplain YA shoreland/wetland

Scott Godfrey

From: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Sent: Wednesday, July 7, 2021 1:03 PM
To: Scott Godfrey
Subject: Re: Schaaf recommendation

I would say put it on this month.

Sent from my U.S.Cellular© Smartphone
Get [Outlook for Android](#)

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Wednesday, July 7, 2021 12:31:47 PM
To: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Subject: RE: Schaaf recommendation

Gotcha. Guess I'll wait to hear from you and/or Gary if to go ahead with this month or hold another month.

Thanks.

Scott

From: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Sent: Wednesday, July 7, 2021 12:31 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Schaaf recommendation

Planning meets ahead of town board.. same night.

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Wednesday, July 7, 2021 12:30:03 PM
To: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Subject: RE: Schaaf recommendation

Okay. Has it been through the Plan Commission? I'll need to get it to the paper next Tuesday to make this month's county meeting.

From: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Sent: Wednesday, July 7, 2021 12:29 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Schaaf recommendation

Meeting is next Wednesday night. I'm assuming it will pass but I won't be at that meeting... traveling for day job. I'll ask Gary to email you and let you know. I'm leaving the boys instructions for the meeting... 😊

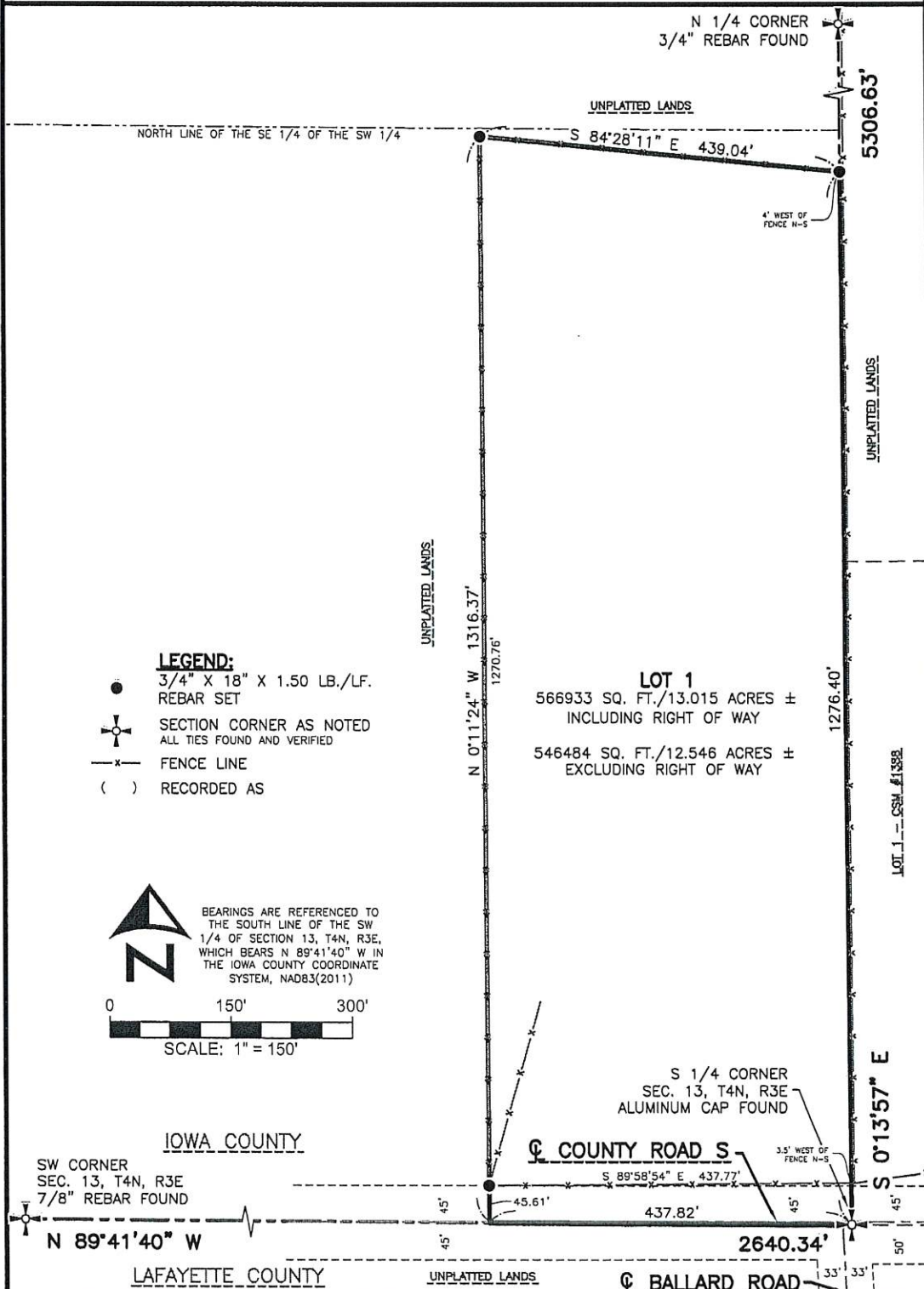
Sent from my U.S.Cellular© Smartphone
Get [Outlook for Android](#)

