

AGENDA – Iowa County Planning & Zoning Committee

Thursday, September 22, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 885 5390 8646

<https://us02web.zoom.us/j/88553908646>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the August 25, 2022 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Continued petition by Megan Van Hecker and Christopher Handel for a Conditional Use Permit to operate a construction company; lumber yard; and rental, hauling, service and repair business with associated residence on a 10.22-acre lot in the SW/NW of S20-T6N-R5E in the Town of Brigham.
7. Petition by Wisconsin Power & Light Company to zone 7.58 acres from A-1 Ag to AB-1 Ag Bus in the SE/NE of S10-T6N-R5E in the Town of Brigham.
8. Petition by Wisconsin Power & Light Company for a Conditional Use Permit to allow an electrical distribution substation on a 7.58-acre lot in the SE/NE of S10-T6N-R5E in the Town of Brigham
9. Petition by GD Dairy LLC to reduce a 7.5-acre AR-1 Ag Res lot to 2.03 acres and to zone 35 acres from A-1 Ag & AR-1 Ag Res to AB-1 Ag Bus in the
10. Petition by GD Dairy LLC for a Conditional Use Permit to allow a cheese processing and packaging facility, retail sales and associated residence on a 35-acre lot in the
11. Continued 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.
12. Petition by Sundee Syse Runden to zone 1.86 from A-1 Ag to AR-1 Ag Res in the SW1/4 of S11-T4N-R5E in the Town of Moscow.
13. Petition by Deborah Woodbury to zone 3.46 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S30-T5N-R4E in the Town of Waldwick.
14. Petition by Deborah Woodbury for a Conditional Use Permit to allow up to 20 animal units on a 3.46-acre lot in the SE/SW of S30-T5N-R4E in the Town of Waldwick.
15. Motion to end the public hearings and resume the regular meeting.

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

Scott A. Godfrey, Director

Posted 9/7/2022

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.

ANNAPROVED Minutes – Iowa County Planning & Zoning Committee

Thursday, August 25, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 848 0628 7702

<https://us02web.zoom.us/j/84806287702>

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, Tim Lease, Mel Masters, Don Leix, David Gollon

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the July 28, 2022 meeting.

Supervisor Lease stated a correction to the motion and second for item 12.

Motion by Supervisor Leix with the revision

Second by Supervisor Lease

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 Masters

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Karen Holloway to zone 19.0 acres from A-1 Ag to AR-1 Ag Res in the E ½-NW of S6-T7N-R5E in the Town of Arena.

Ms. Holloway was in attendance.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by James Brodzeller to zone 9.01 acres from A-1 Ag to AR-1 Ag Res in the NW/SE, NE/SW & SE/NW of S34-T8N-R5E in the Town of Arena.

Mr. Brodzeller was in attendance via Zoom.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Gollon asked how the town's density was to be tracked. Director Godfrey said it is the town's responsibility at this time.

Supervisor Masters asked if access needs to be provided to the remaining 31 acres. Director Godfrey said that, once consolidated by deed with the surrounding land, it will have access.

Motion to approve by Supervisor Masters with the following conditions:

- 1) The associated certified survey map is duly recorded within 6 months of County Board approval
- 2) The remainder of the parent lot be sold to an adjacent landowner and consolidated by deed with said landowner's land within 6 months of County Board approval

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Jeff & Erika Applegate to zone 2.013 acres & 20 acres from A-1 Ag to AR-1 Ag Res and 18.212 acres from A-1 Ag to C-1 Conservancy in the SW/SW of S 16, SE/NE of S20, and W1/2 – NW of S21 all in T6N-R5E in the Town of Brigham.

Mr. & Mrs. Applegate were in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Masters

Motion carries unanimously

9. Petition by Wilmer & Todd Roum to zone 8.47 acres from A-1 Ag to AR-1 Ag Res in the S1/2 - SW of S8-T7N-R1E in the Town of Highland.

Wilmer Roum was in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Wilmer & Todd Roum for a Conditional Use Permit to allow up to 6 animal units on an 8.47-acre AR-1 lot in the S1/2 - SW of S8-T7N-R1E in the Town of Highland.

Wilmer Roum was in attendance.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

11. Petition by Kenneth Kammes to zone 2.03 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S35-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Masters confirmed that the proposed driveway is using an existing field access to County Road CH.

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

Second by Supervisor Leix

Motion carries unanimously

12. Petition by Terry Rule and the Carol Rule Estate to zone 34.13 acres from A-1 Ag to C-1 Conservancy in the SW/SW of S3 & NW/NW of S10 all in T5N-R2E in the Town of Linden.

Mr. Rule was in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Masters

Motion carries unanimously

13. Petition by Ben Beiler and Isaac Stoltzfus for a Conditional Use Permit to allow a Commercial Kennel in an A-1 Ag district in the SW/NW of S15-T4N-R1E in the Town of Mifflin.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Masters suggested including a condition that would have the Conditional Use Permit expire if the kennel ceases operation in addition to the sale of the property.

Motion to approve by Supervisor Masters with the following conditions:

- 1) all dogs must have a Mifflin Township dog license
 - 2) the operator must maintain all required State licenses
 - 3) all provisions of a Commercial Kennel in the county's zoning ordinance must be complied with
 - 4) the CUP expires upon sale of the property to any entity other than Mr. Beiler
- Second by Supervisor
- 5) the CUP expires if the kennel operation ceases operation

Second by Supervisor Leix

Motion carries unanimously

14. Petition by Bru-Mar LLC and Adam Crist to zone 2.013 acres from AR-1 Ag Res to C-1 Conservancy with 24.725 acres of the parent lot to remain AR-1 Ag Res in the SE/SW of S17-T5N-R3E in the Town of Mineral Point.

Mr. Crist was in attendance.

Director Godfrey gave the staff report.

Public comments:

- Don Stoikes asked if this is to be an access to the platted subdivision to the south and suggested the notification of adjacent landowners be expanded. Director Godfrey said this cannot be an access to the plat unless subsequently rezoned and the plat replatted. He added the ordinance would require revision to

increase the notification distance, which is the prerogative of the committee and County Board.

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

Second by Supervisor Lease

Motion carries unanimously

15. Petition by Chuck & Jodi Chandler to zone 1.08 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res with the balance of the existing B-2 lot zoned to A-1 Ag in the NE/SW of S11-T4N-R5E in the Town of Moscow.

Mr. & Mrs. Chandler were in attendance via Zoom.

Joe Hendrickson and Gary Langfoss were in attendance representing the Town of Moscow.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease

Motion carries unanimously

16. Petition by Timothy Jansen and Jansen Family Farm LLC to zone 6.315 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S28-T8N-R1E in the Town of Pulaski.

Mr. Jansen was in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Masters

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

- Supervisor Gollon said he feels there needs to be more consistence among towns on how residential density is administered and tracked. The committee generally agreed, if possible.
- Richard Jenkins provided a handout about the health impacts of industrial wind turbines and discussed issues with a Brown County, WI project.
- Rick Zemlicka provided a handout asking the County Board to request the Wind Siting Council to meet.

19. Director's report

Director Godfrey overviewed the report included in the packet.

20. Next meeting date and time: Sept. 22, 2022 at 6pm

21. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:55pm

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

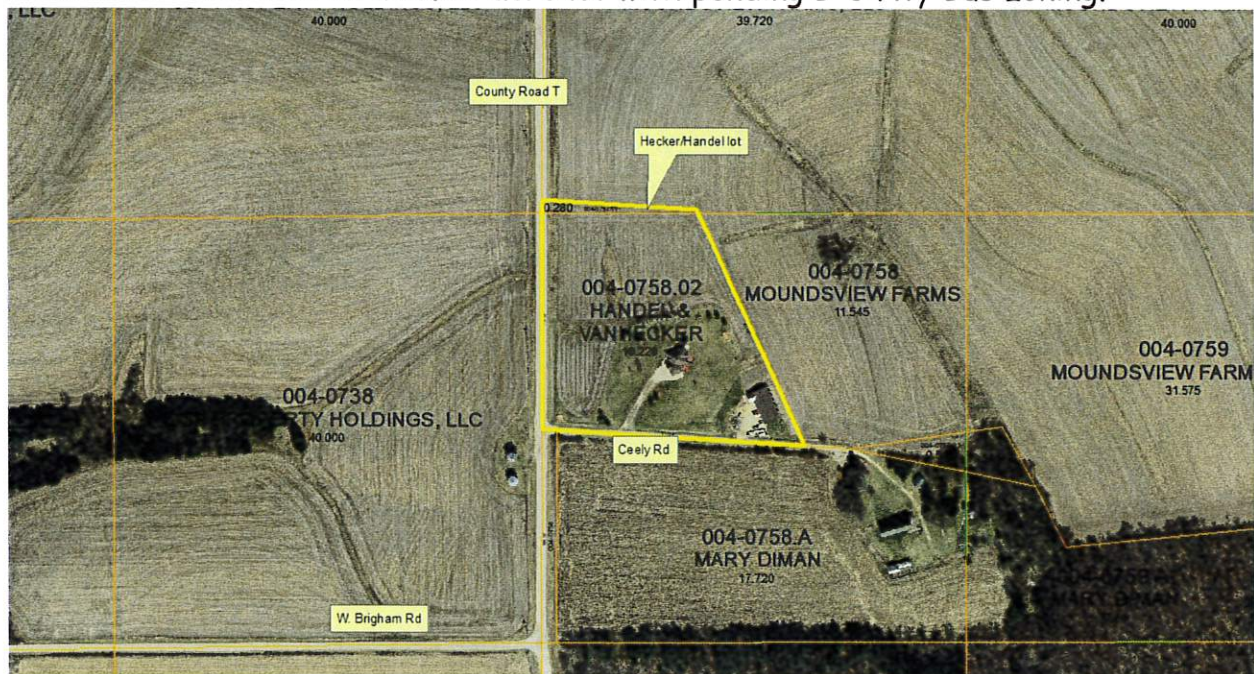
Zoning Hearing: 3263 (cont)

Megan Van Hecker
Christopher Handel
7520 Ceely Rd
Barneveld, WI 53507

Hearing Date: Sept. 22, 2022

Town of Brigham
SW/NW S20-T6N-R5E
PIN: 004-0758.02

Request: This is a request for a Conditional Use Permit to operate a construction company; lumber yard; and rental, hauling, service and repair business with associated residence on a 10.22-acre lot with pending B-3 Hvy Bus zoning.



2. Comments

1. Application was made in May 2022 to rezone the lot to B-3 Hvy Bus with a CUP to operate a lumber yard. It was found that the other businesses were already in operation, so the zoning was approved with the condition of the CUP being revised to include all commercial uses.
-

2. If approved, only those uses approved by CUP would be allowed, other than agricultural cropping
3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Brigham is recommending approval with the following recommended conditions:

- 1) Excessive deterioration of Ceely Rd based on the road's PASER rating to be evaluated annually will be the responsibility of the applicants
- 2) Hours of operation to be Monday through Friday from 6am to 6pm, Saturday from 8am to 5pm, and no hours on Sunday
- 3) Business is not open to retail customers based on the current driveway location
- 4) If non-family employees are added, a commercial toilet will need to be added

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The Town conditions with the following clarifications:
 - The Town will decide if there is excessive deterioration of Ceely Rd and provide the applicants and County with the necessary repairs and timeline for completion. All repairs must be made to the Town's satisfaction.
 - If/When the applicants propose to open the business(es) to retail customers, an approved access and driveway shall be constructed to County Road T.
 - All relevant commercial codes must be complied with relating to both construction and plumbing.
-

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

Phone: (608) 924-1013, ext. 3101 | Web: www.town.brigham.iowa.wi.us

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

Iowa County Office of Planning & Development | 222 N Iowa Street | Dodgeville, WI 53533

Scott Godfrey | Email: scott.godfrey@iowacounty.org

Town Board Meeting Date: 9/7/2022

Property Owner/Applicant's Name: Christopher Handel/Megan VanHecker

Request:

- Driveway – driveway located off County Road T
- Conditional Use Permit – construction company and rental, hauling, service, and repair business operations

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

This request was approved with the previous conditions remaining in effect:

- Zoning Change – rezone entire parcel from AR-1 to B-3
- Conditional Use Permit – lumberyard with affiliated existing single-family residence with the following conditions:
 - Excessive deterioration of the town road (Ceely Rd) based on the road's PASER rating to be evaluated annually will be the responsibility of the property owner.
 - Hours of Operation: Monday through Friday from 6:00 am to 6:00 pm, Saturday from 8:00 am to 5:00 pm, and no hours on Sunday.
 - Business is not open to retail customers based on the current driveway location.
 - If non-family employees are added, a commercial toilet will need to be added.



Signature of Town Chairperson

9/9/2022

Date



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3295
WP&L Company
4902 N Biltmore Ln
Madison, WI 53718

Hearing Date: Sept. 22, 2022
Town of Brigham
SE/NE S10-T6N-R5E
PIN: 004-0558.02

Request: This is a request to zone 7.58 acres from nonconforming A-1 Ag to AB-1 Ag Bus with a Conditional Use Permit for an electrical distribution substation.



2. Comments

1. The minimum lot size for the A-1 district has been 40 acres since 1978. This lot was created by land division in 1981, so became nonconforming due to not meeting the minimum lot size.
2. If approved, the AB-1 lot will allow agricultural cropping as a permitted use. Any other use will require a Conditional Use Permit, which the applicant has made for an electrical distribution substation (electrical transmission utility under the county ordinance)
3. The lot was created prior to the requirement of a certified survey map.

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

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

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 both the zoning change and CUP

Staff Recommendation: Staff recommends approval of the zoning change with the condition that the associated CUP request is approved.

For the Conditional Use Permit, staff recommends approval with the following conditions:

- 1) The existing buffer of trees be maintained or replaced along the west and north line of the lot.
-



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: Wisconsin Power & Light Company Address: 4902 North Biltmore Lane, Madison, WI 53718
Jessica Bahr City/Zip Code: Madison, WI 53718

Landowner: Wisconsin Power & Light Company Address: 4902 North Biltmore Lane, Madison, WI 53718
(if other than applicant) City/Zip Code: Madison, WI 53718

Applicant Phone: (608) 458-3419 Landowner Phone: (800) 255-4268

Email: jessicabahr@alliantenergy.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Brigham Acreage of proposed lot(s) 7.58 acres

Section 10 Town 6 N Range 5 E SE 1/4 of the NE 1/4 PIN 004-0558.02

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: AB-1 for the proposed use(s) of: _____

Requested Conditional uses (s):
Electrical Distribution Substation

I. Please list any improvements currently on the land: There are no improvements on the property.

II. Please explain the reason for the request and proposed plans: Wisconsin Power and Light Company requests permission to build a new distribution electrical substation. See attached Exhibits for additional information.

