

AGENDA – Iowa County Planning & Zoning Committee

Thursday, July 28, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 898 1072 9169

<https://us02web.zoom.us/j/89810729169>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the June 23, 2022 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Jared and Brad Gundlach to zone 2.0 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S9-T7N-R1E in the Town of Highland.
7. Petition by Jim & Michelle Worthington for a Conditional Use Permit to divide an existing AR-1 Ag Res lot into two lots of 16.73 acres & 6.09 acres in the NE/SW of S18-T5N-R5E in the Town of Moscow.
8. Recommend adoption of the Warzyn Dam failure analysis as approved by the WDNR in the Town of Moscow. Adoption is by reference within Section 1.5(2)(b) of the Iowa County Floodplain Zoning Ordinance #400.03A.
9. Petition by John & Malinda Beiler and the Mound Amish Cemetery Committee for a Conditional Use Permit to allow a cemetery in the NE/SW of S16-T4N-R1E in the Town of Mifflin.
10. Petition by Joe Meudt and Dodge View Farms Inc. to rezone 2.45 acres and 2.38 acres each from A-1 Ag to AR-1 Ag Res in the N1/2-SE & S1/2-NE of S36-T7N-R3E in the Town of Dodgeville.
11. Petition by Richard Amble to rezone 6.477 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the E1/2-SW of S32-T6N-R5E in the Town of Brigham. The intent is for the balance of the existing 5.55-acre AR-1 lot not included in the 6.477 acres to be zoned to A-1 Ag as part of the adjacent farm.
12. Petition by Richard Amble for a Conditional Use Permit to allow up to 6 animal units on a 6.477-acre AR-1 Ag Res lot in the E1/2-SW of S32-T6N-R5E in the Town of Brigham.
13. Motion to end the public hearings and resume the regular meeting.
14. Discussion with Town of Brigham on proposed revisions to the Town of Brigham Comprehensive Plan. This is a discussion item only and no action will be taken.

15. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
16. Director's report
17. Next meeting date and time
18. Motion to adjourn

Scott A. Godfrey, Director

Posted 7/12/2022

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.

UNAPPROVED Minutes – Iowa County Planning & Zoning Committee

Thursday, June 23, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 876 1723 7884

<https://us02web.zoom.us/j/87617237884>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

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

2. Roll Call.

Committee Present: Curt Peterson, David Gollon, Tim Lease, Mel Masters

Committee Absent: Don Leix (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the May 26, 2022 meeting.

Motion by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Paul Ramsden and Lois Denure to zone 7.548 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S10-T5N-R5E in the Town of Brigham. This petition includes zoning 12.5 acres with the AC-1 Ag Conservancy overlay to meet residential density standards.

Applicant present: Paul Ramsden

Town present: Jason Carden

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Leix
Motion carries unanimously

7. Petition by Dyersville Ready Mix Inc. to revise the Nonmetallic Mining Reclamation Plan for the "Cobb Quarry" at 3725 State Road 80 to cover 135.9 acres of land zoned AB-1 Ag Bus in S13&14-T6N-R1E in the Town of Eden. This is a public informational hearing only on the proposed reclamation plan and not on the nonmetallic mining land use pursuant to NR135.20(2) WI Adm Code. The proposed revision is available for reviewing at the office in the header of this notice.

Applicant present: Ben Schraeder
Director Godfrey gave the staff report.

Public comments: none

Motion by Supervisor Masters with the following conditions:

- 1) All provisions of Section 4.5 of the Iowa County Zoning Ordinance relating to nonmetallic mining sites – one acre or greater shall be adhered to. This includes this permit approval being in effect for not more than 5 years, unless renewed.
- 2) Change "Grant" to "Iowa" under III. Proposed Post Mining Land Use on page.
- 3) The Highway Commissioner concurs with the proposed financial assurance or, if a revision is proposed, the applicant agrees to the revision.

Second by Supervisor Gollon
Motion carries unanimously

8. Petition by Thomas Slaney and Slaney Revocable Trust to zone 5.005 acres & 22.469 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: Tom and Christine Slaney

Town present: none
Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease
Motion carries unanimously

9. Petition by Todd & Staci Upmann to zone 27.156 acres & 24.5 acres from A-1 Ag to AR-1 Ag Res in the NW ¼ and NE/SW of S2-T7N-R2E in the Town of Highland.

Applicant present: Todd and Staci Upmann
Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

10. Petition by Brian and Sam Draves to zone 2.703 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S16-T7N-R1E in the Town of Highland.

Applicant present: Brian and Sam Draves

Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease

Motion carries unanimously

11. Petition by David & Linda Feedar to rezone 3.545 acres, 3.807 acres, and 10.942 acres from A-1 Ag to AR-1 Ag Res and 14.524 acres from A-1 Ag to C-1 Conservancy in the W ½ -NW of S34-T7N-R4E in the Town of Ridgeway.

Applicant present: David and Linda Feedar

Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Rick Zemlicka handed out questions about the county's wind energy system ordinance and requested that it be placed on next month's agenda for discussion.

14. Discussion of the current provisions of the Iowa County Zoning Ordinance and potential revisions.

Director Godfrey overviewed some recent recurring issues, including:

- Sign regulation revisions to be consistent with recent case law
- Allowing roadside stands in the AR-1 district
- Whether to eliminate the second farm-related residence allowance in the A-1 district
- Allowing zoning permit extensions due to short building seasons, supply chain issues, and labor shortages
- Whether to allow plumbing in accessory structures

- Whether to allow “in-law” suites/accessory dwelling units

The consensus was to have Director Godfrey request input from the towns on these issues and to ask if there are other issues that should be considered. Chair Peterson suggested providing at least 2 months for the input, so the matter will be a discussion item on the August agenda at the earliest.

15. Director’s report

Director Godfrey overviewed the report in the packet. He added the Town of Brigham has new proposed revisions to its Comprehensive Plan and handed out a copy.

Chair Peterson suggested asking a representative(s) of the town plan commission to attend next month’s meeting for a discussion on the proposed revisions.

16. Next meeting date and time: July 28, 2022 at 6pm

17. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:24 pm

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: 3279
Jared Gundlach
5950 Farmers Ridge Rd
Highland, WI 53543

Hearing Date: July 28, 2022
Town of Highland
NW NE S9-T7N-R1E
PIN: 012-0568

Brad Gundlach
5978 State Road 80
Highland, WI 53543

Request: This is a request to rezone 2.0 acres from A-1 Ag to AR-1 Ag Res



2. Comments

1. The A-1 district has a minimum lot size of 40 acres, so the proposed lot requires rezoning in order to be legally created.

2. If approved, the AR-1 lot would allow one single-family residence, accessory structures and limited ag uses, but no livestock type animal units due to being under 5 acres.
3. The associated certified survey map has not yet been submitted for formal review. The proposed lot will have a 66-foot wide easement to Farmers Ridge Rd.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Highland is recommending approval

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded 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: Jared Gundlach Address: 5950 Farmers Ridge Rd.
City/Zip Code: Highland, WI 53543

Landowner: Brad Gundlach Address: 5978 Hwy 80
(if other than applicant) City/Zip Code: Highland, WI 53543

Applicant Phone: (608) 370-0095 Landowner Phone: (608) - 553-1040

Email: gundlach-jared@yahoo.com Please contact by: ☐ email ☒ postal mail

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

in the Town of Highland Acreage of proposed lot(s) 2.0

Section 9 Town 7N Range 1 E NW1/4 of the NE1/4 PIN 012-0568

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

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

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

**Present zoning district: AG Requested zoning district: Res AG for the proposed use(s) of: future house

Requested Conditional uses (s):

I. Please list any improvements currently on the land: 0

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

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

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

It is pasture now, just using the 2.0 acres for a new house

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?

Just have a driveway easement, nothing to surrounding land.

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

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

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

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

I. Please list any improvements currently on the land: 0

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

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

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

It is pasture now, just using the 2.0 acres for a new house

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?

Just have a driveway easement, nothing to surrounding land.

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

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

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

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

CERTIFIED SURVEY MAP No.

Located in the Northwest 1/4 of the Northeast 1/4 of Section 9, T 7 N, R 1 E, Town of Highland,
Iowa County, Wisconsin.

Bearings are referenced to the North line of the NE 1/4 of Section 9, T 7 N, R 1 E, Town of Highland, Iowa County, WI assumed as Bearing N 88°36'48" E.

SURVEYED FOR:

Bradley & Anna Marie
Gundlach Irrevocable Trust
5978 State Road 80
Highland, WI 53543

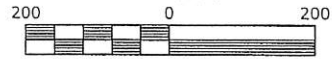
April 18, 2022

LEGEND:

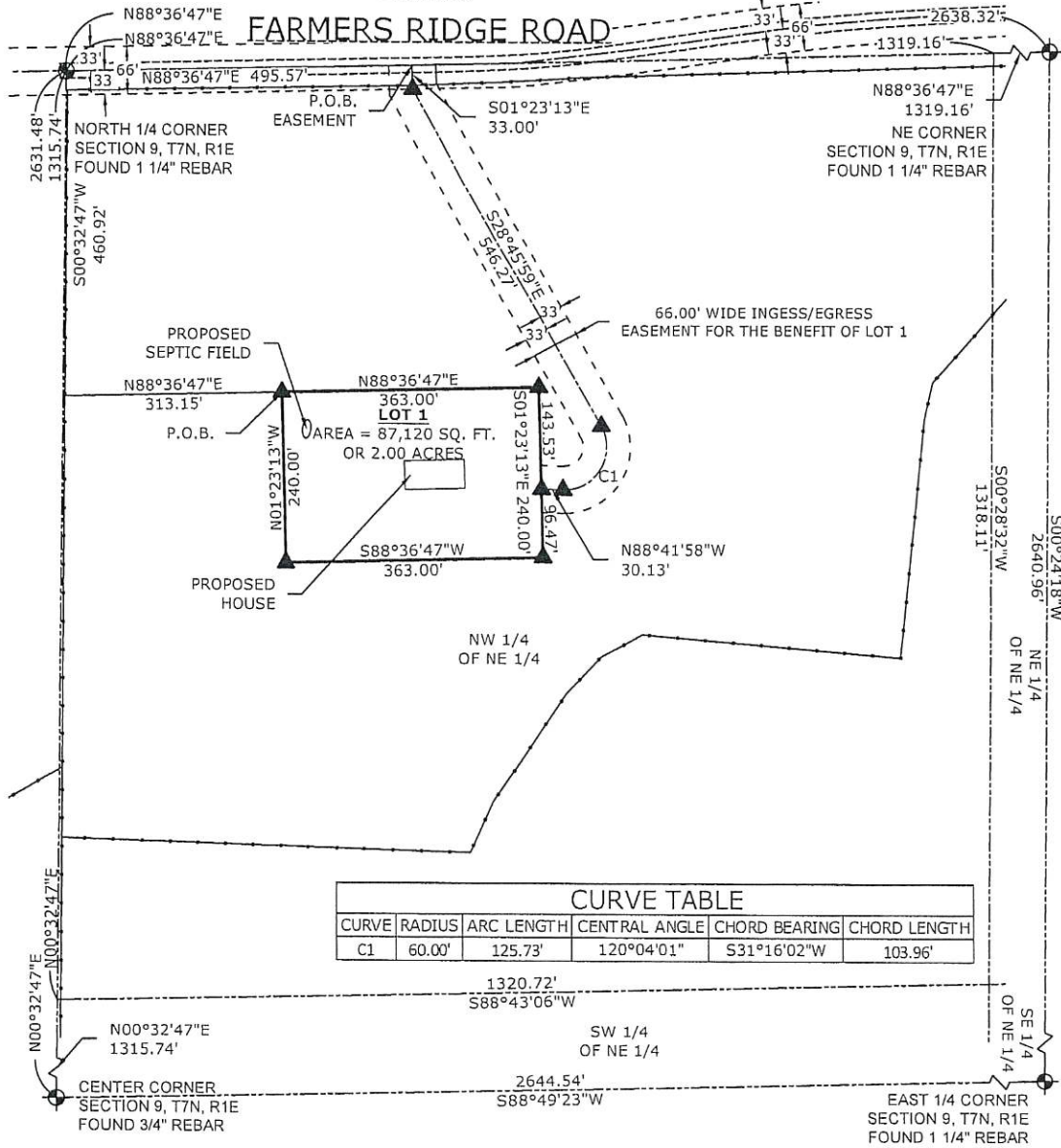
-  = Set 3/4" Round Iron Bar Weighing 1.502 Lbs./Lin. Ft.
 = Existing Fence
 = Edge of Pavement
 = Centerline
 = Right-of-Way
 = Easement



NORTH



Scale: 1" = 200'



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

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

SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

Located in the Northwest 1/4 of the Northeast 1/4 of Section 9, T 7 N, R 1 E, Town of Highland, Iowa County, Wisconsin.