PRELIMINARY 5/11/2021

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the SW 1/4 of Section 13,
T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin.

FOR: THOMAS W. & LINDA K. SCHAAF
262 COUNTY ROAD D
MINERAL POINT, WI 53565



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2104041C
FIELD CREW: MGR

PRELIMINARY 5/11/2021

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the SE 1/4 of the SW 1/4 of Section 13,
T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin.

FOR: THOMAS W. & LINDA K. SCHAAF
262 COUNTY ROAD D
MINERAL POINT, WI 53565

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Linda Schaaf, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SE 1/4 of the SW 1/4 of Section 13, T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin, to wit:

BEGINNING at the S 1/4 corner of said Section 13;
thence N 89°41'40" W, 437.82' along the south line of the SW 1/4;
thence N 0°11'24" W, 1316.37';
thence S 84°28'11" E, 439.04';
thence S 0°13'57" E, 1276.40' along the east line of the SW 1/4 to the POINT OF BEGINNING;
containing 566,933 square feet or 13.015 acres, more or less.
Parcel is subject to a public right of way easement for County Road S.
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, mapping and dedicating of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date

**CERTIFICATE OF IOWA CO.
REGISTER OF DEEDS**

**APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT**

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

SCOTT GODFREY - DIRECTOR

Date

TAYLOR J CAMPBELL, REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 2
JOB ID: 2104041C
FIELD CREW: MGR



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 14: Consideration of Temporary Use Permit for Iverson Construction to operate a temporary asphalt plant on an existing 20-acre AB-1 Ag Bus lot being the S1/2 of the NE/SW of S15-T5N-R3E in the Town of Mineral Point.

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.

Background: This lot can only have nonmetallic mining take place if associated with a contracted WDOT project as it does not have a reclamation plan or permit. This request is being made for the State Road 191 construction project with the plant being onsite from August 1 - November 1, 2021.

The nearest residence is about $\frac{1}{4}$ mile away and is that of the landowner. The next nearest residence is about $\frac{1}{2}$ mile away to the south.

Staff Recommendation: If the request is to be approved, consider the following conditions:

- 1) The permit shall expire November 1, 2021.
 - 2) The permit shall expire if any product from the site is used for any purpose other than a WDOT project.
 - 3) The permit shall expire if the operation is found to not comply with WDNR air quality and other operational standards.
 - 4) Hours of operation shall be from 6am to 6pm Monday to Friday with occasional Saturday operation from 6am to 6pm when necessary to meet contract deadlines.
-





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

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: Iverson Construction, Div of Mathy Date: 6/14/21

Contact Address: 3747 Contractors Lane Kieler, WI 53812
Phone: 608-568-3840 Email: jerid.baranczyk@iverson-construction.com

Reason for request: Locate a temporary portable asphalt plant in the Goldthorpe Quarry for the
construction of STH 191 and other area projects in the 2021 construction season. The plant will be located
on site from August 1st through November 1st.

Please attach any documentation you deem relevant in support of this request.

Office use only

018-0146

Received by JL Date 6-14-21 Chair decision: grant deny



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 15: Consideration of Office fee revisions for the 2022 Budget.

Proposal: The following Office fees have been reviewed to determine adequacy in covering their associated administrative costs.

2020 office activity was used as a metric to forecast 2022 activity. One metric of measurement was to equate the dollar value when the current fee was enacted compared to today's dollar value, which shows a decrease in the current fees impact toward covering administrative costs.