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

- 1) How is this land better suited for a non-agricultural use?
The A-1 Ag district has a minimum 40 acre lot size since 1978. This lot was created in 1981 by division from a larger A-1 tract. It is nonconforming due to it's lot size. This property along with the adjacent parcels are not currently being farmed.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
This parcel is currently non-conforming ag. It is surrounded by U.S. Hwy 151 on the south side, proposed residential on the west side with a tree line buffer, the north side is an undeveloped/ wooded lot with a residential lot north of that, and then the east properties are undeveloped/wooded.

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?
The electrical substation is a use referenced in the Iowa County Zoning Ordinance under AB-1 district as number twelve (12), which states "transportation, communications, pipeline, electric transmission, utility, or drainage uses if consistent with Ch. 91.46(4) WI Stats, including wind and solar energy systems where the energy generated is primarily to be used off site." This use also complies with Ch. 91.46(4) WI Stats.
2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?
The substation will be in operation 24/7 with limited monthly maintenance conducted by 2-3 employees. Traffic will be limited to pickup trucks or occasionally bucket trucks for this monthly maintenance. There is no significant noise, dust or odors associated with the use.
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?
The engineered grading and erosion control plan will be exercised throughout the construction and restoration phases. A storm water detention area will be installed. There is a tree buffer strip between the proposed residential development to the west of the project and a wooded lot to the north of the project to protect residential site lines.

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

There are no adverse impacts anticipated from the installation of the new electric distribution substation. There are no noise impacts and any possible visual impacts to the adjacent properties are mitigated by the inherent downslope and wooded barrier on the north and west side of the property.

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

There are adequate utilities, access, and drainage for the planned site improvements.

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

Wisconsin Power and Light's mission statement is "To deliver the energy solutions and exceptional service that our customers and communities count on – safely, efficiently and responsibly."

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

The new electric distribution substation supports the intentions of the Town and County Comprehensive Plans by supporting the increase of homes and businesses in the surrounding community.

****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: Jessica R. Bahr Date: 8-4-2022

Wisconsin Power and Light Company
Jessica R. Bahr, Senior Right of Way Agent

Landowner(s) Signature: Jessica R. Bahr Date: 8-4-2022

Wisconsin Power and Light Company
Jessica R. Bahr, Senior Right of Way Agent

For Office Use Only: Rcv'd by 92 Date 8/23/22 Fee 750 Check # 2646 Cash

A-1 4/6 present zoning 4A floodplain 4A shoreland/wetland



Alliant Energy
4902 North Biltmore Lane
Madison WI 53718-2148

1-800-ALLIANT (800-255-4268)
alliantenergy.com

August 23, 2022

Iowa County
Attn: Office of Planning and Development
222 N. Dodgeville Street Suite 1223
Dodgeville, WI 53533

Wisconsin Power and Light Company Barneveld Distribution Substation:
Conditional Use and Rezoning Permit Application Fee

Dear Iowa County Planning & Development Director,

Enclosed is Wisconsin Power and Light Company's Check #2000432666 in the amount of \$750.00 in full payment for the Conditional Use and Rezoning Permit Application that was sent electronically on August 23, 2022.

Sincerely,

A handwritten signature in black ink that reads "Jessica R. Bahr". The signature is written in a cursive, flowing style.

Jessica R. Bahr
Senior Real Estate Representative
Alliant Energy

Enclosure:

GENERAL NOTES

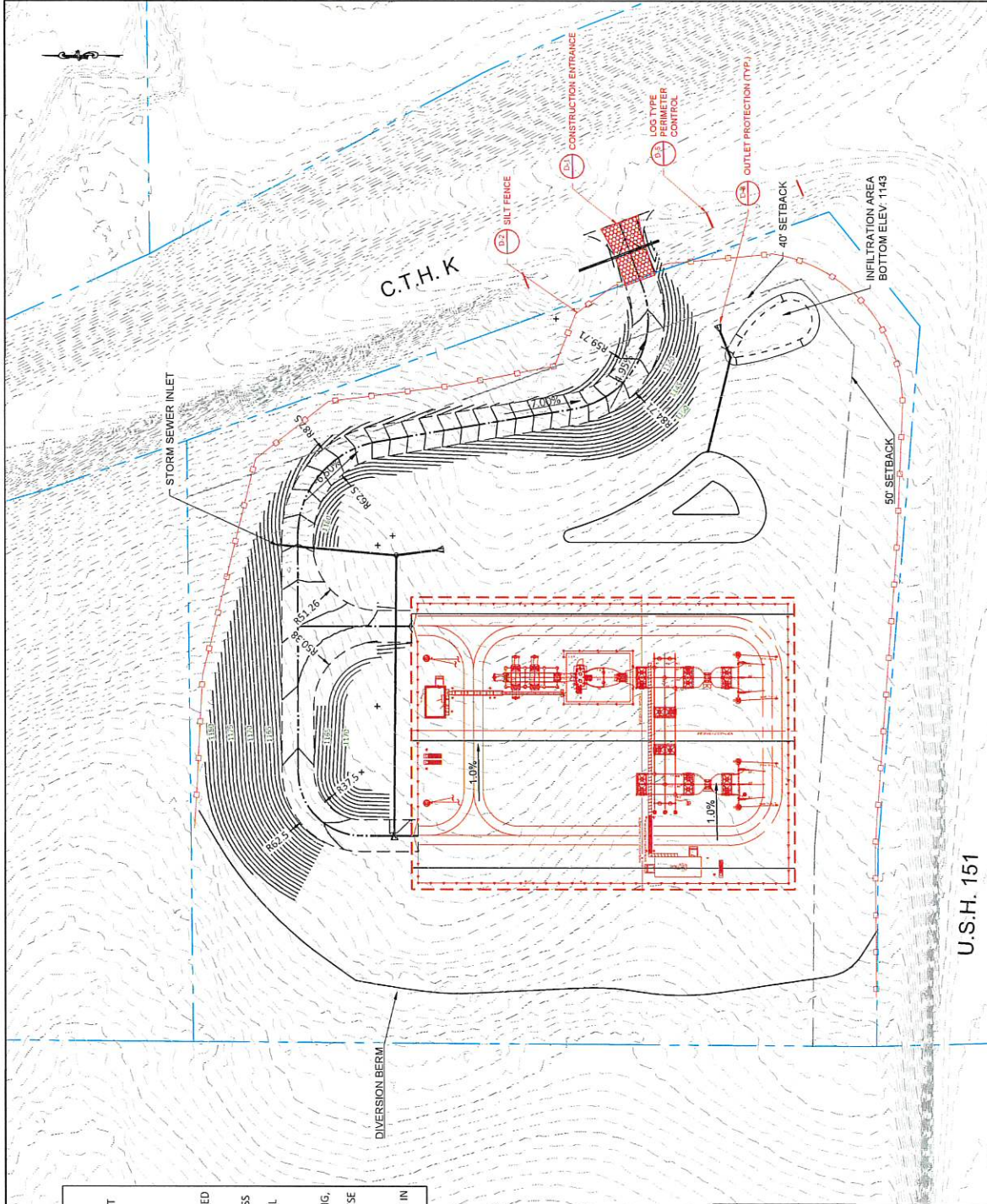
1. GENERAL ARRANGEMENT AND FENCE GEOMETRY PROVIDED BY ALLIANT ENERGY.
2. ELEVATION DATA USES IOWA COUNTY LIDAR DATA.

EROSION CONTROL NOTES:

1. ALL AREAS THAT SHALL BE PERMANENTLY VEGETATED SHALL BE COVERED WITH 12" TOPSOIL AND STABILIZED USING ONE OF THE FOLLOWING METHODS:
 - 1.1. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH CLASS I, TYPE A URBAN EROSION MATTING AS APPROVED BY ENGINEER.
 - 1.2. ALL DITCHES AND SWALES CONSTRUCTED TO FINAL GRADES SHALL BE LINED WITH EROSION MAT, CLASS II, TYPE C.
2. IN STORMWATER AND INFILTRATION FACILITIES, ACCUMULATED CONSTRUCTION SEDIMENT MUST BE REMOVED PRIOR TO FINAL SEEDING, GRASSING OR LAYING OF ROCK STORAGE OR ENGINEERED SOIL LAYERS. IN ADDITION, SILT FENCE SHALL BE INSTALLED UPSLOPE OF THESE AREAS.
3. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED FOR MORE THAN 7 DAYS.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING FENCE LINE
- PROPOSED FENCE LINE



U.S.H. 151

PROJECT: BARNEVELD SUBSTATION

CLIENT: ALLIANT ENERGY

COUNTY: IOWA COUNTY

PRELIMINARY GRADING & EROSION CONTROL

DATE: 7-29-2022

FILE NAME: P:\1312 EG - ATC WEST PORTFOLIO\1312-0126-ALT BARNEVELD SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PRELIMINARY GRADING - UPDATED DRIVEWAY.DWG

PLOT DATE: 7/29/2022 11:11 AM

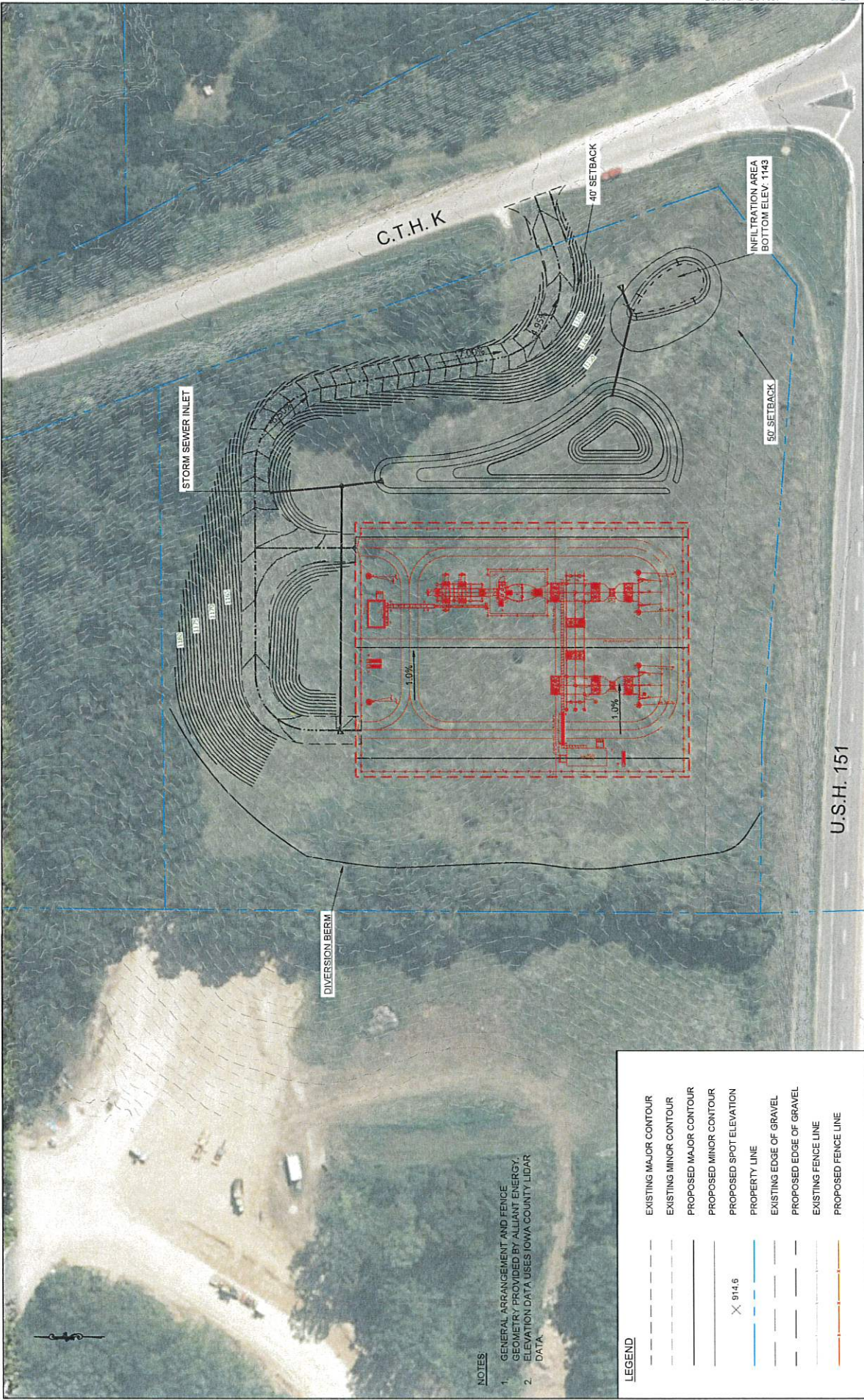
PLOT BY: NATALIE MCCRAW

PLOT NAME: 1" = 30' (1:1117)

REVISION DATE:

1334 DEWEY COURT
MADISON, WI 53703 (608) 839 4422

FOR



NOTES

- 1. GENERAL ARRANGEMENT AND FENCE GEOMETRY PROVIDED BY ALLIANT ENERGY
- 2. ELEVATION DATA USES IOWA COUNTY LIDAR DATA

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPERTY LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING FENCE LINE
- PROPOSED FENCE LINE

PROJECT: BARNEVELD SUBSTATION

CLIENT: ALLIANT ENERGY

COUNTY: IOWA COUNTY

PRELIMINARY GRADING - DRIVEWAY

DATE: 07-08-2022

FILE NAME: P:\1312 ED - ATC WEST PORTFOLIO\1312-0136-ATC BARNEVELD SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PRELIMINARY GRADING - UPDATED DRIVEWAY.DWG

PLOT DATE: 7/15/2022 3:38 PM

PLOT BY: NATALIE MCCRAW

PLOT NAME: 1"=40' (11.117)

PLOT SCALE: 1"=40' (11.117)

1334 DEWEY COURT
MADISON, WI 53703 (608) 839 4422



TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

Phone: (608) 924-1013, ext. 3101 | Web: www.town.brigham.iowa.wi.us

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

Iowa County Office of Planning & Development | 222 N Iowa Street | Dodgeville, WI 53533

Scott Godfrey | Email: scott.godfrey@iowacounty.org

Town Board Meeting Date: 9/7/2022

Property Owner/Applicant's Name: Wisconsin Power & Light

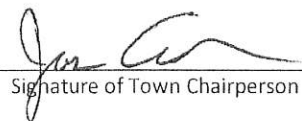
Request:

- Zoning Change – rezone from A-1 to AB-1
- Conditional Use Permit – for electrical distribution substation
- Property Access – access to electrical distribution substation
- Building Site – electrical distribution substation

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):


Signature of Town Chairperson

9/9/2022
Date

Scott Godfrey

From: Scott Godfrey
Sent: Wednesday, September 14, 2022 10:36 AM
To: 'Carlee Segebrecht'; jessicabahr@alliantenergy.com
Subject: RE: Barneveld Substation

Thank you. I will include this in the hearing file and provide to the committee.

