

AGENDA – Iowa County Planning & Zoning Committee

Thursday, September 23, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 827 2969 3270

<https://us02web.zoom.us/j/82729693270>

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 August 26, 2021 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Continued petition by Joyce Berning for a Conditional Use Permit to allow up to 10 animal units on an 11.58-acre AR-1 Ag Res lot in the NW1/4 of S33-T5N-R4E in the Town of Waldwick.
7. Continued petition by Brad Grundahl for a Conditional Use Permit to allow a grain drying/storage facility and liquid propane transfer station on a 6.058-acre AB-1 Ag Bus lot in part of the NE/SE & SE/NE in S24-T5N-R5E in the Town of Moscow.
8. Petition by Larry Anding and Larry Keister to rezone 5.90 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NW/NW of S16-T8N-R5E in the Town of Arena.
9. Petition by Larry Anding for a Conditional Use Permit to reduce an existing B-4 lot to 4.32 acres and to allow the continuation of the existing uses being truck storage, service, repair; boat sales; outside salvage yard; and refrigerated storage facility located in the NW/NW of S16-T8N-R5E in the Town of Arena.
10. Petition by Valley of Our Lady, Inc. to rezone 194.7 acres from A-1 Ag to R-2 Multi Family Res and 19.49 acres from R-1 Single Family Res to C-1 Conservancy in S6&7-T5N-R5E in the Towns of Brigham & Ridgeway.
11. Petition by Valley of Our Lady, Inc. for a Planned Unit Development that includes the uses of a monastery, accessory structures, private cemetery & ag uses on a 194.7-acre R-2 Multi Family Res lot in S6&7-T5N-R5E in the Towns of Brigham & Ridgeway.
12. Petition by Pat Sieling to rezone 20.184 acres & 20.189 acres from A-1 Ag to C-1 Conservancy in the NW/SW of S32-T6N-R3E in the Town of Dodgeville.
13. Petition by Dale & Chris Stephenson to rezone 2.5 acres from A-1 Ag to AR-1 Ag Res in part of the NW/NE in S4-T4N-R3E in the Town of Mineral Point.

14. Petition by Megan Weier and KMWM Trust to rezone 2.422 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/NE & NW/SE of S27-T7N-R4E in the Town of Ridgeway.
15. Petition by Jacob Hewuse and Tim Draves to rezone 5.93 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S20-T7N-R1E in the Town of Highland.
16. Motion to end the public hearings and resume the regular meeting.
17. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
18. Director's report
19. Next meeting date and time
20. Motion to adjourn

Scott A. Godfrey, Director

Posted 09/7/2021

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.

Iowa County Planning & Zoning Committee minutes - unapproved

Thursday, August 26, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 846 0046 6384

<https://us02web.zoom.us/j/84600466384>

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

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

Committee Absent:

Staff Present: Scott Godfrey

Other Supervisors Present:

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

4. Approve the minutes of the July 29, 2021 meeting.

Motion by Supervisor Masters

Second by Supervisor Leix

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 Leix

Motion carries unanimously

6. Petition by Curt & Amy James for a Conditional Use Permit to allow up to 22 animal units a 35.637-acre AR-1 Ag Res lot being Lot 3 of CSM 1774 in S29-T7N-R1E in the Town of Highland.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition the permit expires if the applicant or subsequent property owner fails to get an approval to spread manure on neighboring land by Supervisor Gollong
Second by Supervisor Leix
Motion carries unanimously

7. Petition by Paula Griffiths to rezone an existing 7.44-acre lot from A-1 Ag to AR-1 Ag Res in the NE/NE of S16-T5N-R2E in the Town of Linden.

Director Godfrey gave the staff report.
Public comment: none

Motion to approve by Supervisor Masters
Second by Supervisor Leix
Motion carries unanimously

8. Petition by Ronald Ferrell and Cory & Darlene Palzkill to rezone 5.943 acres from A-1 Ag to AR-1 Ag Res, 5.934 from A-1 Ag to C-1 Conservancy, and 40 acres with the AC-1 Ag Conservancy overlay all in the SE/NE & E1/2-SE of S10-T4N-R3E in the Town of Mineral Point.

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

9. Petition by Brad Grundahl to rezone 6.068 acres from A-1 Ag to AB-1 Ag Bus in part of the NE/SE & SE/NE in S24-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.
Public comment:

- Mike Bandt asked about allowed uses in the AB-1 district
- Martha Cameron asked when the 30,000 gallon liquid propane transfer station will be addressed. Director Godfrey said at the Conditional Use Permit agenda item

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 Leix

Motion carries unanimously

10. Petition by Brad Grundahl for a Conditional Use Permit to allow a grain drying and storage facility on a 6.058-acre AB-1 Ag Bus lot in part of the NE/SE & SE/NE in S24-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Supervisor Leix asked what authority the committee has to address lighting. Director Godfrey replied that criteria number two under Section 4.0 of the Iowa County Zoning Ordinance specifically addresses lighting as a consideration.

Supervisor Masters commented any condition on lighting needs to be explicit enough to be enforceable.

Supervisor Peterson said he drove by the site last night and observed three or four lights pointing down and asked the applicant if there are additional lights that have been the concern of the neighbors. Mr. Grundahl replied there are additional lights that are only on at harvest time and when trucks are being filled.

Public comment:

- Mike Bandt stated there are seven or eight lights on the facility with at least one facing directly west that lights up his whole house. He said he has addressed the issue with Mr. Grundahl in the past without success.
- Lisa Bandt stated her support for "Dark Skies" protocols and is concerned Mr. Grundahl will not comply with any conditions that are imposed.
- Mike Shallow stated his concern is the visibility of the lighting from his house and its intensity.
- Vickie Shallow asked if the submitted letters will be read into the record.

Supervisor Gollon asked the applicant how long the drying operation has been there. Mr. Grundahl replied it's been there about 30 years.

Supervisor Peterson asked how the liquid propane tank should be addressed. Director Godfrey replied he hadn't known about it until the letters were submitted and it was not part of the application. He stated his opinion that, since it is advertised as a transfer station on the Premier Coop website, it is a use that requires Conditional Use Permit approval.

Supervisor Peterson said the matter should be postponed to allow the application to be revised to include the liquid propane transfer station and to get the Town of Moscow's recommendation on that use.

Motion by Supervisor Gollon to postpone to next month to allow the applicant to revise the CUP application and to get the town recommendation on the liquid propane transfer station

Second by Supervisor Masters

Motion carries unanimously

11. Petition by Thomcor Homestead Inc. for a Conditional Use Permit to allow Recreational Residential Rental use of an existing house in the NE/NE of S23-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that a maximum of two bedrooms be rented and the applicant is responsible to get any DATCP approvals by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

12. Petition by Joyce Berning to rezone 11.58 acres from A-1 Ag to AR-1 Ag Res in the NW1/4 of S33-T5N-R4E in the Town of Waldwick. This petition includes zoning 40 acres being tax parcel 026-0366 with the AC-1 overlay district to comply with residential density standards.

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 Butteris

Motion carries unanimously

13. Consideration of revisions to the Iowa County Manure Storage and Management Ordinance primarily pertaining to reuse of existing structures and nonconforming structures.

Director Godfrey gave the staff report.

Public comment: none

Supervisor Peterson noted a grammar correction on p.10

Motion to approve and forward to the County Board by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

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

16. Director's report

Director Godfrey overviewed the report in the packet.

17. Next meeting date and time: September 23, 2021 at 6pm

18. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously. Adjourned at 6:54pm

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: 3198 (continued)

Joyce Berning

4127 Antoine Rd

Mineral Point, WI 53565

Hearing Date: Sept. 23, 2021

Town of Waldwick

NW1/4 S33-T5N-R4E

PIN: 026-0357; 0359; 0360; 0366

Request: This is a request for a Conditional Use Permit to allow up to 10 animal units on an existing 11.58-acre AR-1 Ag Res.



2. Comments

1. The lot currently is allowed up to 5 animal units, defined as:

One animal unit shall be defined as being the equivalent of: one dairy cow, steer, bull or horse over six months of age; two steers, calves or horses under six months of age; two pigs; two sheep; two goats; two llamas; or twenty-five fowl. Other animal, fowl or fish types shall be considered on an individual basis on specific application

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 Waldwick is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that it expire if the manure management becomes a nuisance or public health issue.



Telephone Conversation Log

Date	Incoming	Voicemail	Returned	Name	Phone Number	Subject	Notes
8/27/2021		yes	yes	Jake Hewuse	304-3714	Re: rezone/CUP application questions//CUP options? Went before town in 2018 & Lois Nanksee said does not need to come back	advised to have soil test done ASAP if planning to build yet this year
8/30/2021		yes	yes	Joyce Berning	574-5926	Re: CUP on next meeting? Asked what if decide not to do any of it	yes - I just forgot to put it in notice//let CSM recording time run out and not record it Greg Jewell was in last week - either need CUP to enlarge CSM or new spot
8/30/2021	yes		yes	Chris - Morton Bldgs	574-5987	Re: House on Rock project status	
8/30/2021	yes		NA	Roy Seifert	532-6364	Re: Anderson drive - good condition	
8/30/2021	yes		NA	Jeff - ARC Design Engineer	815-484-4300	Re: Cropland Investments letter - large equipment storage building (600x240x40 - no plumbing) and grain bins; building will go south of current village limits and grain bins	either annexation or change site to being all in village or all in town//likely to seek annexation//asked for documentation from owner and village if annexation process to be undertaken and would not stop project
8/30/2021	yes		NA	Jeff Thomas	574-9259	Re: zoning status 008-1089	B-2 w/CUP for restaurant
8/30/2021		yes	NA	Robert White	574-2766	Re: Joyce Berning CUP request (see above) okay with the town	



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: 3196 (continued)
Brad Grundahl
10877 County Road A
Hollandale, WI 53544

Hearing Date: Sept. 23, 2021
Town of Moscow
NE/SE & SE/NE S24-T5N-R5E
PIN: 020-0195; 0204.A

Request: This is a request for a Conditional Use Permit to operate a grain drying/storage operation and liquid propane transfer station on a 6.068-acre AB-1 lot.



2. Comments

1. This request was postponed to allow inclusion of the liquid propane transfer station and to provide an opportunity for the Town of Moscow to comment.
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 Moscow is recommending approval.

Staff Recommendation: Staff recommends approval with the following conditions:

- a) All outdoor lighting shall be pointed downward and away from traffic on County Road A to the extent that will reasonably prevent light-spill beyond the lot and as is necessary for the safe operation of the facility.
- b) All associated parking shall be off the right-of-way of County Road A.



Sept 5,2021

To; Iowa County Zoning Committee, Town of Moscow Planning Commission, Town of Moscow Board of Supervisors

Re: CUP Request

It is the intention of Grundahl Farms Inc. to obtain a CUP for the purpose of doing a limited amount of custom grain drying and associated storage of grain, along with drying our own grain that is produced by Grundahl Farms. There has been recent objections to the CUP due to complaints of excess lighting and also the siting of a Propane tank. The tank is leased from Premier coop. We have a direct hook up via underground pipe to our dryer and they have the use of the tank for a transfer station except during the drying season. There is almost no truck traffic during the summer months. I have included a document from Premier showing all traffic in and out for the past year. It translates to approx. one truck every other day. It also reduced traffic on Iowa county roads as other transfer stations are in Mt. Horeb and Cobb. Seems like a win, win situation.

Regarding the Light situation we have made several modifications in recent days and some modifications in the past 2 years. All lights facing the West and Northerly directions have been shielded to eliminate as much as possible any light drift leaving the Facility. The one light that seemingly was the

biggest problem has been relocated from the side of a bin to the underside of the loadout pipe and shines directly into the truck and surrounding area. Pictures included.

Reference Letter from Mike and Lisa Bandt:

AB1 zoning and a CUP has been requested because Our Son Jason Is buying the facility and a limited amount of custom grain drying is necessary to help him cash flow the purchase. I say limited because there is approx. Two hundred thousand bushel of capacity and Grundahl farms currently grow approx. 18 hundred acres.

