

AGENDA – Iowa County Planning & Zoning Committee

Thursday, March 24, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 885 0263 5538

<https://us02web.zoom.us/j/88502635538>

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 February 24, 2022 joint meeting with Town of Brigham and February 24, 2022 monthly meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Amanda & William Wipperfurth to zone 8.37 acres & 4.84 acres from A-1 Ag to AR-1 Ag Res and 3.90 acres from A-1 Ag to C-1 Conservancy in the E ½ - NW of S19-T8N-R5E in the Town of Arena.
7. Petition by Ryan & Stephanie Osborn for a Conditional Use Permit to allow a second farm-related residence to be located further than 300 feet from the existing residence on a 114.92-acre A-1 Ag property in the SW/SE S5-T7N-R5E in the Town of Arena.
8. Petition by 4Seth Farms LLC to rezone an existing 1-acre lot from AR-1 Ag Res to B-2 Hwy Bus in the NE/SW of S24-T8N-R4E in the Town of Arena.
9. Petition by 4Seth Farms LLC for a Conditional Use Permit to allow a Tourist Cottage for short-term rental on a 1-acre B-2 Hwy Bus lot in the NE/SW of S24-T8N-R4E in the Town of Arena.
10. Petition by Scott Gilbertson to zone 24.848 acres from A-1 Ag to AR-1 Ag Res in the SE/SW & SW/SE of S9 and NE/NW & NW/NE of S16, all in T7N-R2E in the Town of Clyde.
11. Petition by Michael Manogue for a Conditional Use Permit to allow a single burial site in the NE/SW of S11-T7N-R2E in the Town of Clyde.
12. Petition by Kent Kramer & Jeffrey Walker for a Conditional Use Permit to allow the reduction of an existing 16.87-acre AR-1 Ag Res lot to 14.74 acres in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville.
13. Petition by Kent Kramer & Jeffrey Walker to zone 7.13 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville.
14. Petition by Dyresville Ready Mix Inc dba Bard Materials to zone 218.32 acres from A-1 Ag & AB-1 Ag Bus to all AB-1 Ag Bus in S13&14-T6N-R1E in the Town of Eden.
15. Petition by Dyresville Ready Mix Inc dba Bard Materials for a Conditional Use Permit to allow nonmetallic mining on 135.9 acres of a 218.32-acre AB-1 Ag Bus lot in S13&14-T6N-R1E in the Town of Eden.

16. Petition by Stephen & Kristin Stauffacher and Patricia Fillbach to zone 3.94 acres & 7.11 acres from A-1 Ag to AR-1 Ag Res in the SE/NE & NE/SE of S32-T7N-R2E in the Town of Highland.
17. Petition by Ken Ruppert, Karin Condon, Hollie & Jordan Rickey to zone 26.15 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/NW of S8-T5N-R3E in the Town of Mineral Point.
18. Petition by Brian & Margaret Hoefer to zone 28.617 acres from A-1 Ag to AR-1 Ag Res in the S1/2-SE of S1-T6N-R4E in the Town of Ridgeway.
19. Petition by Thomas & James Sitkie to zone 10 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S14-T4N-R4E in the Town of Waldwick.
20. Motion to end the public hearings and resume the regular meeting.
21. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
22. Consideration of private road names within Governor Dodge State Park per Section 3.0 of the Iowa County Address and Road Name Ordinance.
23. Director's report
24. Next meeting date and time
25. Motion to adjourn

Scott A. Godfrey, Director

Posted 3/8/2022

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.

**JOINT PUBLIC HEARING/MEETING OF THE IOWA COUNTY
PLANNING & ZONING COMMITTEE AND TOWN OF BRIGHAM
PLAN COMMISSION
UNAPPROVED MINUTES**

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

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

**The public is encouraged and requested to attend via electronic means.
Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given to the public that the
Iowa County Planning & Zoning Committee will hold a meeting and hearings**

Thursday, February 24, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 3410 8237

<https://us02web.zoom.us/j/84034108237>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

AGENDA

1. Call to order by each respective body.

Chair Peterson called to order the Iowa County Planning & Zoning Committee.

Chair Zander called to order the Town of Brigham Plan Commission.

2. Roll Call by each respective body.

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

Committee Absent: none

Commission Present: Jerry Zander, Al Feist, Nancy Meyers, Don Steinhauer, Colleen Moore

Commission Absent: none

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

Director Godfrey stated the hearing has been noticed as required under State law.

4. Approve of this agenda by each respective body

Committee: Motion to approve by Supervisor Masters
Second by Supervisor Butteris
Motion carries unanimously

Commission: Motion to approve by Commissioner Moore
Second by Chair Zander
Motion carries unanimously

5. Public input on the consideration of the following:

- a) Town of Brigham Comprehensive Plan:
 - Amendment of Chapter 8 Land Use regarding allowed uses in the Agricultural and Rural Density-Based Residential Land, Commercial Land Use, and Commercial Development Corridor districts
 - Amendment of Chapter 8 Land Use establishing Commercial Impact Statement standards
 - Amendment of Map 8.4 Future Land Use
 - Corrections of misspellings, typographical errors, and other non-substantial to content throughout
- b) Iowa County Comprehensive Plan:
 - Incorporation of the Town of Brigham Comprehensive Plan as revised as Appendix J1

Chair Zander gave a presentation of the revision chronology and significant content. He stated the intent tonight is to get public input to take back for further consideration of the revisions.

Public input:

- Dan Ivey of Ivey Construction spoke in opposition of current proposal
- Atty Buck Sweeney representing the Aggregate Producers of Wisconsin spoke in opposition of current proposal
- Lisa Aumann said she is a member of the ad-hoc committee spoke to the intent of the proposal
- Ben Schroeder of Bard Materials spoke in opposition of the current proposal
- Erin Longmire, Executive Director of the Aggregate Producers of Wisconsin, spoke in opposition to the current proposal and offered to work together on the issue
- Bob Jewell of Milestone Materials spoke in opposition of the current proposal and said all can work together to co-exist
- Andrew Wood said he shares the opinions of Lisa Aumann
- Bob Servais of Milestone Materials spoke in opposition of the current proposal

Supervisor Gollon stated he could not support the current proposal and encouraged the town to reconsider. He thanked the town for seeking input.

Chair Peterson commented the lighting provisions may be better addressed with a town lighting ordinance that is referenced in the plan. He added this is a good start but needs more discussion and public involvement.

Chair Zander thanked everyone for the input and said consideration will continue.

6. Consideration of action by the Town of Brigham Plan Commission on proposed amendments to the Town of Brigham Comprehensive Plan as outlined in item 5 above or as otherwise proposed. No action was taken
7. Consideration of action by the Iowa County Planning & Zoning Committee on proposed amendments to the Iowa County Comprehensive Plan as outlined in item 5 above or as otherwise proposed. No action was taken
8. Adjournment.

Committee: Motion to approve by Supervisor Gollon
Second by Supervisor Butteris
Motion carries unanimously

Commission: Motion to approve by Commissioner Moore
Second by Commissioner Meyer
Motion carries unanimously

Adjourned at 6:34pm

Scott A. Godfrey, Director

Unapproved minutes – Iowa County Planning & Zoning Committee

Thursday, February 24, 2022 at 6:30 PM***

Conference Call 1-312-626-6799

Zoom meeting ID: 828 6567 5936

<https://us02web.zoom.us/j/82865675936>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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1. Call to order. Chair Peterson called the meeting to order at 6:40pm

2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the December 30, 2021 meeting.

Director Godfrey stated this should be the January 27, 2022 meeting.

Motion by Supervisor Masters

Second by Supervisor Butteris

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 Leix

Second by Supervisor Gollon

Motion carries unanimously

6. Continued petition by Kelly Johnson for a Conditional Use Permit to operate a Commercial Kennel on a 4.89-acre AR-1 Ag Res lot in the NW/SE of S23-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public Comment:

- Mark Peterson stated he thought the Town of Linden included a condition that the Conditional Use Permit would terminate with the sale of the property. Supervisor Gollon confirmed it is in the town minutes.
- Kelly Johnson asked if the business could be sold to an employee. Director Godfrey said that, if this condition is imposed, a new Conditional Use Permit will need to be applied for.
- Erica Godfrey asked why the hours are longer than most similar operations she has found. Kelly Johnson explained only one night a week will have hours beyond 7pm.
- Mel Loy stated her concern of the number of customer cars that would shine into the neighbor's windows. Kelly Johnson said this would be for an approximate 10-minute period of time, one night a week during the winter when it is dark at that time.
- Mel Loy stated her concern over allowing 35 dogs on a small lot.
- Mark Peterson asked if this is consistent with the comprehensive plan. Director Godfrey said the lot is already zoned for this type of use, so it's a matter of determining if the conditions can be met.
- Sharon Shea stated the headlights should not be an issue for such a short time.
- Ron Brown said the nearest house is over 1,000 feet away.

Chair Peterson suggested there could be some trees planted for a buffer if the applicant were willing.

Motion to approve by Supervisor Gollon with the following conditions:

- 1) No more than 35 dogs to be on the premises at one time including landowner's dogs
- 2) No dogs are to be outside overnight
- 3) All parking is to be on the premises
- 4) Dog breeding is not allowed
- 5) Owner/operator is required to carry liability insurance
- 6) Overnight boarding only of dogs that have been trained by this business
- 7) Hours for operation to be 7am to 9pm, meaning when customers come and go
- 8) All standards included in the definition of a "Commercial Kennel" in the Iowa County Zoning Ordinance shall be adhered to
- 9) The operation shall be as outlined in the application material
- 10) The Conditional Use Permit shall terminate upon sale of the property

Section by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

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

- Mel Loy wanted to continue discussing the kennel item. Chair Peterson stated action has been taken and that agenda item is over.

9. Director's report. Director Godfrey gave overviewed the report provided in the packet.

10. Next meeting date and time. March 24, 2022 at 6pm.

11. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:14pm

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

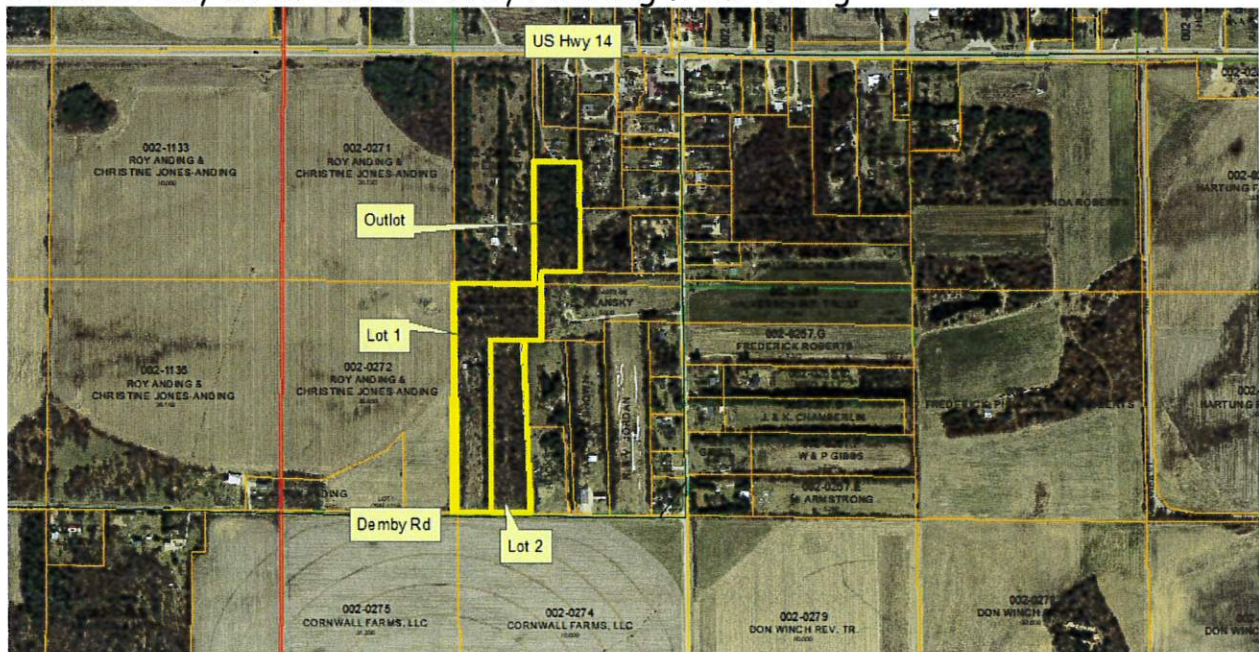
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3238
Amanda Wipperfurth
449 S. Worcester St.
Spring Green, WI 53588

Hearing Date: March 24, 2022
Town of Arena
E1/2 NW S19-T8N-R5E
PIN: 002-0273.F; 0273.E

William & Amanda Wipperfurth
7280 Demby Rd
Arena, WI 53503

Request: This is a request to create two AR-1 lots of 8.37 & 4.84 acres and one C-1 Conservancy lot of 3.90 acres by rezoning from A-1 Ag



2. Comments

1. Currently, the entire property is a single zoning lot as described by deed, despite the multiple tax parcel numbers. The current zoning status is A-1 nonconforming. The outlot is proposed as there is not the minimum 50 feet

of contiguity to be included in Lot 1. As an outlot, it is not required to have frontage or access to a public road.