Fee Type	Current Fee	Last Revised	Proposed Fee	Est. Impact	Inflation Impact/Comments
Zoning Hearing Filing	\$500 & \$600 w/CUP	2013	\$750	\$15,000	\$564 & \$677
Shoreland Permit	\$150	2009	\$200	\$1,600	\$184
Floodplain Permit	\$150	2009	\$200	\$900	\$184
Sanitary Permit	\$450 & \$500	2013	\$600	\$11,500	\$510 & \$620
Privy Permit	\$200	2009	\$300	\$300	\$245
San. Recon/Trans	\$200	2006	\$300	\$300	\$261
Soil Test Filing	\$150	2006	\$200	\$4,250	\$196
			Total:	\$33,850	

BUDGET FORM 6 - Schedule of Fees/Charges for Services

Department Name: Planning & Development

The Department and the Governing Committee should review these for reasonableness. The purpose of this form is to list any and all fees/charges for services that your department charges to the public.

In column C explain how the fee or charge is set. If set by statute please list the statute number. If it is set by county board or the governing committee please list the last time the fee/charge was reviewed, when the last revision was and the pertinent resolution number.

NOTE: You can attach your fee schedule (resolution) in lieu of this form please add the information requested in column C.

Current Fees

<u>Column A</u>	<u>Column B</u>	<u>Column C</u>
<u>Type of Service</u>	<u>Amount of Fee or Charge for the Service</u>	<u>How is the Fee or Charge Set?</u>
photocopies	\$0.25 per page	office policy
GIS data acquisition	see attached policy	policy - 2008
data conversion charge	\$50 per digital file	resolution 13-11206
zoning permit fee		resolution 10-0811
zoning hearing filing fee	\$500	resolution 2-1013
conditional use permit (CUP) fee	\$500	resolution 2-1013
CUP & zoning hearing combo fee	\$600	resolution 2-1013
Board of Adj hearing filing fee	\$500	resolution 2-1013
Mobile Tower Siting Permits	\$3000 and \$500	ordinance 400.13
Wind Energy System Permit	\$500 and \$1000 + \$5/hour	4-0614
address sign fee	\$75	resolution 2-1013
soil test filing fee	\$150	resolution 12-1206
WI Fund filing fee	\$150	resolution 12-1206
State groundwater protection fee	\$100	resolution 12-1206
Farmland Preservation Cert. fee	\$10	resolution 2-1105
sign permit fee	\$150	resolution 2-1105
manure facility permit fee	\$500	resolution 8-1112
shoreland land use permit fee	\$150	resolution 3-0109
floodplain land use permit fee	\$150	resolution 3-0109
floodplain special exc pt fee	\$500	resolution 2-1013
certified survey map review fee	\$100 + \$25 per lot	2007 resolution
preliminary plat review fee	\$350 + \$25 per lot	2007 resolution
development plan review	\$40	resolution 11-2006
Plat review hearing filing fee	\$300	resolution 11-2006
conventional sanitary permit fee	\$450	resolution 2-1013
pressurized sanitary permit fee	\$500	resolution 2-1013
non-plumbing sanitary permit fee	\$200	resolution 10-0609
sanitary reconnection permit fee	\$200	resolution 12-1206
sanitary permit transfer fee	\$200	resolution 12-1206
nonmetallic mining annual fees	varies	based on reclamation costs
holding tank report filing fee	\$10	resolution 6-1019
Temporary Use Permit appl. Fee	\$100	resolution 6-1019
pumping report filing fee	\$30	resolution 6-1019
2nd notice pumping report filing fee	\$40	resolution 6-1019
pumping report filing fee if citation	\$100	resolution 6-1019
zpt fee for structure not defined as building	\$100	resolution 6-1019
Airport zoning pt fee within city or village jurisdiction	\$150	resolution 6-1019
Airport zoning pt fee outside city or village jurisdiction	\$75	resolution 6-1019



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

Director's Report: July 2021

	Since last report	Year to date	same time 2020	Comments
Zoning permits	27	160	148	
Permit project value	\$3,099,615	\$17,184,390	\$12,415,158	
New residences	3	23	30	
Accessory structures	6	53	59	
Ag buildings	13	43	51	
Solar	2	9	4	
Floodplain/Shoreland pts	3	14	18	
Complaints/Violations	4	18	16	
Certified survey map review	0	36	25	2 subdivision plats
Zoning Hearings	7	45	43	
Board of Adj hearings	0	0	2	
Sanitary Permits	12	58	56	
Soil Tests Reviewed	10	59	40	
as of July 15, 2021				