Shaking of Houses is not an accurate statement, as are several other statements in Mr. Bandts letter. I have personally talked to residents of 4 homes that are closer to the site then the Bandts and not one says there is such a thing. Our office at the site is located on the same foundation as he tower and leg and no such thing takes place. If in fact it did “ shake” our entire facility would self destruct.

The site has been lighted on all sides since it was originally built approx.. 30 years ago. Admittedly as the facility grew we have added more light for safety and security reasons while working and while being away as the residence associated with the Facility is approx. ¼ mile away .

The first request by the Bandts was because Mrs Bandt had insomnia and now all of sudden it is about night skies and views. And seeing stars etc. We can stand within 100 feet of any structure at the Facility and see all stars the Milkyway, Big dipper etc.

Yes it probably is brighter from space than the Village of Daleyville, as Daleyville has fewer than 50 homes and stretched out over approx. 1 mile. Our actual developed site is approx. 1 acre with several lights in a much smaller area.

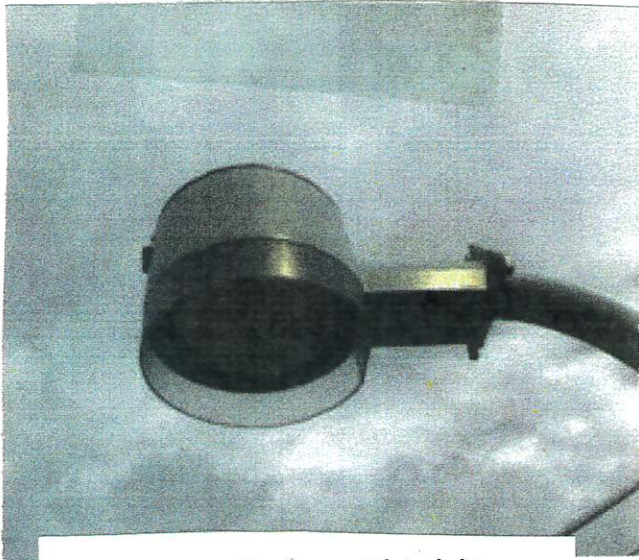
As for the statement I made about putting up shades. I really honestly believe that when there is an annoying situation at least" some" responsibility for resolution does rest with the complainant to do something to help mitigate the issue. And the light does need to be turned on again when we are loading or unloading . However that particular light has now been relocated to a downward position. Picture included.

The lighting at the Town of Moscow Facility has absolutely no bearing on this request!

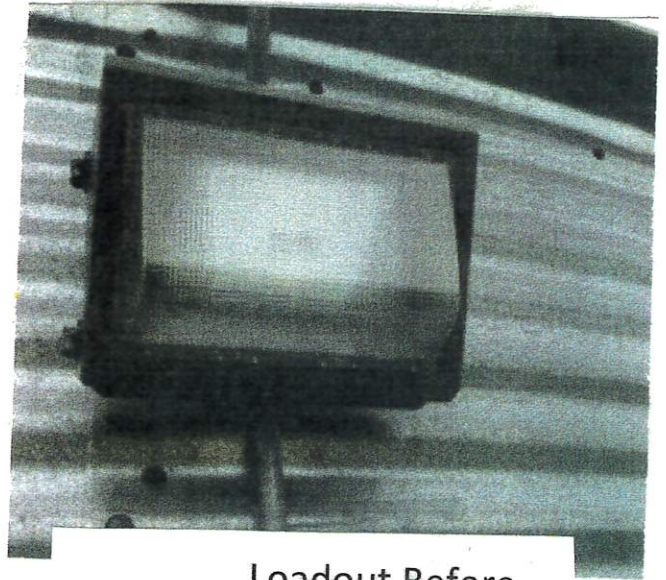
We feel that we have made modifications to address the concerns of the Bandts and others, and also feel that further restrictions will inhibit our operation and cause potential safety and security issues. Regarding Mr. Bamdts list of Stipulations; We have already complied with Items #1 and #2. To my knowledge there is currently no light ordinance in Iowa County

and do not think we should be singled out. Item #3 is a Security and Safety issue and feel that is not an option. Item #4 is not a good option as dryers need to run continuously in order to keep pace with the short harvest window. Item #5 is not a good option as the area around the site is cropland . We are an Agriculture County. As for Grundahl Farms being able to follow The American Dream as Mr. Bandt expressed in his letter, He/They are directly attacking our ability to grow and expand as necessary for survival. He directly States that “ We could go down that road and make it miserable for all involved because we could make that happen” end of quote. Seems like a very concerted effort to take away that “American Dream”. We also feel that this request should be based on meeting the legal criteria rather than opinions. Thank You for Your Attention,

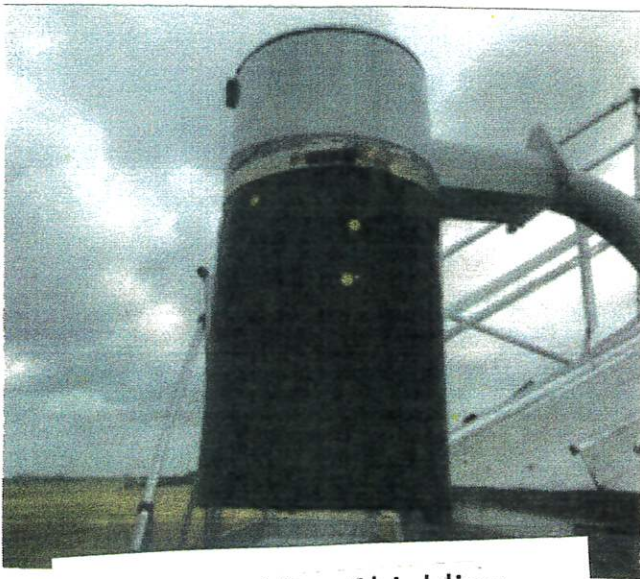
Brad and Jason Grundahl



Before Shielding



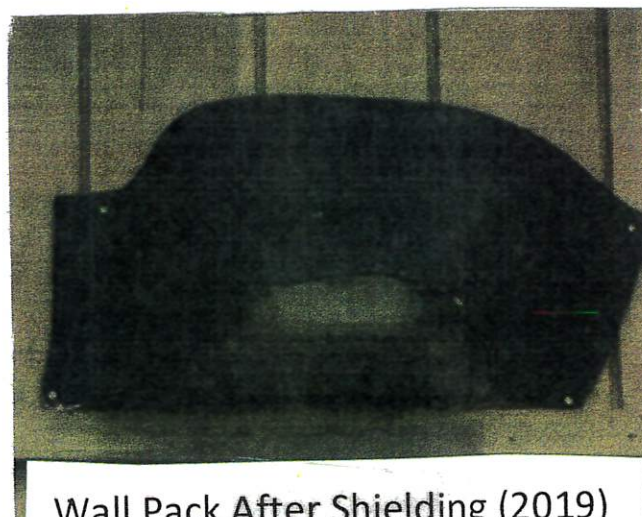
Loadout Before



After Shielding



Loadout after Moving



Wall Pack After Shielding (2019)



501 West Main Street, Mount Horeb, WI 53572

Brad Grundahl
10877 CTH A
Hollandale, WI 53544

27 August 2021

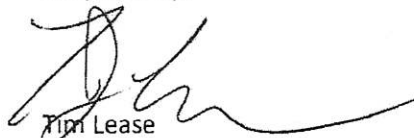
Dear Brad,

Here are the traffic counts you asked me to get you from our purchase logs. With the smaller size of our delivery trucks, we can get three delivery truckloads from each semi. As you can see, the busiest months were January and February, with trucks going in or coming out amounting to a little over one truck every couple of days.

Month	Semi	Delivery		Per Day
2020-21	Loads	Trucks	Total Traffic	Average
October	2	6	8	0.3
November	3	9	12	0.4
December	4	12	16	0.5
January	5	15	20	0.6
February	4	12	16	0.6
March	3	9	12	0.4
April	2	6	8	0.3
May	0	0	0	0.0
June	0	0	0	0.0
July	0	0	0	0.0
August	0	0	0	0.0
September	0	0	0	0.0
Total	23	69	92	0.3

If I can be of further assistance, please let me know. Thank you.

Respectfully,


Tim Lease
Energy Division Manager



CONDITIONALLY
APPROVED
DEPT OF SAFETY AND
PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

[Signature]
SEE CORRESPONDENCE

DIVISION OF INDUSTRY SERVICES
141 NW BARSTOW ST FL 4TH
WAUKESHA WI 53188-3789

Contact Through Relay
dsps.wi.gov/programs/industry-services
www.wisconsin.gov

Tony Evers, Governor
Dawn Crim, Secretary

August 24, 2020

Project: Revised Grundahl Farms
Permit No.: GS-082000038-PR
Date: 8-24-2020; Pages: 1-2

Hannah Girard Energys USA, Inc. PO Box 325 1987 Spindt Dr. Waupaca, WI 54981	Grundahl Farms 8930 County Hwy A HOLLANDALE, WI County of: IOWA
---	--

SITE INSPECTION REQUIRED FOR

CONDITIONAL APPROVAL
PLAN APPROVAL EXPIRES: 08/24/2021.

Identification Numbers
Site ID No. SIT-76271
Permit No. GS-082000038-PR
Please refer to both identification numbers, above, in all correspondence with the agency.

Description: Used 30,000 Horton Horizontal LPG Storage Tank (Bulk Storage/Grain Drying)
Permit No.: GS-082000038-PR; Serial No.: 1437; MAWP: 200 PSIG; Cont. S.A.: 1,866 sq. ft.; Year Built: 1946

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full-size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full-size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

KEY ITEM(S)

The department conditionally approves the revised plans submitted. The revision made is to install a 30,000-gallon tank as described above instead of the previously proposed 18,000-gallon tank.

All conditions in conditional approval letter with Permit No.: GS-072000028-PR shall also be met.



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: 32000
Larry Keister
7807 Helena Rd
Arena, WI 53503

Hearing Date: Sept. 23, 2021
Town of Arena
NW/NW S16-T8N-R5E
PIN: 002-0216; 0216.A

Larry Anding
S12816 Monument Rd
Spring Green, WI 53818

Request: This is a request to enlarge an existing AR-1 Ag Res lot from 2 acres to 5.9 acres by rezoning from AR-1 & B-4 Industrial to all AR-1. The petition includes a Conditional Use Permit request to allow the current uses to continue on the reduced B-4 lot.



2. Comments

1. The proposed enlarged AR-1 lot would allow one single family residence (exists), accessory structures and limited ag uses, including up to 3 livestock type animal units.

2. The following uses on the B-4 lot were approved in 2005 and 2006: boat & boat motor sales; outside salvage yard; refrigerated storage facility; truck storage rental space; and equipment maintenance with the following conditions:
 - a) Minimum 8-foot solid fence or vegetative screen be installed to town's approval
 - b) Boat sales and service shall involve a maximum of 30 boats at any one time
 - c) No new vehicle sales
 - d) No sale of vehicle parts onsite
 - e) Unlicensed vehicles and trailers must be behind the fencing/screening
 - f) An inventory of junked items shall be provided to the county if requested
 - g) Only one renter at a time is allowed for the truck storage rental space
3. 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.

Staff Recommendation: Staff recommends approval with the conditions listed in comment 2 above.





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**

* Email Nick Jennings 500

Applicant: Larry Keister

Address: 7807 Helena Road
City/Zip Code: Arana 53503

Landowner: Larry Anding
(if other than applicant)

Address: 512816 Monument Rd
City/Zip Code: Spring Green, WI 53588

Applicant Phone: (608) 753-2692

Landowner Phone: (608) 381-0879

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 Arana Acreage of proposed lot(s) 4.32 - Lot 1
5.90 - Lot 2

Section 16 Town 8 N Range 5 E NW 1/4 of the NW 1/4 PIN 002-0316 - Lot 1
002-0316A - Lot 2

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-4 Requested zoning district: AR-1 for the proposed use(s) of: recreational - Lot 2

Requested Conditional uses (s):

Lot 1 to stay as B-4

I. Please list any improvements currently on the land: ^{existing} a house, garage on Lot 2, Business buildings on lot 1

II. Please explain the reason for the request and proposed plans: Lot 2 - to be AB-1, Lot 1 to remain B-4

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?