DESCRIPTION:

A parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 9, T 7 N, R 1 E, Town of Highland, Iowa County, Wisconsin described as follows:

Commencing at the North 1/4 corner of Section 9, T7N, R1E; thence S00°32'48"W, 460.92' along the West line of the Northeast 1/4 of said Section 9; thence N88°36'47"E, 313.15' to the Point of Beginning; thence continuing N88°36'47"E, 363.00'; thence S01°23'13"E, 240.00'; thence S88°36'47"W, 363.00'; thence N01°23'13"W, 240.00' to the Point of Beginning.

Said parcel contains 87,120 sq. ft. or 2.00 acres, more or less and is subject to any and all easements and right-of-ways of record.

Easement Description for the benefit of Lot 1:

An ingress/egress easement located in the Northwest 1/4 of the Northeast 1/4 of Section 9, T 7 N, R 1 E, Town of Highland, Iowa County, Wisconsin which is 66.00' wide laying 33.00' on each side of the following described Centerline:

Commencing at the North 1/4 corner of Section 9, T7N, R1E; thence N88°36'47"E, 495.57' along the North line of the Northeast 1/4 of said Section 9 to the Point of Beginning; thence S01°23'13"E, 33.00' to a set 3/4 rebar on the South right-of-way of Farmers Ridge Road; thence S28°45'59"E, 546.27' to a set 3/4 rebar; thence 125.73' along the arc of a curve concave to the northwest, having a radius of 60.00', a chord bearing of S31°16'02"W, and a chord length of 103.96' to a set 3/4 rebar; thence N88°41'58"W, 30.13' to a set 3/4 rebar and the Point of Termination of said Centerline.

Said easement is subject to any and all other easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

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

Dated this ____ day of _____, 20____.

Keith E. Dalsing, S-1989
Professional Land Surveyor

IOWA COUNTY PLANNING & DEVELOPMENT COMMITTEE APPROVAL:

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

Scott Godfrey, Director of Planning & Development

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

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

SHEET 2 OF 3

Scott Godfrey

From: Daniel Nankee <hilonank@mhtc.net>
Sent: Wednesday, September 15, 2021 10:49 AM
To: Scott Godfrey
Subject: Town of Highland

Good morning Scott:

Our town board approved Jared Gundlach's driveway location on Farmers Ridge Road at the board meeting, Monday, September 13th.

I notice the land is owned by his dad, Brad Gundlach. Jared's plan is to build a house. Sounds like rezoning is in the works, right?

Hope you are having a good day in this beautiful weather. Thanks. Lois



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3280
Jim & Michelle Worthington
1881 Black Oak Rd
Hollandale, WI 53544

Hearing Date: July 28, 2022
Town of Moscow
NE SW S18-T5N-R5E

Request: This is a request for a Conditional Use Permit to divide an existing AR-1 Ag Res lot into two lots of 16.73 acres & 6.09 acres.



2. Comments

1. The division of an existing AR-1 lot requires a CUP in order to confirm the proposed lots are consistent with minimum lot sizes and standards.
2. If approved, each lot will be eligible for one single family residence, accessory structures and limited ag uses, including up to 8 livestock type animal units on the larger lot and 3 on the smaller.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design,

operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).

- 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
- 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
- 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
- 6) Adequate assurances by the applicant of continuing maintenance are provided.
- 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Moscow 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: Jim & Maude Address: 1981 black oak RD
Washington City/Zip Code: Hawthorne, WI
53544

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

Applicant Phone: (262) 825-3040 Landowner Phone: () _____

Email: JimW@129cc.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Moscow Acreage of proposed lot(s) 21.97 acres ^{16.73} _{6.09}

Section 18 Town 5 N Range 5 E NE 1/4 of the SW 1/4 PIN 020-0097

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

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

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

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

Requested Conditional uses (s):

split existing AR-1 lot into 2 lots

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: _____

Date: _____

Landowner(s) Signature: _____

Date: _____

For Office Use Only: Rcv'd by SW Date 4/1/22 Fee 750 Check # 1141 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

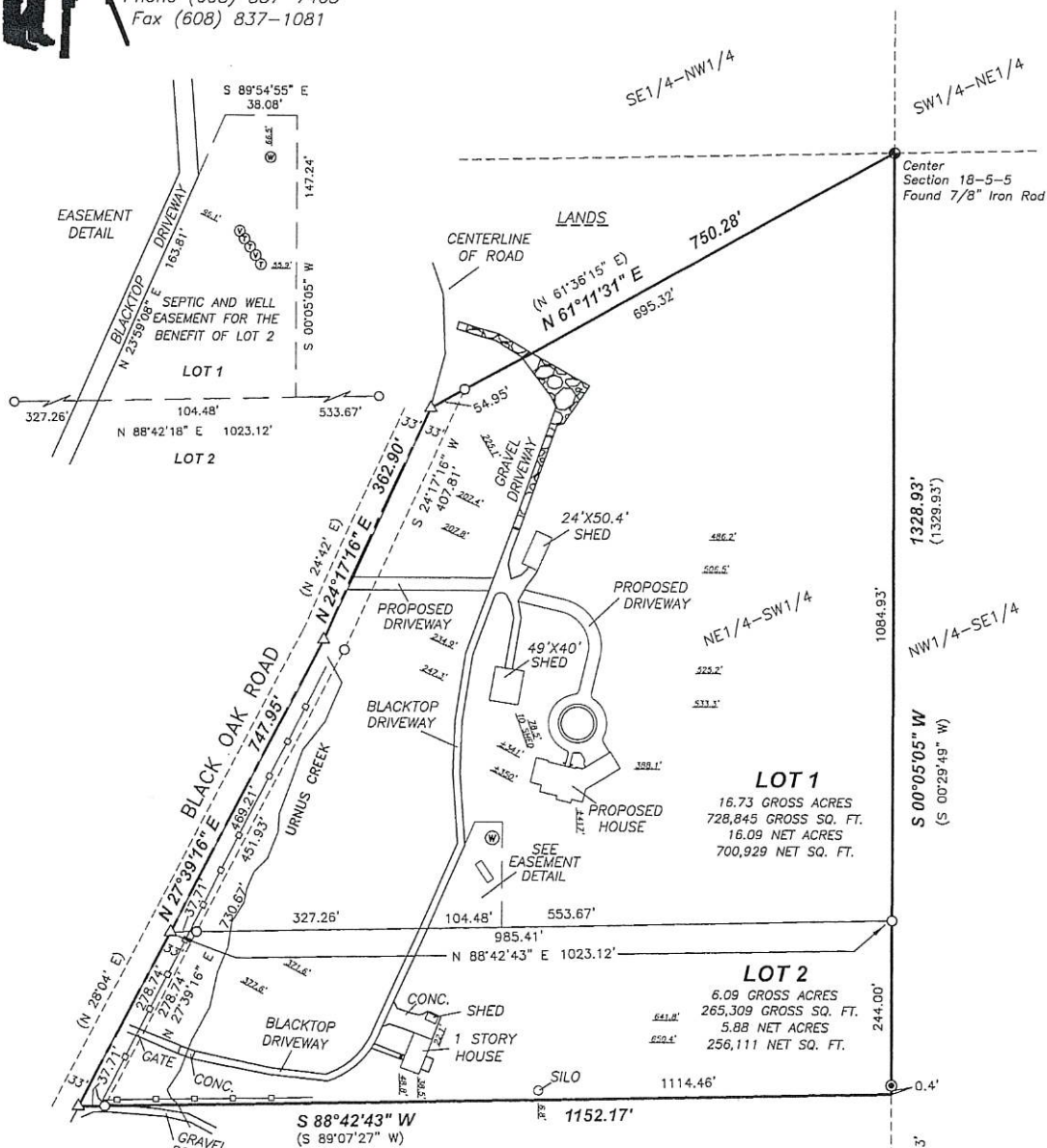


**BIRRENKOTT
SURVEYING**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southwest 1/4, Section 18 T5N, R5E, in the Town
of Moscow, Iowa County, Wisconsin.



Legend:

- = Section Corner
- ⊙ = Found 1" Iron Pipe
- = 3/4"x24" Iron Bar set
wt.=1.50#/in.ft.
- △ = Mag Nail set
- = Wood Fence
- ⊕ = Well
- ⊙ = Septic Tank
- ⊖ = Septic Vent

LANDS

Prepared For:

Jim Worthington
1881 Black Oak Road
Hollandale, WI 53544
(262)-825-3046

Bearings referenced to the
East line of Southwest 1/4 of
Section 18, bearing
S 00°05'05" W

May 3, 2022

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____



Sheet 1 of 2
Office Map No. 220137CSM



CERTIFIED SURVEY MAP

Dated: May 3, 2022

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

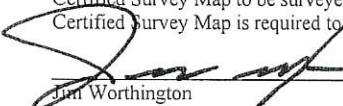
I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

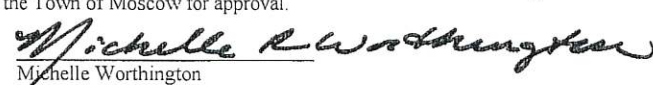
Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description: Part of the Northeast 1/4 of the Southwest 1/4 of Section 18, T5N, R5E, Town of Moscow, Iowa County, Wisconsin, more fully described as follows: Commencing at the South 1/4 corner of Section 18, thence N00°05'05"E 1328.93 feet (recorded as N00°29'49"E) to the Southeast corner of the said Northeast 1/4, Southwest 1/4, and the point of beginning; thence S88°42'43"W 1152.17 feet (recorded as S89°07'27"W) to the centerline of Black Oak Road; thence N27°39'16"E 747.95 feet (recorded as N28°04'E) along the centerline of Black Oak Road; thence N24°17'16"E 362.90 feet (recorded as N24°42'E) along the centerline of Black Oak Road; thence N61°11'31"E 750.28 feet (recorded as N61°36'15"E) to the center of Section 18; thence S00°05'05"W 1328.93 feet (recorded as S00°29'49"W 1329.93 feet) along the East line of said Northeast 1/4, Southwest 1/4 to the point of beginning. Containing 994,154 sq. ft., 22.82 acres gross (or 957,040 sq. ft., 21.97 acres net). Subject to Black Oak Road over Westerly 33 feet thereof.

Owners Certificate:

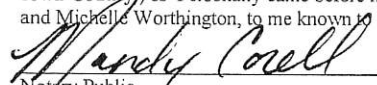
We, Jim Worthington and Michelle Worthington, as owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Town of Moscow for approval.


Jim Worthington


Michelle Worthington

State of Wisconsin)

I, Mandy Corell ss Personally came before me this 9 day of MAY, 2022, the above-named Jim Worthington and Michelle Worthington, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public

Aug-19, 2023
My Commission Expires

Mandy Corell
Printed name

Town Board Approval:

Approved by the Board of the Town of Moscow this _____ day of _____, 20____.

Town Clerk

MANDY R CORELL
Notary Public
State of Wisconsin

Notes:

- Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only. No guarantee is made for below-ground structures.

Prepared for:

Jim Worthington
1881 Black Oak Road
Hollandale, WI 53544

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

at _____ o'clock _____ m and recorded in Volume _____ of

Certified Survey Maps of Iowa County on Pages _____.

Document No. _____

Surveyed: BER

Drawn: BER

Checked: CKC

Approved: DVB

Field book

Tape/File: J:\2022\Carlson

Sheet 2 of 2

Office Map No.: 220137CSM



**IOWA COUNTY
OFFICE OF PLANNING & DEVELOPMENT**

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

**Town Recommendation to Iowa County
Town of Moscow Rural Siting Criteria**

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

Applicants Name: Worthington

Town Board Hearing Date: 6-6-2022

Complies	Criteria	How (does it meet the towns standards)
☒ Y ☐ N	Minimum Lot Size	<u>15 Acres</u>
☒ Y ☐ N	Driveway Standards	
☒ Y ☐ N	Compliance with Town Ordinance	
☒ Y ☐ N	Slope	
☒ Y ☐ N	Impacts on Town Roads	<u>Single residences</u>
☒ Y ☐ N	. GPS map and Certified Survey Map	
☒ Y ☐ N	List of Current/Proposed Easements	<u>N/A</u>
☒ Y ☐ N	Required Viewing of Any Conditional Use Sites	<u>land division</u>
☒ Y ☐ N	Fees Required Before Any Site Viewing	

over

Rezoning

Requested Zoning District: _____

Number of acres requested to be rezoned _____

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

Conditional Use Permit

Request: Land division for a second residence

(if none, please indicate none)

Town Board Recommendation to APPROVE or DENY Conditional Use Permit

Conditions or comments: (if any) 18-inch culvert, or larger to be determined at a later time, with a minimum of 48 inch length off of road.