2. The proposed AR-1 lots would allow one single family residence each, accessory structures and limited ag uses, including up to 3 livestock type animal units on the 8.37 acre lot. The C-1 lot would allow open space uses only and no development that requires a zoning permit.
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 Arena is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 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: Amanda Wipperfurth Address: 449 S Worcester St
City/Zip Code: Spring Green 53588

Landowner: William / Amanda Wipperfurth Address: 7280 Demby Rd
(if other than applicant) City/Zip Code: Arena, WI 53503

Applicant Phone: (608) 574-9391 Landowner Phone: ()

Email: acmanning88@ Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only
☐ Conditional Use only
☐ Both

in the Town of Arena Acreage of proposed lot(s) 8.37, 4.84, 3.90

Section 19 Town 8 N Range 5 E E 1/4 of the SW 1/4 PIN 002-0273.E, 0273.F

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

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

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

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: future House LOT 1 LOT 2 OUTLOT 1

Requested Conditional uses (s): n/a

I. Please list any improvements currently on the land: 20x20 Shed w/ power
and an old trailer house w/
septic

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

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

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

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?

It's all wooded area but 3 acres.

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?

I. Please list any improvements currently on the land: 20x20 Shed w/ power
and an old trailer house w/
septic

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

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

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

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?

It's all wooded area but 3 parcels.

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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?

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
(NE¼-NW¼) AND PART OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER (SE¼-NW¼) OF SECTION 19, TOWNSHIP 8
NORTH, RANGE 5 EAST, TOWN OF ARENA, IOWA COUNTY, WISCONSIN.

SURVEYED BY: WESLEY L. KRAEMER, R.L.S., 5-3026
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588

	SECTION CORNER MONUMENT FOUND AS NOTED
	SET 3/4" ϕ X 24" LONG IRON REBAR WEIGHING 1.502 LB./FT.
	FOUND 1 1/2" ϕ IRON BAR
	FOUND 1/2" ϕ IRON ROD
	FENCE
	RECORDED AS, PER ORIGINAL GOVERNMENT PLAT
	RECORDED AS, PER HALVerson SURVEY OR CSM 707

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW¼ OF SECTION 19, T8N, R5E, WHICH BEARS S89°16'03"E ACCORDING TO WISCRS, IOWA COUNTY, NAD 83(2011)

N $\frac{1}{4}$ CORNER
SEC. 19, T8N, R5E.
FOUND COTTON GIN SPIKE
WITNESS TIES FOUND
& VERIFIED $\rightarrow$



TOWN OF ARENA BOARD MEETING

November 1, 2021

****6:00pm** NEW TIME**

ARENA TOWN HALL

Notice is hereby given that the Arena Town Board will meet on Monday, November 1, 2021 at the Arena Town Hall at 6:00pm.

The Agenda is as follows and will be updated as necessary:

1. Call to Order
2. Roll Call
3. Vote on Agenda
4. Verification of proper public notice: TOA Website, TOA Facebook, Town Hall
5. Vote on Previous Month's Meeting Minutes.
6. Ward Creation Resolution

- * 7. Amanda & Billy Wipperfurth, Rezone from A1 to AR1, 7280 Demby Rd. Plus additional land from William Wipperfurth Sr.

In September they were approved to rezone the 14 acres, and paid their fee, but Godfrey suggested they rezone at the same time for the second parcel. Two lot CSM AR1. Jewell brought up the point that if they do both at the same time it will be less money. They can get more land from Bill Wipperfurth Sr. if needed.

Depending on what is needed for them to keep.

Joo explained they would need to come back to Planning and Zoning and basically start all over. They will be put on the agenda for PZ November 29th. Dave will talk to Scott Godfrey. As long as Bill Sr kept 5 acres, they can gift to Jr to up the acreage. They will have to be brought up to AR1 for both parcels.

8. Sandy Peterson, 8190 Peterson Rd. Land Division and Rezone

9. Gary Heck, Land Division & Rezone, 7702 Wittwer Rd. Land division and rezone to residential. Copy of deed, preliminary survey and topical map given to board members to look over. The property borders Heck's secondary driveway. 7 acres. Currently zoned as A1 to AR1. Motion made by Gauger to rezone and Joo seconded. Discussion made by public, Ingmar Nelson. He believes there is a mistake on the deed and that Heck's do not have enough land for 3 building sites. Cheryl Heck explained how the Wittwer Boys did not give any building sites away, so there was no record that they would not have building sites with the land.

If there was not a record, it would be going back to the homestead. When Gary Heck purchased the land (50.4 acres), he asked for building sites from the Wittwer family. Nelson made the argument that there is already two houses on the 53 acres, and now there will be one more if he sells to Askevold with a building site. The original house should be grandfathered in because it is on the deed. Nelson said the deed is incorrect. Motion carried. Heck's were given a Land Use Application to fill out. Fee paid and application filled.

10. Mark Rauls, purchasing 29.998 acres from Marge Neumeier on Knight Hollow Rd, Rezone to AR1. M.Neumeier is also in attendance.

A building site is with the property that he is purchasing from Marge Neumier. Joo made motion to rezone from A1 to AR1 for parcel number 0685 that is included with a building site. Gauger seconded. No further discussion made. Motion carried. Fee paid and application filled out.

11. Jack & Jerry White, Land Division of parents' former property at 7336 Highway 14. for Lot #2. Separating the land for a lot to be sold to Jerry. Halverson is currently doing the survey. Rezone will not be needed. Driveway will not be able to be accessible from Highway 14. Anyone that wants to build will need to have additional driveway permit off of the existing driveways.

Motion made by Joo to approve the land division of Lot #2 to create a third lot at 7336 Highway 14 with the zoning staying the same at R1. Seconded by Gauger. Motion carried. No further discussion.

12. Ty Runyun/Kari Legler, 8771 Knight Hollow Rd. Rezone to RB1 for Auto Business. 1.57 acres. Conditional uses will be as followed but not limited to:

Runyun will need to research what to do with auto waste. Oil, antifreeze, tires, scrap metal. He will meet with Gauger to take over the auto waste. Parked Vehicles will be limited to 10 at one time. Lucey suggested signage being small, as per the town ordinance (4x8). Motion made by Joo to rezone 8771 Knight Hollow Rd from AR1 to RB1 for general maintain and repair for vehicles the contingency that no more than 10 vehicles being parked on site and all auto waste being disposed of properly, hours to be as: and signage to adhere to town and county ordinance. Gauger seconded. No further discussion. Motion Carried. Fee paid and application submitted.

13. Tyler Smith, representing Matt Hayle, Driveway and Building Permit, 8044 Knight Hollow Rd. Drainage issues with the property. Land owner is looking to put a culvert in to redirect water from the barn. Another culvert by the existing

shed and a new shed, 60x108 just north of the existing shed with a culvert there also. Lucey advised he call the Scott Godfrey at the county for the shed permit. There are existing culverts on the property that are parallel with the road but they are not doing the job very well. So they would like to put additional culverts to direct the water away from the buildings. It is decided that landowner will not need any building or driveway permits at this time.

14. Replacement for John Wright on Fire Board

Motion made by Lucey to approve Bill Gauger to sit on the fire board for the time being. Joo seconded. Motion carried.

15. Increase charges for garbage by \$1 per bag beginning January 1, 2022.

Recycling costs have increased and is not charged for residents to recycle. Price will be \$4 per bag unless a punch ticket is purchased for \$35, then the cost will be \$3.50 per bag with the purchased punch ticket. Recycling will remain free for township residents. Joo made motion for the increase of \$1 at the new year for garbage drop off. Gauger seconded. Motion carried.

16. Discussion and decision about joining the Towns Association will be tabled for now while research is done for amount it will cost to join.

17. Liquor License update/amendment of ordinance: changes will be tabled for the moment while research will be done on wording.

18. Patrolman's Report: discussion on the plow blades replacement and possibly using a new type that is made of rubber. Will do a comparison of the two different blades on the trucks.

19. Bills to be paid: October bills paid motion made by Joo, seconded by Gauger. Motion made.

20. Public Comments:

21. Adoption for 2022 Budget as proposed. Motion made by Joo to approve 2022 budget, Gauger has seconded. Motion Carried.

22. Adjournment

Submitted by:

Joni Johnson-Kropp, Town of Arena Clerk, October 27, 2021



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3239
Ryan & Stephanie Osborn
7773 Knight Hollow Rd
Arena, WI 53503

Hearing Date: March 24, 2022
Town of Arena
SW SE S5-T7N-R5E
PIN: 002-0706

Request: This is a request for a Conditional Use Permit for a second farm-related residence to be located beyond 300 feet of the existing residence.



2. Comments

1. This is a 114.92-acre lot zoned A-1 Ag. The A-1 district is a farmland preservation district that provides for a 2nd farm residence by permitted use if within 300 feet of the existing farm residence. A CUP is required to be located further away.
2. To be compliant with the A-1 district, both residences must be farm-related, meaning occupied by family members, owners, or operators of the farm property.
3. There is no proposed division of the property.

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

1. The proposed use complies with all applicable provisions of this Ordinance.
2. The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
3. There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
4. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
5. Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
6. Adequate assurances by the applicant of continuing maintenance are provided.
5. 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 provided the use of both residences remain consistent with being farm-related (Section 3.2 Iowa County Zoning Ordinance).





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: \$750 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: Ryan and Stephanie Osborn Address: 7773 Knight Hollow Road
City/Zip Code: Arena/53503
Landowner: (same) Address: (same)
(if other than applicant) City/Zip Code: _____
Applicant Phone: (608) 335-3217 Landowner Phone: () _____
Email: ms.oz@hotmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☐ Land use change/Rezone only
☒ Conditional Use only
☐ Both

in the Town of Arena Acreage of proposed lot(s) 114.92

Section 5 Town 7 N Range 5 E SW 1/4 of the SW 1/4 PIN 5.178 -7002-0706

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: A-1 for the proposed use(s) of: Building a second house on the A-1 zoned property. The second house will be greater than 300 feet from the original house. We intend to keep both houses for our family's use.