Proposed Lot 1 area of 4.32 Acres is large enough for B-4 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)?

The 3.90 Acre portion of Lot 2 is currently zoned B-4 and wooded with no improvements
Proposed Lot 2 of 5.90 Acres.

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 - The proposed 4.32 acre lot is a good fit now with the surrounding wooded area, being B-4.

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

Privacy Fencing has already been installed.

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 further development on lots 1 & 2 to occur.

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

To accept the proposed zoning change.

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

In this case 3.90 Acres will remain wooded and natural.

Additional natural wooded, buffer would be maintained.

****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: Barry Dean Date: 8-25-2021

Landowner(s) Signature: Loy J. Onda Date: 8-25-2021

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

Scott Godfrey

From: Joni Johnson <townofarena@gmail.com>
Sent: Wednesday, August 25, 2021 8:37 PM
To: Scott Godfrey
Subject: Re: Anding - Keister recommendation

Hi Scott,

Recommendation by the Planning and Zoning Board to go ahead with the land division and rezone.

Thanks!
Joni

On Wed, Aug 25, 2021 at 3:09 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Joni,

I have an application from Larry Anding and Larry Keister wherein Keister plans to enlarge his AR-1 lot by buying some of Anding's land. I'm told this was before the town on Aug. 2nd.

Is there a recommendation?

Thanks.

Scott A. Godfrey, Director/LIO

Iowa County Planning & Development

222 N. Iowa Street

Dodgeville, WI 53533

608-935-0333

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION
16, TOWN 8 NORTH, RANGE 5 EAST, TOWN OF ARENA, IOWA COUNTY,
WISCONSIN.

PAGE 1 OF 3

Scott Godfrey

From: Scott Godfrey
Sent: Wednesday, June 30, 2021 3:09 PM
To: 'nj.surveying@yahoo.com'
Subject: CSM review form
Attachments: CSM & Plat Review Application.pdf

Nick,

I've attached the CSM review form for you to complete and submit with the review fee.

Just to clarify, if Keister wants to enlarge his existing AR-1 lot, then that part of the land coming from Anding would be described combined with the existing Keister lot as a new lot of the CSM and petitioned to all be zoned AR-1. What Anding is to keep would require description by CSM and CUP approval to continue the existing business on a smaller lot.

Let me know if you have any questions.

Thanks.

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



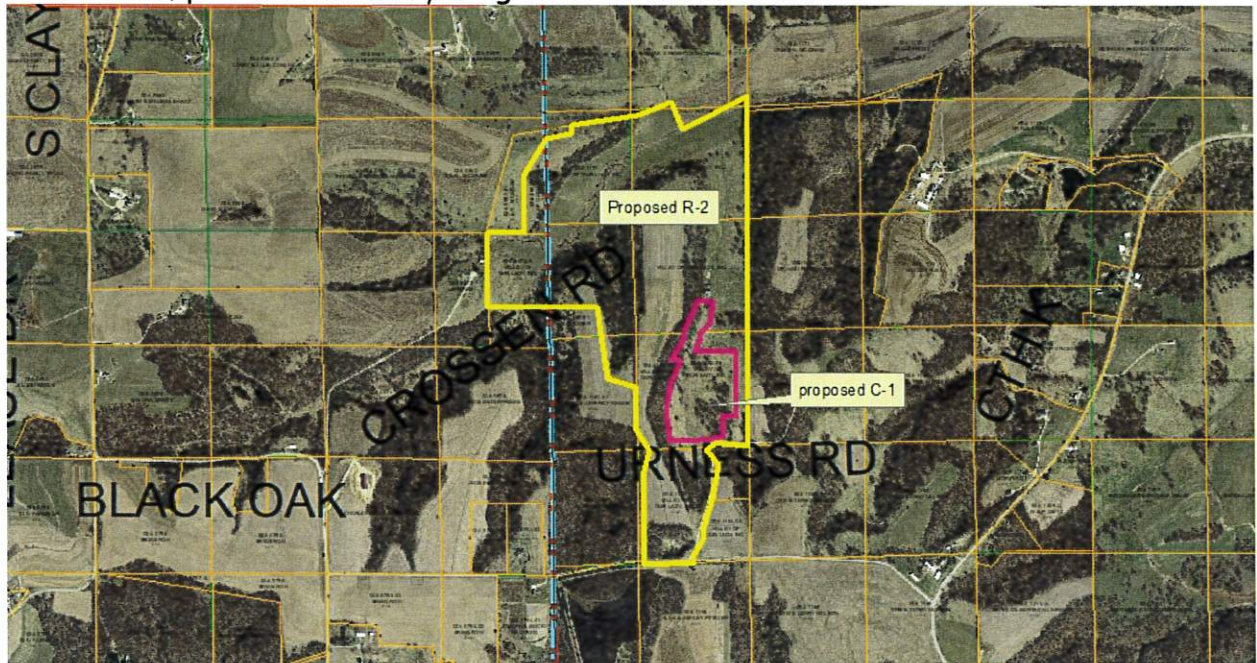
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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: 3201
Valley of Our Lady, Inc.
E11096 Yanke Dr.
Prairie du Sac, WI 53578

Hearing Date: Sept. 23, 2021
Towns of Brigham & Ridgeway
S1-T5N-R4E and S6&7-T5N-R5E
PIN: 024-0663; 0672.A & 004-1175;
1180; 1181; 1178; 1177; 1182; 1179; 1182.02

Request: This is a request to rezone approx. 194.7 acres from A-1 Ag to R-2 Multi Family Res and 19.49 acres from R-1 Single Family Res to C-1 Conservancy. The petition includes a Planned Unit Development to include a monastery, accessory structures, private cemetery & ag uses on the R-2 lot.



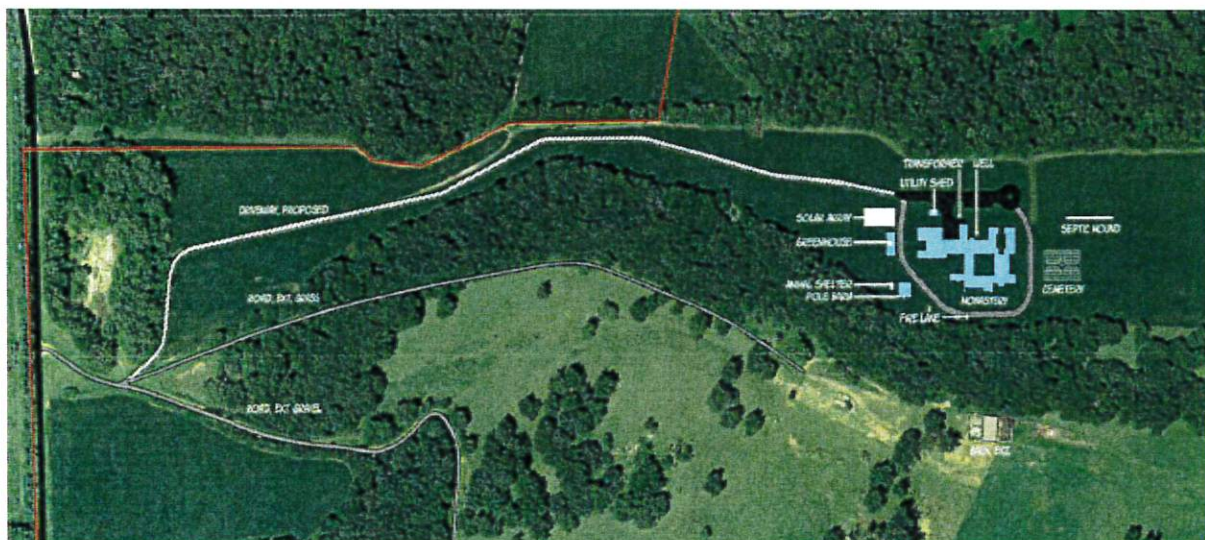
2. Comments

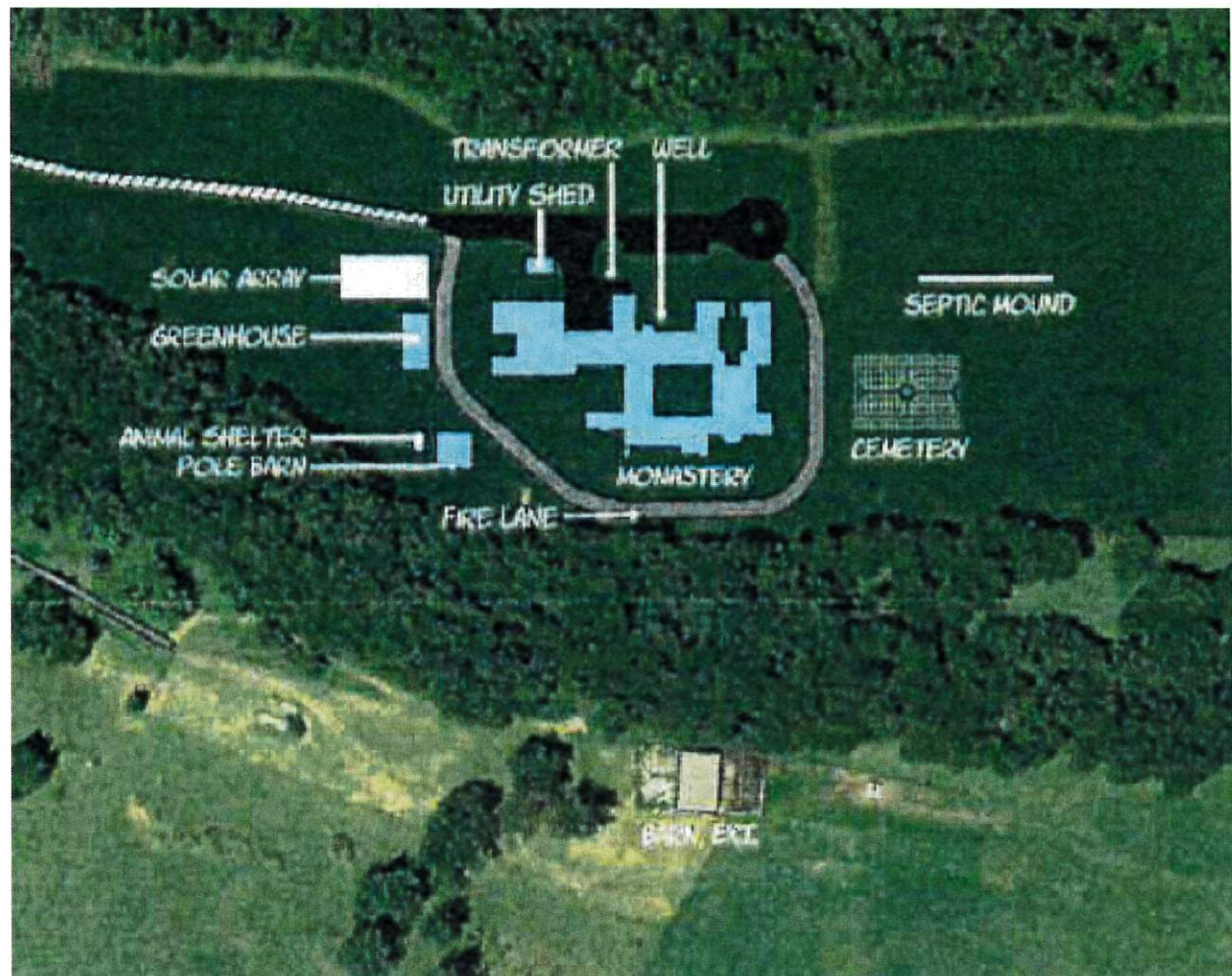
1. This petition is the result of a proposed monastery site on an enlarged R-1 lot approved in 2013 (ZH2681) changing. The original approval was granted in 2011 (ZH2568). Both included a private cemetery, accessory uses and ag uses. The current proposal is to zone the bulk of the property to R-2 (monastery is more of a multi-family use than single-family) and the R-1 lot to C-1 for only open space use (Lot 1, CSM1438).