Town Chairman: Joseph M. Hendrickson Date: 6-6-2022



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: 3281

Hearing Date: July 28, 2022

Subject: The WDNR has approved a dam failure analysis of the Warzyn Dam located across Urnus Creek in the SE/NW of S8-T5N-R5E in the Town of Moscow. The analysis shows the final hazard rating to be High Hazard due to there currently being no floodplain zoning below the dam.

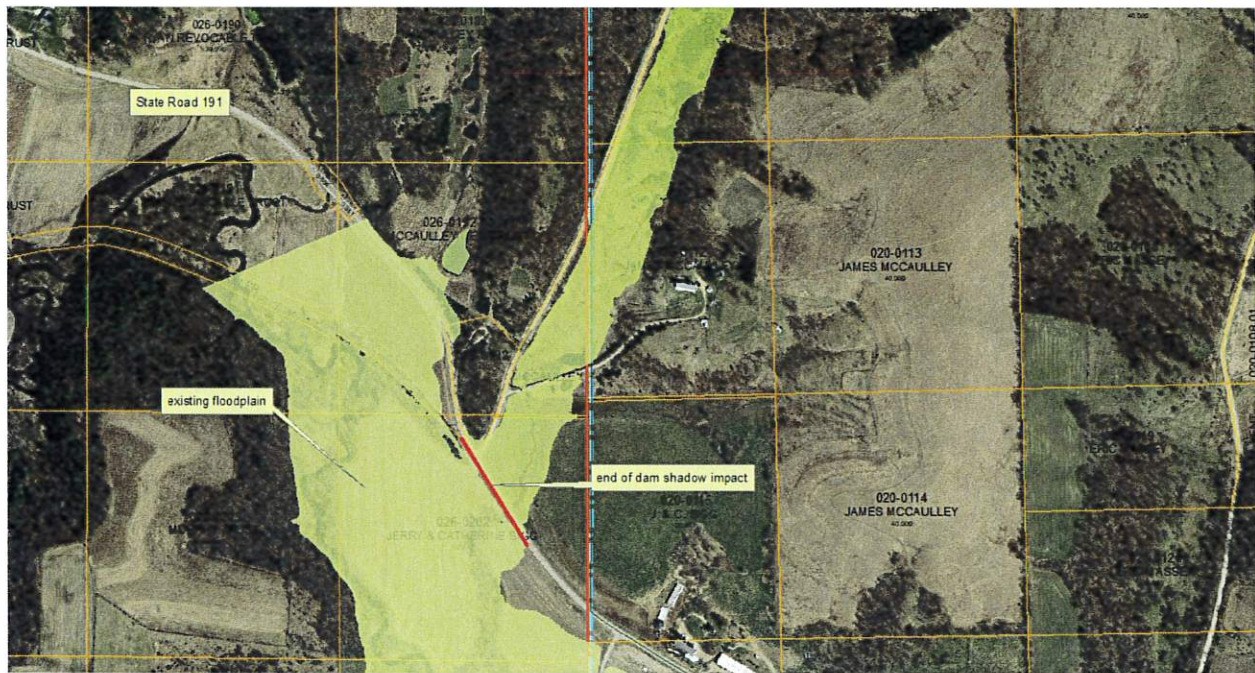
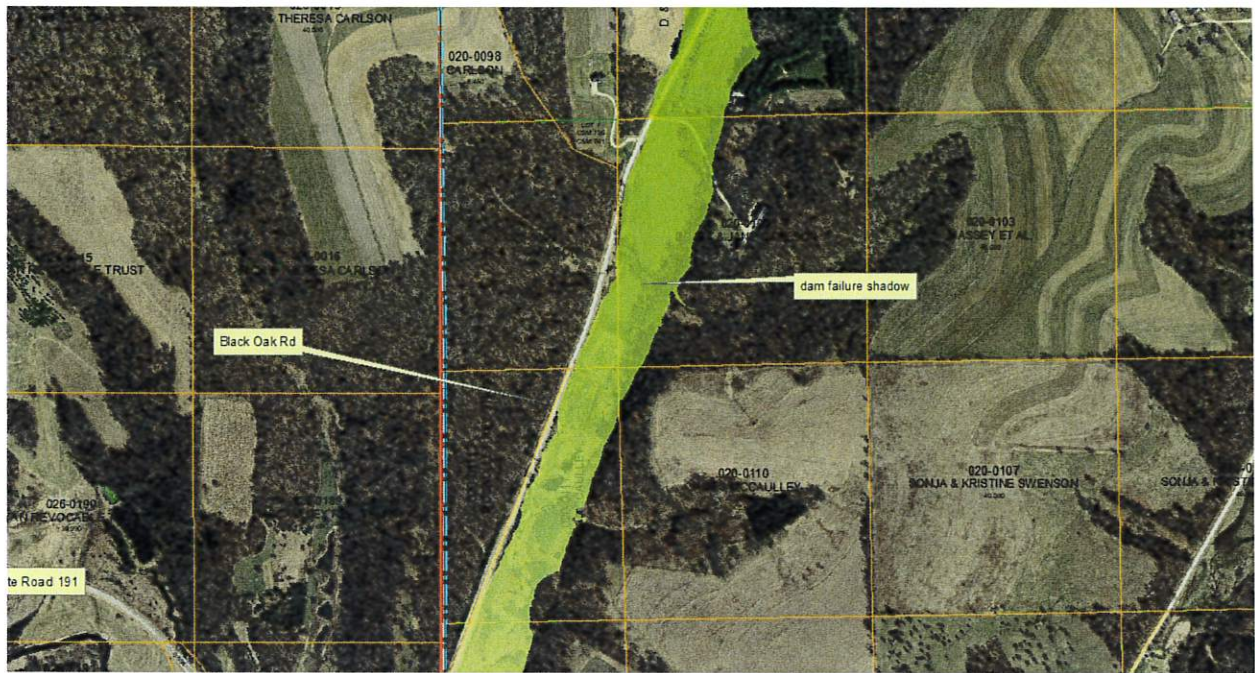
Chapter 87.30 WI Statutes and chapter NR116.05 WI Adm Code requires the county to incorporate this study into the county's floodplain ordinance so that the area within the hydraulic shadow identified by the study would be regulated as the floodway portion of the floodplain. This would create floodplain regulation where there currently is none. (general floodplain designation is made by FEMA along waterways and does not include downstream of Warzyn Dam)

The period of time for an appeal of the study expired July 23, 2022. By State law, the county has six months from that date to incorporate the study into its floodplain ordinance.

Once incorporated into the ordinance, any development within the hydraulic shadow area must comply with floodway zoning standards outlined in the ordinance. This includes a prohibition of most buildings/structures and standards for grading/filling.

Currently, there are no structures or buildings in the hydraulic shadow.





State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 23, 2022

Scott Godfrey, Director
Office of Planning & Development
222 N. Iowa Street
Dodgeville, WI 53533

Expedited delivery via email: scott.godfrey@iowacounty.org

Subject: Warzyn Dam, Field File: 25.15, Key Sequence #: 889. Iowa County, Floodplain Mapping. Ordinance Adoption Notice.

Dear Zoning Official:

On May 11, 2022, the Department of Natural Resources (Department) approved the dam failure analysis for the Warzyn Dam, located across the Urnus Creek, in the SE 1/4 of the NW 1/4 of Section 18, Township 05N, Range 05E, Iowa County, Wisconsin. Based on the results of the approved study the dam was assigned a final hazard rating of High Hazard.

The areas of potential dam failure inundation (hydraulic shadow) are adequately reflected on a map. This information is provided in the following enclosure:

1. Map dated April 29, 2022 and titled "Warzyn Dam, Dam Failure Analysis, Hydraulic Shadow Floodway".

Under the requirements of chapter 87.30, Wisconsin Statutes and chapter NR 116.05, Wisconsin Administrative Code, the materials submitted with this letter need to be reviewed and any comments on technical aspects of the study shall be provided to the Department within **thirty (30) days** from the date this decision was delivered. After the 30-day review and comment period, the above referenced materials shall be formally adopted into the floodplain zoning ordinance within **six (6) months**.

To add the dam failure analysis into the ordinance amendment, the above sentence needs to be included in the official map section **at a minimum**. However, I suggest using the following language:

Warzyn Dam failure analysis approved by the Department of Natural Resources on May 11, 2022, including:

1. Map dated April 29, 2022 and titled "Warzyn Dam, Dam Failure Analysis, Hydraulic Shadow Floodway"

To assist you in the adoption process, refer to chapter NR 116, Wisconsin Administrative Code and the procedures outlined in "Adopting an Ordinance. A Step-by-Step Guide" found at <https://dnr.wi.gov/topic/Floodplains/documents/QuickGuideOrdinanceAdoption.pdf>. Please pay particular attention to the Class 2 notice requirements for public hearings. The second publication must be at least one week before the hearing. A certified copy of the ordinance amendment adopting the study, a notarized affidavit of publication of the public hearing and a notarized affidavit of publication of the ordinance adoption must then be sent to me for final administrative review and approval.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wisconsin Statutes, you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wisconsin Statutes, you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5) and served on the Secretary in accordance with section NR 2.03, Wisconsin Administrative Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.

This decision was *emailed* on June 23, 2022.

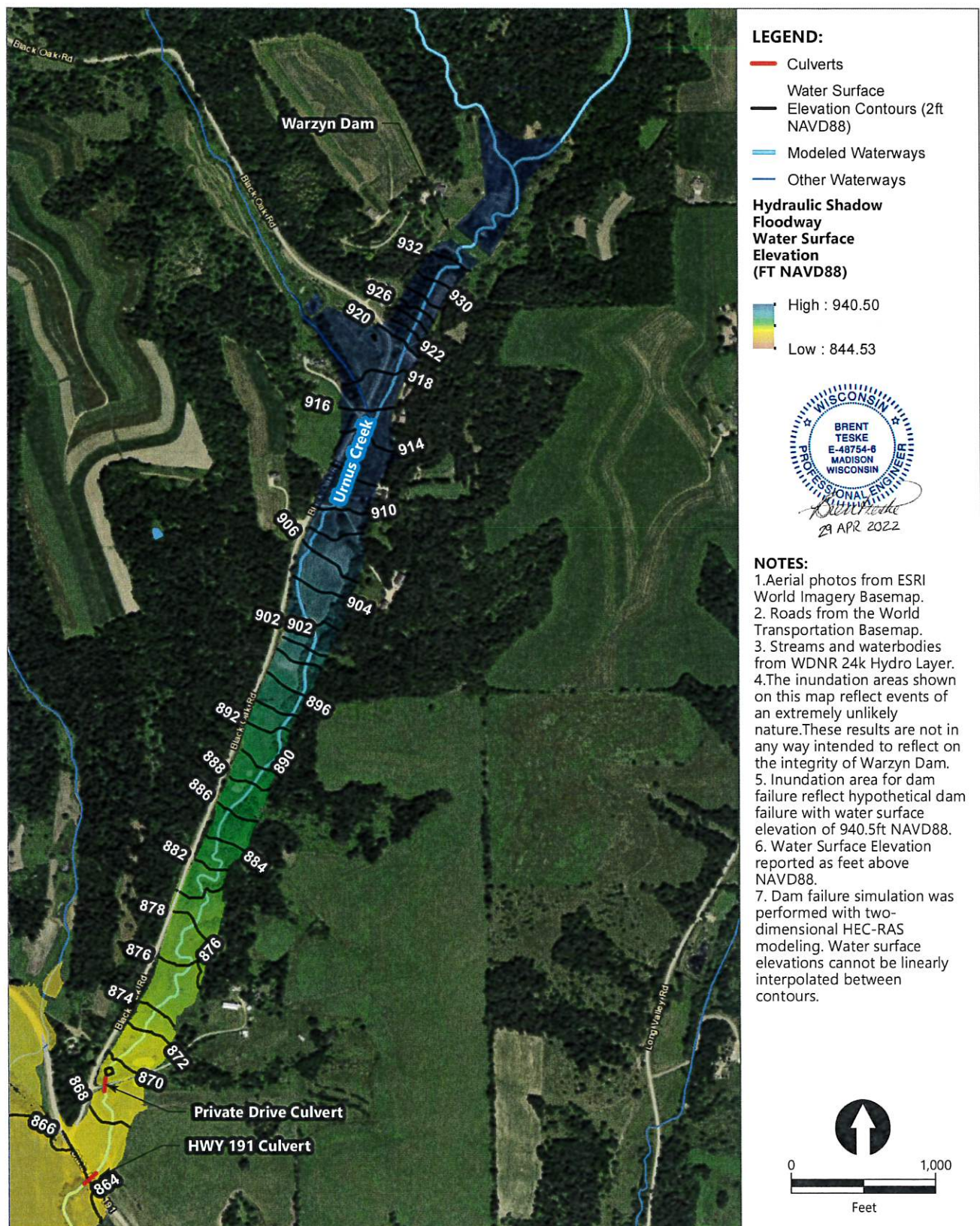
STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

A handwritten signature in blue ink, appearing to read "MJS", is positioned above the typed name of the official.