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

From: Carlee Segebrecht <carlee.segebrecht@gmail.com>
Sent: Tuesday, September 13, 2022 2:42 PM
To: jessicabahr@alliantenergy.com; Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Barneveld Substation

Hi Jessica,

Checking in as I have not heard from you. It looks like there are stakes for the project and it's measuring just over 300 feet from my driveway.

Scott - please note the following website from Alliant. We have small children in our neighborhood - my youngest is 16 months and oldest is 4. With a fence just 300 feet from my driveway and their danger warning, I fear for the casualty of kids or other individuals in our community. Directly from their website 'Never.... even go near the fence surrounding one'. What is near - to me 300 feet is already too 'near'.

<https://www.alliantenergy.com/communitysupportandsafety/safety/electricsafety/utility equipmentsafety>

Substations

Substations are fenced areas containing large electrical equipment. The electricity used in these substations is extremely dangerous. It can kill a person.

Substation are marked with either "Danger" or "Warning High Voltage" signs. Never enter a substation or even go near the fence surrounding one.

Another, from their site. with 300 feet from residences, kids won't be able to fly drones, or kites, and will be limited in other normal activity:

<https://www.alliantenergykids.com/stayingsafearoundenergy/electricsafety>

1. **DON'T fly anything like drones or kites near power lines or substations.** A kite and its string may conduct electricity - sending it right through you to the ground.

Substations

Substations are fenced areas containing large electrical equipment. The electricity used in these substations is extremely dangerous. It can kill a person. Substations are marked with either "Danger" or "Warning High Voltage" signs.

NEVER enter a substation or go near the fence surrounding one. If you lose something into the substation area, like your pet, a ball or a kite, DO NOT climb the fence or enter the area. Have an adult call the electric company.

On Tue, Sep 6, 2022 at 11:13 AM Carlee Segebrecht <carlee.segebrecht@gmail.com> wrote:

Hi Jessica,

Thank you for the time for your call on Friday. I appreciate you looking into and following up on:

- 1) Validity of application as the current subdivision was not on the original application. A complete picture was not provided to the Commission for consideration when the original approval was given.
- 2) Health considerations of living near a substation
- 3) Wis. Stat. § 196.491(3)(d)6.

can you provide clarification on 'must not unreasonably interfere with the orderly land use and development plans for the area involved?' It looks like, from the decision matrix, that Mount Horeb did not move forward for this reason, but the Barneveld subdivisions we are discussing are much closer than Mount Horeb.

In addition, can you clarify for me if Alliant and the Commission took into consideration the DOT project plans for Hwy 18/151? I do not see them included in your application, so I've attached them to this email. The proposal shows the intersection for Hwy K becoming a round about that would not connect with the highway. When this happens, would the machinery needed to service the substation have to be re routed through our village? I saw on the application it was referenced for ease of access, and although true for the near future, the DOT project plans do not support it. I have major concerns with this as well.

Scott, I've added some documents that I would like included for the upcoming meeting. I may have more forthcoming.

--

Carlee Segebrecht
608.301.7732

Scott Godfrey

From: Scott Godfrey
Sent: Wednesday, September 14, 2022 10:37 AM
To: 'Bahr, Jessica'; carlee.segebrecht@gmail.com
Subject: RE: Please Review and Respond (RE: Barneveld Substation)

Thank you. I will include this in the hearing file and provide to the committee.

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

From: Bahr, Jessica <JessicaBahr@alliantenergy.com>
Sent: Tuesday, September 13, 2022 3:36 PM
To: carlee.segebrecht@gmail.com
Cc: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: FW: Please Review and Respond (RE: Barneveld Substation)

Hello Carlee,

Please see the responses in [blue](#).

1) Validity of application as the current subdivision was not on the original application. A complete picture was not provided to the Commission for consideration when the original approval was given. [On Wisconsin Power and Light Company's \(WP&L\) application to Iowa County in Section 3, question \(2\), the surrounding properties' uses are listed as, "It is surrounded by U.S. Hwy 151 on the south side, proposed residential on the west side with a tree line buffer, the north side is an undeveloped/wooded lot with a residential lot north of that, and then the east properties are undeveloped/wooded."](#) One of the other concerns you shared with me during our phone conversation on Friday last week was that part of the trees have been removed. I will agree that an approximately 140 to 150 foot section of trees in the northwest corner of WPL's property have been removed. WP&L can offer to put up a temporary snow fence in this open area to deter any trespassers during construction. After construction is complete, all of WP&L's equipment will be enclosed in an 8 foot high chain link fence with 4 strands of barbed wire on the top to deter any trespassers. This fence is also noted on the substation drawing provided in the application.

2) Health considerations of living near a substation [Attached are two \(2\) published documents.](#)

3) Wis. Stat. § 196.491(3)(d)6. can you provide clarification on 'must not unreasonably interfere with the orderly land use and development plans for the area involved?' It looks like, from the decision matrix, that Mount Horeb did not move forward for this reason, but the Barneveld subdivisions we are discussing are much closer than Mount Horeb. [This project does not fall under the jurisdiction of the Public Service Commission due to Wis. Stat. § PSC 196.49\(5g\)\(ar\)\(c\). This project is not estimated to even come to half of the cost threshold allowed by statute which is \\$10 million.](#)

In addition, can you clarify for me if Alliant and the Commission took into consideration the DOT project plans for Hwy 18/151? I do not see them included in your application, so I've attached them to this email. The proposal shows the

intersection for Hwy K becoming a round about that would not connect with the highway. When this happens, would the machinery needed to service the substation have to be re routed through our village? I saw on the application it was referenced for ease of access, and although true for the near future, the DOT project plans do not support it. I have major concerns with this as well.

Since the driveway is intersecting with County Road K, which is an Iowa County road, WP&L has had conversations with the highway commissioner about WISDOT's future plans for County Rd K. Alliant has obtained the driveway permit from Iowa County for the installation of the driveway depicted on the Preliminary Grading Plan. If and when County Rd K is closed Alliant will abide by all relevant traffic routes.

Jessica Bahr | Senior Real Estate & Right of Way Representative

4902 N Biltmore Lane | Madison, WI 53718

Office: (608) 458-3419

alliantenergy.com | jessicabahr@alliantenergy.com



From: Carlee Segebrecht <carlee.segebrecht@gmail.com>

Sent: Tuesday, September 6, 2022 11:14 AM

To: Bahr, Jessica <JessicaBahr@alliantenergy.com>; Scott.Godfrey@iowacounty.org

Subject: [EXTERNAL] Barneveld Substation

CAUTION: This is an **external** email that came from **outside** Alliant Energy. Use caution and never respond to an email asking for personal information. Remember the CyberSecurity SEAL when reading email:

Sender – Is the sender someone you know and are you expecting email from them?

External – Messages from outside Alliant Energy will be labeled External in the subject line.

Attachments – If this email contains attachments, are you expecting them? Is it the type of thing this sender would share with you?

Links – If this message contains links, type in the website's address directly in your browser rather than clicking the link in the email.

Hi Jessica,

Thank you for the time for your call on Friday. I appreciate you looking into and following up on:

- 1) Validity of application as the current subdivision was not on the original application. A complete picture was not provided to the Commission for consideration when the original approval was given.
 - 2) Health considerations of living near a substation
 - 3) Wis. Stat. § 196.491(3)(d)6.
- can you provide clarification on 'must not unreasonably interfere with the orderly land use and development plans for the area involved?' It looks like, from the decision matrix, that Mount Horeb did not move forward for this reason, but the Barneveld subdivisions we are discussing are much closer than Mount Horeb.

In addition, can you clarify for me if Alliant and the Commission took into consideration the DOT project plans for Hwy 18/151? I do not see them included in your application, so I've attached them to this email. The proposal shows the intersection for Hwy K becoming a round about that would not connect with the highway. When this happens, would the machinery needed to service the substation have to be re routed through our village? I saw on the application it was referenced for ease of access, and although true for the near future, the DOT project plans do not support it. I have major concerns with this as well.

Scott, I've added some documents that I would like included for the upcoming meeting. I may have more forthcoming.

--
Carlee Segebrecht
608.301.7732

Environmental Impacts Of Substations



Introduction

A substation is part of the electric grid and connects two or more transmission and/or distribution lines. Substations are designed to accomplish the following functions, although not all substations have all these functions:

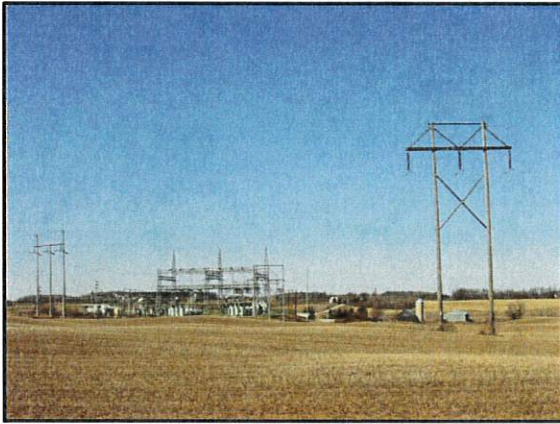
- Change voltage from one level to another
- Regulate voltage to compensate for system voltage changes
- Switch transmission and distribution circuits into and out of the grid system
- Measure electric power qualities flowing in the circuits
- Connect communication signals to the circuits
- Eliminate lightning and other electrical surges from the system
- Connect electric generation plants to the system
- Make interconnections between the electric systems of more than one utility
- Change alternating current to direct current or direct current to alternating current
- Control reactive kilovolt-amperes supplied to and the flow of reactive kilovolt-amperes in the circuits

Substations can range from simple to complex. A small substation of about 500 square feet may contain little more than a transformer and associated switches. Other substations are very large and may be several acres in size with several transformers and dozens of switches. Substations are built in all types of locations, within agricultural fields, in undeveloped areas, in urban areas, or amidst residential developments (Figure 1). Regardless of their size, substations have several common features, including a gravel pad with concrete foundations that support the necessary electrical equipment, a tall chain link fence surrounding the equipment for safety purposes, and an access road from the nearest public road.

The general location of a substation is initially determined by transmission requirements and transmission line routing. The selection of a substation site involves the consideration of many

factors. Sufficient land area is required for installation of equipment with necessary clearances for electrical safety and for access to maintain large apparatus, such as transformers. The site should have room for expansion due to load growth or planned transmission additions. Potential environmental effects such as stormwater drainage, noise, and road traffic must also be considered.

Figure 1 A Variety of Substations in Different Settings



Types of Impacts Associated with Substations

The impacts related to the construction and operation of a new electric substation will depend on its size as well as the topography, land cover, and existing land use of the selected site. Some impacts are temporary; however, most of the community and environmental impacts are permanent. The extensive land clearing and excavation activities required for the substation foundation creates permanent changes to the land cover of the site. In addition, a permanent access road is needed to allow for long-term monitoring and maintenance. Larger substations may require stormwater detention ponds, berms, additional transmission structures constructed outside of the fenced area, and other landscape alterations. These changes and other impacts related to the construction and operation of electric substations are described below, separated into temporary and permanent impacts.

Temporary Construction Impacts

Prior to the construction of a substation, the entire area is cleared of vegetation and regraded. If nonsuitable soils are encountered, they are excavated and replaced.

Temporary impacts associated with the construction of a substation often include machinery noise, fugitive dust, and temporary disruptions in local electric-service. Substantial noise and airborne dust can be caused by the large equipment used to excavate the area of the substation pad and access road, concrete and gravel trucks that haul in materials for the foundation, and tractor trailers to bring in the electrical equipment. Short local electrical outages may be necessary to interconnect nearby transmission and/or distribution lines into the new substation.

Soil erosion and storm water runoff can also occur during construction when the existing vegetation is removed during foundation excavation, temporarily exposing bare ground. Installation of appropriate erosion control measures, such as silt fencing and straw logs should occur during construction and remain in place until the disturbed vegetation surrounding the fenced-in site has stabilized. The thick gravel pad that is laid down (within the fenced substation area) acts as an impermeable surface and increases runoff during rain events. Construction of permanent storm water ponds adjacent to the fenced area is a common practice, especially for larger substations, to mitigate the adverse effects of storm water runoff on water quality in nearby streams and wetlands.

Permanent Construction Impacts

The permanent impacts related to construction and operation of a new substation (or expansion of an existing substation) may be substantial depending on the location of the new site and its proximity to residences. Among the more important and long-lasting impacts are land use changes and habitat loss, changes to local aesthetics and viewsheds, noise, and lighting. These potential impacts, as well as several others, are discussed below in alphabetical order.

Aesthetics

The overall aesthetic impact of a new substation is highly dependent on the size and location of the facility. Smaller distribution substations can be camouflaged fairly easily with berms, fencing, or landscaping. Larger substations that interconnect transmission lines can appear quite industrial in nature. In rural settings, local property owners may not object to the facilities' strong visual impact. Within residential areas however, homeowners may find that the physical appearance of the transformers, switches and high fences of new substations detract from the character of the neighborhood. Because of the height of some substation equipment and the clearing necessary around the transmission facilities, it can be difficult to reduce the visual impact of transmission substations. Substation construction applications may include landscape plans and illustrations so that the public can understand how the new structures will look within the neighborhood when compared to adjacent land uses.

Cultural Resources

Cultural resources include archeological sites, historic buildings, and sacred places. Potential impacts to cultural resources could occur in two ways: 1) ground disturbing activities could result in the loss of or damage to archeological artifacts or unmarked burial sites; or 2) the views and site lines to or from an important historical site could be adversely affected by the physical presence of a new substation. Both of these potential impacts must be considered when an applicant is selecting its final site alternatives.

A statewide database of known cultural resources must be consulted, and the direction of the Wisconsin Historical Society must be followed if it appears that cultural resources might be affected by a proposed construction project.

Electromagnetic Fields

The electric and magnetic field (EMF) levels within the fenced area of a substation can be much higher than the surrounding area, especially at larger substations containing several transformers. However, these EMF levels decrease rapidly with distance from the transformers and other electrical equipment. Most of the time, EMF levels drop to the same as surrounding background levels at a distance of 100 to 200 feet from the fenced area.

Land Use and Habitat Loss

New substations located within residential neighborhoods or subdivisions may be perceived as an industrial land use, inconsistent with the aesthetics of the community. They have the potential to affect the character and desirability of the residential area unless adequately landscaped or designed to be less obtrusive. Some examples of substation landscaping or design include surrounding the substation with tree-covered berms, attractive wood fencing, or the use of low-profile facility designs.

Locating a substation in a rural area that is primarily agricultural could result in the loss of productive farmland. Utilities may purchase more land than is needed for the substation footprint. In these situations, once the substation and required infrastructures, like storm water ponds or access roads are constructed, the surrounding acreage is usually leased to a farm operator and returned to agricultural use.