2. If approved, the R-2 lot would be eligible for the uses approved by the associated Planned Unit Development. The C-1 lot would only allow open space uses and no development requiring a county zoning permit.
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.
 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 Towns of Brigham and Ridgeway recommend approval.

Staff Recommendation: Staff recommends approval of both the rezoning and the Planned Unit Development as proposed since this is only the relocation of a previously approved land use.







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: Valley of Our Lady, Inc. Address: E11096 Yanke Dr.

City/Zip Code: Prairie du Sac, WI 53578

Landowner: _____ Address: _____

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

Applicant Phone: (608) 643-3520 Landowner Phone: () _____

Email: procurator@valleyofourlady.org 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 ^{3 pwa?} Acreage of proposed lot(s) 19.49 and +- 175 194.7

Section 6 & 7 Town 5 N Range 5 E 1/4 of the 1/4 PIN See attached info

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: R1 & A1 Requested zoning district: C1 & R2 with PUD for the proposed use(s) of: monastery; accessory structures; private cemetery; agricultural uses

Requested Conditional uses (s):

monastery; accessory structures; private cemetery; agricultural uses

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

II. Please explain the reason for the request and proposed plans: We purchased this land in 2011 to relocate our monastic community and build a new monastery. Monastery and private cemetery are not permitted in the A1 district; Iowa County does not have a zoning district that specifies monastery as a land use; agricultural uses are not permitted in the R2 district

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?

The majority of the acreage we own will remain in agricultural use. Only a small percentage of acres are required for the monastery, accessory structures, driveway and cemetery. The land on which the monastery would be built has poor soils-- classes 4 & 5-- and has suffered extensive erosion. Soils are in very poor condition and need to be regenerated and sustainably managed over time, which is our express intent. Additionally, the presence of the monastery will ensure that the land is not divided and sold over time, with the consequent depletion and elimination of AG land.

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?

As stated above, the majority of acreage will remain in agricultural use. Furthermore, we will improve the quality of the land through our regenerative and sustainable practices. We do not believe our use will impact surrounding residential or AG uses. If we do generate impact we would anticipate positive impact-- the regeneration of our land could promote regeneration in adjoining parcels.

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?

See attached.

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)?

See attached.

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. We believe the impacts on existing land uses and environment will be positive.

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

We intend to minimize disturbance to adjacent landowners during construction, but post construction we do not foresee objectively negative impacts. Additionally, as stated above, the monastery will be situated approximately in the center of our 229 acres, so our presence should be concealed to great extent. We have been at our current location for over 60 years and many locals are unaware we are here.

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?

See attached.

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

1) We already have a 64-year history of effective, ongoing maintenance at our current location
2) The nature of a monastery as a long-lived, collectively-maintained facility with substantial outside support provides for sustainable continuity that typically/historically exceeds many other uses
3) We intend to construct a quality building that exceeds code requirements, specifically aiming at simplifying upkeep, reducing costs, and being sustainable.

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

See attached.

****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: *J. Clayton Plummer* Date: 6/18/21
Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rev'd by SL Date 6-18-21 Fee _____ Check # _____ Cash _____
_____ present zoning _____ floodplain _____ shoreland/wetland

Section 1: SE 1/4-NE 1/4 024-0663 ,
NE 1/4-SE 1/4 024-0672.A .

Section 6: NE 1/4-NW 1/4 004-1175 ,
NW 1/4-SW 1/4 004-1180 ,
SW 1/4-SW 1/4 004-1181 ,
SE 1/4-NW 1/4 004-1178 ,
SW 1/4-NW 1/4 004-1177 ,
SE 1/4-SW 1/4 004-1182 ,
NE 1/4-SW 1/4 004-1179 .

MISSING : 004-1191

Section 7: NE 1/4-NW 1/4 004-1191.03 < L2 CSM 1227 > AR-1 LOTS
LOT 1 CSM 1227 004-1191.02 ←
LOT 1 CSM 1438 004-1182.02

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

Zoning classification: There is currently no Town or County zoning nor use classification that accurately describes a monastery as a use. However, PUDs are allowed in the R-2 district as overlays, and follow a similar approval process to conditional use permits. County staff recommended that the R-2 category combined with a PUD and described conditional uses would be the best approach for this proposed monastery use.

Lot size & building bulk: The lot dimensions and yard setbacks for this project exceed the allowed minimums.

Land Use: This project will not require a land division. To the contrary, the proposed monastery intends to maintain large surrounding lands as visual & audial buffers. That land will remain as agricultural and woodland. The building is specifically sited to not be visible from surrounding public lands, and is configured to be compact and remote.

Comprehensive Plan goals: The monastery's use of the land is complementary to the goal of retaining the rural character of Brigham Township, more so than would be, for example, a single-family development dividing the land into multiple individual parcels and driveway accesses. In addition, the proposed road access and driveway alignment closely follows the existing farm road layout, and preserves intact the current field cropping pattern.

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 compatible with adjacent land uses as it is essentially the same: agricultural and residential. The agricultural and woodland activities will continue and encompass approximately 96% of the overall 229-acre land area.

The footprint of the proposed monastery building, cemetery and parking is compact, covering roughly the area of an average working farmstead of buildings. It will be sited hundreds/thousands of feet from the nearest neighbors, and because of the generous existing woodlands, well concealed. This scale is appropriate for the very large site.

A cloistered monastery is by nature hidden and thus generates minimal observable, external impacts. Operating hours are similar to traditional agrarian hours. Monasteries generate light traffic. Typical daily driveway use can be measured in single digits; commercial traffic currently includes daily mail delivery/pickup, and supply delivery at various intervals throughout the year; the most frequent being a monthly food/flour delivery. Planned site lighting is currently restricted to the driveway and entry areas; odors, if any, should be of similar kind to surrounding land uses. A bell or bells will be rung briefly at fixed intervals throughout the day which, given the distance to neighboring residences, should be only faintly heard, if at all.

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?

The proposed monastery fits comfortably within the capacity of Town of Brigham's public safety, transportation, services and utility infrastructure, particularly since the facility will generate few vehicular trips and will be fully equipped with an automatic fire-sprinkler system with on-site water storage. VOL and its professional design team have communicated multiple times over the previous year with the Town of Brigham Fire Chief, and with sanitation providers and energy utilities to ensure that the proposed monastery will not negatively impact levels of service for existing surrounding development nor require public infrastructure investment.

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan?

The rezoning is consistent with both the Iowa County Comprehensive Plan as well as the Town of Brigham Comprehensive plan which emphasize protecting and promoting natural, agricultural and cultural resources.

1. Natural Resources. The new monastery site is planned to minimize disturbance to the natural environment. Additionally, we have been working with ecological land designers to assess the best way to regenerate the soil, sequester rainwater and channel it back into the aquifer, and enhance native ecosystems.

2. Agricultural Resources. The construction of the monastery will remove a small percentage of poor-quality cropland from agricultural use. The presence of the monastery will not impair the agricultural use of the majority of the land; in fact, it will serve to protect this land from any non-agricultural use in the future. Additionally, we hope to increase the agricultural activity of the land as not all the available agricultural land has been under agricultural use.

3. Cultural Resources. According to the Comprehensive Plan, "Places of worship have had a significant impact on Iowa County's culture and as such, are a considerable cultural resource." Monasteries have immense impact on the society and culture in which their inhabitants opt not to participate directly or in the conventional way. The activity of monks and nuns have had perduring influence in a wide variety of fields, from art, law, and letters, to agriculture, engineering and textiles. The spiritual impact of monasteries is even greater. We trust that God intends to make our monastery a channel of temporal and eternal grace for the residents of Iowa County, and for the whole world.

PUD Zoning Description

Valley of Our Lady Monastery

Statement of purpose

This Planned Unit Development District is established to provide a framework for a monastery and related agricultural and accessory uses, consistent with surrounding land uses. The district is intended to promote a suitable environment for a monastery as the principal use.

A monastery building, with accessory structures, comprises the domestic quarters and prayer- and work-places of nuns living together as a single housekeeping entity. A monastery is inhabited by a religious family who make a life-long commitment to the community, holding and using all property in common, and who provide for themselves by their own manual labor, which traditionally includes, but is not limited to, agricultural enterprise.

Site Map

This PUD is accompanied by and refers to a preliminary conceptual site map which includes the entire property held by Valley of Our Lady, Inc. See Legal description included in this submission.

Permitted Uses

The following uses will be permitted within the PUD District:

1. Parking for monastery residents and guests including covered parking
2. Accessory structures, for example, but not limited to, mechanical/utility outbuildings; storage

Conditional Uses

The following conditional uses will be allowed within this PUD District:

1. Monastery as the principal use which includes common-use facilities for the nuns and their guests such as domestic quarters; prayer spaces; work spaces; oratory; storage; mechanical/utility spaces; vehicle storage and maintenance; retreat use
2. Private cemetery
3. Agricultural structures such as, but not limited to, barns, sheds, animal shelters, greenhouses, silos, irrigation tanks/apparatus
4. Exterior site & improvements such as, but not limited to, berms, swales,

fences, irrigation

5. General farming, meaning annual and perennial cropping and animal husbandry
6. Agricultural enterprise such as, but not limited to, production and sale of agricultural-related goods

Off-street/driveway Parking

Off-driveway vehicle parking shall be provided for not less than 10 cars. Off-driveway parking shall be allowed in any of the required yards, including, but not limited to the front yards. Parallel parking will be allowed to accommodate the required parking spaces. Bicycle parking shall be provided at a rate equal to that of off-street vehicular parking and may be placed in the interior of buildings.

Identification Signs

A total of two permanent non-internally illuminated identification signs, which may be 1- or 2-sided, ground-mounted signs or non-projecting wall-mounted signs will be permitted. Each sign will be limited in area to 32 sq.ft. of signable area per face.