Michael J. Stone, P. E.
Water Management Engineer
Wisconsin Department of Natural Resources
Fitchburg office

Encl.:

Copy to: Mr. Bret D Peterson, Private landowner - via email bret.peterson@novartis.com
Michele VanHorn - via email Michele.VanHorn@wisconsin.gov



Publish Date: 2022/04/28, 11:46 AM | User: jsturzl
Filepath: M:\Projects\Peterson\WarzynDamFailureAnalysis\05-Data\GIS\03252022\MXD\Fig02_RD_DamOT.mxd



Figure 1
Warzyn Dam, Dam Failure Analysis, Hydraulic Shadow Floodway

Urnus Creek, Iowa County, WI
Warzyn Dam Failure Analysis - Final Report

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S Webster Street
Madison WI 53703

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



May 11, 2022

Mr. Bret D Peterson, Private landowner
1959 BLACK OAK RD
HOLLANDALE WI 53544-9318

Expedited delivery via email: bret.peterson@novartis.com

Subject: Dam failure analysis approval and hazard rating assignment for the Warzyn Dam, Field File #: 25.15, Key Sequence #: 889, Iowa County.

Dear Mr. Peterson,

We are sending you this approval of the dam failure analysis and setting the hazard rating for the Warzyn Dam. The hazard rating is being set as High Hazard due only to the lack of adequate floodplain zoning within the dam failure floodplain (hydraulic shadow) downstream of the dam.

As a dam having an assigned High Hazard rating, the Warzyn Dam must be capable of passing the 1000-year flood without overtopping.

Flood routing was not provided by your consultant as part of the dam failure analysis; thus, it is unclear if the dam is able to safely pass the required 1000-year or the 100-year floods without overtopping through its spillways as defined by Chapter NR 333 Wisconsin Administrative Code.

As a result of the study Iowa County will have to adopt hydraulic shadow zoning downstream of the dam. The hydraulic shadow inundation area identified in the study must also be used in the development of the Emergency Action Plan (EAP) for your dam. Michael J. Stone, P. E. in our Fitchburg office will be assisting you in the adoption process and the development of the EAP.

Please note that currently there are no dwellings or critical infrastructure within the dam failure floodplain and once the required hydraulic shadow zoning has been adopted, you can request (in writing) that we lower the hazard rating to Low Hazard. If at the time of your request there is still no development in the hydraulic shadow, we will assign a new hazard rating of Low Hazard.

If you have questions about this approval, please give me a call at 608-266-1925. If you have other questions pertaining to the operation and maintenance of your dam please contact Michael J. Stone, P. E. at 262-470-7055, or via email at michael.stone@wisconsin.gov.

Thank you for your continued cooperation.

Sincerely,

Konny E. Margovsky, P. E.
Dam Safety / Floodplain Engineer
Wisconsin Department of Natural Resources

Copy to: Michael J. Stone, P. E. - Fitchburg office, via email
Brent Teske, P. E. - Anchor QEA, LLC, via email

**BEFORE THE
DEPARTMENT OF NATURAL RESOURCES**

IN THE MATTER of the approval of dam failure analysis and the assignment of the Hazard Rating for the Warzyn Dam, located across the Urnus Creek, in Iowa County. Field File #: 25.15

FINDINGS OF FACT

1. The Department of Natural Resources (Department) has examined the dam failure analysis, for the Warzyn Dam, across Urnus Creek, in the SE 1/4 of the NW 1/4 of Section 18, Township 05N, Range 05E, Iowa County, Wisconsin.
2. The Warzyn Dam is owned and operated by Mr. Bret D Peterson.
3. The dam failure analysis developed by Anchor QEA, LLC is based on the 2-dimensional flow computational algorithm and reasonably conservative estimates of the 100-year flood flow on Urnus Creek and dam breach parameters. The final version was submitted to the Department on April 29, 2022, under the professional seal of Mr. Brent Teske, P. E.
4. Anchor QEA, LLC has determined that a rating of High Hazard would be appropriate for the dam and the area downstream of the dam.
5. Downstream of the Warzyn Dam and within the dam failure floodplain (hydraulic shadow) there are no dwellings and the only critical infrastructure that potentially could be inundated is STH 191.
6. The current Flood Insurance Study (FIS) zoning in place downstream from the Warzyn Dam is not adequate in providing sufficient protection of life, health, and property.
7. Design flood routing was not provided by your consultant as part of the dam failure analysis, thus it is unclear if the dam can safely pass the required 1000-year flood without overtopping through its spillway as defined by NR 333, for a high hazard dam. It is also unclear if the dam has sufficient capacity for a low hazard dam.
8. The analysis was performed in compliance with Wisconsin Administrative Codes NR 333, and NR 116.
9. The hazard rating meets the standards of Section NR 333.06, Wisconsin Administrative Code.

CONCLUSIONS OF LAW

1. The review has been conducted in accordance with Chapter 31, Wisconsin Statutes, and Chapters NR 333 and NR 116, Wisconsin Administrative Codes.
2. The Department has authority under Chapter 31, Wisconsin Statutes, and Chapter NR 333, Wisconsin Administrative Code, to assign a hazard rating.

ASSIGNMENT OF THE HAZARD RATING

1. The hazard rating of High Hazard is hereby assigned to the dam.
2. Your consultant has provided the hereby approved study narrative report in electronic format to Michael J. Stone, P. E. in our Fitchburg office. Hydraulic shadow map of the approved analysis will be sent to the Iowa County by Michael J. Stone, P. E. with the official letter requesting to adopt the study into the floodplain zoning ordinance.
3. Warzyn Dam capacity calculations must be developed and submitted to the Department for review and approval by 10/11/2022.
4. If necessary, the dam must be upgraded to pass the required flows within 10 years of the date of this approval letter.

5. An Emergency Action Plan (EAP) based on the approved dam failure analysis is required for your dam. Please submit an EAP to Michael J. Stone, P. E. for review and approval by 10/11/2022.
6. The Warzyn Dam inspections schedule has been adjusted based on the assigned hazard rating. Please refer to the Inspection Schedule below for your next required "By Owner" inspection. You will need to hire a Professional Engineer to conduct the inspection and submit report to the Department at that time.

Inspection Type	Scheduled Year
By Owner	2023
By DNR	2025
By Owner	2027
By Owner	2029
By Owner	2031

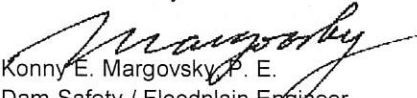
NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wisconsin Statutes, you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wisconsin Statutes, you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5) and served on the Secretary in accordance with section NR 2.03, Wisconsin Administrative Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.

This Decision was emailed on May 12, 2022

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary



Konny E. Margovsky, P. E.
Dam Safety / Floodplain Engineer

Wisconsin Department of Natural Resources



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: 3282
Mound Amish Cemetery Committee
213 Main St.
Darlington, WI 53530

Hearing Date: July 28, 2022
Town of Mifflin
NE SW S16-T4N-R1E
PIN: 016-0904

John & Malinda Beiler
726 Turnbull Rd
Platteville, WI 53818

Request: This is a request for a Conditional Use Permit to allow a cemetery on land zoned A-1 Ag.



2. Comments

1. In the A-1 district, a cemetery may be requested by CUP 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. *(Ch. 157 exempts platting for a cemetery owned*

by a religious entity)

- 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. *(Not applicable to this request)*
 - 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. This matter began in January 2020 when the office was informed that at least two individuals had been buried at the site. In the time since, the applicants have been working with the Town of Mifflin to address the standards listed above and to acquire or gain approval to cross the railroad property for an access to Turnbull Rd.
3. The applicants have provided a legal description of 1.14 acres that would encompass the cemetery, but it includes land owned by the railroad.
4. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
- 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Mifflin has not provided a formal recommendation and has been invited to attend this hearing.

Staff Recommendation: Staff recommends approval only if the following is satisfied within a definite time period:

- 1) The Town of Mifflin feels item 2.d. above has been satisfied and an access has been approved, and
 - 2) The applicants provide a layout showing the maximum number of burial plots and number of individuals on the 1.14 acres, and
 - 3) The applicants disclose the current number of individuals buried at the site and location, and
 - 4) The applicants comply with any order to obtain death certificates, and
-

- 5) The area of the cemetery be defined - the proposed area (1.14 acre) includes land not owned by the applicants.





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

* Applicant contact information
is for Russell Law Offices

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: Mound Amish Cemetery Committee Address: 213 Main St
City/Zip Code: Darlington, WI 53530

Landowner: John and Malinda Beiler Address: 726 Turnbull Rd
(if other than applicant) City/Zip Code: Platteville, WI 53588

Applicant Phone: (608) 448-3680 Landowner Phone: ()

Email: nrussell@russelllawofficeswi.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Mifflin Acreage of proposed lot(s) 1.00 acres 43

Section 16 Town 4 N Range 1 E NE 1/4 of the SW 1/4 PIN 016-0904

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: 2/A for the proposed use(s) of: _____

Requested Conditional uses (s): Cemetery

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: John H. Beiler Date: 7-26-21

Landowner(s) Signature: John H. Beiler Date: 7-26-21

For Office Use Only: Rev'd by SL Date 7/29/21 Fee 500 Check # 833 Cash
A-1 present zoning N/A floodplain N/A shoreland/wetland

9013 RCD 7/1/22

Answers to Questions for Beilers' CUP Application

Q: Please list any improvements currently on the land.

A: N/A

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

A: A portion of the parcel is intended for use as a burial ground, with plans of continuing its use as a burial ground.

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

A: An adequate organizational structure and funding for care of the maintenance of the cemetery has been established and will be maintained over time.

Q: 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)?

A: The cemetery's scale is only a portion of the parcel, and will not expand beyond the parcel's boundaries; the site design will be innocuous in that it will neither materially affect the aesthetics of the area nor be an apparent, standing structure; it will require very minimal maintenance; and will not meaningfully increase potential sources of clutter to the area (i.e., no increased traffic, noise, odor, dust, etc.).

Q: 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?

A: No.

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

A: There are no foreseeable adverse impacts. If anything happens to arise in the future, the organizational structure and funding for care of the cemetery will mitigate or offset it.

Q: 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?

A: The cemetery will not require supplementary services or facilities.

Q: What assurances can be provided for potential continuing maintenance associated with the use?

A: The potential continuing maintenance of the cemetery will be very minimal, and the organizational structure and funding for care of the cemetery will conduct it.

Q: How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan?

A: The use of a portion of the parcel as a burial ground will in no way impair the principal, functional goals of the County (e.g., providing utilities, maintaining roads, and other support services), per the Executive Summary of Section H of the Iowa County Comprehensive Plan. Additionally, it will help fulfill the Town of Mifflin's specific Town Land Use Policies within

Section H of the Iowa County Comprehensive Plan, within Table H.1g, such as: maintaining the rural character of the jurisdiction, not constituting a development that would alter the jurisdiction's rural character, an improvement of an overall quality of life for the local Amish community, and will be wholly compatible with surrounding land uses. Further, it will not detriment the aesthetic standards of the area (no structure is planned on being built, so the cemetery will not be materially visible above-ground, and will therefore remain innocuous over time), nor will it encroach on surrounding parcels. It will also greatly increase the quality of life of the local Amish community to exercise their religious freedoms and honor their ancestors in this important cultural manner. In this regard, it will also fulfill other sections of the Iowa County Comprehensive Plan, such as Section A, which lists among its foundational policy recommendations: improving the health, safety, and welfare of its residents, preserving and enhancing the quality of life for its residents, and protecting and preserving the small community character of Iowa County -- all of which would be furthered by establishment of this proposed use.

April 20th, 2020

Meeting called to order by Chairman, Darrin Stanton, at 7:33P.M. All members present. A motion made by Kevin Butteris and seconded by Bryan Johnson to approve the minutes of last month's meeting, the motion carried. A motion made by Bryan Johnson and seconded by Kevin Butteris to approve the Treasurer's report, the motion carried. Correction from last month's meeting: None; those in attendance: Ann Kemink, Andrew L Kinsinger and Isaac H. Stoltyfus. Eli Stiltzfus and Marlin Connery

Old Business:

Kevin Butteris talked to Scott Godfrey about the Amish cemetery. He told Kevin it is totally up to the town, if they would like them to have a cemetery. Scott did tell Kevin that they do not own the driveway rights to the land that they want to use. The railroad owns that land. Kevin Butteris made a motion and seconded by Bryan Johnson to accept the Amish proposal that the town will not be liable for any perpetual care for the cemetery. They will be bringing a certified letter to the May meeting with an updated survey and a complete plot plan. The motion carried.