Requested Conditional uses (s):

We are requesting permission to build a second house on our property that is further than 300 feet from the original house on the same property. The total acreage of land is 114.92. The new house will be our primary home. The original home is in good condition, and we would like to keep it for our family's use.

- I. Please list any improvements currently on the land:
Currently there is a 3 bedroom 2 bath manufactured house on site, a driveway to that house as well as a field driveway extending from the original driveway to a garden area. There is a well and electricity already located at the proposed build site.
- II. Please explain the reason for the request and proposed plans:
Current ordinance permits a second home on A-1 land if the second home will be located within 300 feet of the original house. We would like to build a second house on the property. The proposed build site is further than the allotted 300 feet distance. The way the property is laid out, it makes most sense to build on the proposed site, as it is already cleared with no current use, with well and electricity on site. The field driveway extends the direction of the proposed build site as well.

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?

The land is currently zoned A-1. This permits one residence per 40+ acres. Our proposed use would add one additional residential building on the property, which totals 114.92 acres. This means that we are still within the one residence per 40 acres. There would be a shared driveway, so it would not add any additional road access. Both buildings would stay within our family for our family and friends use, fulfilling the spirit of the second residence on agricultural land.

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)?

We are proposing a second residential house build for our family. We will be residing in the house. There will be no front facing business on the property, although we will conduct work from the residence.

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?

We do not believe there will be significant anticipated measurable adverse impacts as this will only be a second house on a 114.92 acre parcel, staying within the one house per 40 acres minimum in Iowa County. We will ensure landscaping is appropriate for the property to reduce any negative land impact. The proposed build site also uses much of a current field road, so there will be less impact of a driveway extension as well.

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

We do not believe there will be adverse impacts of a second house on the property, however, we will work to landscape the property appropriately.

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?

There is currently a residence on the property. A driveway permit was submitted and approved for that house, which meets all criteria for a driveway permit. This will be one additional residential dwelling, utilizing the shared driveway that currently exists (with extension) and all necessities for a residential dwelling will exist.

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

The residential dwelling maintenance will be responsibility of the property owner, including driveway maintenance.

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

Part of Iowa County's Comprehensive Plan is the Farmland Preservation Plan. 7773 Knight Hollow Road, Arena, is within the Farmland Preservation Plan. Some of the goals of this are preserving farmland, the family farm, and rural character, encouraging young people to become involved in farming, and preserving the quality of life and rural character of Iowa County. We are excited to be a part of Iowa County and this mission. It is our goal to slowly bring agricultural elements to the property. There are currently food plots, gardens, etc. on the property. The proposed additional house does not eliminate any of those. By keeping the property one 114.92 acre property we hope to keep the rural character of the area. Keeping the current original building while adding a second house will allow us to potentially have residential space for our children as they get older, our parents as they get older, or friends, to help with the property.

****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: 03/03/2022

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 3/4/22 Fee 750 Check # 2281 Cash
A-1 present zoning 2/A floodplain 2/A shoreland/wetland

TOWN OF ARENA BOARD MEETING

March 7, 2022

Board Members Present: David Lucey, Bill Gauger, Andrea Joo, Joni Johnson-Kropp (Clerk), Minnie Gauger (Treasurer) Absent

Others Present: Leah Forseth, Cole Rasmussen, Evy Halverson, Mike T. Hogan, Ryan Osborn, Stephanie Osborn, Nick Hanold, Chad Sturdevent, Dennis Arneson, Jon Joo, Eric Henning

- The monthly meeting was called to order by Chairman David Lucey at 6:00pm and Roll Call was taken with only Treasurer, Minnie Gauger, being absent.
- Motion made by Joo to approve the night's agenda, seconded by Gauger. Agenda approved.
- Verification was made of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
- Gauger made the motion to approve the February's meeting minutes, Joo seconded. Minutes approved.
- Stephanie & Ryan Osborn, 100 acres on 7773 Knight Hollow Rd. Land Use Change/Variance.
 - It was brought to light that the current wording of "Variance" was not correct when using the terms that the Osborn's are seeking from the Board. They would like to be able to build a house more about 900 feet from where the current structure is. The township ordinance states that no new building that is considered a "cluster" of homes on one property deemed ag land may be built more than 300 feet away from the existing home.
 - Joo made the motion to approve the conditional use to allow a new home be built within 1200 feet of the current structure, just to give the Osborn's more room if needed. Gauger seconded and motion was carried without further discussion.
- Mike T. Hogan, Building & Driveway Permits, 6152 Coon Rock Road
 - Mike T. Hogan had all of the necessary paperwork to begin new construction on his family's land. Gauger made the motion to approve both the building and driveway permits. Joo seconded and the motion was carried without any further discussion
- Tyler Hanold, Building & Driveway Permits, Peterson Road

- Motion was made by Gauger with Joo seconding the approval of both the building and driveway permits. Motion was carried without further discussion. All fees were paid and applications turned in.
- Nick Hanold, Building & Driveway Permits, Peterson Road
 - Motion was made by Joo to approve the building and driveway permits and was seconded by Gauger. Motion carried without any further discussion. All fees were paid, and applications turned in.
- Dennis Arneson, Rezone 35 acres on Frame Rd from A1 to AR1.
 - Planning and Zoning had approved the application to rezone from A1 to AR1 but the Board discussed if it would need to be under a Conservancy. The parcel is part of 155 acres and is approximately 35.33 acres that Arneson is selling to Chad Sturdevant. Gauger made the motion to approve the rezone from A1 to AR1 with a Conservancy overlay if needed by the county. Joo seconded and the motion carried without any further discussion.
- Leah Forseth, B2 Conditional Use Permit, 7037 Demby Rd, formally the Nancy Kollatz Farm.
 - Leah, along with her siblings, purchased the Kollatz farm on Demby Road with hopes of using the sheds and fields for farming, and renting the house which sits on one acre. Airbnb's have become very popular and with limited sources in this area, would be a welcome addition to the township. The Forseth's will not be hosting large events, just renting to families and groups that want the "Farm Experience". The rezone for the house and acre will be changed from AR1 to B2 with conditional use as a short-term rental. Joo made the motion to approve the one-acre lot with the house to B2 with the conditional use for short term rentals. Gauger seconded and the motion was carried. Fees were paid for rezone and application filed.
- Cole Rasmussen, Land Division and Driveway Permit. 6333 Highway 14.
 - Rasmussen was approved by the P&Z Committee to divide property and rezone for the future sites of three homes. The owner of the land, John Rasmussen, emailed a signed affidavit authorizing his son Cole to divide the land and ask for a rezone. A Certified copy of the survey was also included in Rasmussen Sr's email. Joo made the motion to approve 4 new parcels with each parcel being 5.01 acres. Gauger seconded the motion, and it was approved unanimously. Rasmussen

paid the rezone and land division fees and provided the appropriate paperwork.

- Terry Askevold, Liquor License Discussion: Absent
- Jon Joo, Building Permit 6031 Coon Rock Rd.
 - Gauger made the motion to approve the building permit for Joo at 6031 Coon Rock Rd with the condition that the current house be removed from property within one year after the new home is finished. Lucey seconded and motion carried. Andrea Joo abstained from voting due to being Jon Joo's spouse.
- Patrolman Report: Eric Henning filled the Board in and updated them on issues that needed attention:
 - There's been a complaint of engine braking from a tennant in the trailer court off Hayward Crossing. It is most likely that semi's traveling to the cold storage on the corner of Coon Rock Rd are making the most noise, especially since the road cannot be seen because of a little noll on the highway. The board discussed if anything could be done and came to the conclusion that since it is Highway 14 traffic, there isn't any way to monitor it.
 - There was also a complaint that a jug more than likely filled with urine is in the ditch across the road from River Valley Cold Storage that may have been thrown out by one of the semi drivers. Discussion was made on littering fines and how proof could be made.
 - The Patrolmen ordered and received a sign cautioning a blind driveway for Zwettler Road and will be installing it as soon as the ground thaws. They also cut back brush to make the area more visible after receiving concern from the homeowner on Zwettler.
 - There is a driveway culvert on Spring Rd that is plugged from the new construction of a home at 8398 Spring Rd. The clogged culvert wears down the road and makes it soft. Lucey will contact the homeowner and ask them to clean up the dirt and debris clogging it.
- Bills to be paid: Joo made the motion to approve the monthly bills. Gauger seconded.
- Public Comments: Clean Sweep will be scheduled for May 21, 2022. Alliant contacted members of the township to inform them that a drone will be flying to check lines.

16. Adjournment: Motion to adjourn made by Joo and seconded by Gauger.



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3240

Leah Forseth et al.

7037 Demby Rd

Arena, WI 53503

Hearing Date: March 24, 2022

Town of Arena

NE SW S24-T8N-R4E

PIN: 002-1141

4Seth Farms LLC

E5990 County Road WC

Spring Green, WI 53588

Request: This is a request for a Conditional Use Permit for an existing residence to be used for short-term rental, called a Tourist Cottage under county zoning.



2. Comments

1. The existing lot is zoned AR-1 Ag Res, which doesn't provide for the full-time short-term rental. Zoning to the B-2 Hwy Bus district provides the ability to seek a CUP for a Tourist Cottage (full-time short-term rental).
2. There is no proposed division of the property.

3. If approved, any change in use...such as converting to permanent residential use...will necessitate zoning approval to a residential district.

4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

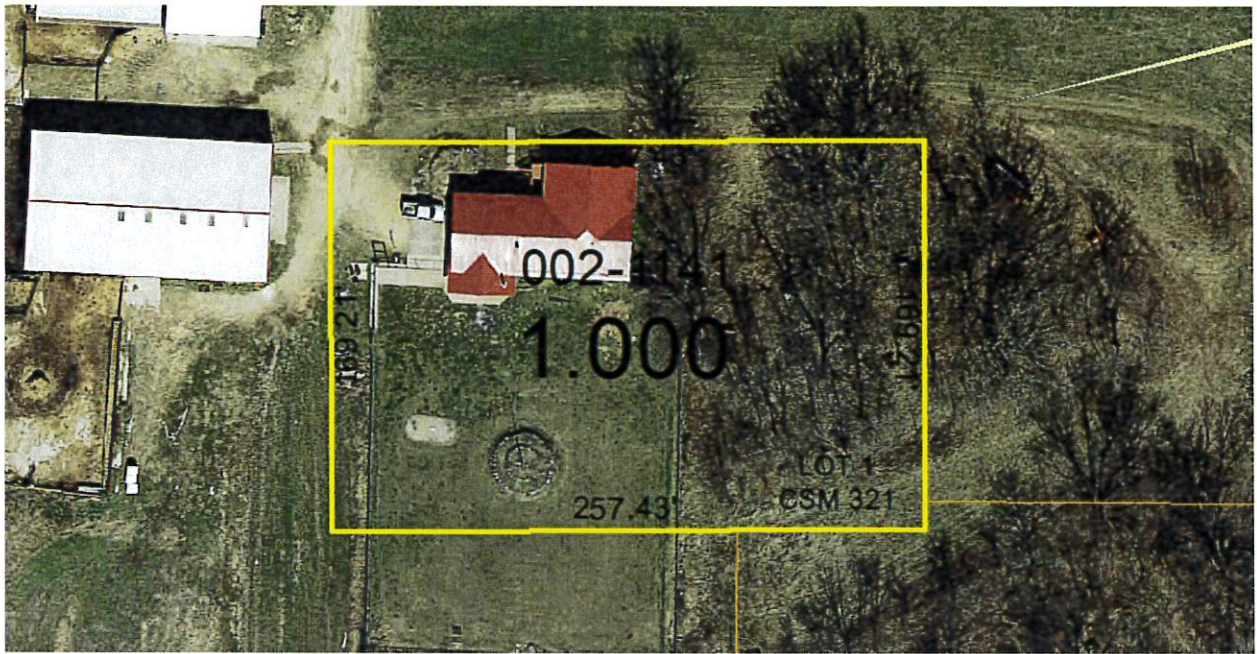
5. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:

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

Town Recommendation: The Town of Arena is recommending approval.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The maximum occupation for any single rental period shall not exceed 6, unless the private septic system is enlarged. The occupation rate is 2 persons per bedroom sizing of system (currently a 3 bedroom system).
 - 2) A new address is required for either the farm buildings or this rental house so there are unique addresses to facilitate emergency services.
 - 3) The owner shall acquire and maintain any required State licensing.
-





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: \$750 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: Leah, Matthew, Thomas, Lauren Forseth Address: 7037 Demby Rd, Arena, WI 53503

Landowner: 4Seth Farms LLC Address: E5990 County Rd WC, Spring Green, WI 53588

Applicant Phone: (262)224-0546 Landowner Phone: ()

Email: leah.forseth@gmail.com Please contact by: X email postal mail

This application is for: Land use change/Rezone only

Conditional Use only

X Both

in the Town of Arena, WI Acreage of proposed lot(s) 1 acre

Section 24 Town T8N N Range R4E E NE 1/4 of the SW 1/4 PIN 1141

L1 csm 321

Have you contacted your Town Board about this proposal? **Yes**

Does this request involve any proposed land division? **No**

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

****Present zoning district:** AR-1 **Requested zoning district:** B-2 Highway business with Conditional use permit for the proposed use(s) of: Use the existing house for a short term rental (AirBnB)

Requested Conditional uses (s):



TOURIST COTTAGES

I. Please list any improvements currently on the land: Existing ranch home is currently on the 1 acre parcel

II. Please explain the reason for the request and proposed plans: Would like to use the house for a short-term rental business.

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

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

We plan to transition the surrounding farm land to organic and continue to farm it. The 1 acre parcel that the house sits on does not have an agricultural use.

2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use? The short term rental will bring additional income into the farming business.

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?

We are working through the state licensing and inspection process for the short term rental.

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

The house will have guests coming and going which would be similar to if the house has long term residence in it. Guest will bring revenue to the surrounding community.

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?

We do not anticipate adverse impacts.

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

We do not anticipate adverse impacts.

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 proposal will not require any additional public services.

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

The extra income will allow for added investments to maintain improve the property.

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

The proposed use is consistent with the plan as evidenced by the town recommending approval

****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: Leah Forsett Date: 3-1-2022
Leah Forsett Date: 3-1-2022

Landowner(s) Signature: Thomas D Forsett
[Signature]

For Office Use Only:
Rcv'd by SL Date 3-7-22 Fee 750 ~ Check # 1049 Cash present zoning _____ floodplain _____
_____ shoreland/wetland 36R PDWTS # 65973

TOWN OF ARENA BOARD MEETING

March 7, 2022

Board Members Present: David Lucey, Bill Gauger, Andrea Joo, Joni Johnson-Kropp (Clerk), Minnie Gauger (Treasurer) Absent

Others Present: Leah Forseth, Cole Rasmussen, Evy Halverson, Mike T. Hogan, Ryan Osborn, Stephanie Osborn, Nick Hanold, Chad Sturdevent, Dennis Arneson, Jon Joo, Eric Henning

- The monthly meeting was called to order by Chairman David Lucey at 6:00pm and Roll Call was taken with only Treasurer, Minnie Gauger, being absent.
- Motion made by Joo to approve the night's agenda, seconded by Gauger. Agenda approved.
- Verification was made of proper public notice: TOA Website, TOA Facebook, Town Hall, Arena Post Office
- Gauger made the motion to approve the February's meeting minutes, Joo seconded. Minutes approved.
- Stephanie & Ryan Osborn, 100 acres on 7773 Knight Hollow Rd. Land Use Change/Variance.
 - It was brought to light that the current wording of "Variance" was not correct when using the terms that the Osborn's are seeking from the Board. They would like to be able to build a house more about 900 feet from where the current structure is. The township ordinance states that no new building that is considered a "cluster" of homes on one property deemed ag land may be built more than 300 feet away from the existing home.
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- Mike T. Hogan, Building & Driveway Permits, 6152 Coon Rock Road
 - Mike T. Hogan had all of the necessary paperwork to begin new construction on his family's land. Gauger made the motion to approve both the building and driveway permits. Joo seconded and the motion was carried without any further discussion
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 - Planning and Zoning had approved the application to rezone from A1 to AR1 but the Board discussed if it would need to be under a Conservancy. The parcel is part of 155 acres and is approximately 35.33 acres that Arneson is selling to Chad Sturdevant. Gauger made the motion to approve the rezone from A1 to AR1 with a Conservancy overlay if needed by the county. Joo seconded and the motion carried without any further discussion.
- ✓ ▪ Leah Forseth, B2 Conditional Use Permit, 7037 Demby Rd, formally the Nancy Kollatz Farm.
 - Leah, along with her siblings, purchased the Kollatz farm on Demby Road with hopes of using the sheds and fields for farming, and renting the house which sits on one acre. Airbnb's have become very popular and with limited sources in this area, would be a welcome addition to the township. The Forseth's will not be hosting large events, just renting to families and groups that want the "Farm Experience". The rezone for the house and acre will be changed from AR1 to B2 with conditional use as a short-term rental. Joo made the motion to approve the one-acre lot with the house to B2 with the conditional use for short term rentals. Gauger seconded and the motion was carried. Fees were paid for rezone and application filed.
- Cole Rasmussen, Land Division and Driveway Permit. 6333 Highway 14.
 - Rasmussen was approved by the P&Z Committee to divide property and rezone for the future sites of three homes. The owner of the land, John Rasmussen, emailed a signed affidavit authorizing his son Cole to divide the land and ask for a rezone. A Certified copy of the survey was also included in Rasmussen Sr's email. Joo made the motion to approve 4 new parcels with each parcel being 5.01 acres. Gauger seconded the motion, and it was approved unanimously. Rasmussen

paid the rezone and land division fees and provided the appropriate paperwork.

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- Jon Joo, Building Permit 6031 Coon Rock Rd.
 - Gauger made the motion to approve the building permit for Joo at 6031 Coon Rock Rd with the condition that the current house be removed from property within one year after the new home is finished. Lucey seconded and motion carried. Andrea Joo abstained from voting due to being Jon Joo's spouse.
- Patrolman Report: Eric Henning filled the Board in and updated them on issues that needed attention:
 - There's been a complaint of engine braking from a tennant in the trailer court off Hayward Crossing. It is most likely that semi's traveling to the cold storage on the corner of Coon Rock Rd are making the most noise, especially since the road cannot be seen because of a little noll on the highway. The board discussed if anything could be done and came to the conclusion that since it is Highway 14 traffic, there isn't any way to monitor it.
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- Bills to be paid: Joo made the motion to approve the monthly bills. Gauger seconded.
- Public Comments: Clean Sweep will be scheduled for May 21, 2022. Alliant contacted members of the township to inform them that a drone will be flying to check lines.

16. Adjournment: Motion to adjourn made by Joo and seconded by Gauger.



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3241

Scott Gilbertson

2450 Linwood Ct.

Maplewood, MN 55119

Hearing Date: March 24, 2022

Town of Clyde

S9&16-T7N-R2E

PIN: 006-0546; 0666.01; 0550.A;

0662.01

Request: This is a request to change the zoning of an existing legal nonconforming A-1 lot to AR-1 lot to make it eligible for residential use.



2. Comments

1. Currently, the legal nonconforming status only allows those uses that lawfully existed when the lot became nonconforming (1978). The applicant has structures on the lot that require after-the-fact permits which require the zoning change to be issued.
2. There is no proposed division of the property.
3. The applicant is in the process of getting Hwy Dept access approval to County Road I and town driveway approval.

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 Clyde is recommending approval.

Staff Recommendation: Staff recommends approval with the condition the access and driveway approvals are secured.





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: \$750 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: Scott Gilbertson Address: 2450 Linwood Ct
City/Zip Code: Maplewood, MN 55119

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

Applicant Phone: (651) 210 8228 Landowner Phone: () _____

Email: meridiantree@gmail.com Please contact by: ☒ email _____ postal mail

This application is for: ☒ Land use change/Rezone only
☐ Conditional Use only
☐ Both

in the Town of CLYDE Acreage of proposed lot(s) 24.848
* Section 9th Town 7 N Range 2 E 1/4 of the 1/4 PIN 506-0546; 0666.01; 0550-A; 0462.01

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: placing some small storage sheds and a camper for recreational use.

Requested Conditional uses (s):

* SE/SW 3 SW/SE 9-7-2
NE/NW 3 NW/NE 16-7-2

I. Please list any improvements currently on the land: 2 sheds, 1 gazebo

II. Please explain the reason for the request and proposed plans: To enable legal improvements to make the land more usable for the family.

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

- 1) How is this land better suited for a non-agricultural use?
This is a wooded area that never was used for agricultural purposes and never will.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
This is a wooded area with substantial inclines making it unsuitable for ag use.

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

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

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

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

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

No negative impacts

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?

Not affected

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

This land has been in the family for decades. It is not going to be abandoned by this or future generations.

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

This is an improvement that makes the property more useable.

****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: Scott H. Date: 2/8/22

Landowner(s) Signature: Scott H. Date: 2/8/22

For Office Use Only: Rcv'd by SE Date 2-14-22 Fee 750 Check # 9858 Cash
A-1 LWC present zoning 4A floodplain 4A shoreland/wetland

Scott Godfrey

From: Robert Dries <rjdries@gmail.com>
Sent: Wednesday, March 9, 2022 11:18 AM
To: Scott Godfrey
Subject: Re: Clyde permit - Seeboth shed

Got it. Also, at the meeting of March 8, 2022, the Clyde Board approved the zoning changes for Mike Manough and the Scott Gilbertson properties. Bob Dries, Chair.

On Wed, Mar 9, 2022 at 9:19 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

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

From: copy@iowacounty.org <copy@iowacounty.org>
Sent: Wednesday, March 9, 2022 9:20 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject:

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



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: 3242

Michael Manogue

5792 Mill Rd

Dodgeville, WI 53533

Hearing Date: March 24, 2022

Town of Clyde

NE SW S11-T7N-R2E

PIN: 006-0583.A

Request: This is a request for a Conditional Use Permit for a single burial site



2. Comments

1. As defined in the zoning ordinance, a single burial site is considered a "cemetery" and a cemetery is a CUP option in the A-1 district. The standards are as follows: (only b & d apply for single burial sites)

Cemeteries, including mausoleums and crematories, may be requested provided:

- a) A cemetery that contains or proposes to contain more than one burial site must be platted in compliance with Chapter 157 WI Statutes, or as subsequently renumbered.
- b) An affidavit or similar document recorded with the Iowa County Register of Deeds to inform of a granted conditional use permit for a single burial site

cemetery shall be a required condition to any approved conditional use permit.

- c) Any new mausoleum or crematory shall be conditioned with a minimum setback distance to all property lines and existing legal land uses that is reasonable to minimize potential conflict.
- d) Adequate organizational structure and funding for care shall be maintained, absent a written agreement of the Town or Towns in which the cemetery is located, to provide for perpetual care.

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 Clyde is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the affidavit required in the zoning ordinance is duly recorded with the Register of Deeds within 6 months.