Other Updates

- About 730 of 1574 septic system maintenance reports have been returned to date
 - Training opportunities:
 - substantial damage assessment – floodplain zoning
 - private septic system/sanitary workshops
 - draft ordinance revisions for uses on Bloomfield property – primary administration by Planning & Development with General Government Committee oversight
 - Revisions to Manure Storage and Management Ordinance going to Land Conservation Committee on 21st – next step may be public hearing before P&Z Committee
 - Town of Mineral Point Board did approve Comprehensive Plan revisions
-

Memo

To: Planning & Zoning Committee
From: Scott Godfrey
CC: file
Date: July 23, 2021
Re: DRAFT St. Croix County resolution

Please note that the enclosed DRAFT St. Croix County resolution is being provided for your information only at the request of Supervisor Leix and with the approval of Chair Peterson.

There is no agenda item to discuss the resolution.

Thank you.

- DRAFT -

9.4



Resolution No.
RESOLUTION IN SUPPORT FOR UPHOLDING TRANSPARENCY IN
RENEWABLE ENERGY DEVELOPMENT

COVER MEMO

TO: County Board of Supervisors

FROM: Ken Witt, County Administrator
Scott Cox, Corporation Counsel, Office of Corporation Counsel

DATE: July 6, 2021

AGENDA ITEM: *(draft)* Resolution In Support For Upholding Transparency In Renewable Energy Development

BACKGROUND INFORMATION

Resolution initiated by Supervisor Ard.



Resolution No. **DRAFT**

**RESOLUTION IN SUPPORT FOR UPHOLDING TRANSPARENCY IN
RENEWABLE ENERGY DEVELOPMENT**

1 **WHEREAS**, the State of Wisconsin strives to uphold transparency in all actions which
2 affect the residents and natural resources of the State of Wisconsin; and
3

4 **WHEREAS**, Wisconsin upholds that a representative government is dependent upon an
5 informed electorate; and
6

7 **WHEREAS**, Merchant Plants are power producing facilities that generate electricity to
8 sell to any utility willing to pay their prices; and
9

10 **WHEREAS**, prior to 1997 Wisconsin Act 204 (Electric Reliability Act) new power
11 facilities were authorized by the Wisconsin Public Service Commission under the Advance Plan
12 process that took into consideration all the major factors that go into planning new power
13 facilities or Merchant Plants, such as demonstration of need, reliability, prices, environmental
14 impact and economic impacts; and
15

16 **WHEREAS**, 1997 Wisconsin Act 204 (Electric Reliability Act) deregulated Merchant
17 Plant development, circumventing the regulatory process, public participation, and
18 demonstration of need; and
19

20 **WHEREAS**, 2009 Act 40, supports the development of renewable energy sources, Act
21 40 amended, repealed, and created new laws, which removed political subdivision local control
22 and transparency in the development of renewable energy sources; and
23

24 **WHEREAS**, 2009 Act 40 failed to create laws requiring renewable energy developers to
25 notify political subdivisions before approaching potential landowners to prospect or sign land
26 leases, thereby eliminating transparency.
27

28 **NOW, THEREFORE BE IT RESOLVED** by the St. Croix County Board of
29 Supervisors that it hereby supports legislation that will restore the public's confidence in
30 Renewable Energy Development by enacting or amending laws and administrative rules which
31 provide for transparency, political subdivision notification and participation from the onset, and
32 regulatory utility standards applicable to all power producing systems, including Merchant
33 Plants.
34

35 **BE IT FURTHER RESOLVED** that the St. Croix County Board of Supervisors directs
36 the St. County Clerk to send a copy of this resolution to Governor Tony Evers, the Legislative
37 Representatives of St. Croix County, all Wisconsin Counties, and the Wisconsin Counties
38 Association.

Legal – Fiscal – Administrative Approvals:

Legal Note: Requires a 2/3 vote of the Board to be considered. Approved as to form.

Fiscal Impact: This recommendation will have no financial impacts to the County.

 
 Scott L. Cox, Corporation Counsel 6/29/2021 Leah Simington, Finance Director 6/29/2021


 Ken Witt, County Administrator 6/29/2021

Vote Confirmation.

St. Croix County Board of Supervisors Action:

Roll Call - Vote Requirement – Majority of Supervisors Present

Cindy Campbell, County Clerk