New Business:

Marlin Conery gave the board some updates on what is happen with the solar project. He said they plan on pouring concrete later this week, lot of grading needs to be done; it was hillier than they thought. They are laying out the driveways. The board gave him a bill for 2 driveways.

Checks and orders were drawn. Kevin Butteris made a motion and seconded by Bryan Johnson to adjourn the meeting at 8:50 p.m. The motion carried. Next month's meeting will be May 18th, 2020 at 7:30 p.m.

Tammy McFall, Clerk

Scott Godfrey

From: Scott Godfrey
Sent: Wednesday, July 6, 2022 9:00 AM
To: Tammy McFall (townclerk@countyspeed.com); 'stanton.darrin@gmail.com'
Subject: Beiler cemetery issue

Hi Tammy & Darrin,

I've exhausted my patience on this matter. My thought is to get it on a county committee agenda where the town, county and applicant can all be at the table, but wanted to see if this is agreeable to you (the Town).

The attorney hired by the Beilers to handle the matter isn't being responsive and Mr. Beiler seems to think he can either purchase the railroad ROW for access or have a drive that parallels it to the exiting farm crossing. He's had over two years to resolve that and I have no idea how many bodies are interned there by now.

Would there be able to be town representation at either the July 28th or August 25th county committee meeting?

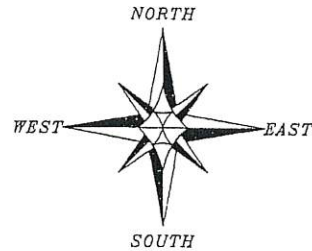
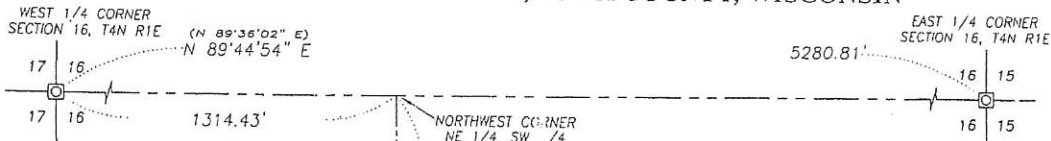
Thanks.

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

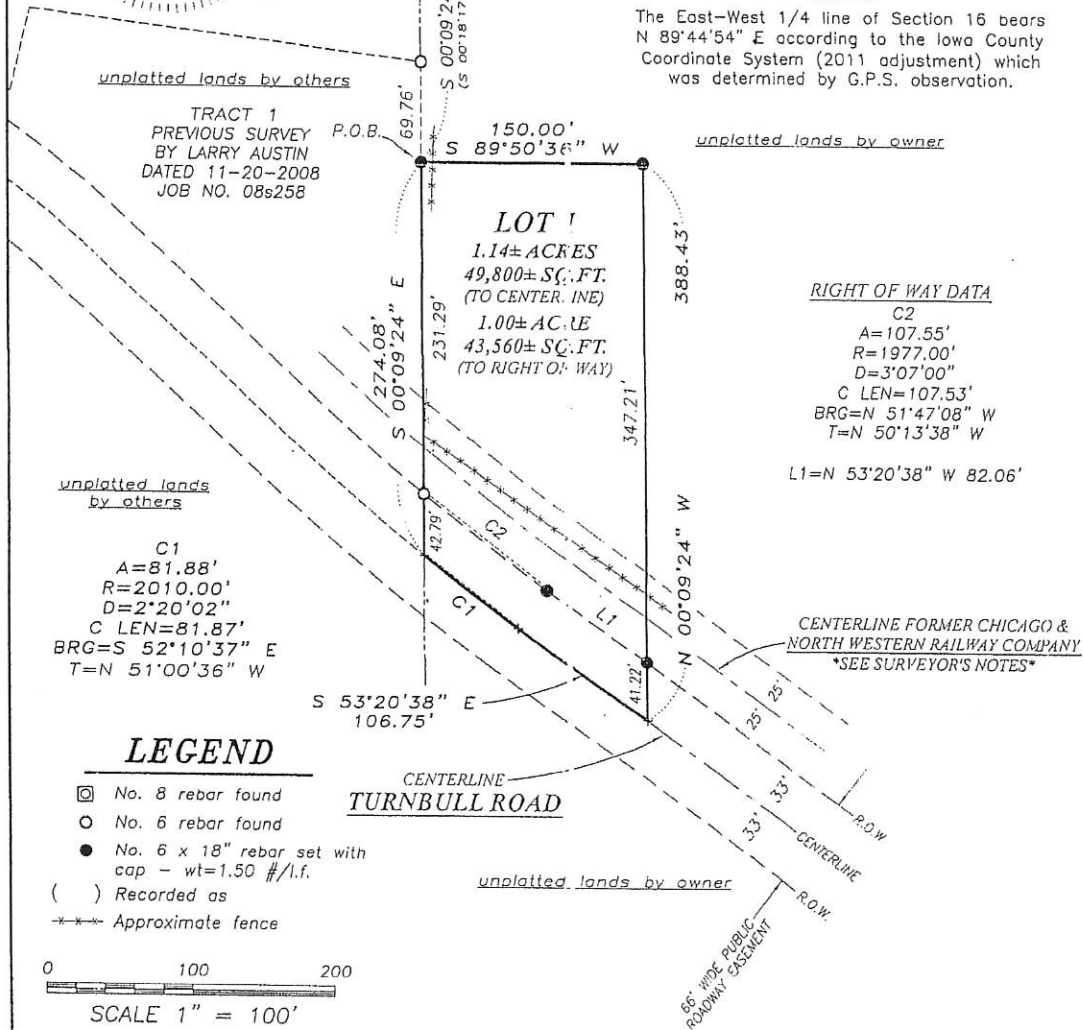
CERTIFIED SURVEY MAP

C.S.M. NO. _____ VOLUME _____ PAGE _____ DOCUMENT NO. _____

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T4N R1E,
TOWN OF MIFFLIN, IOWA COUNTY, WISCONSIN



The East-West 1/4 line of Section 16 bears N 89°44'54" E according to the Iowa County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.



164	159	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187
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613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629
630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646



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: 3283
Joe Meudt
4645 County Road Z
Dodgeville, WI 53533

Hearing Date: July 28, 2022
Town of Dodgeville
NE SE S36-T7N-R3E
PIN: 008-0764; 0755

Dodge View Farms Inc.
4726 County Road Z
Dodgeville, WI 53533

Request: This is a request to zone 2.34 acres & 2.25 acres from A-1 Ag to AR-1 Ag Res.



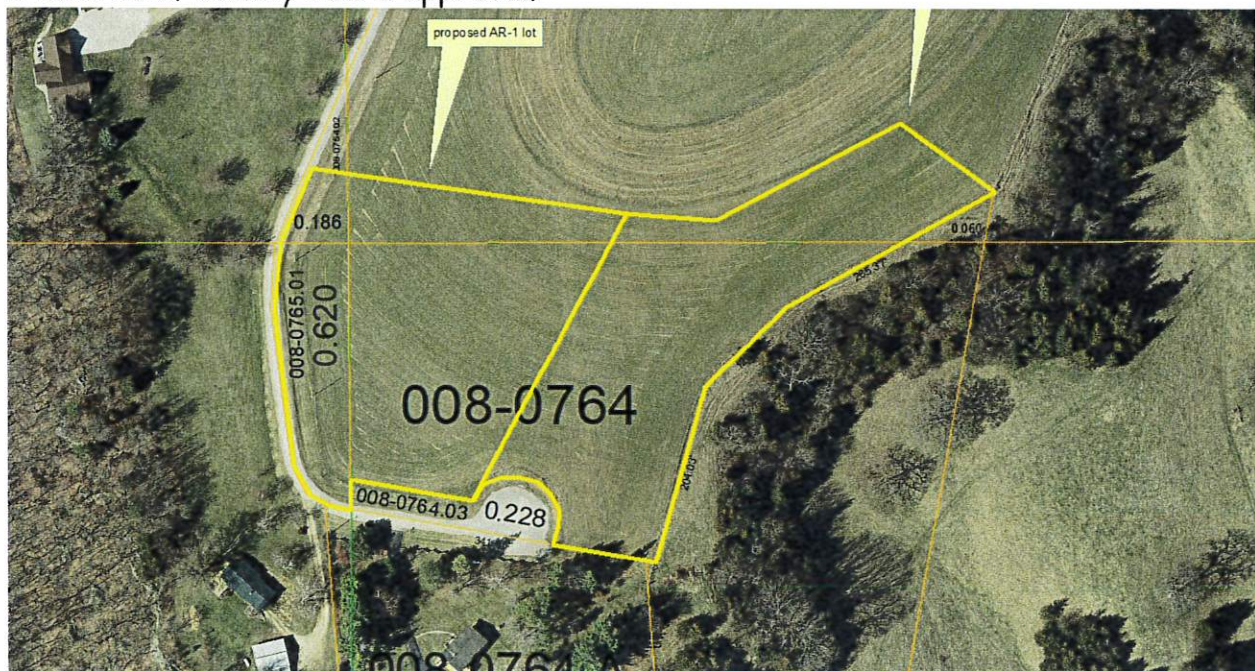
2. Comments

1. The acreages per lot have changed from the notice due to a correction in the proposed survey. The overall acreage has not changed.
2. The A-1 district has a minimum 40-acre lot size, so the proposed lots require rezoning in order to be legally created.

3. If approved, each lot would be allowed one single family residence, accessory structures and limited ag uses, but no livestock type animal units due to each lot being less than 5 acres.
4. The associated certified survey map has not yet been submitted for formal review.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of 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 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: Joe Mendt Address: 4645 County Rd Z
City/Zip Code: Dodgeville, WI 53533

Landowner: Dodge-View Farms, Inc. Address: 4726 County Rd Z
(if other than applicant) City/Zip Code: Dodgeville, WI 53533

Applicant Phone: (608) 425-8984 Landowner Phone: (608) 425-8984

Email: _____ 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) 2.34 2.25 (1/4 1/4 1/4 1/4) 2.25 (1/4 1/4 1/4 1/4)

Section 36 Town 7 N Range 3 E NE 1/4 of the SE 1/4 PIN 008-0764-0755

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: CARE AREA 2 LOTS

Requested Conditional uses (s):

2/A

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

II. Please explain the reason for the request and proposed plans: AT END OF TOWN ROAD - SUE

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?

ROAD ALREADY HAS 75 HOUSES W/IS

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

NO

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: Joseph D. Meudt Date: 7-7-2022