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: Michael E. MANOGUE Address: 5792 MILL RD.
City/Zip Code: DODGEVILLE WI
53533
Landowner: _____ Address: _____
(if other than applicant) City/Zip Code: _____
Applicant Phone: () _____ Landowner Phone: 608 583 2612
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 CLYDE Acreage of proposed lot(s) 23 acres
Section 11 Town 17 N Range 22 E NE 1/4 of the SW 1/4 PIN 006-0583.A

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

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

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

Requested Conditional uses (s): GREEN BURIAL
CEMETERY - SINGLE BURIAL

I. Please list any improvements currently on the land: Fruit Trees

AA, F, L.

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

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

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

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

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

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

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

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

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

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

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

Applicant(s) Signature: Michael E Manogue Date: 12-28-21

Landowner(s) Signature: Michael E Manogue Date: 12-28-21

=====

For Office Use Only: Rcv'd by 2 Date 12/29/21 Fee 500 Check # 2304 Cash
A-1 we present zoning NA floodplain NA shoreland/wetland

Scott Godfrey

From: Robert Dries <rjdries@gmail.com>
Sent: Wednesday, March 9, 2022 11:18 AM
To: Scott Godfrey
Subject: Re: Clyde permit - Seeboth shed

Got it. Also, at the meeting of March 8, 2022, the Clyde Board approved the zoning changes for Mike Manough and the Scott Gilbertson properties. Bob Dries, Chair.

On Wed, Mar 9, 2022 at 9:19 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

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

From: copy@iowacounty.org <copy@iowacounty.org>
Sent: Wednesday, March 9, 2022 9:20 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject:

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



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: 3243

Kent Kramer

3721 Wilson Rd

Dodgeville, WI 53533

Hearing Date: March 24, 2022

Town of Dodgeville

E1/2 SE S25-T6N-R3E

PIN: 008-1128; 1129.AB; 1131.F

Jeffrey Walker

3625 County Road Q

Dodgeville, WI 53533

Request: This is a request to zone 7.13 acres from AR-1 Ag Res & A-1 Ag to all AR-1 Ag Res. It also involves a Conditional Use Permit to approve the reduction of an existing 16.87-acre AR-1 Ag Res lot to 14.74 acres as part of it will become part of the new lot.



2. Comments

1. The proposal is to create a new 7.13-acre lot from land that is partially A-1 Ag and partially AR-1 Ag Res. If approved, the new lot would be eligible for

one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units.

2. The reduction of the existing AR-1 lot (Walker lot) requires a CUP to assure it meets minimum standards.
3. The associated certified survey map has not yet been submitted for formal review.
4. The Highway Commissioner has stated there is a site for a new access to County Road Q that can be approved.
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).

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

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

Town Recommendation: The Town of Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded with the Register of Deeds within 6 months of Count 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: \$750 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: Kent Kramer Address: 3721 Wilson Rd.
(Jeffrey Walker City/Zip Code: Dodgeville, WI 53533
3625 city Q, Dodgeville, WI 53533)
Landowner: Same Address: _____
(if other than applicant) City/Zip Code: _____
Applicant Phone: Kent Cell (608) 574-9340 Landowner Phone: () _____
Email: kentskramer@hotmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☐ Land use change/Rezone only
☐ Conditional Use only
☒ Both

in the Town of Dodgeville Acreage of proposed lot(s) 7.13

Section 25 Town 6 N Range 3 E NE SE 1/4 of the SE 1/4 PIN 008-1128, 1129.AB, 1131.F, 1129

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

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

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

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: Creation of a lot at 7.13 acres for building of a residence

Requested Conditional uses (s):

Reconfiguring of the boundaries of a 16.8 acre parcel to 14.70 acres
* Parcel Section 18 town 6 N Range 3 SE E and is currently
zoned AR-1

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

II. Please explain the reason for the request and proposed plans: Conditional use to allow reconfiguration of ~16.8 acre Walker property to ~14.7 acres allowing for land access to new building site on a 7.13 acre parcel with 5 acres to be rezoned from A-1 to AR-1

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?

5 acres of MFL will be rezoned from A-1 to AR-1. The proposed site has an open area without existing growth. Select timber removal is expected to allow for construction of a residence with minimal to no impact on the remaining growth. The county will see a positive net tax revenue with approval of the petition.

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

The proposal affects zoning on the outermost boundary of the existing A-1 lot. The remaining A-1 MFL parcel is not effected.

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

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

The proposed use allows for an orderly layout & use of land in a rural residence with safe roadway access.

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 site is in a rural location and separated from surrounding homes as to minimize light, noise & activity concerns. The site has minimal visibility from the roadway yet readily accessible in the event of emergency service needs.

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?

Approximately 2 acres of land will be taken out of agricultural production to allow for site access. The acreage in question is north slope facing of marginal soil quality adjacent to a fence-line with overhanging tree growth. Permanent ground cover with driveway construction will reduce current erosion risk.

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

Site planning has included consultation with a local building contractor, forester, DNR specialist, attorney and certified surveyor with effort to choose an optimal site with the least environmental impact.

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

Yes

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

A new home residence is planned for construction. The planned occupant has full intent to maintain the property with high standard.

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

The proposed request has been in planning for 2 years with attention to community & environmental impact as well as general welfare of the county.

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

Applicant(s) Signature: [Signature] Date: 02/18/2022

Landowner(s) Signature: [Signature] Date: 02/18/2022

For Office Use Only: Rcv'd by g Date 2-23-22 Fee 750 Check # 5352 Cash

A-1 SAR present zoning N/A floodplain N/A shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

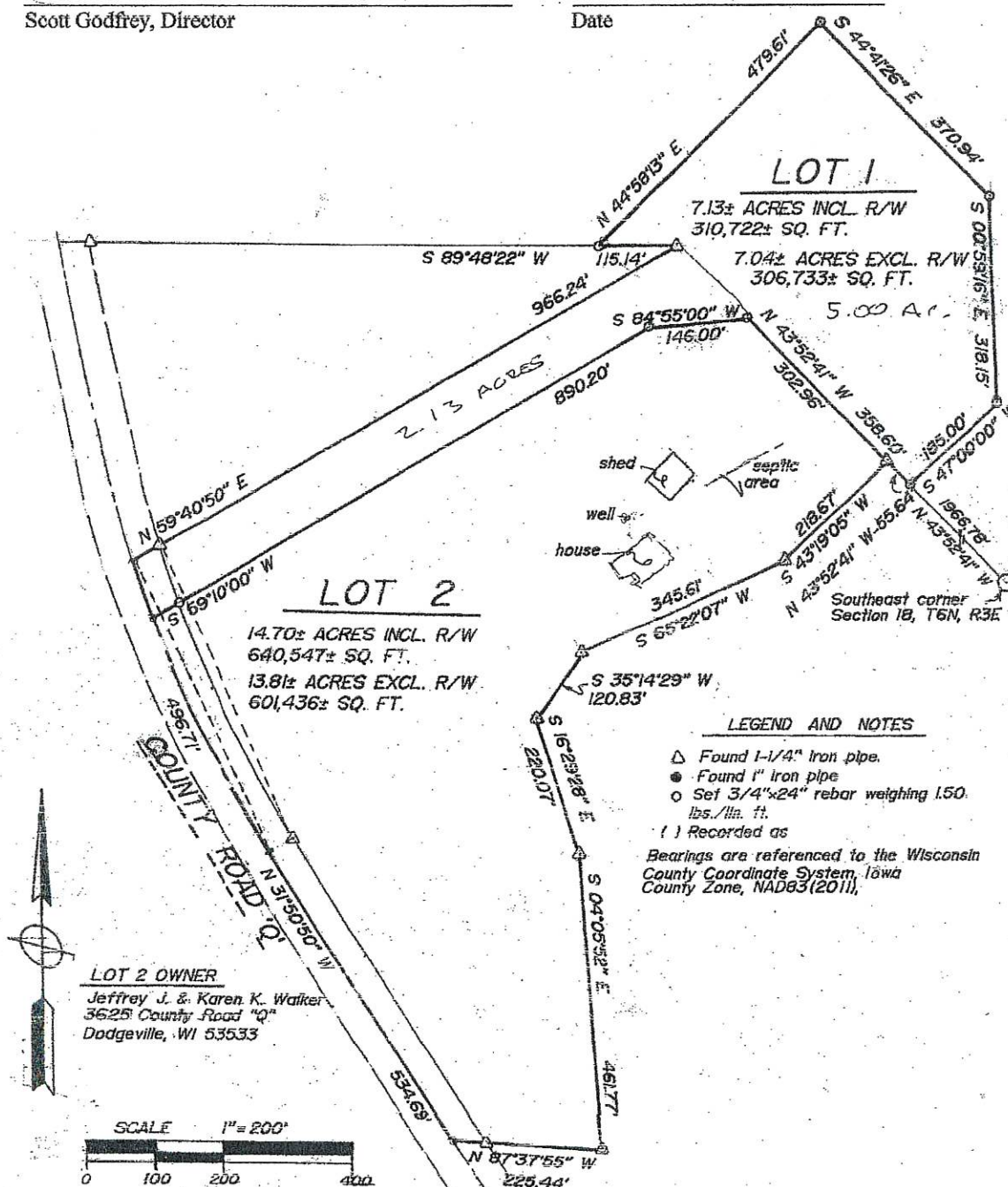
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 25, TOWN 6 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director

Date



Scott Godfrey

From: twnclerk@mhtc.net
Sent: Friday, March 4, 2022 9:44 AM
To: Scott Godfrey
Subject: RE: Kramer - Walker recommendation

Importance: Low

Scott,

Following is the recommendation as requested:

Planning Commission

Pam Johnson-Loy made a motion to recommend the approval of the rezoning application of Kent & Amy Kramer and Jeffrey & Karen Walker to rezone a 7.13 acre parcel from A-1 & AR-1 to AR-1 located in the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 25, Town 6 North, Range 3 East located on County Road Q/Wilson Rd and the conditional use application of Jeffrey & Karen Walker to reduce an existing AR-1 lot to 14.70 acres located in part of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 25, Town 6 North, Range 3 East. Krista Dolan seconded the motion. Motion carried.

Town Board

David Pope made a motion to recommend the approval of the rezoning application of Kent & Amy Kramer and Jeffrey & Karen Walker to rezone a 7.13 acre parcel from A-1 & AR-1 to AR-1 located in the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 25, Town 6 North, Range 3 East located on County Road Q/Wilson Rd and the conditional use application of Jeffrey & Karen Walker to reduce an existing AR-1 lot to 14.70 acres located in part of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 25, Town 6 North, Range 3 East. Peter Vanderloo seconded the motion. Motion carried.

Thanks,

Sara Olson

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Friday, March 4, 2022 8:44 AM
To: Sara Olson <twnclerk@mhtc.net>
Subject: Kramer - Walker recommendation

Hi Sara,

Today is our filing deadline and I'm wondering if there's a recommendation yet.

Thanks.