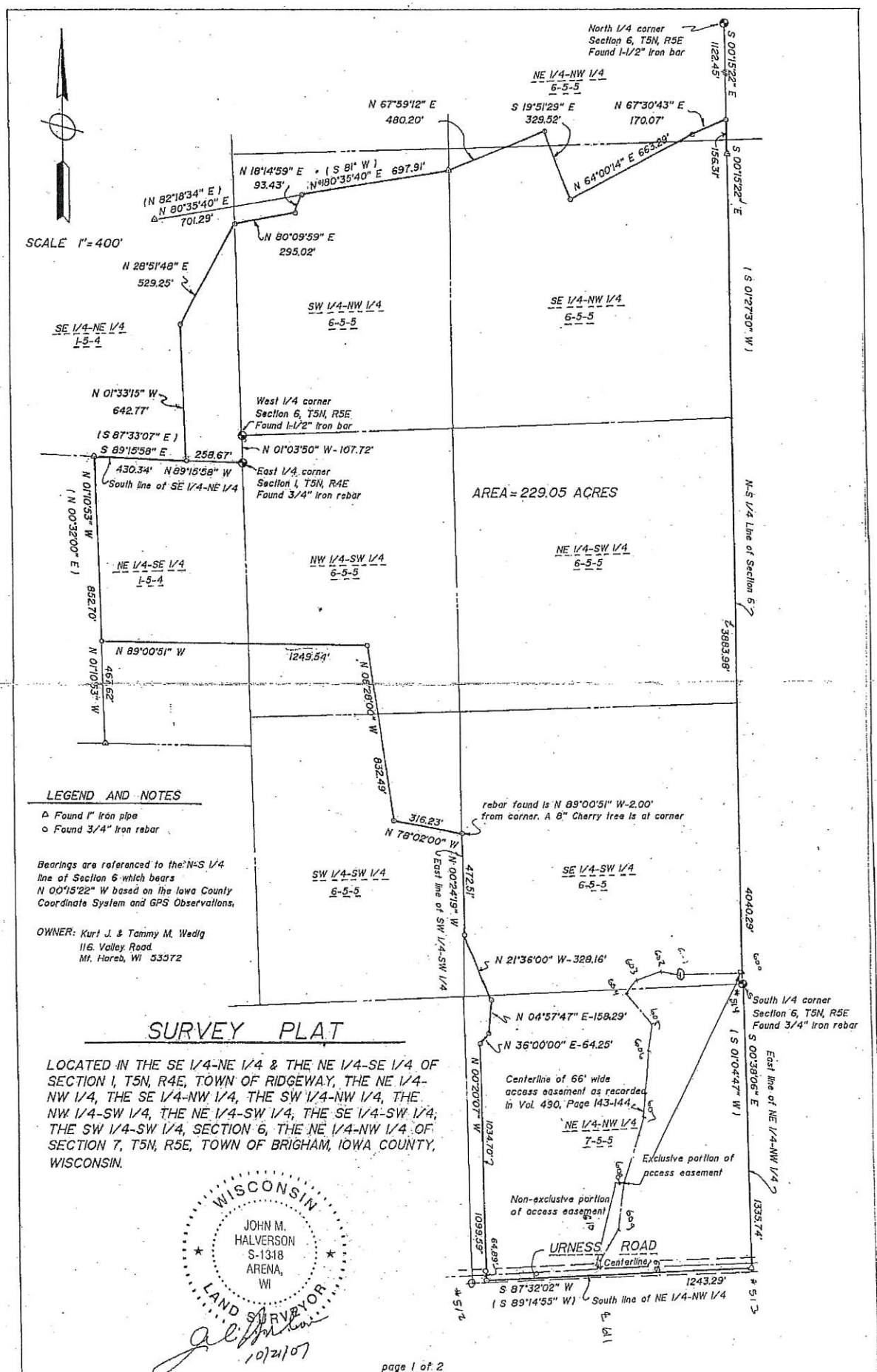
Legal Description of Property

Located in the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 1, Town 5 North, Range 4 East, Town of Ridgeway, the NE $\frac{1}{4}$ -NW $\frac{1}{4}$, the SE $\frac{1}{4}$ -NW $\frac{1}{4}$, the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, the NW $\frac{1}{4}$ -SW $\frac{1}{4}$, the NE $\frac{1}{4}$ -SW $\frac{1}{4}$, the SE $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 6, the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 7, Town 5 North, Range 5 East, Town of Brigham, Iowa County, Wisconsin, described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 6; thence S 00°38'06" E, 1335.74 feet along the East line of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 7; thence S 87°32'02" W, 1243.29 feet along the South line of said

NE $\frac{1}{4}$ -NW $\frac{1}{4}$; thence N 00°20'07" W, 1099.59 feet; thence N 36°00'00" E, 64.25 feet; thence N 04°57'47" E, 158.29 feet; thence N 21°36'00" W, 328.16 feet; thence N 00°24'19" W, 472.51 feet along the East line of the SW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 6; thence N 78°02'00" W, 316.23 feet; thence N 08°28'00" W, 832.49 feet; thence

N 89°00'51" W, 1249.54 feet; thence N 01°10'53" W, 852.70 feet; thence S 89°15'58" E, 430.34 feet along the South line of the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 1; thence N 01°33'15" W, 642.77 feet; thence N 28°51'48" E, 529.25 feet; thence N 80°09'59" E, 295.02 feet; thence N 18°14'59" E, 93.43 feet; thence N 80°35'40" E, 697.91 feet; thence N 67°59'12" E, 480.20 feet; thence S 19°51'29" E, 329.52 feet; thence N 64°00'14" E, 663.29 feet; thence N 67°30'43" E, 170.07 feet; thence S 00°15'22" E, 4040.29 feet along the N-S $\frac{1}{4}$ line of Section 6 to the point of beginning, containing 229.05 acres.





3100 Hwy. 1, Suite 100
Hollandale, WI 53544
Phone: 920.442.1111
Fax: 920.442.1112
www.ecologicaldesign.com

Client:

Valley of Our Lady
7320 Urness Road
Hollandale, WI 53544

Date: 02-21-11

Site Contact:
Address: 239
Latitude: 43°N
Grid Zone: 18

Worksheet: Hollandale



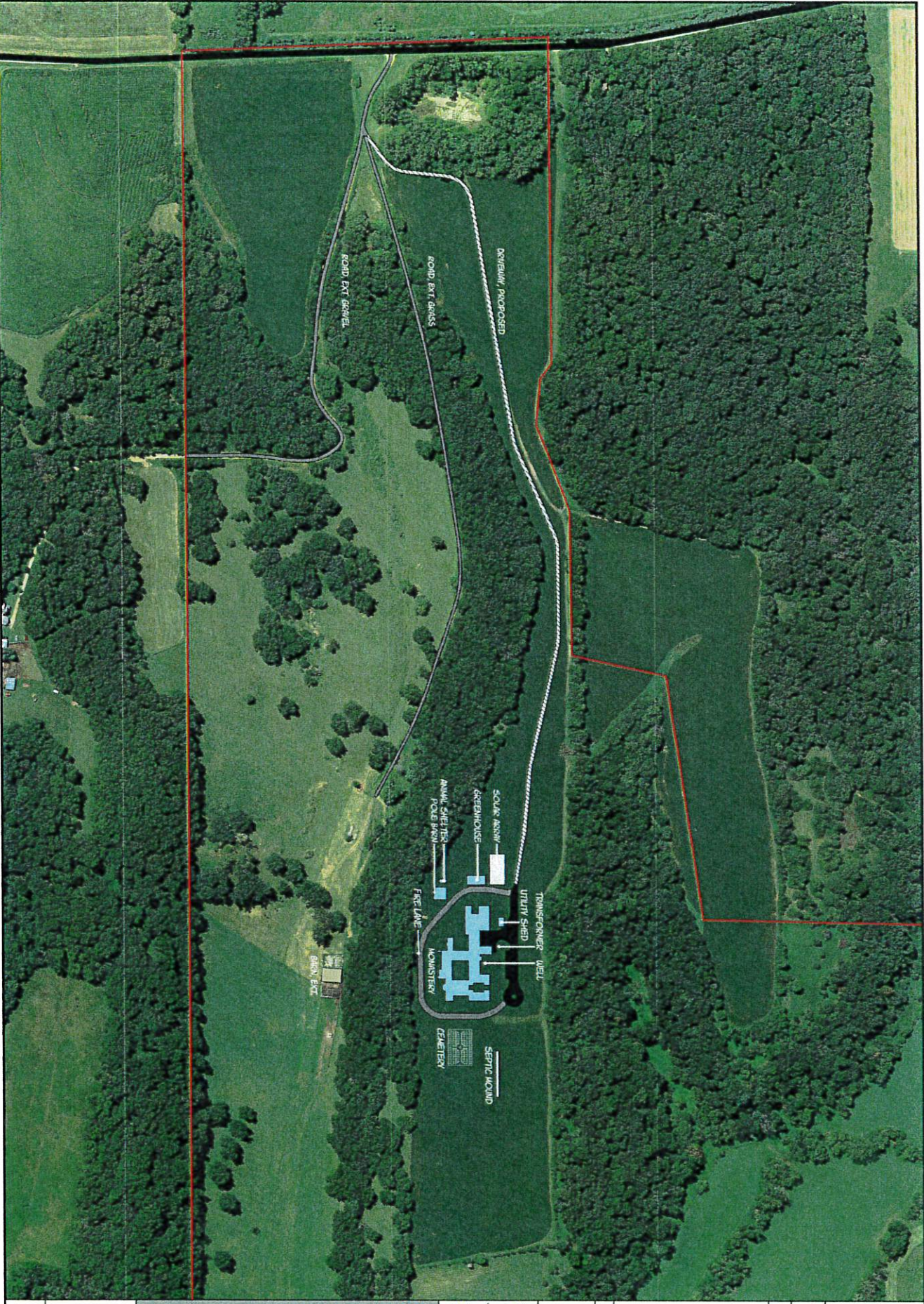
- Legend**
- Forest
 - Rock Out
 - Rock Paved
 - Building
 - Utility
 - Boundary - Proposed
 - Boundary - Current
 - Boundary - Other

Scale: 1" = 135' - 0"

0 150 300

100' N. Arrow

UTM: NAD 83
Grid: UTM
Contour: 10'



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: 6/2/2021

Property Owner/Applicant's Name: Valley of our Lady Monastery

Request:

- Zoning Change Approval to rezone existing 19.49-acre lot from R-1 to C-1
- Zoning Change Approval to rezone existing +/- 175-acre parcel from A-1 to R-2
- Conditional Use Permit Approval for monastery and cemetery
- Building Site Approval
- Planned Unit Development Approval for proposed R-2 acreage
- Driveway Approval to relocate the existing single-user driveway that comes off the existing multi-user driveway

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

- None



Signature of Town Chairperson

6/3/21

Date

Send to:

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

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: VOL- Sr Aleydis Johnson- Landowner

On August 3, 2021, the Land Use Commission met to review the Land Use Change Application.

Parcel #024-0663 and 024-0672 Land Use Change- request to rezone Section 1, T5N, R4E, NE1/4, SE1/4 to rezone 19(+/-) acres from A-1 to R2 with PUD overlay.

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, August 3, 2021. A motion was made & seconded to accept the Land Use Commissions approval of the above request on

Aug. 3 2021.

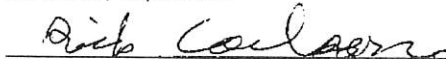
Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.



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: 3202

Pat Sieling

121 N. Dodge St

Dodgeville, WI 53533

Hearing Date: Sept. 23, 2021

Town of Dodgeville

NW/SW S32-T6N-R3E

PIN: 008-1400

Request: This is a request to create two lots of 20.184 & 20.189 acres by rezoning from A-1 Ag to C-1 Conservancy.



2. Comments

1. The current A-1 zoning has a minimum 40-acre lot size so the proposed lots require rezoning to a different district.
2. If approved, the lots would only allow open space uses and prohibit any development requiring a zoning permit. The intent is to sell each lot to family and continue the existing ag use.
3. The associated certified survey map has not 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 Dodgeville 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: PAT SIEBING Address: 121 W. DODGE ST
City/Zip Code: DODGEVILLE WI 53533

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

Applicant Phone: (608) 935-5992 Landowner Phone: () _____

Email: n/a 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) 20.184 & 20.189

Section 32 Town 4 N Range 3 E NW 1/4 of the SW 1/4 PIN 008-1400

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: C-1 for the proposed use(s) of: DIV. DUE 1-2ND TOWN C-1 LOTS

Requested Conditional uses (s):

n/a

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

II. Please explain the reason for the request and proposed plans: SELL TO FAMILY
3 YEAR FARMER

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?

~~_____~~

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: _____

Landowner(s) Signature: Patsy Diehl Date: July 27, 2021

For Office Use Only: Rcv'd by SL Date 7-27-21 Fee 500 Check # 1022 Cash
A-1 present zoning 4/a floodplain 2/a shoreland/wetland

Scott Godfrey

From: twndclerk@mhtc.net
Sent: Thursday, August 12, 2021 12:46 PM
To: Scott Godfrey
Subject: RE: Pat Seiling recommendation

Importance: Low

Here are the recommendations for Pat Seiling rezoning:

Town Planning Commission:

Curt Peterson made a motion to recommend the approval of the rezoning application of Patsy Sieling to rezone 40 acres more or less from A-1 to C-1 creating two 20 acre lots located in the NW ¼ of the SW ¼ of Section 32, Town 6 North, Range 3 East located on Oxnem/Survey Rd. Peter Vanderloo seconded the motion. Motion carried.