Landowner(s) Signature: _____ Date: _____

=====

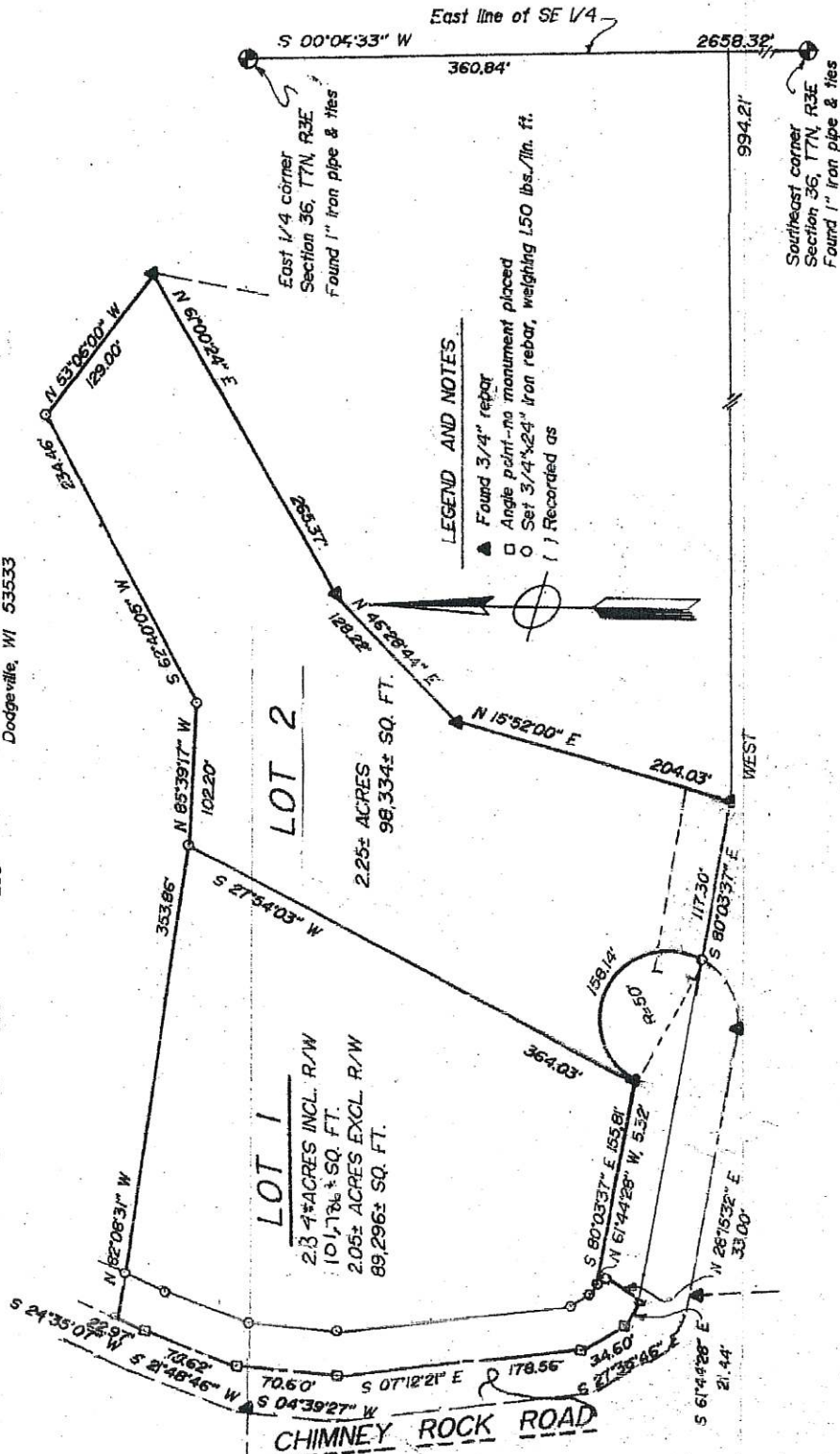
For Office Use Only: Rcv'd by SL Date 7/7/22 Fee 70 Check # _____ Cash
A-1 present zoning _____ floodplain _____ shoreland/wetland

REVISIO 7-13-22 - 1155

IOWACOUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NE 1/4-SE 1/4, THE NW 1/4-SE 1/4, THE SE 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

OWNER: Dodge-View Farms INC.
% Mevdt Brothers
4726 County Road Z
Dodgeville, WI 53533



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE ¼-SE ¼, THE NW ¼-SE ¼, THE SE ¼-NE ¼ AND THE SW ¼-NE ¼ OF SECTION 36, TOWN 7 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed and mapped a part of the NE ¼-SE ¼, the NW ¼-SE ¼, the SE ¼-NE ¼ and the SW ¼-NE ¼ of Section 36, Town 7 North, Range 3 East, Town of Dodgeville, Iowa County, Wisconsin, described as follows:

Commencing at the East ¼ corner of said Section 36; thence S 00°04'33" E, 360.84 feet along the East line of the SE ¼ of said Section 36; thence West, 994.21 feet to the point of beginning; thence N 15°52'00" E, 204.03 feet; thence N 46°28'44" E, 128.22 feet; thence N 61°00'24" E, 265.37 feet; thence N 53°06'00" W, 129.00 feet; thence S 62°40'05" W, 234.46; thence N 85°38'17" W, 102.20 feet; thence N 82°08'31" W, 353.86 feet to a point in the centerline of Chimney Rock Road; thence S 24°35'07" W, 22.97 feet along the centerline of Chimney Rock Road; thence S 21°48'46" W, 70.62 feet along the centerline of Chimney Rock Road; thence S 04°39'27" W, 70.60 feet; thence S 07°12'21" E, 178.56 feet along the centerline of Chimney Rock Road; thence S 27°36'46" E, 34.60 feet along the centerline of Chimney Rock Road; thence S 61°44'28" E, 21.44 feet along the centerline of Chimney Rock Road; thence N 26°15'32" E, 33.00 feet; thence N 61°44'28" W, 5.32 feet; thence S 80°03'37" E, 155.81 feet; thence Southerly, 158.14 feet along the arc of a curve to the right having a central angle of 181°12'52" and a radius of 50.00 feet, said arc also being the Northerly r/w line of Chimney Rock Road, the long chord of which bears S 60°47'25" E, 99.99 feet; thence S 80°03'37" E, 117.30 feet to the point of beginning, containing 4.59 acres, more or less.

That I have prepared the above certified survey map at the request of Roger Meudt.

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

John M. Halverson
Registered Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this _____ day of _____, 2022

REGISTER OF DEEDS

Received for recording this _____ day of _____, 2022 at _____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell – Iowa County Register of Deeds

IOWA COUNTY 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: Thursday, July 7, 2022 3:53 PM
To: Scott Godfrey
Subject: RE: Dodge View Farms recommendation

Importance: Low

Scott, here are both the Planning Commission and Town Board recommendations.

Planning Commission:

Paul Lawinger made a motion to recommend the approval of the rezoning application of Dodge View Farms, Inc. to rezone 4 acres from A-1 Ag to AR-1 Ag-Residential creating two, two acre AR-1 lots located in part of the NW ¼ of the SE 1/4, part of SW ¼ of the NE ¼, part of NE ¼ of SE ¼ and part of the SE ¼ of the NE ¼ of Section 36, Town 7 North, Range 3 East located at Chimney Rock Road. Peter Vanderloo seconded the motion. Motion carried.

Town Board:

Peter Vanderloo made a motion to recommend the approval of the rezoning application of Dodge View Farms, Inc. to rezone 4 acres from A-1 Ag to AR-1 Ag-Residential creating two, two acre AR-1 lots located in part of the NW ¼ of the SE 1/4, part of SW ¼ of the NE ¼, part of NE ¼ of SE ¼ and part of the SE ¼ of the NE ¼ of Section 36, Town 7 North, Range 3 East located at Chimney Rock Road. Kyle Levetzow seconded the motion. Motion carried.

Thanks,
Sara Olson

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Thursday, July 7, 2022 11:15 AM
To: Sara Olson <twnclerk@mhtc.net>
Subject: Dodge View Farms recommendation

Hi Sara,

Joe Meudt has applied to rezone the proposed 2 lots. Is there a town recommendation yet? He said it was at the board Tuesday.

Thanks.

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



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3284

Richard Amble

2753 County Road H

Barneveld, WI 53507

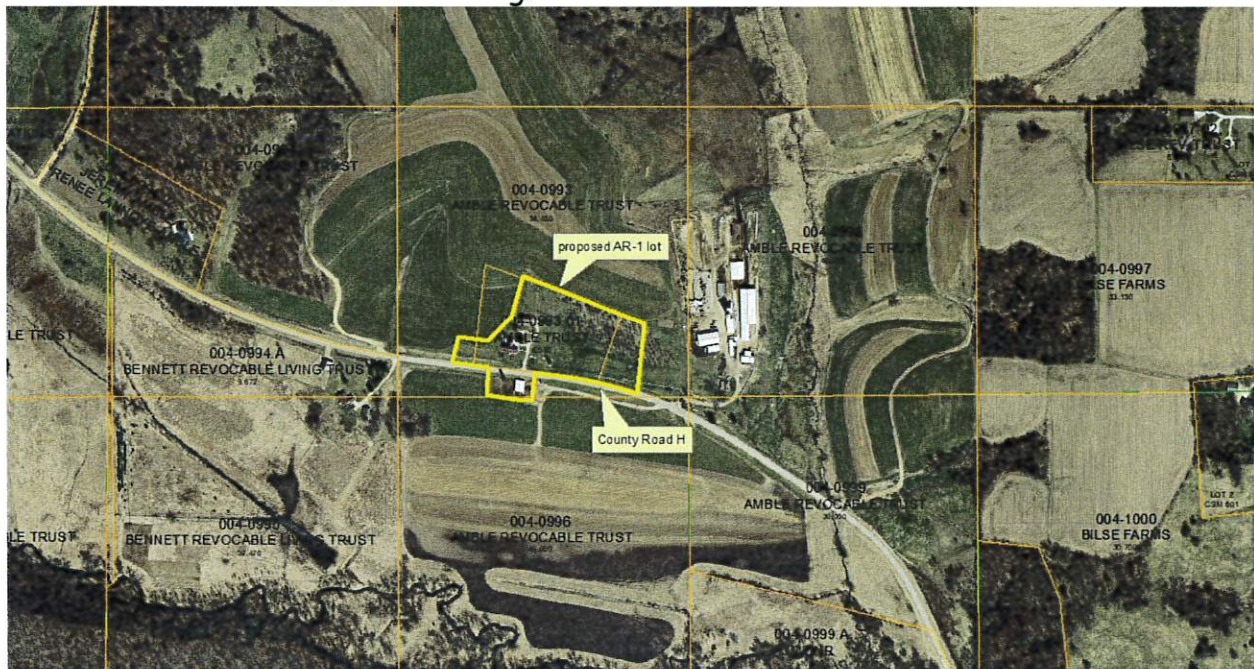
Hearing Date: July 28, 2022

Town of Brigham

E $\frac{1}{2}$ SW S32-T6N-R5E

PIN: 004-0993.01; 0993; 0996

Request: This is a request to reconfigure an AR-1 Ag lot to be 6.477 acres that includes land current zoned A-1 Ag.



2. Comments

1. The intent of this request is to change the existing AR-1 lot to include more of the orchard to the east, the septic system to the west and a shed across County Road H to the south. The balance of the original AR-1 lot not included in the new description is to revert back to A-1 as part of the applicant's adjacent farm.
2. If approved, the AR-1 lot would allow one single family residence, accessory structures and limited ag uses, including up to 3 livestock type animal units. The applicant is also seeking a CUP to double the animal units.

3. The associated certified survey map has not yet been submitted for formal review.

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

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

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

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

Town Recommendation: The Town of Brigham is recommending approval of the zoning change but has not provided a recommendation on the CUP.

Staff Recommendation: Staff recommends approval of the zoning change with the condition that the associated certified survey map is duly recorded within 6 months of approval by the County Board. Staff recommends approval of the CUP provided the Town of Brigham is in support.





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: Richard Amble

Address: 2753 Ct H

City/Zip Code: Barneveld WI 53507

Landowner: Richard Amble
(if other than applicant)

Address: 2753 Ct H

City/Zip Code: Barneveld WI 53507

Applicant Phone: (608) 924-4983

Landowner Phone: (608) 924-4983

Email: _____ Please contact by: ☐ email ☐ postal mail

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

in the Town of BEULAH Acreage of proposed lot(s) 6.477

Section 32 Town 6 N Range 5 E E 1/2 1/4 of the SW 1/4 PIN 004-0993.01; 0993.098

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

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

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

**Present zoning district: AR-1-A-1 Requested zoning district: AR-1 for the proposed use(s) of: REPLACE EXISTING 5.5 ACRES AR-1 LOT WITH 6.477 ACRES LOT

Requested Conditional uses (s):

UP TO 6 ANIMAL UNITS

I. Please list any improvements currently on the land: House, Sheds, Septic,
well

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

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?

2/19

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?

2/19

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: _____ Date: _____

Landowner(s) Signature: Heidi Bell Date: July 7 / 2022

For Office Use Only: Rcv'd by SL Date 7-7-22 Fee 750 Check # 9935 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWN 6 NORTH, RANGE 5 EAST, TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN.