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

Dodgeville, WI 53533

Scott.Godfrey@iowacounty.org

Hearing Date: March 24, 2022
Town of Eden
S13&14-T6N-R1E
PIN: 010-0084; 0085; 0088.A; 0095;
0097; 0098; 0109

1. This is an active, permitted nonmetallic mine site that was first approved in 1981, then enlarged in 2004. The mining activity is expanding beyond the area zoned AB-1 in 2004. The application is to zone the entire property to AB-1 but to only apply the CUP for nonmetallic mining to 135.9 acres at this time (tax parcels 010-0097; 0098; 0085; 0088.A; 0109; 0110.A)

2. The approval of the zoning change would only allow agricultural cropping as a permitted use. The intended nonmetallic mining use is reviewed as a CUP.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).
4. Section 4.5 of the Iowa County Zoning Ordinance has the following minimum standards for nonmetallic mining:

Nonmetallic mining sites may be permitted under this section only if it is determined that the site is in the public interest after consideration of the following:

- a) The nonmetallic mining site complies with all provisions of this ordinance, the Iowa County Nonmetallic Mining Reclamation Ordinance, and Wis. Admin. Code Ch. NR135.
 - b) The establishment, maintenance, or operation of the mining use shall not endanger the public health, safety, or general welfare, nor impair significant aesthetic, scientific, educational, or agricultural values.
 - c) The establishment, maintenance, or operation of the mining use will not substantially affect the existing use of adjacent properties and will not have a substantial adverse effect on the most suitable long term future use for the area.
 - d) That adequate utility, access roads, drainage, traffic plans, and other site improvements are or will be provided.
 - e) That the mining use shall conform to all government regulations and standards pertaining to the activity, including air and water quality standards and storm and waste water permit discharge requirements.
 - f) That the noise, vibration, and dust levels be within the standards as established by the state.
 - g) That an undeveloped buffer zone adjacent to extraction operations, extending not less than 50 feet from a property line into the mining site, or up to any other distance as the Committee finds necessary for the protection and safety of adjacent properties from mineral extraction sites, with a stable angle of repose being provided along property lines.
-

- h) That the reclamation plan, which shall similarly be imposed as a condition of approval, will be enforceable and, as enforced, will result in the property being in a final conditional which is reasonably safe, attractive and, if possible, conducive to productive new uses for the site.
- i) That the operation and reclamation shall be conducted in a manner that meets groundwater quality standards pursuant to Wis. Admin. Code ch. NR140.
- j) That the operations and reclamation shall be conducted in a manner that does not cause a permanent lowering of the groundwater table that results in adverse effects on surface waters or a significant reduction in the quantity of groundwater available for reasonable use to future users.

5. The ordinance further includes the following potential conditions that may be imposed with approval:

- a) Vegetative screening. An earthen bank, berm, solid fencing or vegetative screen shall be constructed and maintained to screen the mining operation from view.
- b) Safety standards. The mining site shall be enclosed by at least a 3-strand barbed wire fence, maintained at all times, with warning signs posted to indicate the presence of a nonmetallic mining site at intervals agreeable to the affected town and the County. Fencing and signs shall be installed prior to commencement of operations.
- c) Water from site dewatering and washing operations will meet the conditions of the required Wisconsin Pollution Discharge Elimination System (WPDES) permit from the Wisconsin Department of Natural Resources.
- d) Any noise shall comply with all applicable OSHA standards. Verification of this requirement shall be provided to the Office upon written request.
- e) Blasting shall, at a minimum, comply with the provisions listed in SPS 307, Wis. Administrative Rule. At sites where there is a principal structure on neighboring property within 500 feet of the shared property line with the mining site, blast charges may be required to be reduced in size as blasting activity nears the property line.
- f) Any conditions reasonable to protect public health, safety, and welfare, including the factors listed above, may be imposed as part of the permit.

6. A granted CUP shall be in effect for not more than 5 years, and may be renewed by application to the County. All permitted operations may be inspected at least once every year by the Office and may be inspected at the time a request for renewal is submitted for the purpose of determining if all conditions of the operations are being complied with. Renewed permits shall be modified to be in compliance with all state, county, and local law in effect at the time of renewal. Permits may be amended on application to the Committee to allow extensions or alterations in operations under new ownerships or managements.

7. If approved, the associated reclamation plan will be required to be revised to include the newly approved area. The process is described in the Iowa County Non-Metallic Reclamation Ordinance.

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

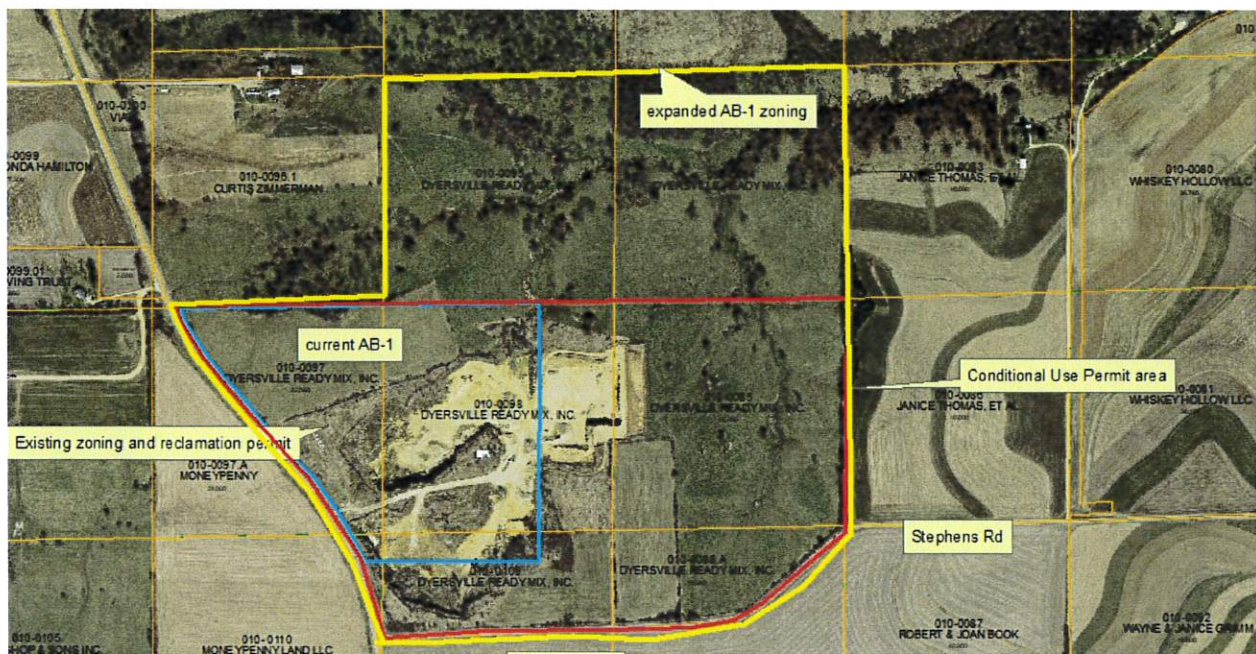
- 1. The proposed use complies with all applicable provisions of this Ordinance.
 - 2. The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external
-

- 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 Eden is recommending approval.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) All standards of Section 4.5 of the Iowa County Zoning Ordinance must be adhered to.
- 2) The associated revision of the reclamation plan must be approved (as required by NR135 WI Adm Code) within 6 months of the County Board approval of the zoning change.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 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: Dyersville Ready mix Inc
d/b/a BARD Materials Address: P.O. Box 246
City/Zip Code: Dyersville, IA 52040

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

Applicant Phone: (563) 599-2186 Landowner Phone: () _____

Email: bens@bardmaterials.com Please contact by: ☒ email ☐ postal mail

This application is for: _____ Land use change/Rezone only
_____ Conditional Use only
☒ Both

in the Town of Eden Acreage of proposed lot(s) 218.32 (8 parcels)

Section 13/14 Town 6 N Range 1 E 1/4 of the 1/4 PIN 010-0084; 0085; 0086-A;

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No 0095; 0097; 0098; 0109
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 Requested zoning district: Ab-1 for the proposed use(s) of: Expanding a non-metallic Limestone quarry

Requested Conditional uses (s):

To be able to operate an existing Limestone quarry in an Ab-1 zoning district

~~218.32~~ 135.9

I. Please list any improvements currently on the land: Truck Scale

II. Please explain the reason for the request and proposed plans: Non Metallic Mining is only allowed in an Ab-1 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?

Non-Metallic mining is considered an agricultural use, but will need Ag-business (Ab-1 Zoning). All Non mining area will remain farm/pasture 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?

The quarry has been in operation for several decades without any issues on adjoining parcels. Our rezone request will allow us to continue to provide for Iowa County and Eden township.

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?

Our mine has complied with all State, County, and local laws. We also have other mines in Iowa, Grand, Lafayette Counties that comply with CUP laws

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)?

~~quarry~~ Mining is an agricultural use. It is regulated by DNR, Iowa County, DOT, MSHA, Army Corps for the issues listed above, and we comply.

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, because the mine has been there for years. Our plant site and entrance will remain the same.

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

If any impacts result from this mine expansion we will work with DNR, Iowa County, DOT, MSHA, Army Corps, or other regulators to develop a plan to resolve the issue

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

Yes, we have safety measures in place.

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

We will continue to carry a maintenance bond on the property, and increase it as the mine grows.

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

Since mining is an agricultural use (A6-1) and is allowed in farmland preservation. It aligns with the Comprehensive Plan.

****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: Ben Sell Date: 3/1/22

Landowner(s) Signature: B. Sk Date: 3/1/22
on Behalf of BARD

For Office Use Only: Rcv'd by SL Date 3/4/22 Fee 750 Check # 120217 Cash

A-1's A6-1 present zoning 2/A floodplain 2/A shoreland/wetland

Scott Godfrey

From: Andrew Bishop <thegingerbishop@gmail.com>
Sent: Friday, February 18, 2022 7:59 AM
To: Scott Godfrey
Subject: Bard Property

Hi Scott,

The Town of Eden Board approved Bards plan to rezone their entire property to AB-1 and expand their conditional use permit for their quarry to the size referenced in their proposed map.

Thanks,

Andy



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

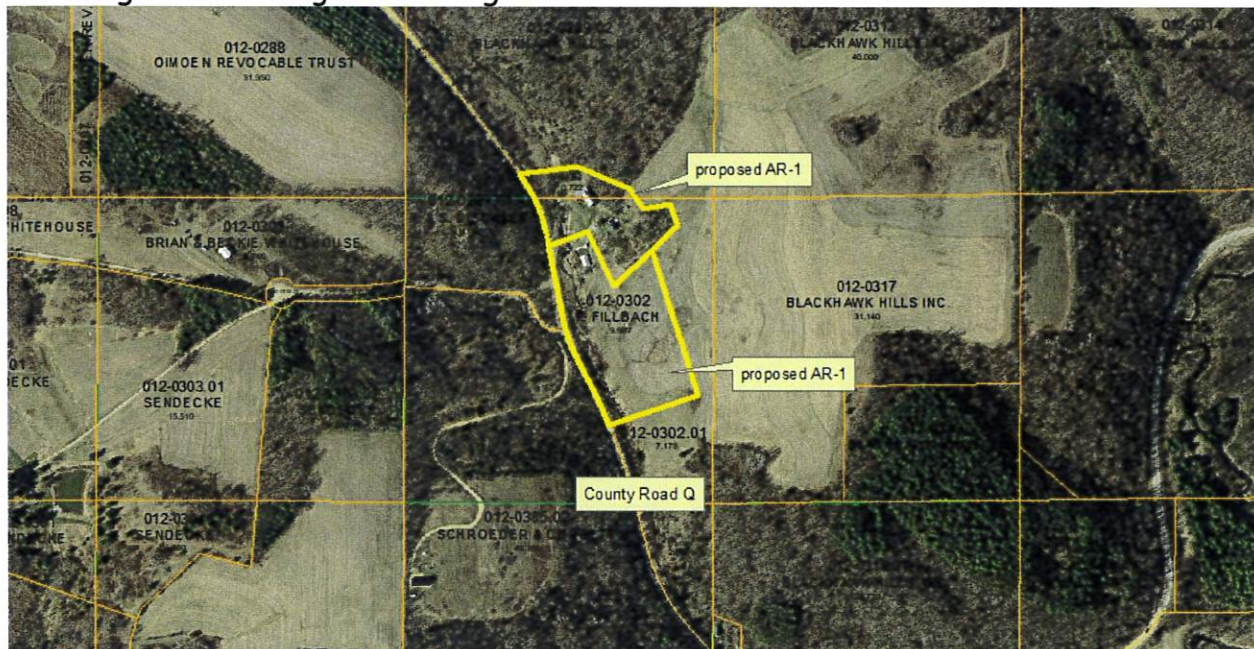
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3245
Stephen & Kristin Staufacher
1295 Black River Ct.
Whitewater, WI 53190

Hearing Date: March 24, 2022
Town of Highland
SE/NE & NE/SE S32-T7N-R2E
PIN: 012-0289; 0302

Patrick Fillbach
4601 County Road Q
Highland, WI 53543

Request: This is a request to create two residential lot of 3.94 & 7.11 acres by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The A-1 district has a minimum 40-acre lot size, so the proposed lots are being petitioned to be zoned AR-1 Ag Res. If approved, each would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units on the 7.11-acre lot only.
2. The associated certified survey map has been submitted for formal review.