Town Board:

Peter Vanderloo made a motion to recommend the approval of the rezoning application of Patsy Sieling to rezone 40 acres more or less from A-1 to C-1 creating two 20 acre lots located in the NW ¼ of the SW ¼ of Section 32, Town 6 North, Range 3 East located on Oxnem/Survey Rd. David Pope seconded the motion. Motion carried.

Thanks,
Sara Olson

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Tuesday, July 27, 2021 12:24 PM
To: Sara Olson <twndclerk@mhtc.net>
Subject: Pat Seiling recommendation

Hi Sara,

Pat Seiling applied for rezoning her 40 acres into two 20-acre lots...A-1 to C-1 for each. Please let me know when there's a town recommendation.

Thanks.

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

IOWA COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NORTHWEST ¼-SOUTHWEST ¼ OF SECTION 32, TOWN 6 NORTH,
RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

Approved for recording by the Iowa County Planning and Development Committee:

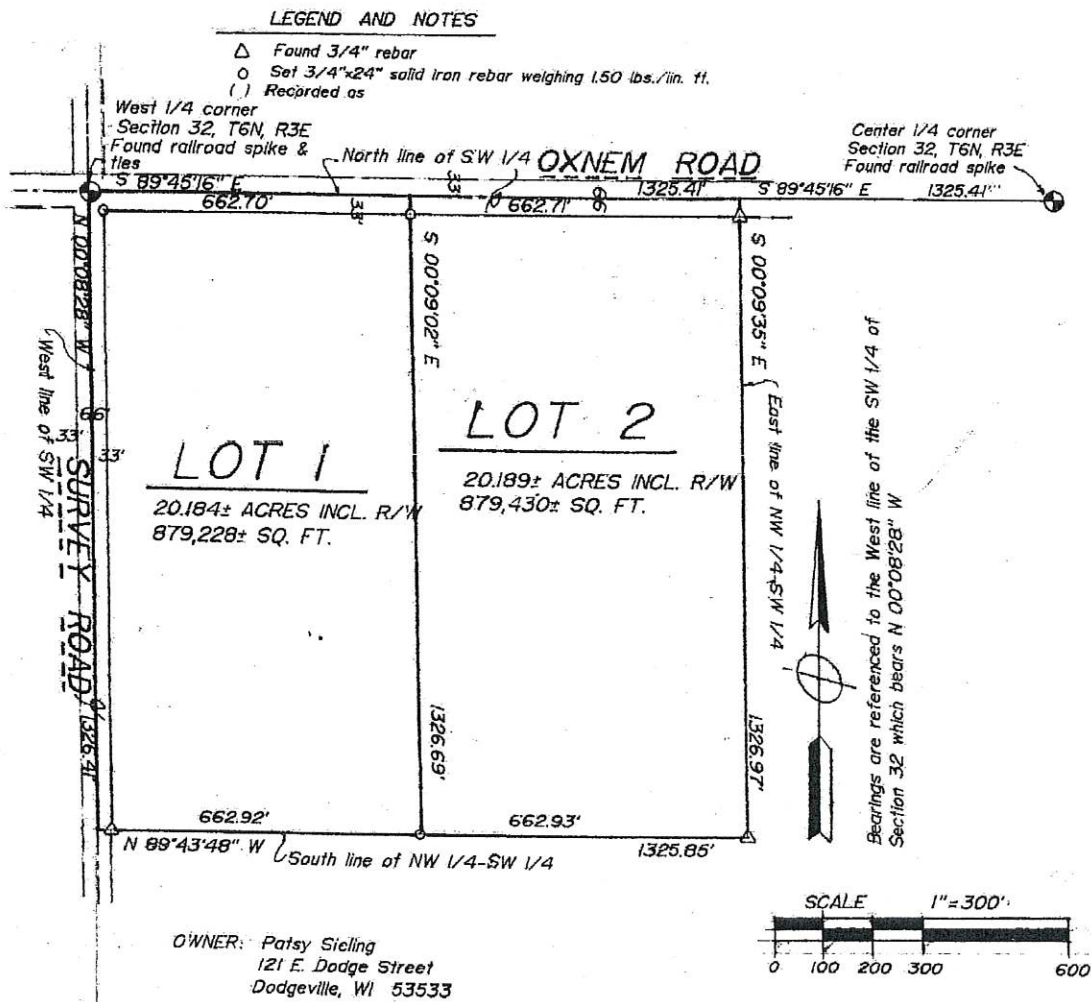
Scott Godfrey, Director

Date

REGISTER OF DEEDS

Received for recording this _____ day of _____, 2021 at _____ o'clock ____M. and
recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell
Iowa County Register of Deeds



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE NORTHWEST ¼-SOUTHWEST ¼ OF SECTION 32, TOWN 6 NORTH,
RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Northwest ¼-Southwest ¼ of Section 32, Town 6 North, Range 3 East, Town of Dodgeville, Iowa County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 32; thence S 89°45'16" E, 1325.41 feet along the North line of the SW¼ of said Section 32 to the Northeast corner of the NW¼-SW¼ of said Section 32; thence S 00°09'35" E, 1326.97 feet along the East line of said NW¼-SW¼ to the Southeast corner of said NW¼-SW¼; thence N 89°43'48" W, 1325.85 feet along the South line of said NW¼-SW¼ to the Southwest corner of said NW ¼-SW ¼; thence N 00°08'28" W, 1326.41 feet along the West line of said NW ¼-SW¼ to the point of beginning containing 40.373 acres, more or less.

That I have prepared the above certified survey map at the request of Patsy Sieling.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes, and the Iowa County Land Division Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this _____ day of _____, 2021

CITY OF DODGEVILLE APPROVAL

Approved for recording by the City of Dodgeville:

- Building Inspector

Date



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: 3203
Dale & Chris Stephenson
4363 County Road D
Mineral Point, WI 53565

Hearing Date: Sept. 23, 2021
Town of Mineral Point
NW/NE S4-T4N-R3E
PIN: 018-0599

Request: This is a request to create a new 2.5-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.
2. If approved, the lot will be eligible for one single family residence, accessory structures and limited ag uses, but no 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 Mineral Point is recommending approval as the parent property qualifies for the residential density exemption.

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: Dale and Chris Stephenson Address: 4363 County Rd Dd
City/Zip Code: Mineral Point WI. 53565

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

Applicant Phone: (608) 987-3457 Landowner Phone: (608) 987-3457

Email: dstephenson72213@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 Mineral Point Acreage of proposed lot(s) 2.5 acres

Section 4 Town 4 N Range 3 E NW 1/4 of the NE 1/4 PIN 018-0599

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: building a house.

Requested Conditional uses (s): n/a

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

II. Please explain the reason for the request and proposed plans: Request rezoning
to Ag Residential for one additional house
built on 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?

We are removing the land from ag use
for conservation and avoiding pesticides usage
above our 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?

We have opened up additional land for baling
to make up small lot being removed

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: Christine Stephens Date: 8-25-21

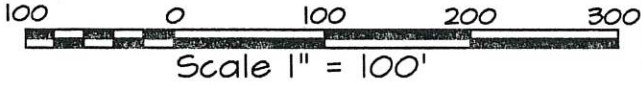
Landowner(s) Signature: Dale Stephens Date: 8-25-21

Christine Stephens

For Office Use Only: Rcv'd by SE Date 8/30/21 Fee 500 Check # 7819 Cash
A-1 present zoning 2/A floodplain 1/A shoreland/wetland

CERTIFIED SURVEY MAP

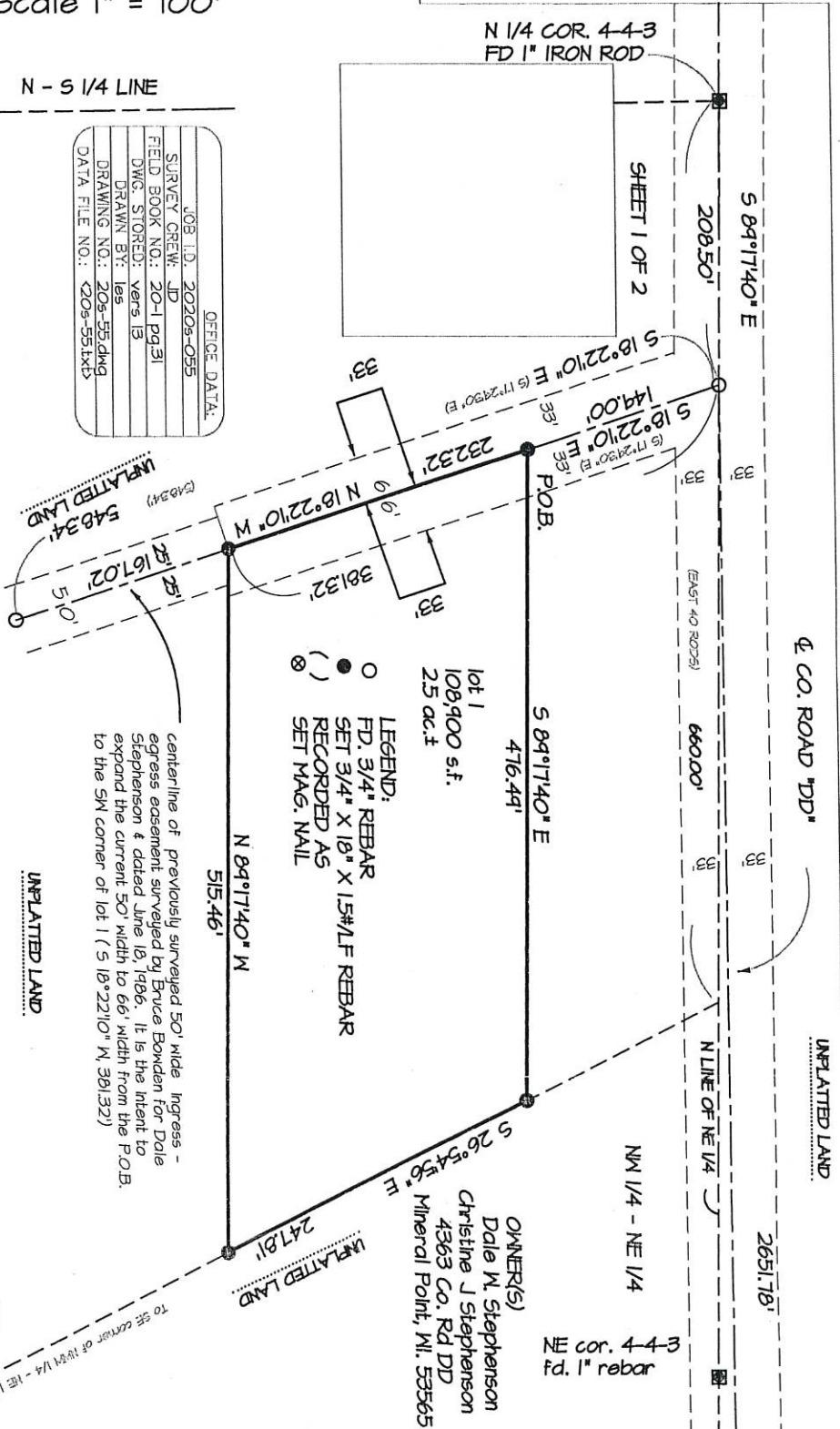
Being part of the NW 1/4 of the NE 1/4 of Section 4, T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin



OFFICE DATA:	
JOB NO.	20205-055
SURVEY CREW	JD
FIELD BOOK NO.	20-1 pg.31
DWG. STORED	vars 13
DRAWN BY	lgs
DRAWING NO.	205-55.dwg
DATA FILE NO.	205-55.txd

N - S 1/4 LINE

N 1/4 cor. 4-4-3



Plat bearings are oriented towards the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the North Line of the NE 1/4 of 4-4-3, which line was measured by GPS observation to bear S 84°17'40" E



CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NE 1/4 of Section 4, T4N,
R3E, Town of Mineral Point, Iowa County, Wisconsin

Surveyor's Certificate:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Dale Stephenson, 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 NW 1/4 of the NE 1/4 of Section 4, T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 4; thence S 89° 17'40" E, 208.50' along the North line of the NE 1/4; thence S 18° 22'10" E, 149.00' to the POINT OF BEGINNING; thence S 89° 17'40" E, 476.44'; thence S 26° 54'56" E, 247.81'; thence N 89° 17'40" W, 515.46'; thence N 18° 22'10" W, 232.32' to the POINT OF BEGINNING. Containing 108,900 square feet, or 2.50 acres, more or less.