New substation sites within existing wooded areas will result in the loss of trees and woodland habitat for birds and other wildlife. Substations constructed in grasslands may impact high quality bird habitat. Depending on the size and purpose of the substation, the area affected could vary from less than one acre to up to 10 acres.

Noise and Lighting

The noise produced by an operating substation can be quite loud to adjacent property owners. A constant humming or buzzing noise may be audible several hundred feet from the substation fence. The sound may be especially noticeable during nighttime hours when ambient noise levels are lower. A barrier of mature trees or tall soil berms between the substation and nearby residences can be helpful in partially reducing noise impacts.

Light pollution may present a nuisance in residential areas or diminish enjoyment of the night time sky in rural areas. Substations may have lights that operate all night long to discourage vandalism and unauthorized individuals. Newer downward-focused security lighting can help to avoid or reduce light pollution.

Public Safety

The installation of equipment within substations must meet the requirements of the Wisconsin Electrical Code. There are also strict safety requirements for personnel assigned to work in substations. To maintain safe conditions for the general public, all substations are fenced and have gates that must be locked at all times. Appropriate signage must also be posted that shows the owner of the substation, the hazardous nature of the substation, and contact information.

Threatened, Endangered, or Rare Species

Construction and operation of a substation could have direct impacts on rare species or their habitat if the substation is sited in an area with high-quality habitat suitable for protected species. Applicants are required to consult with the Wisconsin Department of Natural Resources (WDNR) to determine if protected species or high-quality habitat are present on the site. In some cases, field surveys may be necessary. When these resources might be present, the utility is required to avoid or reduce possible impacts. Methods to avoid or minimize impacts may include choosing an alternative site, scheduling construction so as to avoid active breeding seasons, or other methods. An “incidental take” permit may be needed.

As described above in the land use discussion, substation construction can also result in the direct loss of grassland or woodland habitat for other non-listed birds, mammals, reptiles and other wildlife.

Vegetation Management

Buried beneath the gravel in a substation yard is a grid of wires that functions as the grounding for the high voltage equipment. In order to ensure safety for utility employees and the public, it is important to prevent this ground grid from being compromised by vegetation growth. For this reason substation yards are regularly maintained by using a variety of herbicides.

Wetlands/Waterways

Because of the need for a stable, level ground surface, new substations are rarely constructed within wetlands. If no other suitable alternatives are available, the environmental permitting requirements for siting a substation in a wetland include minimizing the amount of fill placed in a wetland and the impact on wetlands/waterways adjacent to the construction site. They might also include creating, restoring, or preserving additional wetland acreage on other sites. If wetlands or waterways are present near an upland substation site, it is likely that construction of a storm water pond to retain runoff from the substation site would be required.

The Role of the Public Service Commission

The Public Service Commission of Wisconsin (PSCW) regulates Wisconsin's utilities. A three-member board (the Commission) is appointed by the governor to make decisions for the agency based on analyses and information gathered by a technical staff with a wide range of expertise.

The PSCW staff analyzes a substation application to determine the degree of need for the project, its potential social and natural resource impacts, and the accuracy of the applicant's cost estimates. The applications detail the location of the sites and the types of construction or modifications to existing substations being proposed. They typically contain a variety of diagrams showing the location and arrangement of the principal substation components including lines, switches, circuit breakers, and transformers. The size and complexity of the proposed project determines whether and what type of review process is conducted by the PSCW.

Because of the high cost of electrical equipment placed in substations, the Commission is required to review the applications for the construction of most substations, including distribution substations built by local electric service providers (Wis. Admin. Code § PSC 112.05(3)). Most proposed substation construction requires a Certificate of Authority (CA) from the Commission. A substation application that is proposed as part of a larger construction project such as a high-voltage transmission line or generation facility will require either a CA or a Certificate of Public Convenience and Necessity (CPCN) from the Commission, depending on the total size of the proposed project. A public hearing is not usually required for applications requiring a CA, but may be requested by interested parties or members of the public. CPCN project applications always require a public hearing in the project area.

The Commission is responsible for making the final decisions about the proposed substation construction. The Commission decides whether the substation will be built, where it will be located, and under what conditions. If there is a hearing, the Commission reviews all hearing testimony from PSCW staff, the applicant, WDNR staff (if permits are required), full parties, organizations, and members of the public. The three Commissioners meet regularly in open meetings to decide cases before them. The public can observe any open meeting. At these open meetings, the Commission approves, denies, or modifies the proposed project. The Commission has the authority to order environmental protections or mitigation measures as a condition of construction.

The Public Service Commission of Wisconsin is an independent state agency that oversees more than 1,100 Wisconsin public utilities that provide natural gas, electricity, heat, steam, water and telecommunication services.



Public Service Commission of Wisconsin

P.O. Box 7854
Madison, WI 53707-7854

Telephone: 608-266-5481
Toll free: 888-816-3831
Consumer affairs: 608-266-2001 / 800-225-7729
TTY: 608-267-1479 / 800-251-8345
Fax: 608-266-3957

Website: psc.wi.gov

Electric16 (08/13)

EMF

Electric & Magnetic Fields



The Electromagnetic Spectrum

Electricity produces two types of fields, electric and magnetic. These fields are often combined and referred to as electromagnetic fields or EMF. However, the two types of fields are quite different.

Recent scientific studies typically concentrate on the effects of magnetic fields and any potential association with health issues. “EMF” has become the popular short-hand term for magnetic fields.

Electric Fields

Wherever there is electricity, there are electric fields. While magnetic fields are created only when there is a current, electric fields are associated with any device or wire that is connected to a source of electricity, even when current is not flowing or the device is not turned on.

Electric fields produced by high-voltage electric transmission lines have very little ability to penetrate buildings, or even skin. They are easily shielded by common objects such as trees, fences, and walls. Scientific studies have found no association between exposure to electric fields and human disease.

Magnetic Fields

Magnetic fields are created only when there is an electric current, the motion of electric charges (electrons) in a conductor, such as a wire. The magnitude of a magnetic field is proportional to the current flow through an electric line, not the voltage. As the current increases, so does the magnetic field.

There is no relationship between magnetic field strength and voltage. In the world of electric transmission lines, it is not uncommon for a 69 kilovolt (kV) electric line to have a higher magnetic field than a 115 kV line. High voltage 345 kV lines can carry large currents and as a result may produce relatively high magnetic fields, but primary distribution lines with voltages less than 69 kV can produce fields similar to those measured around a transmission line if they are carrying enough current.

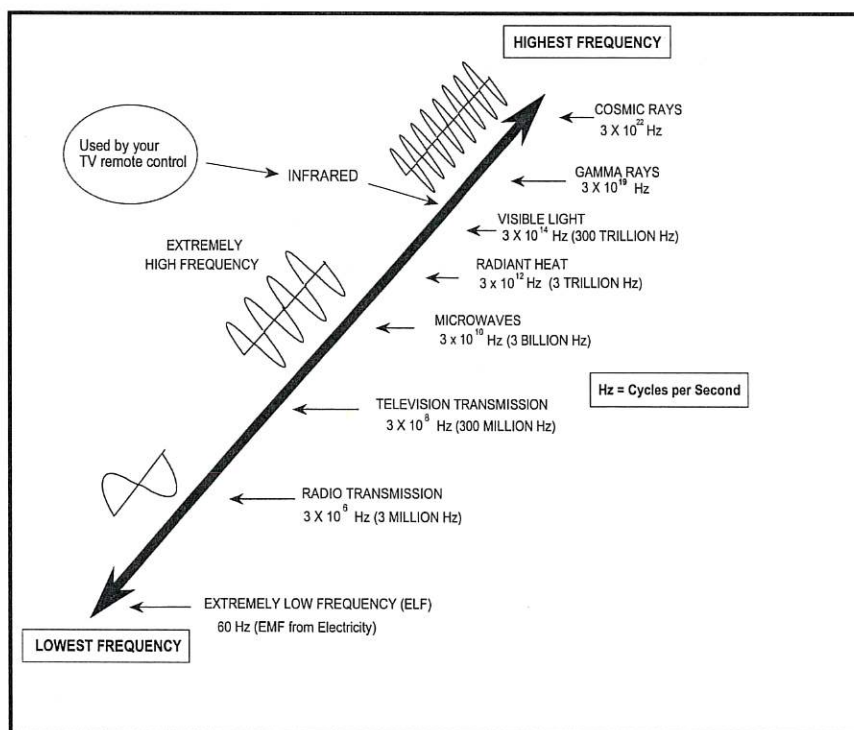
Magnetic fields become weaker rapidly with distance from the source. However, they do pass through most non-metallic materials and are therefore more difficult to shield.

In the literature, magnetic field data are presented in either units of Gauss (G) or Tesla (T). A milligauss (mG) is equal to one-thousandth of a Gauss (G). One Tesla is equal to 10,000 Gauss. A microtesla (μT) is equal to one-millionth of a Tesla or 10 mG.

Types of Radiation

Magnetic fields are part of the electromagnetic spectrum which includes cosmic rays, gamma rays, sunlight, microwaves, radio waves, and heat as illustrated in Figure 1.

Figure 1 Electromagnetic Spectrum



The electromagnetic spectrum is a name given to the range of different types of radiation from low to high frequencies. Radiation is energy that travels and spreads out as it moves away from a source. Visible light that comes from a lamp and radio waves that come from a radio station are two types of electromagnetic radiation. Only the highest frequency electromagnetic radiation, like gamma rays, can break apart DNA and lead to cancer. Low frequency radiations such as microwaves do not have enough energy to break molecular bonds, but can heat food items.

Magnetic fields generated by electric lines are in the extremely-low-frequency (ELF) range of the electromagnetic spectrum. The energy from these magnetic fields is very small. Magnetic fields from appliances and transmission lines cannot break molecular bonds.

Common Levels of Magnetic Fields

Any device that uses electric current creates a magnetic field. Electric appliances such as computers and refrigerators and the wiring that runs through walls and ceilings in homes produce magnetic fields when current is flowing. Table 1 lists sample ranges of magnetic fields for various appliances and tools. For comparison, Table 2 shows typical magnetic fields generated by different types of electric lines. Typical background environmental or ambient magnetic field levels are most often around 1 to 3 mG. Table 3 shows magnetic fields generated by different types of underground transmission lines.

Table 1 Common Sources of Magnetic Fields (mG)¹

Sources*	Distance From Source	
	6 inches (mG)	24 inches (mG)
Microwave Ovens	100 - 300	1 - 30
Dishwashers	10 - 100	2 - 7
Refrigerators	Ambient - 40	Ambient - 10
Fluorescent Lights	20 - 100	Ambient - 8
Copy Machines	4 - 200	1 - 13
Drills	100 - 200	3 - 6
Power Saws	50 - 1,000	1 - 40

* Different makes and models of appliances, tools, or fixtures will produce different levels of magnetic fields. These are generally-accepted ranges.

Table 2 Typical US Magnetic Field Levels Associated with Overhead Transmission Lines²

Overhead Transmission Line Voltages	Usage	Typical Magnetic Field Measurements (mG)				
		Maximum in ROW	Approximate Distance From Centerline (Feet)			
			50	100	200	300
115 kV	Average	30	7	2	0.4	0.2
	Peak	63	14	4	0.9	0.4
230 kV	Average	58	20	7	1.8	0.8
	Peak	118	40	15	3.6	1.6
500 kV	Average	87	29	13	3.2	1.4
	Peak	183	62	27	6.7	3.0

NOTE: These values are for general information and not for a specific line.

¹ National Institute of Environmental Health Sciences (NIEHS) and National Institutes of Health, *EMF: Electric and Magnetic Fields Associated with the Use of Electric Power*, June 2002, pp.33-35, <https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf>, accessed on October 12, 2017.

² World Health Organization (WHO), *Extremely Low Frequency Fields, Environmental Health Criteria Monograph No. 238*, Geneva, 2007, <http://www.who.int/peh-emf/publications/elf_ehc/en/> modified from Table 6, p. 33.

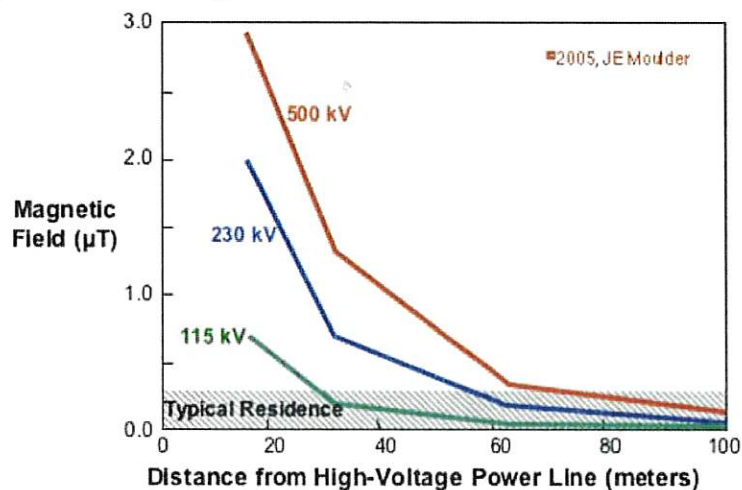
Table 3 Typical Magnetic Field Levels Associated with Underground Transmission Lines in the UK³

Underground Transmission Line Voltages	Details	Load	Typical Magnetic Field Measurements (mG)			
			Approximate Distance From Centerline (Feet)			
			0	16	33	66
132 kV	Single cable at a depth of 1 m	Typical	50	17.8	9.4	4.7
275 kV	Direct buried with 0.5 m spacing and at 0.9 m depth	Maximum	962	131	36	9.2
		Typical	241	33	9.0	2.3

NOTE: While the standard voltages of lines in the UK differ from those used in Wisconsin, the information may be used as general background information and as a comparison with overhead transmission lines.

Since magnetic field levels in the vicinity of transmission lines are dependent on the flow of electric current through them, they fluctuate throughout the day as electrical demand increases and decreases. For overhead transmission lines, the magnetic fields typically range from about 5 to 150 mG, depending on current load, separation of the conductors, and distance from the lines. In general, at a distance of about 300 feet from a transmission line, measured magnetic fields are similar to typical ambient background levels found in most homes⁴. Figure 2 shows a generalized graphic view of how magnetic fields quickly diminish with distance.

Figure 2 Magnetic Field Strength and Distances from Overhead Transmission Lines⁵



³ WHO, 2007, <<http://www.who.int/peh-emf/publications/Chapter%202.pdf?ua=1>> modified from Table 7 on p.34.

⁴ NIEHS, 2002., p. 35, link on previous page, ft1.

⁵ Medical College of Wisconsin website by John Moulder, *Power Lines and Cancer FAQs*, archived at <<http://large.stanford.edu/publications/crime/references/moulder/moulder.pdf>> accessed on October 12, 2017.