3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Highland is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded with the Register of Deeds 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: Stephen Kutz Address: 1295 Black River
Stauffacher City/Zip Code: White Water CT
WI 53190
Landowner: Patricia K. Lillbren Address: 4601 City Rd Q
(if other than applicant) City/Zip Code: Wis
Applicant Phone: () 608-341-9811 Landowner Phone: () ---
Email: jonefil@hotmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Highland Acreage of proposed lot(s) 7.11
Section 32 Town 7N Range 2E 2E 1/4 of the NE 1/4 SE 1/4 SE 1/4
SW 1/4 SW 1/4

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

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

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

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

Requested Conditional uses (s):

map

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

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

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

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

N/A

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

N/A

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

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

N/A

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Applicant(s) Signature: [Signature] Date: 11-2-21

Landowner(s) Signature: [Signature] Date: 11-2-21

=====

For Office Use Only: Rcv'd by KL Date 11-2-21 Fee 200 Check # 355 Cash
1-1 present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: Daniel Nankee <hilonank@mhtc.net>
Sent: Tuesday, February 15, 2022 4:04 PM
To: Scott Godfrey
Subject: Re[2]: Fillbach status

Hi Scott,

The board approved Fillbach's request to rezone Lots 5 & 6 at our meeting last night, February 14th. They will have to upgrade the proposed shared driveway into Lot 5
Enjoy this beautiful evening. Thank you. Lois

From: Scott Godfrey (Scott.Godfrey@iowacounty.org)
Date: 02/07/22 07:31
To: Daniel Nankee (hilonank@mhtc.net)
Subject: **RE: Fillbach status**

Thank you, Lois. Looks like I'll be holding off until the March county committee agenda.

Stay well.

Scott A. Godfrey, Director/LIO

Iowa County Planning & Development

222 N. Iowa Street

Dodgeville, WI 53533

608-935-0333

Certified Survey Map

No. _____ of Iowa County

being parts of the Southeast ¼ of the Northeast ¼
and of the Northeast ¼ of the Southeast ¼ of Section
32, Town 7 North, Range 2 East, Town of Highland,

monument
and ties found
Iowa County, WI

S 89°38'54"E 2652.11'

monument
and ties found

LEGEND

- - #10 (1 1/4" dia.) rebar - found
- - #6(3/4" dia.) rebar - found
- ▣ - Railroad Spike - found
- - #6(3/4" dia.) x 24" rebar, set weighing 1.5 lbs. per lineal foot
- ▲ - 4" Mag Spike
- - Power Pole
- () - Recorded As Information

Scale : 1" = 400'



Bruce D. Bowden
Jan 24, 2022

N 0°27'56"E 5267.60'
Notes: Bearings are referenced to the East line of the Southeast ¼ of Section 32, T 7 N, R 2 E, which bears N 0°22'41"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

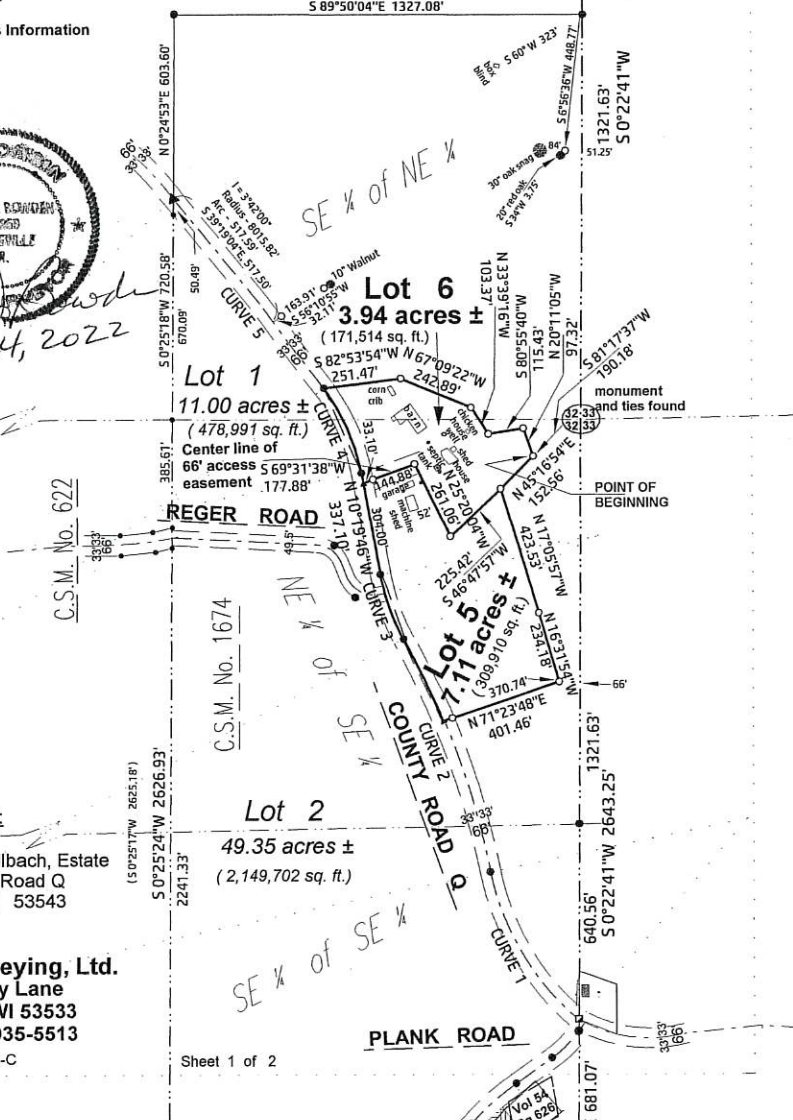
Surveyed for :

Patricia K. Fillbach, Estate
4601 County Road Q
Highland, WI 53543

Bowden Surveying, Ltd.
4600 Penny Lane
Dodgeville, WI 53533
Phone (608)935-5513

Job No. 26014-C

Sheet 1 of 2



1. The land to be transferred between the applicants is currently zoned A-1 Ag.

2. If approved, the enlarged AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock type animal units.
3. The associated certified survey map has not yet been submitted for formal review.
4. Because this is not creating an additional AR-1 lot...just enlarging an existing lot...the town's 40-acre residential density standard does not apply.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

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

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded with the Register of Deeds 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: \$750 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: Ken Ruppert, Karin Condon Address: 2326 Ruppert Rd

City/Zip Code: Dodgeville, WI 53533

Landowner: HOLMES & SORDAN PERRY

(if other than applicant)

Address: 2285 HARVEY RD

City/Zip Code: DODGEVILLE WI 53533

Applicant Phone: (608)341-8052

Landowner Phone: ()

Email: karinjcondon@gmail.com

Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only
☐ Conditional Use only
☐ Both

in the Town of Mineral Point Acreage of proposed lot(s) 15.1 + 11.05 = 26.15

Section 8 Town 5 N Range 3 E SW 1/4 of the NW 1/4 PIN 018 0024

018.0024.01

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

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

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

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

Requested Conditional uses (s): NA

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

II. Please explain the reason for the request and proposed plans: Increase acreage of adjoining property

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

- 1) How is this land better suited for a non-agricultural use?
Re-enrolled in 15 year CREP

- 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?
NA

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

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

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?
NA

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

NA

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

NA

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

NA

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

NA

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

NA

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

Applicant(s) Signature: *Karin Conlon* Date: 2/14/2022

Landowner(s) Signature: *Kenneth Ruppert* Date: 2/14/2022

=====

For Office Use Only: Rcv'd by sb Date 2/14/22 Fee 500 Check # 2209 Cash

A- 1 present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Sent: Wednesday, January 12, 2022 8:53 PM
To: Scott Godfrey
Subject: Condon

Hi Scott

The Condon/Ruppert rezoning of A1 to AR was approved tonight at the Town board meeting for Karin Condon and Ken Ruppert.

Please let me know if you have any questions.

Thanks!

Debi Heisner

Town of Mineral Point

4946 Sunny Ridge Rd

Mineral Point WI 53565

608-574-5360

mptownclerk@gmail.com



Virus-free. www.avast.com



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

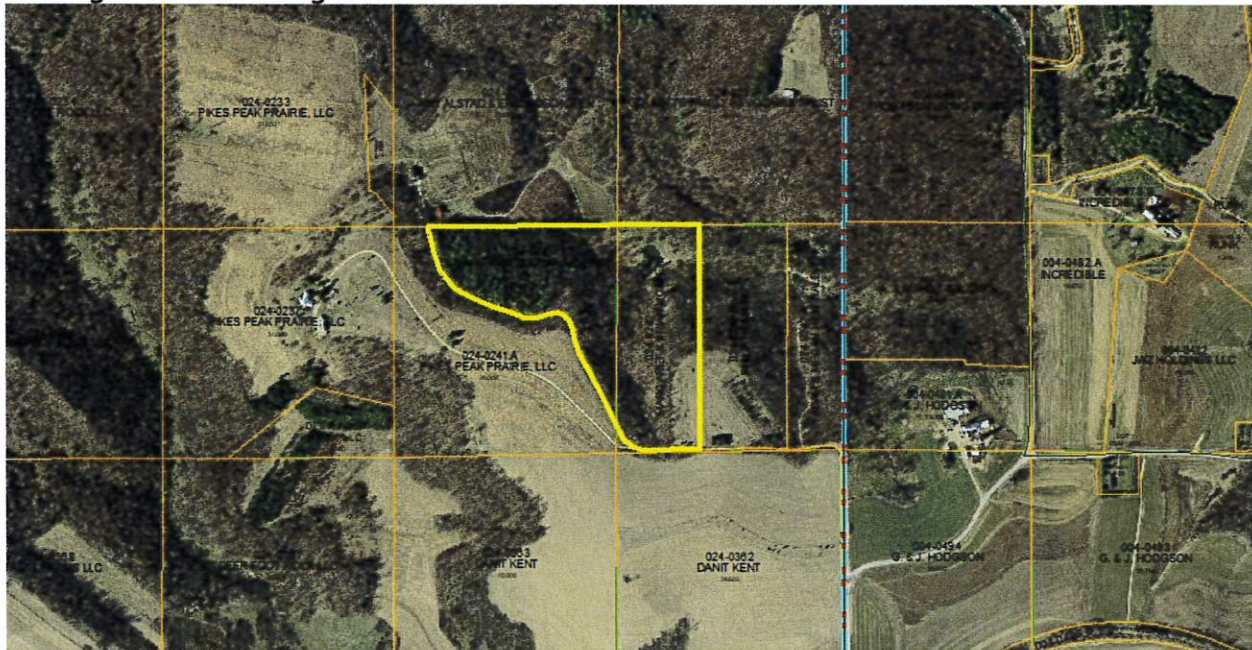
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3247
Brian & Margaret Hoefler
1701 Dunwoody Lane
Waunakee, WI 53597

Hearing Date: March 24, 2022
Town of Ridgeway
S1/2 - SE S1-T6N-R4E
PIN: 024-0242; 0242.B

Request: This is a request to rezone an existing 28.617-acre legal nonconforming A-1 Ag lot to AR-1 Ag Res.