SHEET 2 OF 2

Laurence E. Schmit

date:

Ingress- Egress Easement Required

Being a strip of land 66' in width and lying 33' on each side of the following described center line located in part of the NW 1/4 of the NE 1/4 of Section 4, T4N, R3E, Town of Mineral Point, Iowa County, Wisconsin, the center line being fully described as follows: Commencing at the N 1/4 corner of said Section 4; thence S 89° 17'40" E, 208.50' along the North line of the NE 1/4 to the POINT OF BEGINNING of said centerline; thence S 18° 22'10" E, 381.32' to the Point of Termination of said centerline and strip.

APPROVED FOR RECORDING BY: Iowa County

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

APPROVED FOR RECORDING BY: City of Mineral Point

Jason Basting - Mayor

date:

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

OFFICE DATA:	
JOB I.D.	2020s-055
SURVEY CREW:	JD
FIELD BOOK NO.:	20-1 pg.31
DWG. STORED:	vers 13
DRAWN BY:	les
DRAWING NO.:	20s-55.dwg
DATA FILE NO.:	<20s-55.txt>

Wednesday, July 14th, 2021
Mineral Point Town meeting at 6:30 p.m.

The July 2021 Regular Monthly meeting was and called to order by Chairman Sullivan immediately following the Planning Commission @ 6 p.m. Chairman Sullivan announced that there is a Quorum with Chairman Sullivan, Supervisor Parkos and Supervisor Lindsey present. Debi Heisner, Clerk was absent.

Meeting was properly noticed in the Democrat with a motion by Parkos and seconded by Lindsey. All in favor motion carried.

The June 2021 minutes were reviewed and approved with a motion by Parkos and a second by Lindsey. All in favor – motion carried.

The Financial Report was read and there was a motion by Parkos and a second by Lindsey to approve as read. There was no public appearance.

No Chairman correspondence

Clerk Debi Heisner - NA

There was a motion by Lindsey and a second by Parkos to accept the recommendation from the Planning commission on the rezoning of 13.015 acres from A1 to AR1 for Tom & Linda Schaaf, CTH D. All in favor – motion carried.

There was a motion by Lindsey and a second by Parkos to accept the recommendation from the Planning commission on the rezoning of 2.5 acres for Chris & Dale Stephenson, CTH DD. All in favor – motion carried.

There was a motion by Lindsey and a second by Parkos to accept the recommendation from the Planning commission on the rezoning of parcels 018-0796 & 018-0799 for Cory & Darlene Palzill on Rock Branch Road. All in favor – motion carried.

There was a motion by Parkos and a second by Lindsey to accept the recommendation from the Planning Commission on the Comprehensive Plan revisions. All in favor – motion carried.

There was a motion by Lindsey and a second by Parkos to approve the credit card limit @ \$5000.00. All in favor – motion carried

The bills payable were approved to include all bills plus one that came in today's mail with a motion by Lindsey and a second by Parkos. All in favor – motion carried.

Upcoming Dates: August 11th – Regular Town Board Meeting.

There was a motion by Lindsey and a second by Parkos to adjourn the July meeting.

Chairman Gary Sullivan
Supervisors Everett Lindsey & Bert Parkos



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: 3204
Megan Weier
4920 County Road H
Ridgeway, WI 53582

Hearing Date: Sept. 23, 2021
Town of Ridgeway
SW/NE & NW/SE S27-T7N-R4E
PIN: 024-0122; 0122.01

Request: This is a request to enlarge an existing 2.21-acre AR-1 Ag Res lot to 2.422 acres by rezoning from A-1 Ag.



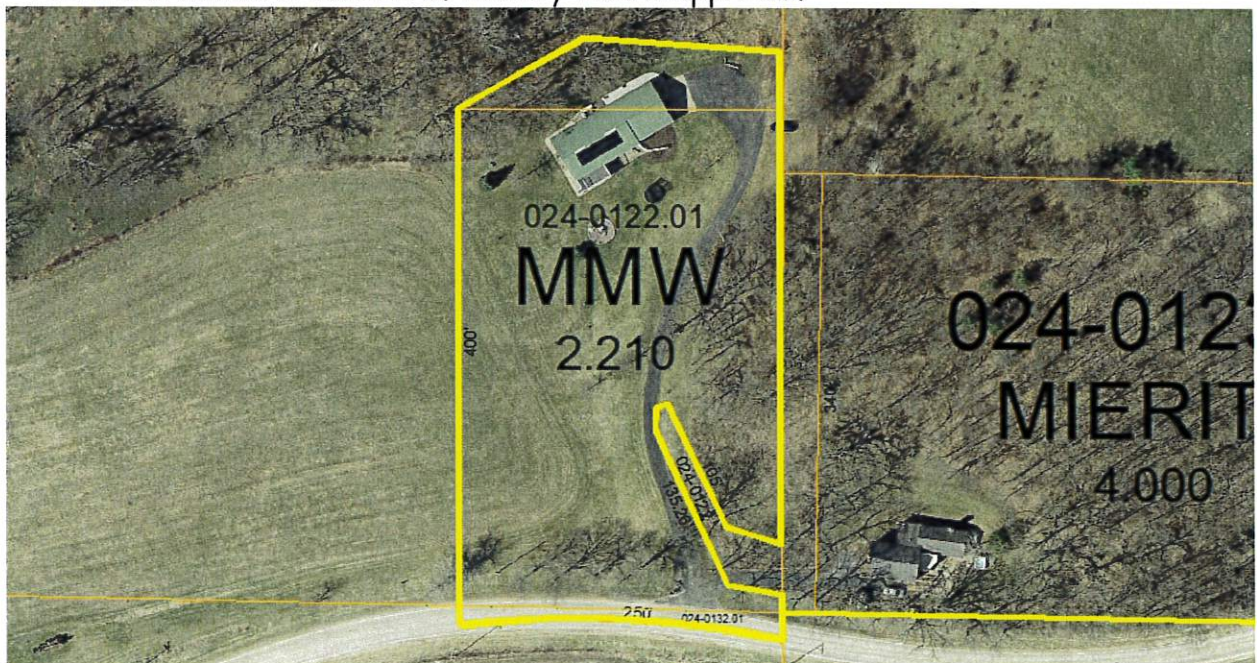
2. Comments

1. This petition is being made to create the minimum yard setbacks for the existing house. The existing AR-1 lot was approved in 1990.
2. The applicant proposes a new deck but the existing house straddles the lot line, so is not eligible for a permit due to not meeting minimum yard setbacks.
3. 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 Ridgeway will not act on this until Oct. 5th, but approval is anticipated.

Staff Recommendation: Staff recommends approval with the conditions that the Town is in support and 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: Megan Weier Address: 4920 County Rd H
Kmm Trust (Kmm Trust) City/Zip Code: Ridgeway WI
53582

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

Applicant Phone: 608-574-7139 Landowner Phone: () 8AME

Email: Kmpmnaeierb@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 Ridgeway Acreage of proposed lot(s) 2.422
Section 27 Town 7N Range 4E SW/NE 1/4 1/4 of the 1/4 PIN 024-0122.01, 0122

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: _____ Requested zoning district: _____ for the proposed
use(s) of: Residential - Fix already @ Existing property line -
Fence is already in place

Requested Conditional uses (s):

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

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

Property needs to be fixed.

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?

No changes - as fence line has been in place for 20 yrs - property @ line paperwork was never filed

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?

no

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: Meghan Quinn Date: 8/30/21
Landowner(s) Signature: Meghan Quinn Date: 8/30/21

For Office Use Only: Rcv'd by SL Date 8/30/21 Fee 500 Check # 3095 Cash
AR-1 > A-1 present zoning NA floodplain NA shoreland/wetland

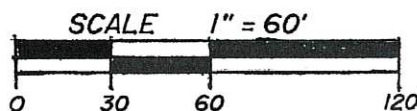
IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWN 7 NORTH, RANGE 4 EAST, TOWN OF RIDGEWAY,

SURVEY FOR: **IOWA COUNTY, WISCONSIN**
Kevin & Megan Weier
4920 County Road H
Ridgeway, WI 53582

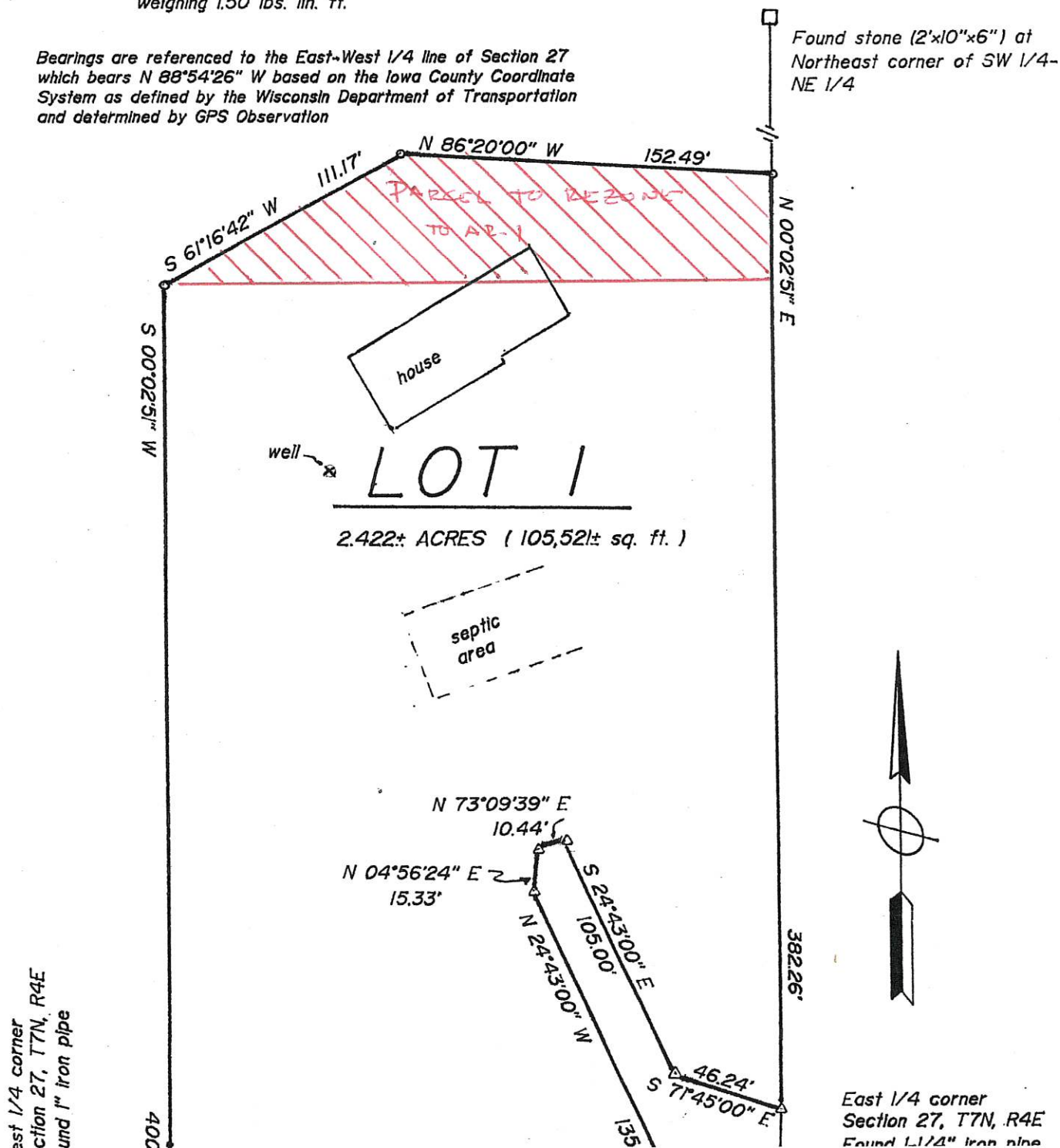
LEGEND AND NOTES

- △ Found 3/4" rebar
- Set 3/4"x24" solid iron rebar weighing 1.50 lbs. lin. ft.