Health Concerns

After more than three decades of research, there are still concerns among members of the public regarding exposure to elevated magnetic fields and an increased risk of childhood cancers. The concern about power lines and cancer comes largely from studies of people living near power lines and people working in the electrical occupations. Some of these studies appear to show a weak association between exposure and power-frequency magnetic fields and the incidence of some cancers.

Types of Studies

Medical research is of several different types, including epidemiological studies, laboratory studies, and clinical studies.

Epidemiological studies collect data in the real world and draw inferences from the information collected. For medical research, epidemiological studies observe and compare groups of people who have had or have not had certain diseases or exposures to see if the risks to the groups differ. Usually when epidemiological studies show a consistent and strong association to a risk factor, scientists will develop a plausible theory for how such an exposure might cause the disease. This is called a biological mechanism.

Epidemiological studies alone are not sufficient to verify a theory of cause and effect because the results are statistical associations and not direct evidence. To get beyond epidemiological studies and evaluate whether exposure to magnetic fields actually causes health effects, laboratory studies of cells and animals and clinical studies with human volunteers are necessary.

Controlled laboratory studies are conducted at the cellular level and on lab animals to test the hypothesis. In medical laboratory studies, the researchers take total control over study conditions to try to determine the actual biological mechanisms of how potential agents like magnetic fields can cause disease.

Clinical studies make use of the theories of biological mechanisms, and perhaps the laboratory testing results, to try to quantify effects on persons. In clinical studies, human volunteers are tested with different treatments to measure the actual effects on them accurately. For studies of EMF effects, medical researchers use controlled exposure rates on volunteers to look for measurable changes such as brain activity and hormonal levels.

Epidemiological Studies

In 1979, an epidemiology study by Wertheimer and Leeper⁶ reported a statistical association between “wire codes” and childhood cancers in certain neighborhoods of Denver, Colorado. The term, “wire code” referred to the physical size of the power line which was assumed to be related to current flow of the line and thus a good surrogate measurement for the magnetic field. No magnetic field measurements were ever conducted for this study. Because the size of a line is not related to the magnetic field, subsequent studies have been tried to determine if there is any validity to the relationship stated in the Wertheimer/Leeper study. A multitude of increasingly sophisticated laboratory and correlative studies have investigated the potential association for more than 30 years.

⁶ N.W. Wertheimer and Leeper, E., “Electric Wiring Configurations and Childhood Cancer”, *Am. J. Epidemi.*, Vol. 109, 1979, pp. 273-284. <<https://www.ncbi.nlm.nih.gov/pubmed/453167>> accessed October 12, 2017.

Epidemiological studies are field studies. Unlike laboratory research where investigators have total control over study conditions, epidemiologists observe the world as it is. They draw inferences from information observed or collected about a study population's life, habits, and exposure to environmental factors. Because of this limitation, epidemiological studies suffer from a number of inherent weaknesses which may include issues associated with sample size, sample biases, and confounding factors. It is not uncommon for published studies to be criticized for weaknesses in study design or faulty conclusions. Additionally, particularly in regard to the study of EMF impacts, there is a problem with the lack of unexposed populations (control group) that can be compared to exposed populations. Everyone is exposed to some level of magnetic fields from household appliances and existing electric lines.

Most public and scientific attention has focused on childhood leukemia with lesser attention given to adult leukemia, childhood and adult brain cancer, lymphoma, and overall childhood cancer. Some epidemiological studies used a combination of the type of wiring and the distance to a residence as means of quantifying exposure, as the Wertheimer/Leeper study did, to see if level of exposure varied with the occurrence of cancer. Other studies used distance from transmission lines or substations as measures of exposure, and some studies have used contemporary measured fields or calculated fields. In general, the different methods of exposure assessment do not agree with each other, and there is no one method of exposure assessment common to all the major studies.

One set of epidemiological studies has involved research of potential links between the occurrence of adult cancers and EMF exposure in electrical workers. The assumption is that electrical workers present a larger population than children with leukemia and they may be routinely exposed to higher levels of magnetic fields for longer periods of time. However in some of these studies, there were no consistent dose-response relationships. They were studies based on job titles and not on measured exposures.

Laboratory Studies

Laboratory studies have been conducted to look at the possibility of genetic mutations from magnetic fields because genetic mutations are at the root of the development of cancers like leukemia.

Cellular genotoxicity studies look at the properties of an agent that might damage the genetic information within a cell and cause mutations, which may lead to cancer. There have been many published cellular studies, examining many types of cells from plasmids and bacteria to human cells. A wide range of exposure conditions and field intensities have been assessed looking for a plausible biological mechanism to explain how EMF might cause disease in the human body.

Whole-animal laboratory studies are used to determine whether or not exposure does indeed lead to disease. Animals can be exposed to elevated levels of an agent under strictly controlled conditions for long periods of time and then carefully examined for an increase in tumors, pre-cancerous effects, and cancer. The usefulness of laboratory animal work for assessing toxicity depends on how well the work is done, what care is given to the animals, and whether the results are reproducible.

Clinical Studies

Clinical studies with human individuals rely on volunteers in a last step toward determining the degree of an agent's ability to cause disease. Clinical studies have varying degrees of rigor and can

depend in part of how the volunteer study participants cooperate with the researchers as well as the researchers' control over the volunteer participants.

Participating Organizations

More than 25,000 scientific epidemiological, occupational safety, laboratory animal and cellular studies have been published. In addition there have been numerous reviews of the available research from various respected national and international organizations. A short list of the countries and organizations that have participated include:

- American Cancer Society (ACS)
- American Industrial Hygiene Association (AHA)
- American Medical Association (AMA)
- British Columbia Center for Disease Control
- European Union
- Health Canada
- Institute of Electrical and Electronics Engineers (IEEE)
- International Agency for Research on Cancer (IARC)
- International Commission on Non Ionizing Radiation Protection (ICNIRP)
- National Cancer Institute (NCI)
- National Institute of Environmental Health Sciences (NIEHS)
- Netherlands Health Council (NHC)
- World Health Organization (WHO)

A list of all EMF studies to-date would be too numerous for our purposes, but a list of useful links to studies and organizations can be found at the end of this publication. There is also a summary of the findings from scientific organizations on EMF and its potential health effects.

The Results

Childhood leukemia is a relatively rare disease and its causes are not well understood despite decades of research. On average, 1 to 2 children develop the disease each year for every 10,000 children in the United States.⁷ Overall though, it is still the most common type of childhood cancer, amounting to 30 percent of all cancers diagnosed in children younger than 15 years. Because the disease is very serious, researchers continue to study a wide range of subjects looking for causes and for the most effective treatments.

In order to have confidence that an exposure agent is actually linked to human disease, scientists look for strong and consistent associations from epidemiological research. In the cases of electric and magnetic fields, the studies have found only weak association, or no association, between exposure and the incidence of some cancers. In addition, study outcomes are not consistent. A large number of studies show no association between transmission lines and cancers. In contrast, the vast majority of epidemiological studies on cigarette smoking have showed a strong positive association between cigarette smoking and lung, neck, and throat cancer.

Science cannot prove a negative, so magnetic fields cannot be proven to have no effect and be safe. However, so far, science has not been able to prove the positive either, that magnetic fields do have an effect -- no published power-frequency exposure study has shown a statistically-significant dose-

⁷ National Cancer Institute at the National Institutes of Health, National Cancer Institute Factsheet, Childhood Cancers, <<http://www.cancer.gov/cancertopics/factsheet/Sites-Types/childhood>>, accessed October 12, 2017.

response relationship between measured magnetic fields and cancer rates, or between distances from transmission lines and cancer rates.

Overall, most scientists are convinced that the evidence that power line fields cause or contribute to cancer is weak to nonexistent. The biological studies conducted to-date has not been able to establish a cause-and-effect relationship between exposure to magnetic fields and human disease. Scientists have been unable to identify any plausible biological mechanism by which EMF exposure might cause human disease. There is a general consensus within the scientific community that exposure to EMF is not responsible for human disease. In summary:

- There is no mechanism identified that would explain how EMF could cause cancer.⁸
- There is little evidence that magnetic fields cause childhood leukemia, and there is inadequate evidence that magnetic fields cause other cancers in children.⁹
- Studies of adults' magnetic field exposure from power lines show little evidence of an association with leukemia, brain tumors, or breast cancer.¹⁰
- Whole animal exposure studies have not shown evidence that long-term exposure to EMF causes cancer, and no link has been found to leukemia, brain cancer, and breast cancer.¹¹
- For power line magnetic fields below 500 mG, no plausible mechanisms have been identified by which biological effects can be caused in living systems.¹²

Regulation of Magnetic Fields

Public Service Commission of Wisconsin

The Public Service Commission of Wisconsin (PSCW or Commission) actively monitors research on EMF and its potential for causing human health effects. Consideration of magnetic field exposures is a regular part of the review process for electric utility construction cases. Transmission and substation construction applications must contain several types of information that relate to magnetic fields.

A utility must provide estimates of magnetic fields that would be generated by a proposed transmission line. The estimates are specific to the proposed voltage, line configuration and peak power flows during the first year of operation and after ten years of operation. In its application, a utility must report the number and type of buildings within 300 feet of a proposed centerline, including schools, hospitals, and daycare centers.

Commission staff checks and verifies the utility's calculations of the estimated magnetic fields. This information is then available to the public and considered by the Commission in its route selection decisions.

⁸ National Cancer Institute Factsheet, <<http://www.cancer.gov/cancertopics/factsheet/Risk/magnetic-fields>>, accessed October 12, 2017.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Boorman et.al, 1999, <<https://www.ncbi.nlm.nih.gov/pubmed/10356702>>, accessed October 12, 2017.

¹² Robert K. Adair, "Constraints on Biological Effects of Weak Extremely-Low-Frequency Electromagnetic Fields," *Phys Rev A*, January 1991, Vol. 43, Issue 2, pp. 1039-1048
<<https://journals.aps.org/pr/abstract/10.1103/PhysRevA.43.1039#fulltext>>, accessed October 12, 2017.

Other Regulations and Guidelines

Limits established by national and international professional organizations are well beyond the range of magnetic fields typically generated by transmission lines. In 2002, the Institute of Electrical and Electronics Engineers (IEEE), a professional group, published a public exposure guideline of 9,040 mG.¹³ In 2010, the International Commission on Non-Ionizing Radiation Protection (ICNIRP) revised its reference levels for public exposure for magnetic fields in the 60 Hz range, and recommended that magnetic fields to not exceed 2,000 mG¹⁴. In the US, there are no federal standards at all limiting occupational or residential exposure to power line EMF.

Some other states, particularly Florida and New York, have standards or guidance documents related to magnetic fields produced by transmission power lines. Florida limits magnetic fields at the edge of the ROW to 150 mG for transmission lines with voltages of 69 kV through 230 kV. For lines greater than 250 kV, the limit is 200 mG. Double-circuited 500 kV lines and lines greater than 500 kV may not exceed 250 mG, also at the edge of the ROW.¹⁵ New York has a policy that requires transmission lines to be designed, constructed and operated so that magnetic fields at the edges of the ROW will not exceed 200 mG.¹⁶

The California Public Utility Commission requires utilities to apply no- or low-cost EMF reduction techniques to new or upgraded transmission facilities.¹⁷

Mitigation of Magnetic Fields

One method to lower the public's exposure to the magnetic fields generated by transmission lines is to increase the distance of the conductors from the public. The fields decrease drastically with distance. The magnetic field level at 300 feet or more from a transmission line centerline should be similar to local ambient, or background, levels. Increasing the height of any transmission structure thus lowers any resulting exposure levels.

Another common method to reduce magnetic field exposure to the public is to bring the lines (conductors) closer together. The magnetic fields interfere with one another, producing a lower overall magnetic field level. The conductors can be brought closer together by using different types of structures or double-circuiting two lines on the same structures (see Figure 3). However, there are electrical safety limits to how close together conductors can be placed. Conductors must be far enough apart so that arcing cannot occur and so that utility employees can safely work around them.

¹³ Institute of Electrical and Electronics Engineers (IEEE), *C95.6-2002 IEEE Standard for Safety Levels with Respect to Human Exposure to Electromagnetic Fields 0 to 3 kHz*. New York, IEEE, 2002
<<http://standards.ieee.org/findstds/standard/C95.6-2002.html>>, accessed on October 12, 2017.

¹⁴ International Commission on Non-Ionizing Radiation Protection (ICNIRP), *Guidelines for Limiting Exposure to Time-Varying Electric and Magnetic Fields (1 Hz - 100 kHz)*. Health Physics, Vol. 99, No. 6, November 2010, p. 3,
<<https://www.icnirp.org/cms/upload/publications/ICNIRPLFgdl.pdf>>, accessed on October 12, 2017.

¹⁵ Florida Administrative Code 62-814.450. <<https://www.flrules.org/gateway/ruleno.asp?id=62-814.450>>

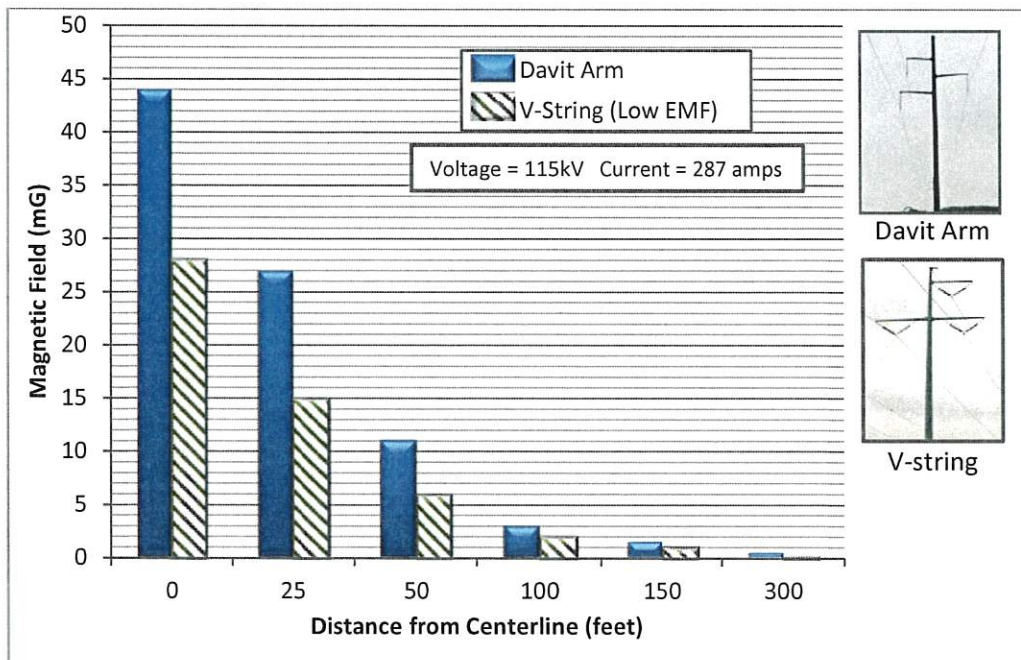
¹⁶ State of New York Public Service Commission, *Statement of Interim Policy on Magnetic Fields of Major Electric Transmission Facilities, Cases 26529 and 26559*, Issued and Effective September 11, 1990.
<[http://www3.dps.ny.gov/pscweb/WebFileRoom.nsf/0/9C381C482723BE6285256FA1005BF743/\\$File/26529.pdf?OpenElement](http://www3.dps.ny.gov/pscweb/WebFileRoom.nsf/0/9C381C482723BE6285256FA1005BF743/$File/26529.pdf?OpenElement)>.