COUNTY ROAD 'H' CURVE DATA TABLE

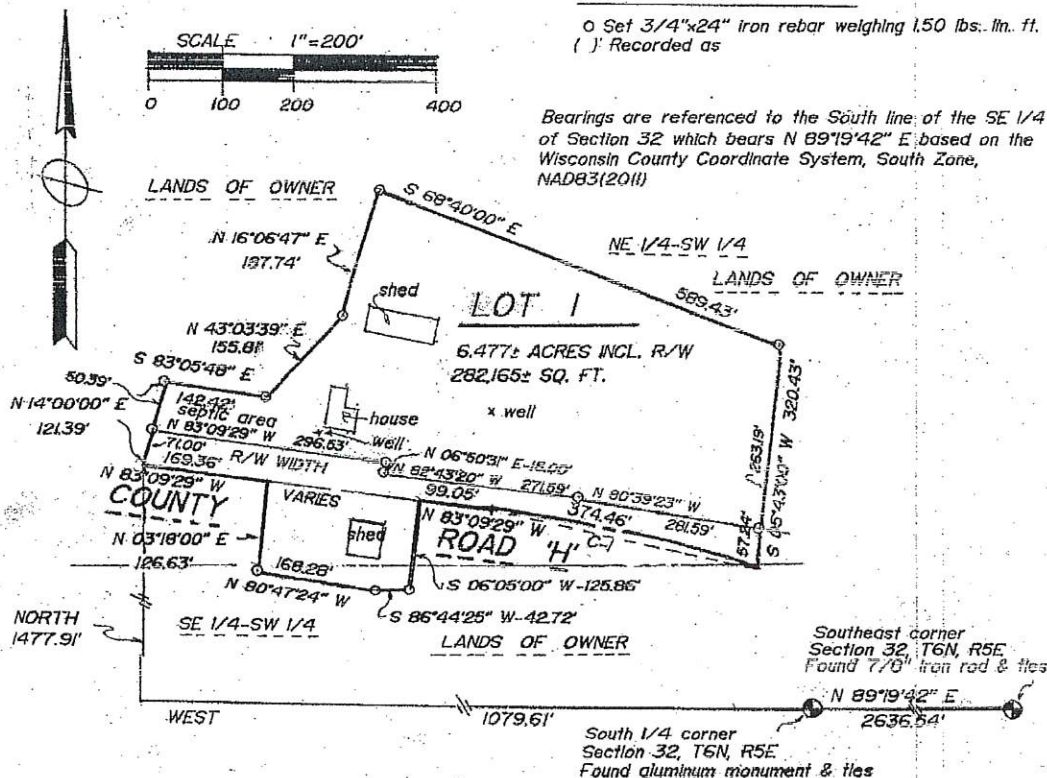
CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	1910.08'	374.46'	11°13'58"	N 77°32'30" W	373.86'	N 71°55'31" W	N 83°09'29" W

OWNER: Richard M. Ambie Revocable Trust
2753 County Road 'H'
Barneveld, WI 53507

LEGEND AND NOTES

o Set 3/4"x24" Iron rebar weighing 150 lbs. ltn. ft.
() Recorded as

Bearings are referenced to the South line of the SE 1/4 of Section 32 which bears N 89°19'42" E based on the Wisconsin County Coordinate System, South Zone, NAD83(2011)



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWN 6 NORTH, RANGE 5 EAST, TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 32, Town 6 North, Range 5 East, Town of Brigham, Iowa County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 32; thence West, 1079.61 feet; thence North, 1477.91 feet to a point in the centerline of County Road 'H' and the point of beginning; thence N 14°00'00" E, 121.39 feet; thence S 83°05'48" E, 142.42 feet; thence N 43°03'39" E, 155.81 feet; thence N 16°06'47" E, 187.74 feet; thence S 68°40'00" E, 589.43 feet; thence S 05°43'00" W, 320.43 feet to a point in the centerline of County Road 'H'; thence Northwesterly, 374.46 feet along the arc of a curve to the left having a central angle of 11°13'58" and a radius of 1910.08 feet, said arc also being the centerline of County Road 'H', the long chord of which bears N 77°32'30" W, 373.86; thence N 83°09'29" W, 99.05 feet along the centerline of County Road 'H'; thence S 06°05'00" W, 125.86 feet; thence S 86°44'25" W, 42.72 feet; thence N 80°47'24" W, 168.28 feet; thence N 03°18'00" E, 126.63 feet to a point in the centerline of County Road 'H'; thence N 83°09'29" W, 169.36 feet along the centerline of County Road 'H' to the point of beginning, containing 6.477 acres.

That I have prepared the above certified survey map at the request of Richard Amble.

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

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

Dated this _____ day of _____, 2022.

TOWN OF BRIGHAM APPROVAL:

Approved for recording by the Town of Brigham this _____ day of _____, 2022.

Megan Mieden, Clerk

Date

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director

Date

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2022 at _____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell – Iowa County Register of Deeds

RED = ORIGINAL REVISIONS

Yellow = NEW / LATEST REVISIONS

8

Land Use

8.1 Introduction, Overview, and Existing Land Cover

This element of the Comprehensive Plan contains existing conditions, goals, objectives, policies, and recommendations to guide the future development and redevelopment of public and private property in Brigham. This chapter also explains future land use designations and describes these uses on the Future Land Use Map (~~located in the appendix~~ See Appendix A – Map 8.4: Future Land Use).

The analysis and consideration of land use issues is among the most critical components of the Town of Brigham Comprehensive Plan. This element was prepared pursuant to Section 66.1001 of the Wisconsin Statutes.

This Land Use Plan consists of the following sections:

- 8.1 Introduction, Overview, and Existing Land Cover
- 8.2 Existing Land Use
- 8.3 Opportunities for Redevelopment
- 8.4 Land Use Conflicts
- 8.5 Land Use Projections
- 8.6 Future Land Use Districts
- 8.7 Land Use Goals and Objectives
- 8.8 Land Use Policies & Recommendations

8.1.1 Land Cover

A majority of the land cover in Brigham is forest or grassland, together consisting of 78.7% of land cover. The northern half of the town is mostly forest, and the southern half is mostly a mix of grassland and agricultural land cover. Agriculture covers 18.4% of land in the Town of Brigham (See Appendix A – Map 8.1: Existing Land Cover).

Table 8.1: Existing Land Cover

Existing Land Cover	Land Area (Acres)	%
Grassland	16,900.53	41.56
Forest	14,939.00	36.74
Agriculture	7,499.70	18.44
Urban/Developed	679.43	1.67
Wetlands	609.68	1.5
Open Water	21.27	0.05
Barren	13.40	0.03
TOTAL	40,663	100

8.2 Existing Land Use

8.2.1 Existing Land Use

The majority land use for the Town of Brigham is Agriculture and Rural Density-Based Residential, representing 29,996 acres or 73.77% of land area. There are also large areas (7,311 acres) of conservation lands and lands that are prohibitive to development such as floodplains and wetlands. Approximately 299 acres of commercial areas are interspersed throughout the town, although most commercial land use is adjacent to the Village of Barneveld and the US Highway 18/151 corridor. Potential residential areas in the town are represented on the Existing Land Use Map by areas that have had Certified Survey Maps. These lands account for approximately 3,057 acres, or 7.52% of land area in Brigham (See Chart 8.2.1 below and Appendix A – Map 8.2: Existing Land Use).

Additionally, the town included existing commercial zoned parcels in the Future Land Use map (Map 8.4) to represent a commitment to the existing businesses in the town.

Table 8.2.1: Existing Land Use

Existing Land Use	Land Area (Acres)	%
Agriculture and Rural Density-Based Residential	29,996	73.77
Conservation and Environmental Lands	7,311	17.98
Certified Survey Maps	3,057	7.52
Commercial	299	0.74
TOTAL	40,663	100

8.2.2 Net Residential Density

The majority of existing land use identifies Agriculture and Rural Density-Based Residential as the prominent land use. As the name of the land use implies, this Comprehensive Plan recommends a density-based approach to residential development. It is recommended that a 20-acre density be utilized in areas identified for Agriculture and Rural Density-Based Residential.

8.2.3 Land Use Trends

The American Community Survey estimated that the town gained 67 housing units between 2010 and 2017. Due to the small population of Brigham, it is likely that this data has some error. A more accurate indicator may be the Wisconsin DOA's *New Residential Building Permit Survey 2010-2017*, which identified 26 building permits that were issued for new residential construction between 2010 and 2017.²⁸ Most residential units are 1-unit detached. Single-family units remained the dominant housing with over 95% of the total housing units. The number of mobile homes and 2-unit structures was estimated to have increased slightly. The increase in mobile home and 2-unit structures may likely be to error in the estimate or the reclassification of the "category" other.

Table 8.2.3: Changes in Housing Units, 2010-2017²⁹

	2010		2017		% Change
	Number	Percent	Number	Percent	
Total Units	379	100.0	446	100.0	17.7%
1-unit detached	363	95.8	427	95.7	17.6%
1-unit attached	4	1.1	0	0	
2 units	0	0	3	0.8	-
3 or 4 units	0	0	0	0	-
5 to 9 units	0	0	0	0	-
10 to 19 units	0	0	0	0	-
20 or more units	0	0	0	0	-
Mobile Home	12	3.2	16	4.0	33%

The following land use issues have been identified and will influence the way the Town of Brigham develops over the next 20 years:

- Between 2010 and 2017, Brigham issued 26 building permits for new residential construction.
- In 2016 and 2017, over 190 acres were converted out of Exclusive Agricultural zoning. During that time, 10 new residential buildings were permitted. These statistics were among the highest for all towns in Iowa County.³⁰
- Physical constraints for future development include steep slopes, wetlands, and floodplains in the town.

8.2.4 Recent Building and Zoning Permits

Brigham has experienced a relatively stable level of new construction since 2012. The following tables show the number of building permits for new residential buildings in 2016 and 2017, and the net new construction since 2012.

²⁸ Wisconsin Department of Administration. *New Residential Building Permit Survey 2010-2017*. 2018.

²⁹ 2013-2017 American Community Survey, 2010 Census. *Selected Housing Characteristics*. US Census Bureau. factfinder.census.gov. 2018.

³⁰ Iowa County, Wisconsin. *Annual Zoning Hearing Indexes*. Department of Planning and Development. 2018.

Table 8.2.4: Recent Development Activity

	Building Permits for New Residential Buildings³¹	
	2016	2017
Town of Brigham	3	3

	2018	2017	2016	2015	2014	2013	2012
Net New Constructions³²	853,600	1,532,500	1,575,700	1,545,700	918,200	865,700	1,549,300
Percent	0.71%	1.29%	1.35%	1.36%	0.84%	0.79%	1.41%

8.2.5 Land Divisions

This plan recommends that the town allow 2-acre minimum lot sizes. There are no special provisions for clustered or conservation-style subdivisions within the subdivision code. The town will look to change their current land division ordinance to be consistent with the recommendations in this plan.

8.2.6 Equalized Values

According to the Wisconsin Department of Revenue, in 2018, the equalized value for all property in the town was \$125,118,900. This represents a 15.7% increase in all property equalized value from 2010 (\$108,119,000).

8.3 Opportunities for Redevelopment

As with most rural communities without a traditional central business district, there are few opportunities for redevelopment in the traditional sense. However, the quarry located off Reeson Road has been identified as suitable for short-term reclamation and possibly reserved for recreation or other non-intensive uses.

8.4 Land Use Conflicts

A One potential future conflict is the growth of residential development near active agricultural operations. Another potential future conflict is the growth of commercial or industrial development near existing residential development or near active agricultural operations with livestock. A related conflict is the level of services that new residential development will expect from the town, which historically offered a basic level of services consistent with low density and rural development patterns.

There is some need for land conservation entities operating in the town to educate landowners about their activities, plans, and status. Many residents have different opinions about how these organizations operate, and some public education may ease tensions or clarify issues.

8.5 Land Use Projections

The Wisconsin Department of Administration DOA projects household growth in the Town of Brigham to increase over the next 20 years. If these estimates hold, Brigham can expect nearly 223 new housing units by year 2040.

³¹ State of Wisconsin Department of Administration. *New Housing Starts 2010-2017*. 2018.

³² Wisconsin Department of Revenue. Net New Construction 2012-2018.
<https://revenue.wi.gov/Pages/EQU/nnc.aspx>.

With an increase in households, the town can expect increase demand for residential land use. The projected housing demand is shown in Table 8.5.1.

Table 8.5.1: Projected Household Growth through 2040³³

	Value
Projected Households (2040)	591
Plus desired vacancy rate of 5%	30
Equals required number of new housing units	621
Minus Current Households (2017 ACS)	398
Projected total new units need for 2040	223

Any non-residential growth would likely be limited to areas surrounding future interchanges, and the planning process will further identify feasibility and public support for such growth. These projections will be updated at that time.

It is likely that most non-residential uses will continue to develop in the Village of Barneveld. Agricultural land is the likely candidate for residential conversion and will decrease slightly with new development.

8.6 Future Land Use Districts

These Future Land Use Categories are used to describe the intent of each district depicted on the Future Land Use Map. Often, they forecast a zoning district or other implementation tool (such as overlay district) to implement the Future Land Use Map.

8.6.1 Agriculture and Rural Density-Based Residential Land

~~This is the majority land use identified in the future land use map. Additionally, this area is subject to a 20-acre residential density standard meant to maintain the rural character of the town.~~

This is the majority land use identified in the Future Land Use map (see Map 8.4). This land use would largely stay as currently zoned, but any future residential development would be subject to a 20-acre residential density standard meant to maintain the rural character of the town. To clarify, the term "Agriculture" as noted herein and on the Future Land Use map is defined as 'agricultural or forest cropping or livestock pasturing'. This excludes 'agricultural businesses' that require AB-1 zoning, or any other type of business development. (Refer to Section 8.6.3 for a definition of commercial land use.)