Bearings are referenced to the East-West 1/4 line of Section 27 which bears N 88°54'26" W based on the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS Observation

Found stone (2'x10"x6") at Northeast corner of SW 1/4-NE 1/4



Scott Godfrey

From: Scott Godfrey
Sent: Thursday, September 16, 2021 7:34 AM
To: 'Nicole- Town Of Ridgeway'
Subject: RE: Megan Weier land use change

Thank you, Nicole. I'll presume the county committee will approve with the condition that the town board accepts the plan commission's recommendation at its Oct. 5th meeting.

Please let me know of the board's decision.

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

From: Nicole- Town Of Ridgeway <twncridge@mhtc.net>
Sent: Wednesday, September 15, 2021 7:06 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Megan Weier land use change

Hi Scott,

Our land use committee approved the land use change for Megan Weier. Is there anything else you need from me since the county meeting is prior to our town board meeting? I don't have the normal paperwork to send you...

Thanks!
Nicole

Nicole Wieczorek/Clerk
Town of Ridgeway
6300 Town Hall Rd
Ridgeway WI 53582-9686
PH/FAX: 608.924.2247
WWW.TownOfRidgeway.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: 3205
Jacob Hewuse
9915 Wilkinson Rd
Mazomanie, WI 53560

Hearing Date: Sept. 23, 2021
Town of Highland
NE/NE S20-T7N-R1E
PIN: 012-0769

Tim Draves
1067 County Road I
Highland, WI 53543

Request: This is a request to create a 5.93-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 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 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: Jacob Hewuse Address: 9915 Wilkinson Road
City/Zip Code: Mazomanie 53560

Landowner: Tim Draves Address: 1067 County I
(if other than applicant) City/Zip Code: Highland 53543

Applicant Phone: 608 304-3714 Landowner Phone: (608) 929-4858

Email: jhewuse@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) 5.913

Section 20 Town 7 N Range 1 E N5 1/4 of the N5 1/4 PIN 012-0769

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: Lot for new residence taken from 40 acre
parcel.

Requested Conditional uses (s):

I. Please list any improvements currently on the land: N/A

II. Please explain the reason for the request and proposed plans: New residence.
40 acre parcel to be rezoned and surveyed.

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?
Proposed parcel is lowest performing field
on farmer's property. Low yields. Intent is to
disrupt Ag use as minimal as possible. Majority
of 5.9³ acres will still be farmed same as it is today.

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?
A land division of 5.9³ acres is proposed. However
the intent is to disrupt the Ag use as little as possible.
It is likely 4 of the 5.95 acres will still
be farmed. A small build site/yard, and driveway is all that's needed.

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: Jacob Hewine Date: 8-26-2021
Landowner(s) Signature: Tim Draves Date: 9-1-2021

=====

For Office Use Only: Rcv'd by SL Date 9-1-21 Fee 500 Check # 2092 Cash
A-1 present zoning NA floodplain NA shoreland/wetland

PRELIMINARY

Certified Survey Map No. _____

of Iowa County, being part of the Northeast ¼
of the Northeast ¼ of Section 20, Town 7 North,
Range 1 East, Highland Township, Iowa Co., Wi.

I, Bruce D. Bowden, P.L.S.-1250, agent of Bowden Surveying, Ltd., do hereby certify:

:That I have surveyed, described, mapped and monumented part of the Northeast ¼ of the Northeast ¼ of Section 20, Town 7 North, Range 1 East, Highland Township, Iowa County, Wisconsin, being more particularly described as:

Beginning at the Northeast corner of Section 20; thence S 0°20'30"W along the East line thereof, 375.00'; thence S 89°39'30"W, 75.00'; thence N 80°35'30"W, 609.82' to a #6 rebar on a fence; thence N 53°27'20"W along the fence, 257.82' to a #6 rebar; thence N 17°41'50"W along the fence 107.35' to a #6 rebar on the North line of Section 20; thence N 88°48'40"E, 918.81' to the point of beginning. Parcel contains 5.93 acres (258,434 square feet), more or less, and is subject to any and all easements and rights-of-way of record and/or usage, including but not limited to Camp Road and Farmers Ridge Road.

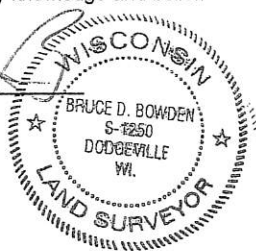
:That I have made such survey and land division under the direction of Mr. Jacob Hewuse.

:That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Section A.E. 7 of Wisconsin Administrative Code, and the subdivision regulations of Iowa County and the Town of Highland in surveying, dividing, and mapping the same.

:That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief.

Dated this 19th day of August, 2021.

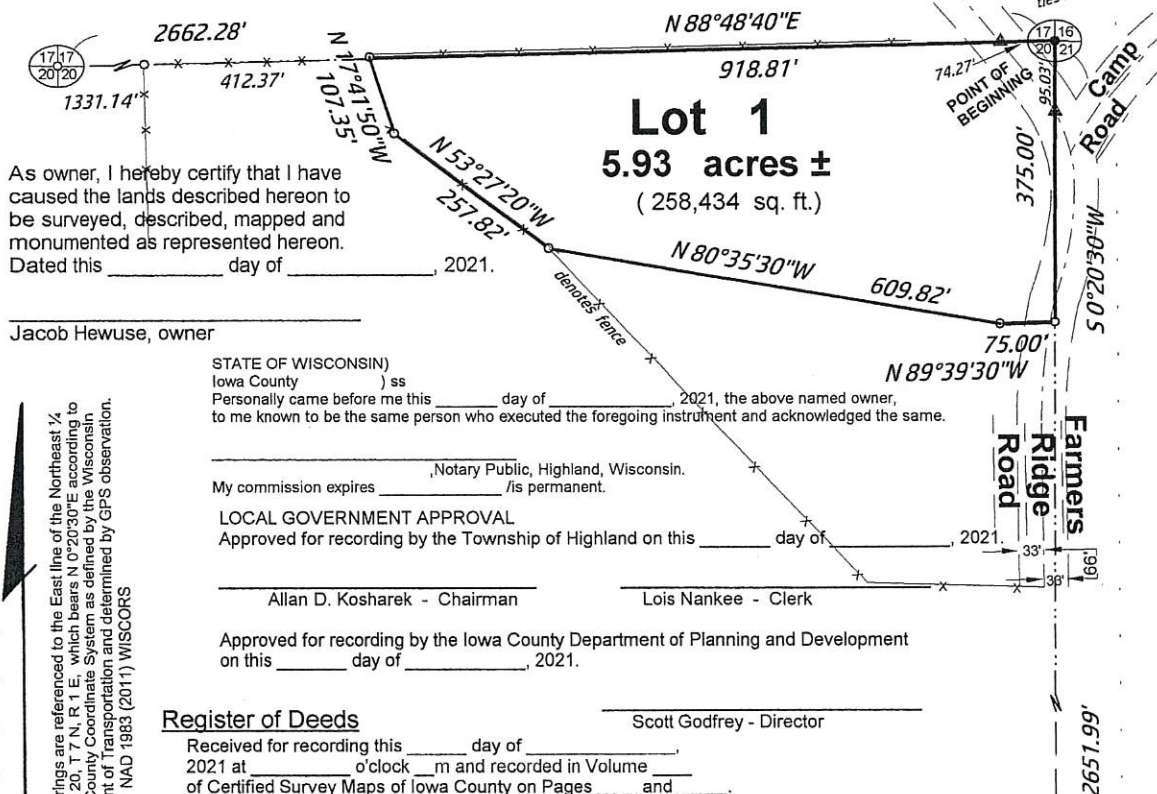
Bruce D. Bowden, P.L.S. - 1250



Surveyed for: Mr. Jacob Hewuse
agent for Draves Breezy Acres, LLC
1067 County Road I
Highland, WI 53543

LEGEND

- - #10 (1 1/4" dia.) rebar - found
- - #6 (3/4" dia.) rebar - found
- - #6 (3/4" dia.) x 24" rebar, weighing 1.5 lbs. per lineal foot - set
- ▲ - 3" Mag spike - set



As owner, I hereby certify that I have caused the lands described hereon to be surveyed, described, mapped and monumented as represented hereon.

Dated this _____ day of _____, 2021.

Jacob Hewuse, owner

STATE OF WISCONSIN)
Iowa County) ss
Personally came before me this _____ day of _____, 2021, the above named owner,
to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____, Notary Public, Highland, Wisconsin.

My commission expires _____ /is permanent.

LOCAL GOVERNMENT APPROVAL

Approved for recording by the Township of Highland on this _____ day of _____, 2021.

Allan D. Kosharek - Chairman

Lois Nankee - Clerk

Approved for recording by the Iowa County Department of Planning and Development on this _____ day of _____, 2021.

Register of Deeds

Received for recording this _____ day of _____, 2021 at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps of Iowa County on Pages _____ and _____.

Scott Godfrey - Director

Taylor Campbell - Iowa County Register of Deeds

SCALE: 1" = 200'



Bowden Surveying, Ltd.

3970 Esch Road
Dodgeville, WI 53533
Phone (608)935-5513
Job No. 96034-B



Note: Bearings are referenced to the East line of the Northeast ¼ of Section 20, T 7 N, R 1 E, which bears N 0°20'30"E according to the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS observation. Datum: NAD 1983 (2011) WISCONSIN

Scott Godfrey

From: Daniel Nankee <hilonank@mhtc.net>
Sent: Wednesday, September 1, 2021 11:06 AM
To: Scott Godfrey
Subject: Re: Hewuse - Draves recommendation

Hi Scott:

Regarding Jacob Hewuse: Their request to rezone approximately 4 acres from AG-1 to AR-1 and their driveway access was approved by our Town Board on February 12, 2018. After that, the Hewuse put a hold on their plans so we returned the fees. So they are now forging ahead on their plans to build on Farmers Ridge Road. At our August meeting, the board did not have a problem since they approved it back in 2018 as long as they file the fees. Mr. Hewuse has submitted the fees for restarting this process.

Thank you Scott. Has everyone gone crazy or is it just me? Lois

From: Scott Godfrey (Scott.Godfrey@iowacounty.org)
Date: 09/01/21 10:13
To: Daniel Nankee (hilonank@mhtc.net)
Subject: **Hewuse - Draves recommendation**

Hi Lois,

Jacob Hewuse and Tim Draves have applied to rezone 5.93 acres from A-1 to AR-1 Ag Res. Jacob said this was on the Aug. 11th town agenda.

Is there a recommendation please?

FYI...I spoke with Mr. Gold and he may be calling you to get on the agenda for rezoning.

Thanks.



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: September 2021

	Since last report	Year to date	same time 2020	Comments
Zoning permits	18	205	196	
Permit project value	\$2,174,997	\$24,400,247	\$17,356,595	
New residences	4	37	40	
Accessory structures	7	74	82	
Ag buildings	6	50	64	
Solar	1	12	5	
Floodplain/Shoreland pts	2	22	21	
Complaints/Violations	2	24	25	
Certified survey map review	4	44	29	
Zoning Hearings	7	59	49	
Board of Adj hearings	0	0	2	
Sanitary Permits	8	77	82	
Soil Tests Reviewed	5	74	55	
as of Sept. 15, 2021				

Other Updates

- 237 second notices for septic system maintenance reports went out (of total 1527)...this about half of the number from recent years of higher than normal precipitation
WCCA Fall conference was canceled due to pandemic numbers – only essential travel for most State agencies and some counties