¹⁷ California Public Utility Commission, CPUC Decision D.93-11-013.
<http://docs.cpuc.ca.gov/word_pdf/FINAL_DECISION/53181.pdf>

Additionally, the closer conductors are to one another, the closer together poles must be constructed. Increasing the number of poles per mile increases private property land impacts and costs.

Burying transmission lines can also reduce magnetic fields because the underground lines can be installed closer together than overhead lines. Overhead lines need to be further apart because air is used as an insulator, but underground cables be insulated with rubber, plastic, or oil. Underground transmission lines are typically three to five feet below ground. While magnetic fields can be quite high directly over the line, magnetic fields on either side of an underground line decrease more drastically with increased distance than magnetic fields from an overhead line.

Figure 3 Sample EMF for Two Types of Transmission Structures



Sources of Information

The following organizations and websites contain detailed information about EMF and transmission lines along with links to published research.

International Commission on Non Ionizing Radiation Protection

<http://www.icnirp.de/PubEMF.htm>

National Cancer Institute (NCI)

<http://www.cancer.gov/cancertopics/factsheet/Risk/magnetic-fields>

National Institute of Environmental Health Sciences (NIEHS)

<http://www.niehs.nih.gov/health/topics/agents/emf/>

US EPA

<http://www.epa.gov/radtown/power-lines.html>

World Health Organization (WHO)

<http://www.who.int/peh-emf/en/>

Summaries of Scientific Consensus Group Assessments of EMF and Health Effects¹⁸

Scientific Group	Endpoints Considered	Overall Conclusions	Level of Concern
American Cancer Society (ACS)	cancer	[EMF] not proven to cause cancer	low
American Conference of Governmental Industrial Hygienists (ACGIH)	health	insufficient information on human responses and possible health effects of magnetic fields in the frequency range of 1 Hz to 30 kHz to permit the establishment of a threshold limit value for time-weighted exposures	low
American Industrial Hygiene Association (AIHA)	health	insufficient evidence of human health risk at EMF levels below ICNIRP guidelines	low
American Medical Association (AMA)	cancer/health	no scientifically documented health risk associated with the usually occurring levels of electromagnetic fields	low
American Physical Society (APS)	cancer/health	conjecture relating cancer to power line fields has not been scientifically substantiated	low
Australian Radiation Protection and Nuclear Safety Agency (ARPNSA)	health	no evidence that prolonged exposures to weak EMF result in adverse health effects	low
British Columbia Center for Disease Control (BCCDC)	health	no evidence yet to support the assumption that adverse health effects from exposure to current residential and occupational levels pose a risk to human health	low
British National Radiation Protection Board (NRPB), now health Protection Agency (HPA)	health	recommend ICNIRP EMF limits; apparent increased incidence of childhood leukemia at >4 mG, but weak evidence does not justify causality; no evidence of other health effects	low
Committee on Man and Radiation	health	balance of evidence is against the fields encountered by the public being a cause of cancer or any other disease	low
European Union (EU)	cancer/health	overall evidence for EMF to produce childhood leukemia is limited; no suggestions of any other cancer effects	low
Health Canada (HC)	health	no conclusive evidence of any harm caused by exposures at levels normally found in residential and work environments	low
Institution of Electrical Engineers (IEE)	health	not enough scientific evidence to indicate that harmful effects occur in humans due to low-level electromagnetic field exposure	low
Institute of Electrical and Electronics Engineers (IEEE)	health	the low-frequency standard IEEE C95.6 is leading standard worldwide on protection against ELF exposure to human beings; basic restrictions based on current biological knowledge; IEEE standards also adopted by the International Committee on Electromagnetic Safety (ICES)	low
International Agency for Research on Cancer (IARC)	cancer	limited convincing evidence in humans for childhood leukemia; inadequate evidence in humans for all cancers	low / med
International Commission on Non Ionizing Radiation Protection (ICNIRP)	health	no convincing evidence for carcinogenic effects of EMF; data cannot be used to set guidelines; ICNIRP guidelines are not based on cancer risks	low
Medical College of Wisconsin (MCW)	health	evidence that power line fields cause or contribute to cancer seen by most scientists as weak to nonexistent	low
National Academy of Sciences / National Research Council (NRC)	cancer/health	body of evidence has not demonstrated that exposures to EMF are a human-health hazard	low
National Cancer Institute (NCI)	cancer (breast)	no association between exposure to EMF and breast cancer in Long Island	low
National Cancer Institute (NCI)	cancer (leukemia)	little support for hypothesis that EMF is related to risk of childhood leukemia	low

¹⁸ State of Connecticut, Connecticut Siting Council, "Current Status of Scientific Research, Consensus, and Regulation Regarding Potential Health Effects of Power-Line Electric and Magnetic Fields (EMF)", January 2006, http://www.ct.gov/csc/lib/csc/emf_bmp/emf_report.pdf. Modified from Appendix A.

Summaries of Scientific Consensus Group Assessments cont'd

Scientific Group	Health Endpoints Considered	Overall Conclusions	Level of Concern
National Institute of Environmental Health Sciences (NIEHS)	health	weak evidence for possible health effects from EMF; but they cannot be ruled out, especially epidemiological associations with childhood leukemia	low
National Toxicology Program (NTP)	cancer	no increased neoplasm incidences at sites in highly exposed rats and mice for which epidemiology studies have suggested an association with EMF	low
Netherlands Health Council (NHC)	cancer	adheres to its previously expressed view that, on the basis of the current level of knowledge, there is no reason to take action to reduce EMF levels	low
Occupational Safety and Health Administration (OSHA)	health	no specific OSHA standards address ELF fields; however, there are national consensus standards which OSHA could consider (ACGIH and ICNIRP)	low
World Health Organization(WHO)	health	cause-and-effect link between ELF field exposure and cancer has not been confirmed	low
California Department of Health Services	health	concern about possible health hazards - childhood leukemia, adult brain cancer, Lou Gehrig's disease and miscarriage, but evidence is incomplete, inconclusive and often contradictory	low
California Public Utilities Commission (CPUC)	health	interim measures adopted because of the lack of scientific or medical conclusions about potential health effects from utility electric facilities and power lines	low / med
Connecticut Department of Public Health	health/cancer	health risk caused by EMF exposure remains an open question; some studies show a weak link between EMF exposure and a small increased risk of childhood leukemia at average exposures above 3 mG; for cancers other than childhood leukemia, none of the studies provide evidence of an association	low
Florida Department of Environmental Protection	health	no convincing evidence for carcinogenic effects of ELF fields	low
Maryland Department of Natural Resources	health	EMF exposures remain suspect, but remaining unknowns are the reason for continued lack of firm affirmation of health risks from EMF exposures	low
Massachusetts - Energy Facilities Siting Board	health	informally adopt edge of ROW permissible levels of 85 mG for magnetic fields	
Minnesota Department of Health	health	body of evidence insufficient to establish a cause and effect relationship between EMF and adverse health effects	low
New Jersey Department of Environmental Protection	health	not known at this point whether exposure to magnetic fields from power frequency sources constitutes a health hazard	low
New York Department of Environmental Protection	health	interim policy requires transmission lines to be designed, constructed and operated such that magnetic fields at the edges of their ROWs will not exceed 200 mG	
Utah Department of Environmental Quality	health	no convincing evidence in the published literature to support the contention that exposures to extremely low frequency electric and magnetic fields (ELF-EMF) generated by sources such as household appliances, video display terminals, and local power lines are demonstrable health hazards	
Vermont Department of Health	health	data insufficient to establish a direct cause and effect between EMF exposure and adverse health effects	low
Virginia Department of Health	health	scientific proof of a causal association has not been satisfied for the implicit adverse effects of power-line frequency EMF	low

The Public Service Commission of Wisconsin is an independent state agency that oversees more than 1,100 Wisconsin public utilities that provide natural gas, electricity, heat, steam, water and telecommunication services.



Public Service Commission of Wisconsin

P.O. Box 7854
Madison, WI 53707-7854

Telephone: 608-266-5481
Toll free: 888-816-3831
Consumer affairs: 608-266-2001 / 800-225-7729
TTY: 608-267-1479 / 800-251-8345
Fax: 608-266-3957

Website: psc.wi.gov

Electric 12 (10/12/17)



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: 3296

GD Dairy LLC

5025 State Road 23

Dodgeville, WI 53533

Hearing Date: Sept. 22, 2022

Town of Dodgeville

N $\frac{1}{2}$ - SE S28-T7N-R3E

PIN: 008-0617; 0617.B; 0618; 0616

Request: This is a request to reduce an existing 7.5-acre AR-1 Ag Res lot to 2.03 acres and to zone 35 acres from A-1 Ag & AR-1 Ag Res to AB-1 Ag Bus. Included is a Conditional Use Permit request for a cheese processing & packaging facility with retail area and associated residence on the AB-1 lot.



2. Comments

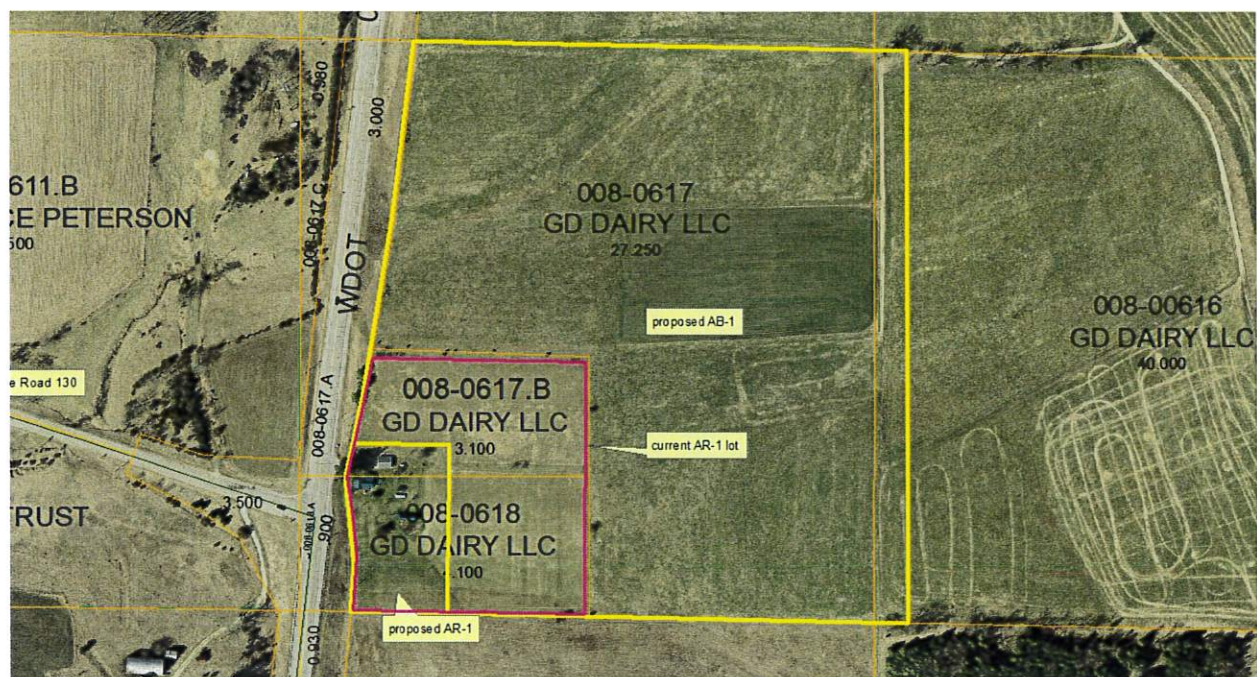
1. If approved, the AR-1 lot would be eligible for one single family residence, accessory structures, and limited ag uses including but no livestock type animal units and the AB-1 lot would allow agricultural cropping and those uses approved by CUP.
2. The associated certified survey map has been submitted for formal review.

3. The proposal includes moving the existing access to State Road 23 to the north as a combined access to serve both lots.
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).
6. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Dodgeville is recommending approval of both the zoning change and CUP.

Staff Recommendation: Staff recommends approval of the zoning change with the conditions that the associated CUP is approved and associated certified survey map is duly recorded, both within 6 months of County Board approval.

Staff recommends approval of the CUP as proposed.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223
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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: GD Dairy LLC (Andy Hatch) Address: 5025 State Road 23
City/Zip Code: Dodgeville, 53533

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

Applicant Phone: (608) 935-5558 Landowner Phone: _____

Email: andy@uplandscheese.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Dodgeville Acreage of proposed lot(s) 35.0
32.70/2.03

Section 28 Town 7 N Range 3 E NW 1/4 of the SE 1/4 PIN 008-0617/0617.B/0618

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No 0616

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/AR-1 Requested zoning district: AB-1/AR-1 for the proposed use(s) of: The development of a new cheese processing and packaging facility, that will include a small retail area (500 - 1000 sf) with a future beer/wine selection. In the future, a single-family house will be constructed on the parcel.

Requested Conditional uses (s): A small retail area (500 - 1000 sf) with a future beer/wine selection.

I. Please list any improvements currently on the land: There is currently one residential home with a detached garage (Lot #1 of attachment CSM) on the property that will remain.

II. Please explain the reason for the request and proposed plans: GD Dairy LLC (Uplands Cheese) would like to expand their operation to increase production but are unable to expand their current facility. Therefore they would like to build a new facility in a desirable location along State Road 23 that will draw more attention for a future retail store and beer/wine selection.

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

- 1) How is this land better suited for a non-agricultural use?
The proposed land is currently used as pasture for GD Dairy LLC. Due to its topography and multiple drainage ways, it is difficult to farm. Drainage ways will still be maintained.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
The proposed development will not restrict access to any farm fields of the adjacent properties. All of GD Dairy LLC's fields are accessed through a series of field roads that branch out from their main cluster of buildings at 5025 State Road 23. None of these will be blocked by the new development. No other neighboring farm fields will be impacted by this development. This is also an agricultural based business.