8.6.2 Conservation and Environmental Lands

The Conservation and Environmental Land Future Land Use represents managed open spaces that are currently under conservation management or maintain conservation easements that prohibit future development. Much of this land is owned by the ~~Wisconsin Department of Natural Resources~~ WI DNR. Additionally, wetlands and floodplains are included as environmental lands. These lands are not proposed for future development and are intended to remain free of development.

³³ Wisconsin Department of Administration. *Populations and Household Projections, 2013*. doa.wi.gov. 2018.

8.6.3 Commercial Land Use

~~A Commercial district includes uses that are business related including retail or light industrial. Commercial districts may also include areas of intense commercial development along major transportation routes, close to interchanges. Commercial A would, for the most part, be transparent. These commercial uses would include household occupations allowable in many zoning districts. Commercial B would include structures dedicated to the sale of goods or merchandise for personal or household consumption, such as neighborhood stores. Commercial C would include manufacturing of goods for consumer sale. In many cases these uses may be light industrial in producing products proposed for end users rather than for use by other industries, and include such things as feed mills, carpentry shops, or farm implement dealers. The town has identified an area on the eastern border of the town, along East Brigham Road. The area identified is both to the east and the west of East Brigham Road between US Highway 18/151 and County Road ID. Additionally, the town included existing commercially zoned parcels in the Future Land Use map to represent a commitment to the existing businesses in the town. The Future Land Use map identifies an additional 147 acres of land for future commercial use.~~

Encourage commercial activities to develop near existing businesses where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs. The anticipating traffic type, volume, and pattern must be compatible with existing public roadways so as not to create a significant safety risk or need for road modification or maintenance at the expense of the Town of Brigham. The preference is for areas of intense business development to be located along major transportation routes or close to interchanges.

The Town's preference for commercial development would include land permitted uses identified under the A-1, B-1, and B-2 in the Iowa County Zoning Ordinances, unless designated therein as not being allowed. To protect active agricultural operations with livestock and residential development, some uses listed in the Iowa County Zoning Ordinances are not permitted in the Town of Brigham, specifically nonmetallic mining (quarries) within 1,000 feet of an active agricultural operation with livestock or a residence, fertilizer plants, and commercial kennels, as listed under the Agricultural Business District. This does not include currently active, permitted businesses which may expand only onto adjacent properties owned as of the effective date of the Comprehensive Plan. In addition, no heavy industrial and manufacturing will be allowed in the Town of Brigham as listed in the B-4 and B-5 Business Districts in the Iowa County Zoning Ordinances because of the absence of Town of Brigham sewer or public water facilities to serve such heavy industrial and manufacturing uses. While the land uses in the B-3 District are allowed in the Town of Brigham, they are restricted to one quarter section on either side of East Brigham Road between US Highway 18/151 and County Road ID (previously designated as a Commercial Overlay District on the Future Land Use Map).

Businesses that produce or utilize hazardous, volatile, or other substances deemed a potential threat to public health and safety, whether by design or as a by-product, are discouraged unless there are credible measures put in place for mitigating the potential impacts. The State of Wisconsin Department of Natural Resources (DNR) WI DNR, United States Environmental Protection Agency (US EPA), and other governing agency guidelines and standards should be evaluated before these types of developments are considered.

Recommendations to Iowa County on land use changes and Conditional Use Permits shall start with the Town of Brigham Plan Commission reviewing for consistency with this plan and action

taken by the Town Board. As part of reviewing commercial development proposals, landowners or developers will be required to submit an impact statement assessing in detail the proposed project's impact on adjacent properties and town resources. All commercial developments shall be subject to site plan review per the Town's Building Site Regulations Ordinance (Ordinance 4.06). The results of such an impact assessment must prove positive benefits to the community before such development will be permitted. Refer to Section 8.6.3.2 for Impact Plan Requirements.

8.6.3.1 Commercial Development Corridor

The Town has identified a Commercial Development Corridor within the town to support this strategy. This Commercial Development Corridor includes lands along US Highway 18/151, starting at the Dane/Iowa County line on the east end extending west (excluding the Village of Barneveld) to the Brigham/Ridgeway town line on the west end. This corridor includes all of the lands north and south of the centerline of US Highway 18/151 for two quarter sections. Within this Commercial Development Corridor, the density standard does not apply if the land is zoned as business. Specific land uses within this corridor would range from agriculture, residential, and recreation to business, commercial, and light industrial. Land uses south of US Highway 18/151 and west of Barneveld will be more specifically defined as infrastructure is built and areas of development are started.

Since County Highway ID, located north of US Highway 18/151 and east of Barneveld, falls within the boundaries of the Development Corridor, business development in this area will require more stringent restrictions so as to not cause conflict with the existing residential and agricultural properties on the north side of County Highway ID. This may include, but is not limited to, locating businesses closer to US Highway 18/151, giving preference to professional service businesses (i.e. – attorneys, engineers, medical, insurance, etc.), limiting lumen levels of lighting beyond property borders, minimizing noise, and restricting building heights to avoid obstruction of views.

Some uses listed in the Iowa County Zoning Ordinances are not permitted in the Development Corridor of the Town of Brigham because of the detrimental impact of these uses upon active agricultural operations with livestock and residential development, specifically nonmetallic mining (quarries) within 1,000 feet of an active agricultural operation with livestock or a residence, fertilizer plants, and commercial kennels, as listed under the Agricultural Business District. This does not include currently active, permitted businesses which may expand only onto adjacent properties owned as of the effective date of the Comprehensive Plan. In addition, because of the absence of Town of Brigham public sewer and public water facilities to serve such uses, no heavy industrial and manufacturing will be allowed in the Town of Brigham as listed in the B-4 and B-5 Business Districts in the Iowa County Zoning Ordinances. While the land uses in the B-3 District are allowed in the Town of Brigham, they are restricted to one quarter section on either side of East Brigham Road between US Highway 18/151 and County Road ID (previously designated as a Commercial Overlay District on the Future Land Use Map).

8.6.3.2 Commercial Impact Statement

When considering an individual commercial development, the Town of Brigham will take into account the consistency with, and impact on, existing legal uses in the area. As part of reviewing such development proposals, the individual or entity proposing a commercial development shall prepare in writing for the Town's review, a comprehensive Impact Plan and Business Statement outlining the specific affects the proposed development might reasonably be expected to have on the Town and its residents. The Impact Plan shall include, at a minimum, the following information:

1. Hours and days of operation.
2. Opportunities for employment.
3. Estimated number of patrons, customers, and clients during an established period of time.
4. Amount of additional traffic to be expected on local Town and Country roads.
5. Amount of foreseeable for publicly provided services or expanded infrastructure use, including but not limited to roads, utilities, and emergency services.
6. Anticipated need for heavy machinery and/or equipment, the amount, and whether the machinery and/or equipment would have regular use of local roadways.
7. Impact of local tax revenue in relation to the additional public costs of the proposed venture.
8. Impact on Town farms, farmland, natural resources, scenic qualities, and the overall environment.
9. The Plan Commission may request other aspects or attributes of the commercial development, or the business proposed to be operated, that potentially might affect the Town, the County, or their residents.
10. Businesses should not be in conflict with existing adjacent properties, and a buffer strip may be required between commercial and residential properties. Submit a plan for a buffer strip if required.
11. Lighting plan, to include the following:

- a. Shielding the light source.

All exterior light sources greater than 1,000 lumens must be shielded so that the light source is not visible from any point higher than an angle 4" above the horizontal. This means that if your eye is above the fixture, you should not be able to see glare from the light source or lens.

In most cases, meeting this provision means that a light source must be enclosed in a nonadjustable shield that is aimed downward. Exterior lighting that is mounted underneath an eave or soffit may also meet the definition of shielded, if light from the source does not rise more than four degrees above the horizontal.

- b. Preventing light trespass.

Light trespass (from any number of light sources) cannot exceed 0.5 footcandle. The illumination amount (in footcandles) must be measured using a light meter, either at a point ten feet past the adjoining property line, or at a point four feet above the ground (or higher) on an occupied structure.

There cannot be a direct line of sight between other property and a light source (or it's reflector) on your property, such that glare from the light source would cause discomfort or annoyance on the other property.

12. Noise abatement plan, if needed.

13. Building size (under 20,000 sf is recommended) and building height.

14. Proposed signage.

In addition to the Impact Plan, the Town will review an application to ensure it complies with the following:

- The proposed development will be limited to areas where the rural nature and agricultural characteristics of the Town are not adversely affected.
- Development that minimally conflicts with neighboring farming operations and agricultural production will be favored.
- Development shall not substantially, inhibit, or otherwise affect the use and enjoyment of neighboring properties. A developer shall propose ways to mitigate any issues/conflicts raised by adjacent neighbors.
- Development shall be such that emergency access is available to all portions of the property used in the commercial development.
- Proposed development shall not disturb or otherwise adversely affect historic or archaeological sites or endangered or threatened species, and shall not disrupt, disturb, or destroy any critical or unique natural features of the site. To ensure compliance with these criteria, the developer/applicant will provide verification from appropriate governing agencies (i.e. — WI DNR, US EPA, etc.). The enforcement may lie outside the Town and County.

8.7 Land Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

8.7.1 Protect Rights of Landowners and Residents

The town will utilize consistent policies and procedures, which are fair to all landowners and residents and encourage a sense of community among these individuals, while preserving public health, welfare, and the town's character. Landowners, residents, and town officials will work together, using the comprehensive plan and ordinances, to enable orderly development, while assuring taxes received and services provided are in balance.

8.7.2 Follow and Implement this Comprehensive Plan

Recognizing the hard work and dedication of numerous groups, individuals, and organizations, this comprehensive plan shall be implemented to realize the desired improvements. Development decisions will be consistent with the adopted plan, as required by State Statutes. Where recommended by this plan, the Brigham Town Board will update ordinances, assign tasks, or develop ad hoc committees to increase the likelihood of successful goal achievement, protection of residents' rights, preservation of land values and aesthetic appeal, and satisfactory delivery of town services in an efficient and cost-effective manner. A procedure for reviewing

and then amending this plan is provided within the plan in order to keep the document current and usable.

8.8 Land Use Policies & Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- Restrict building in wetlands, shoreland areas, and floodplains (per state statutes and county codes).
- Allow up to four (4) land divisions per parent property every five (5) years, being the act of subdividing larger property to create a new parcel, lot, or tract of land that is less than 40 acres. A parent property shall be that tract of land as described on a recorded deed on file with Iowa County Register of Deeds prior to the effective date of this plan. The 5-year time period is intended to require a minimum of five (5) years between the effective date of a second land division of a parent property. Any dispute over alleged building sites or rights transferred with divided property shall be resolved by the affected property owners, not the town, and shall be resolved prior to town action on any request impacting any such property.
- ~~Consider commercial development in coordination with the Future Land Use Map. Update standards for this exception within the Building Site Regulations (Ordinance 4.01) to enable.~~
- Discourage development on steep slopes. Require special mitigation techniques for development on slopes greater than 20%.
- Allow 2-acre minimum lot size for new residential lots.
- Prohibit new subdivisions defined as land divisions creating five (5) or more parcels or building sites within a 5-year period.
- Encourage new development to follow conservation-based guidelines:
 - Provide vegetative buffers between building sites and sensitive environmental areas.
 - Preserve mature trees, vegetation, and other attributes that relate to the site's history or natural character.
 - Restore degraded environmental areas, such as streams, prairies, and wetlands.
 - Encourage Best Management Practices (BMPs) for stormwater management and erosion control.
- Institute a 20-acre density standard.
- Require a "Concept Plan" from anyone applying for a land division (defined as creating a lot less than 40 acres) for residential development. The Concept Plan shall be submitted to the Town Plan Commission and Board for review and approval. The Concept Plan shall

stay with the land, not the landowner, and shall only be modified when approved by both the landowner and the town.

- Allow one (1) residential land division for parcels created prior to February 19th, 2019, that are greater than 10 acres but less than 40 acres.

DRAFT AMENDMENT - REVISED 5/17/2022



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Director's Report: July 2022

	Since last report	Year to date	same time 2021	Comments
Zoning permits	29	150	159	
Permit project value	\$3,519,900	\$16,888,395	\$16,682,034	
New residences	6	27	29	
Accessory structures	14	73	77	
Ag buildings	7	41	42	
Solar	2	9	11	
Floodplain/Shoreland pts	9	22	15	
Complaints/Violations	1	47	19	
Certified survey map review	2	33	38	
Zoning Hearings	6	58	57	
Board of Adj hearings	0	0	0	
Sanitary Permits	12	48	56	
Soil Tests Reviewed	2	25	59	
as of July 18, 2022				

Other Updates

- Collaborating with WDNR on two wetland/floodplain/shoreland violations
 - Update on town responses to potential zoning ordinance revisions
-