2. Comments

1. The existing zoning status of this lot only allows those uses that existed when it became nonconforming (1978). The petition to zone it AR-1 Ag Res would make it eligible for one single family residence, accessory structures and limited ag uses, including up to 11 livestock type animal units.
2. There is no land division proposed with this petition.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.

2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Brian + Margaret Hoefler Address: 1701 Dunwoody Lane
City/Zip Code: Waunakee, WI 53597

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

Applicant Phone: (608) 770-4227 Landowner Phone: () _____

Email: bhoefler319@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 Roxbury Acreage of proposed lot(s) 28.617

024-0241 Section 1 Town 6 N Range 4 E SW 1/4 of the SE 1/4 PIN 024-0242; 0242.B
024-0242 1 6 4 SE SE

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

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

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

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

See attached Doc.

Requested Conditional uses (s): 2/A

Attachment for Iowa County Land Use Change Application

A. Present zoning district: Non-conforming Ag

- a. Requested zoning district – AR-1 for the proposed use of building a single family home with the possibility of small livestock.

B. Requested Conditional Uses:

- I. **List of improvements** – There is currently a small cabin on the property that was permitted and build around 1979-1980. The is no well, septic, or electrical connected to the cabin and has been used as a weekend getaway for the previous owners. The is also a outhouse on the property. Within 6 months of us building a single family home, the cabin will be transformed into an outbuilding to be used for storage of supplies and equipment that will be used for forestry management, apiary maintenance and other property maintenance equipment.
- II. **Reason for request** – My wife and I would like to live on the property full -time and have some small hobby farm with livestock and practice forest and water management on the property.
- III. **Petition from A-1 Ag**
 - a. **How is this land better suited for Non-Agricultural use** – A large portion of the property is sloped, has rock outcroppings, and forested with multiple springs. While this property was probably a part of a larger AG zone many years ago, its topography is not conducive to crop farming or raising large livestock.
 - b. **How will rezoning NOT substantially impair or limit current and future Ag uses of surrounding parcels?** - Most of the parcels adjacent to the subject property are used as recreational or homestead properties. Only one property is used for crop production which is across the private drive on Pike Peak Road. The is not any foreseeable restriction to continued ag use of that property.
- IV. **NOT APPLYING FOR CONDITIONAL USE PERMIT- ALLL FURTHER QUESTIONS DO NOT APPLY TO THIS APPLICATION FOR REZONING.**

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

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

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

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

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

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

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

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?

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

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

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

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

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

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

Applicant(s) Signature: Brian D. Hofer Date: 2-9-2022
Landowner(s) Signature: Brian D. Hofer Date: 2-9-2022

For Office Use Only: Rcv'd by SL Date 2-11-22 Fee \$500 Check # 1259 Cash
A-1 MC present zoning NA floodplain NA shoreland/wetland
+ \$150 F 1261

Scott Godfrey

From: Nicole- Town Of Ridgeway <townridge@mhtc.net>
Sent: Friday, March 4, 2022 12:44 PM
To: Scott Godfrey
Subject: RE: Hoefer recommendation

Hi Scott!

Our land Use Committee approved the request. It will go to the Town Board 3/8/2022.

Thanks,
Nicole

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Friday, March 04, 2022 8:39 AM
To: Nicole Wieczorek <townridge@mhtc.net>
Subject: FW: Hoefer recommendation

Hi Nicole,

Is there a recommendation for this rezone request? Today's the filing deadline and I think that's all we need.

Thanks.

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

From: Scott Godfrey
Sent: Tuesday, February 15, 2022 7:36 AM
To: 'Nicole- Town Of Ridgeway' <townridge@mhtc.net>
Subject: RE: Hoefer recommendation

Thank you, Nicole.

From: Nicole- Town Of Ridgeway <townridge@mhtc.net>
Sent: Tuesday, February 15, 2022 7:28 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: RE: Hoefer recommendation

Hi Scott,

No, not yet. This will be on our next land use meeting Wednesday, February 23rd, 2022, at 6pm.



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

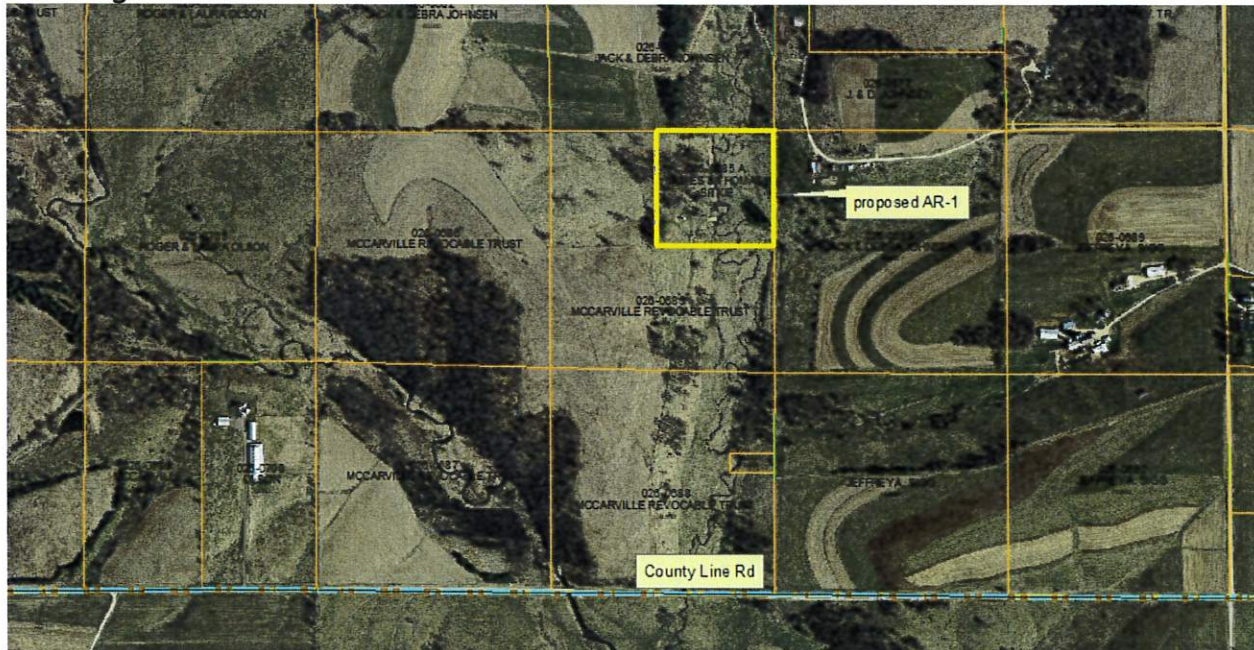
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3248
Thomas Sitkie
1487 Yosemite Cr
Crystal Lake, IL 60014

Hearing Date: March 24, 2022
Town of Waldwick
NE SW S14-T4N-R4E
PIN: 026-0685.A

James & Thomas Sitkie
4607 Wild Cherry Rd
Crystal Lake, IL 60014

Request: This is a request to zone an existing nonconforming 10-acre A-1 Ag lot to AR-1 Ag Res.



2. Comments

1. The current nonconforming status makes the lot ineligible for permits and the intended use.
2. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 5 livestock type animal units.

3. There is no land division associated with this petition.
4. The lot has a 50-foot wide easement to County Line Rd.
5. There is no mapped floodplain on the lot but there is some area impacted by shoreland zoning jurisdiction.
6. 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 Waldwick is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 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: Thomas Sitkie

Address: 1487 Yosemite Cr.

City/Zip Code: Crystal Lake, IL 60014

Landowner: James Sitkie
Thomas Sitkie
(if other than applicant)

Address: 4607 Wild Cherry Rd.

City/Zip Code: Crystal Lake, IL 60014

Applicant Phone: (847)-687-5238

Landowner Phone: (847)-849-3926

Email: thomas.sitkie@d300.org Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only
☐ Conditional Use only
☐ Both

in the Town of Waldwick Acreage of proposed lot(s) 10 acres

Section 14 Town 4 N Range 4 E NE 1/4 of the SW 1/4 PIN 0685.A

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

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

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

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: Allowance of 2 camping units to be used on property from the months of April, 15 to December 15 of same year.

Requested Conditional uses (s):

Refer to above statement.

I. Please list any improvements currently on the land: Driveway leading to land - ongoing

II. Please explain the reason for the request and proposed plans: To use the land for recreational family purposes

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?

There was a farm on location when we first purchased. We would like to use the land as was initially intended. All structures were donated to local fire districts for practice burns.

- 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?

It won't. We are doing nothing to destroy / upset what has been for the last 30 years.

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?

We feel that our proposed usage of the land will comply with all applicable provisions of ordinances governed by the county of Iowa.

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 property is used solely on a weekend basis, with exceptions of extended weekends for recreational purposes only with our two campers.

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

There won't be. The only adverse environmental impact may be us mowing the lawn or riding our utv or atv on the property.

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

We strongly believe our usage of the land, for the purposes intended, will not create any adverse effects to any portion of said land. If anything unexpectedly happens, then mitigational steps will be taken to address such occurrences, immediately.

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?

Access to the property is maintained and is currently being upgraded for any accessibility of safety, trans, service and utility vehicles to access said land.

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

If anything, over the past three years we have maintained the land and only improved it for future familial use. It will only get better and more improved over the years.

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

Our proposed usage is consistent with the county of Iowa, and the Town of Waldwichs (Table H.1L) Comprehensive Plan.

****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: 2/28/20

Landowner(s) Signature: _____

Date: 2/28/20

For Office Use Only: Rcv'd by SL Date 3/4/21 Fee 750 Check # 375 Cash
Ari no present zoning NA floodplain Yes shoreland/wetland

Scott Godfrey

From: Scott Godfrey
Sent: Tuesday, February 15, 2022 7:21 AM
To: 'Mike and Cindy Doyle'
Subject: RE: Rezoning in Waldwick

Thank you, Mike.

Unless I hear otherwise, I'll presume the 40-acre residential density doesn't apply due to this 10-acre lot being created in 1985...prior to the comp plan.

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

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Tuesday, February 15, 2022 6:22 AM
To: Thomas Sitkie <thomassitkie@yahoo.com>
Cc: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Rezoning in Waldwick

Tom and Scott,

The Waldwick Town Board approved the request to having the property shown below rezoned at its meeting last night, 2/14/22.

Mike Doyle
Waldwick Town Clerk

From: "Thomas Sitkie" <thomassitkie@yahoo.com>
To: "windsong chorus. net" <windsong@chorus.net>
Sent: Thursday, February 3, 2022 1:22:20 PM
Subject: Rezoning in Waldwick

Mike-



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: March 2022

	Since last report	Year to date	same time 2020	Comments
Zoning permits	15	36	26	
Permit project value	\$821,960	\$2,239,760	\$2,498,875	
New residences	0	3	5	
Accessory structures	5	13	9	
Ag buildings	9	18	8	
Solar	1	2	4	
Floodplain/Shoreland pts	2	6	1	
Complaints/Violations	4	33	3	
Certified survey map review	2	13	9	
Zoning Hearings	11	17	9	
Board of Adj hearings	0	0	0	
Sanitary Permits	0	5	7	
Soil Tests Reviewed	0	5	5	
as of March 10, 2022				

Other Updates

- Sanitarian/Asst ZA position update
 - Town Comp Plans under revision: Brigham & Pulaski; Potential: Arena & Mineral Point
 - Village of Blanchardville updating Comp Plan – potential annexation
 - WI County Code Administrators conference high points
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