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?
This new cheese processing and packaging facility is compatible with the surrounding dairy community of Iowa County with no significant anticipated measurable adverse impacts to the surrounding legal uses and environment. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent. Therefore the proposed development is in compliance with all applicable provisions of Section 4.0 Conditional Uses of the Iowa County Zoning 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)?
This new cheese processing and packaging facility is compatible with the surrounding dairy community of Iowa County with no adverse impacts to it neighbors. The proposed facility is designed to include a small retail store that will include a small beer/wine selection for visitors. Typical hours of operation include: Mon.-Fri., 9:00AM-4:00PM. A preliminary traffic study on trip generation produced least than 100 daily trips (provided as attachment). Minimal traffic during typical hours of operation should produce minimal noise on neighboring properties. All driving surfaces are proposed to be paved in asphalt (site plan provided as attachment), resulting in minimal dust. No lighting is currently proposed for the development. There are several small businesses along State Road 23 that will compliment this project.
3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?
There are no anticipated adverse impacts from this proposed development. Bio-retention ponds will mitigate any surface discharges. The proposed septic system will mitigate any sanitary sewer needs. Onsite stormwater management will also be provided.

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

Storm water management facilities will be constructed to reduce runoff. A turn lane will be added for the driveway, and one driveway on site will be eliminated.

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?

Traffic control measures will be placed roadside while the driveway connection to State Road 23 is made to alert traffic of construction work. There will be no closure of State Road 23 during this connection. Erosion control will also be placed downslope of any earth working to prevent sediment discharge onto neighborhood sites or into the storm sewer supporting State Road 23.

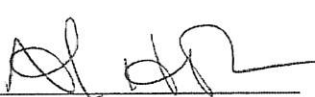
6. What assurances can be provided for potential continuing maintenance associated with the use?

Maintenance schedule for the storm water facilities and septic system are required.

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

The proposed development will preserve and enhance the quality of life for residents of Iowa County. This development will give residents an additional source of leisure with the addition of the retail store and beer/wine selection.

****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: 8/29/22

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by SL Date 9-2-22 Fee _____ Check # _____ Cash
A-1 AR-1 present zoning YA floodplain YA shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Thursday, September 8, 2022 10:26 AM
To: Scott Godfrey
Subject: Plan Commission Recommendation & Town Board Action - GD Dairy

Importance: Low

Scott,

Here are the recommendations from the Town of Dodgeville:

Paul Lawinger made a motion to recommend the approval of the reduction of a 7.2 acre AR-1 lot to a 2.03 acre lot located at 4893 State Road 23 and to rezone 38 acres from A-1 Ag & AR-1 to AB-1 Ag-Business located on State Road 23 all in part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Town 7 North, Range 3 East with the conditional use permit for the purpose of constructing a cheese processing and packaging facility, retail sales/small retail area, a single family residence for employee use on the 35 acres parcel. Mary Wilson seconded the motion. Motion carried.

Peter Vanderloo made a motion to recommend the approval of the reduction of a 7.2 acre AR-1 lot to a 2.03 acre lot located at 4893 State Road 23 and to rezone 38 acres from A-1 Ag & AR-1 to AB-1 Ag-Business located on State Road 23 all in part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Town 7 North, Range 3 East with the conditional use permit for the purpose of constructing a cheese processing and packaging facility, retail sales/small retail area, a single family residence for employee use on the 35 acres parcel. Pam Johnson-Loy seconded the motion. Motion carried.

Thanks,

Sara Olson

INITIAL REVIEW

For

UPLANDS CHEESE NEW CHEESE PLANT DEVELOPMENT

Dodgeville, Wisconsin

Prepared for:
Uplands Cheese
(GD Dairy LLC)

Prepared by:
Delta 3 Engineering

875 South Chestnut Street
Platteville, Wisconsin 53818
608-348-5355 (Phone)
608-348-5455 (Fax)

Engineer's Project Number D17-031-1

August 8, 2022

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Overview

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APPENDIX A – Plan Set

Introduction

Uplands Cheese is proposing to develop 14.29 acres in the Township of Dodgeville, North of the City of Dodgeville, Wisconsin. The proposed development has a single proposed driveway located along the East side of State Highway 23 for access. The proposed development is located in part of the Northwest ¼ of the Southeast ¼ of Section 28, in Town 7 North, Range 3 East in the Town of Dodgeville, Iowa County, Wisconsin. As a part of this project two existing driveways along the East right-of-way of State Highway 23 will be eliminated and replaced with a single driveway that will accommodate both the new development and existing residential home. The proposed driveway entrance will be further North than both existing driveways, giving it additional separation from the intersection of State Highway 23 and State Highway 130.

Existing Transportation System

Overview

The existing site is currently farm/pasture ground with an existing residential home and detached garage. State Highway 23 borders the development along the property's Western edge, with State Highway 130 intersecting State Highway 23 approximately 565' South of the proposed driveway (See Appendix A).

Existing ADT Volumes

The Wisconsin DOT Traffic Count map was used to determine the existing Average Daily Traffic (ADT) volumes. On State Highway 23, South of the intersection with State Highway 130, the Annual Average Daily Traffic (AADT) was 2,900 vehicles which was taken on July 28, 2015. Another AADT count was located on State Highway 23, North of the intersection with State Highway 130. The AADT was 2,200 vehicles which was taken on July 28, 2015. The third AADT count was located on State Highway 130 West of the proposed development. The AADT was 2,000 vehicles and was taken on May 04, 2009.

Proposed Development Plan

Overview

Uplands Cheese is proposing to develop 14.29 acres in the Township of Dodgeville, North of the City of Dodgeville, Wisconsin. The proposed development has two existing driveways along the East right-of-way of State Highway 23 that will be eliminated and replaced with a single driveway to accommodate both the new development and existing residential home on site. For access to the existing residential home, a driveway will be constructed across the property's Western frontage with State Highway 23 and will merge with the proposed driveway at the Northwest corner of the property. The initial development will be a 14,400 sqft building that will be intended for cheese processing and packaging. The initial development will also include all site development such as site grading, paving, stormwater management, and seeding. The second phase of the project will be a 11,100 sqft addition to the building for a total of 25,500 sqft. The stormwater management constructed in the initial phase will accommodate all future site improvements.

Expected Trip Generation

The expected trip generation was determined by using the Trip Generation Rates from the 8th Edition ITE Trip Generation Report spreadsheet from the Wisconsin DOT. As stated above, Uplands Cheese is going to provide all of the needed infrastructure to the proposed sites for future development. There were assumptions made for the land use in order to best represent the trip generation. Two methods of calculating the future trips generated from the development were used. The first was based on the total square footage of the proposed building. For this the total extent of the future planning was used. The second method was based on the total number of employees that would be able to work at this facility. An estimation of 15 employees was used in this case. Table 1 below shows the calculated expected trip that will be generated from this development using both methods. The table also shows the PM peak hour trips for the proposed development.

Table 1-Expected Trip Generation

	Land Use	ITE Code	Size	Weekday Daily	PM Peak		
					In	Out	Total
Method #1	Manufacturing	140	25,500 SF	97	7	12	19
Method #2	Manufacturing	140	15 Employees	32	2	3	5

Conclusion

Uplands Cheese is proposing to develop 14.29 acres in the Township of Dodgeville, North of the City of Dodgeville, Wisconsin. They are proposing one point of access to the site off State Highway 23 with the addition of turning and acceleration lanes. A Type C intersection was chosen for this development. We believe the elimination of two access points onto State Highway 23 with the addition of a single access point further away from the intersection of State Highway 23 and State Highway 130 would improve the overall safety of the development versus either location of the two existing access points. The expected trip generation based on the proposed development has a total of 19 trips for the PM peak hour.

PROPOSED

- [illegible]

NOTES

[illegible]

LEGEND & GENERAL NOTES

OWNER: GD DAIRY LLC

[illegible]

G001



DELTA 3

ENGINEERS

1000 DELTA DRIVE, SUITE 100, WILSONVILLE, OR 97150
TEL: 503.670.1234 FAX: 503.670.1235
WWW.DELTA3ENGINEERS.COM

FOR DELTA 3 ENGINEERS, P.C.
MR. DAN J. DREHSENGER, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 10000, STATE OF OREGON
EXPIRATION DATE: 12/31/2024
TELEPHONE: 503.670.1234

CONSENT TO PRINT
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DELTA 3 ENGINEERS, P.C. THIS DOCUMENT IS THE PROPERTY OF DELTA 3 ENGINEERS, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF DELTA 3 ENGINEERS, P.C.

UPLANDS CHEESE NEW CHEESE PLANT DEVELOPMENT

SITE LOCATION MAP & EXISTING TRANSPORTATION SYSTEM

OWNER: GD DAIRY, LLC

REVISION	NO.	DATE	DESCRIPTION

NO.	DATE	BY

AGENCY REVIEW

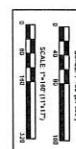
PROJECT NUMBER	DATE	NOTED

DATE: AUGUST 1, 2022

SHEET TITLE

C100

SHEET # 3 OF 5



UPLANDS CHEESE NEW CHEESE PLANT DEVELOPMENT

PROPOSED SITE PLAN

OWNER: GD DAIRY LLC

[illegible]

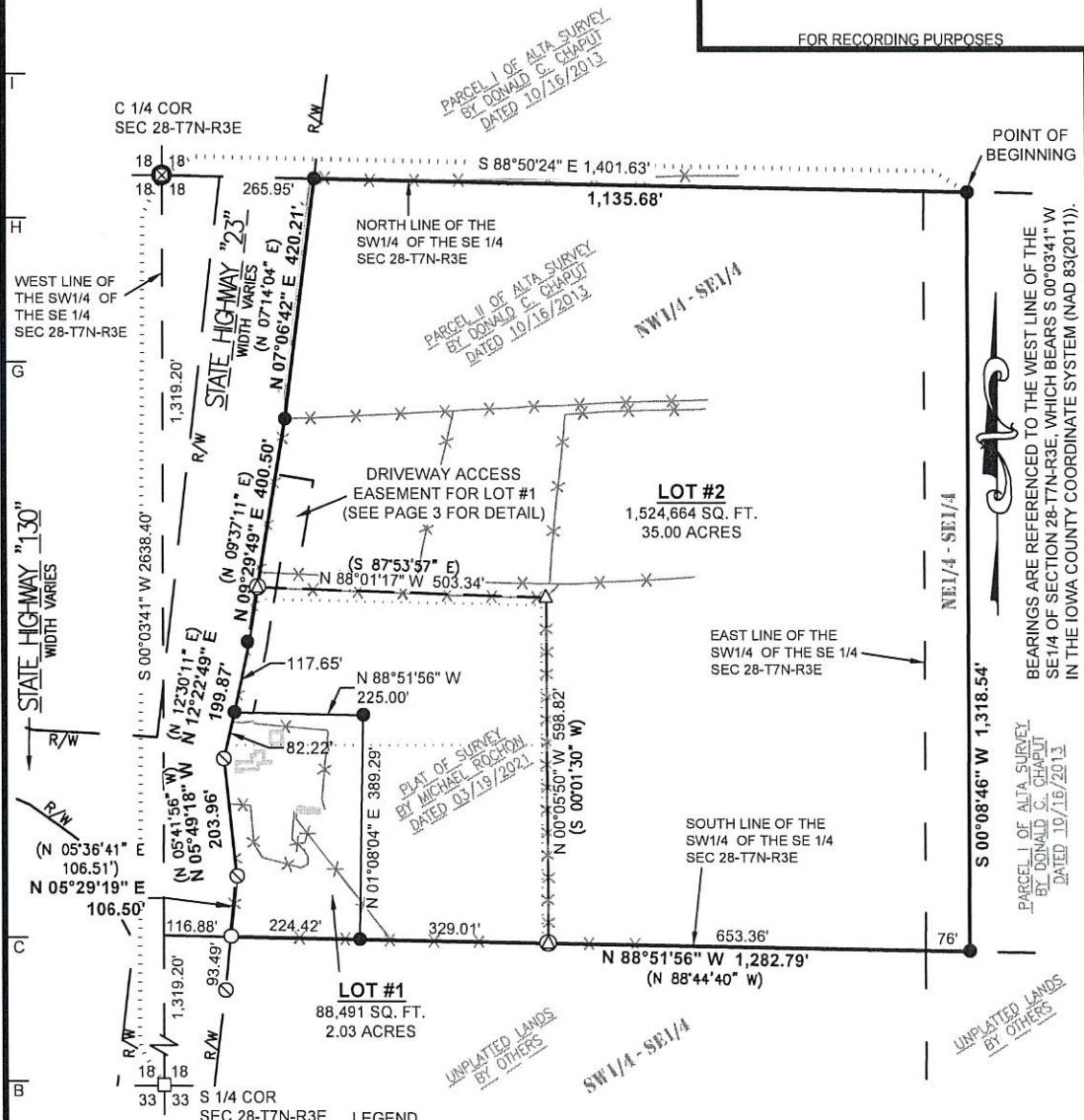
AGENCY REVIEW	
PROJECT NUMBER	D17-031-1
SHEET SCALE	NOTED
DRAWN BY	G. DREESSENS
DATE ISSUED	AUGUST 8, 2022

C101
SHEET
NUMBER • 4 of 5

CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF
SECTION 28, T7N, R3E OF THE 4TH P.M.,
TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN

FOR RECORDING PURPOSES



LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY (R/W)
- FENCE
- ACCESS RESTRICTED
- LINES PER DOC# 377844
- CENTER LINE OF ROADWAY

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- △ 1/2" DIA. REBAR FOUND
- 3/4" DIA. REBAR FOUND
- ⊙ 1" DIA. IRON PIPE FOUND
- ⊗ ALUMINUM MONUMENT FOUND
- ⊙ WSDOT MONUMENT FOUND
- 1-1/4" DIA. REBAR FOUND

SCALE: 1" = 250'

DELTA 3

PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: UPLAND HILLS CHEESE
5023 N STATE ROAD 23
DODGEVILLE, WI 53533

DATE(S) OF FIELDWORK: 4/11/2022,
4/14/2022
FIELD CREW: AWL, JRS
DRAWN BY: S. DREESSENS
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D17-031-1
DATA LOCATION: D17-031-1\Civil\CADD\CSM

SHEET 1 OF 3

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF
SECTION 28, T7N, R3E OF THE 4TH P.M.,
TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWN SEVEN NORTH (T7N) RANGE THREE EAST (R3E) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF DODGEVILLE, IOWA COUNTY WISCONSIN, CONTAINING 37.03 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) OF SAID SECTION TWENTY-EIGHT (28);

THENCE SOUTH 88°50'24" EAST 1,401.63 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28) TO THE POINT OF BEGINNING;

W

THENCE SOUTH 00°08'46" WEST 1,318.54 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28) TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28);

THENCE NORTH 88°51'56" WEST 1,282.79 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28) TO THE EAST RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 23;

THENCE NORTH 05°29'19" EAST 106.50 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID STATE TRUNK HIGHWAY 23;

THENCE NORTH 05°46'18" WEST 203.96 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID STATE TRUNK HIGHWAY 23;

THENCE NORTH 12°22'49" EAST 199.87 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID STATE TRUNK HIGHWAY 23;

THENCE NORTH 09°29'49" EAST 400.50 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID STATE TRUNK HIGHWAY 23;

THENCE NORTH 07°06'42" EAST 420.21 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID STATE TRUNK HIGHWAY 23 TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28);

THENCE SOUTH 88°50'24" EAST 1,135.68 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-EIGHT (28) TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF ANDY HATCH, CEO OF GD DAIRY LLC.

THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE TOWN OF DODGEVILLE AND IOWA COUNTY, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ

 **DELTA 3**
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: UPLAND HILLS CHEESE
5023 N STATE ROAD 23
DODGEVILLE, WI 53533

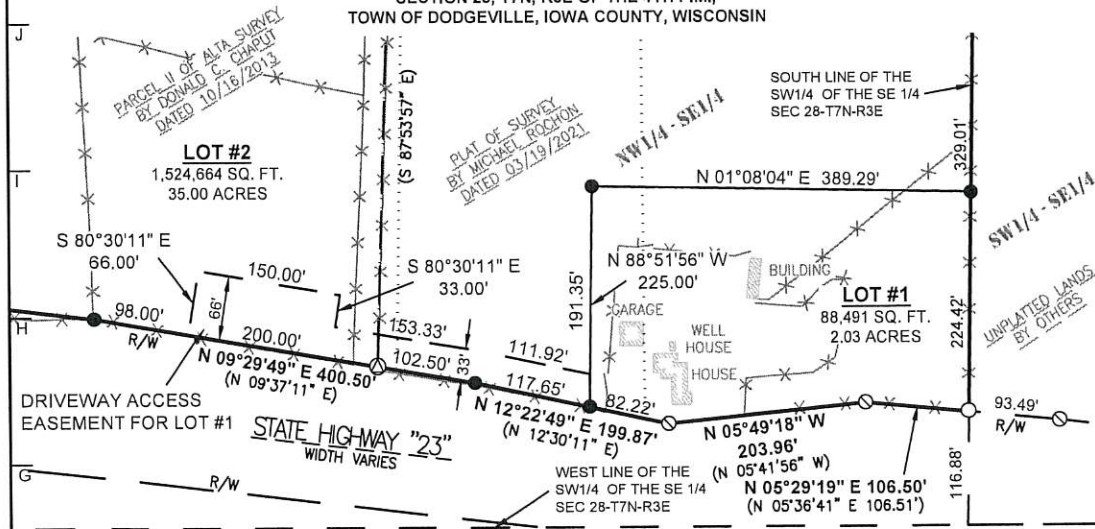
DATE(S) OF FIELDWORK: 4/11/2022,
4/14/2022
FIELD CREW: AWL, JRS
DRAWN BY: S. DREESSENS
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D17-031-1
DATA LOCATION: D17-031-1\CIVIL\CADD\CSM

SHEET 2 OF 3

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF
SECTION 28, T7N, R3E OF THE 4TH P.M.,
TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN



OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF DODGEVILLE FOR APPROVAL.

SIGNATURE DATED THIS _____ DAY OF _____, 20____.

PRINTED NAME (& TITLE)

TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF DODGEVILLE, IS HEREBY APPROVED BY THE TOWN BOARD THIS

____ DAY OF _____, 20____.

SIGNATURE

PRINTED NAME AND TITLE

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK, ____M.

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGE (S) _____.

B

TAYLOR CAMPBELL, REGISTER OF DEEDS

SURVEYOR'S NOTES:

A SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS CERTIFIED SURVEY MAP. NO DISTANCE SHOULD BE ASSUMED BY SCALING. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED. NO REPRESENTATION AS TO OWNERSHIP, USE OR POSSESSION, SHOULD BE HEREON IMPLIED. REFER TO ABSTRACT, TITLE, OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTION, EASEMENTS, OR BUILDING SETBACK LINES. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

1 | 2 | 3 | 4 | 5 | 6 | 7 |

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: UPLAND HILLS CHEESE
5023 N STATE ROAD 23
DODGEVILLE, WI 53533

DATE(S) OF FIELDWORK: 4/11/2022,
4/14/2022
FIELD CREW: AWL, JRS
DRAWN BY: S. DREESSENS
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D17-031-1
DATA LOCATION: D17-031-1\Civil\CADD\CSM

SHEET 3 OF 3



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 (cont)
Mound Amish Cemetery Committee
213 Main St.
Darlington, WI 53530

Hearing Date: Sept. 22, 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. This is continued from July when action was postponed for up to 60 days to satisfy the following:

- a) Provide assurance of perpetual care of the proposed cemetery that meets the Town of Mifflin satisfaction.
 - b) Agree to the Town of Mifflin requirements to fence the cemetery area and of any signage.
 - c) Provide assurance of a driveway site that is approved by the Town of Mifflin.
 - d) Provide a final layout of the proposed plots and burial sites that shows any existing burials.
 - e) Provide assurance that required death certificates have been secured for the existing burials.
 2. 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.
 3. 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.
 4. The applicants have provided a legal description of 1.14 acres that would encompass the cemetery, but it includes land owned by the railroad.
 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 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. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3297

Sundee Syse Runden

8491 Horseshoe Bend Rd

Blanchardville, WI 53516

Hearing Date: Sept. 22, 2022

Town of Moscow

SW S11-T4N-R5E

PIN: 020-0638.A; 0638.03; 0641.01

Request: This is a request to zone 1.86 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

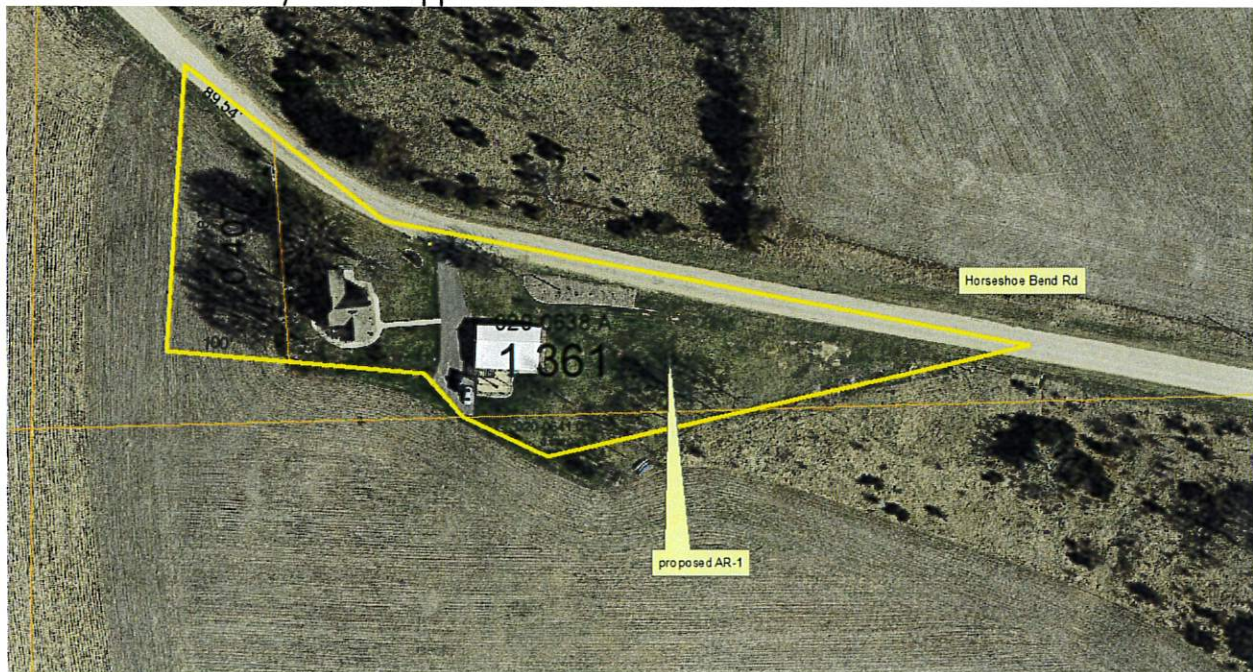
1. The A-1 district has a minimum 40-acre lot size, so the proposed lot requires zoning approval in order to be legally created.
2. The applicant had a legal nonconforming A-1 lot with the septic system off the lot. The system failed, so the applicant has purchased additional land to enlarge the lot so the system will be on the new lot.
3. If approved, the lot would be allowed one single family residence, accessory structures and limited ag uses, but no livestock type animal units due to being less than 5 acres.
4. The associated certified survey map has been submitted for formal review.

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

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

Town Recommendation: The Town of Moscow 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: Samie Syse Runden Address: 8491 Horseshoe Bend Rd.
City/Zip Code: Blanchardville 53516
Landowner: Richard Retrum Jr. Address: 8327 Horseshoe Bend Rd.
(if other than applicant) City/Zip Code: Blanchardville 53516
Applicant Phone: (608) 523-4785 Landowner Phone: (608) 211-1581
Email: fsrunden@tds.net 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) 407 1.86

Section 11 Town 4 N Range 5 E 1/4 of the SW 1/4 PIN 020-0638 ^A 0638.03
0641.01

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

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

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

Requested Conditional uses (s): _____
_____ 2/A _____

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

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

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?

Currently have easement on this property for sewer. Need to put in a new sewer.

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?

Due to new sewer/drain field, we are opting to purchase rather than have easement so this will not affect surrounding ag use.

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: Sundee Superfund Date: 6/16/22

Landowner(s) Signature: Sundee Superfund Date: 6/16/22

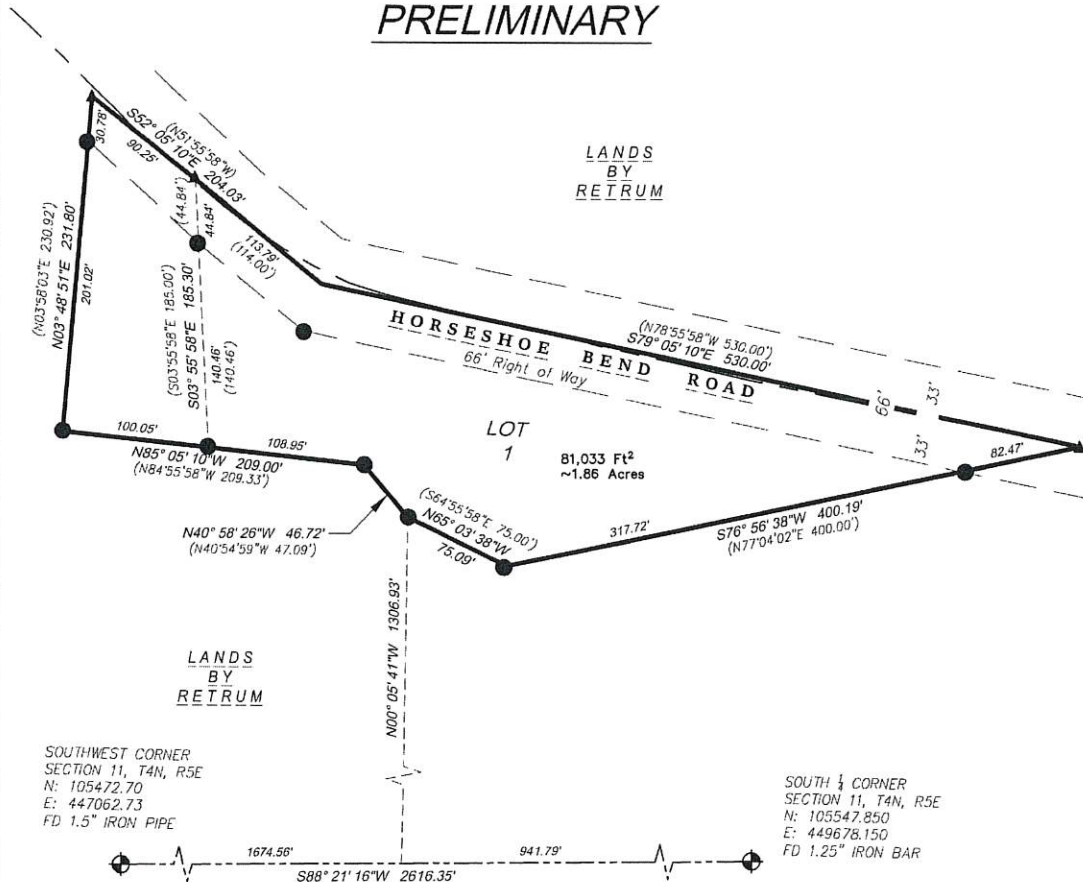
=====

For Office Use Only: Rcv'd by 3 Date 6/16/22 Fee 750 Check # 3043 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

CERTIFIED SURVEY MAP NO. _____

A PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, T4N, R5E, MOSCOW TOWNSHIP, IOWA COUNTY, WISCONSIN

PRELIMINARY



SURVEYOR'S CERTIFICATE:

I, Adam Gile, Professional Land Surveyor S-3162, do hereby certify to the best of my knowledge and belief, that I have, by the direction of Sundee Syse-Runden, owner, fully complied with the provisions of 236.34 and AE-7 of the Statutes of Wisconsin, the land division regulations of Iowa County; that I have surveyed, divided, and mapped a correct and accurate representation of the exterior boundary of the parcels surveyed and the division of that land, more particularly described as follows:

A parcel of land in the East 1/4 of the Southwest 1/4 of Section 11, Town 4 North, Range 5 East, Moscow Township, Iowa County, Wisconsin, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 11; thence along the South line of the Southwest Quarter of said Section 11 S88°21'16"W, 941.79 feet; thence N00°05'41"W, 1306.93 feet to the Point of Beginning; thence N40°58'25"W, 46.72 feet; thence N85°05'10"W, 209.00 feet; thence N03°48'51"E, 231.80 feet; thence S52°05'10"E, 204.03 feet; thence S79°05'10"E, 530.00 feet; thence S76°56'38"W, 400.19 feet; thence N65°03'38"W, 75.09 feet to the Point of Beginning.

Subject to any and all easements and a road Right of Way over the northerly 33 feet thereof.

This parcel contains 81,033 ft² (~1.86 Acres)

Dated this _____ day of _____, 2022

Adam Gile, P.L.S. No. S-3162, CFedS



() "RECORDED AS" DATA

▲ FOUND PK NAIL

● FOUND SURVEY MONUMENT

— CSM BOUNDARY

- - - - - ADJACENT LOT LINES

— RIGHT OF WAY

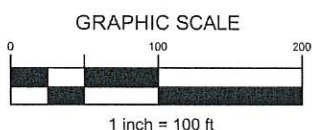
— SECTION LINE

— RIGHT OF WAY



BEARINGS REFERENCED TO THE IOWA
COUNTY COORDINATE SYSTEM NAD 83 (2011)
AND REFERENCED TO THE SOUTH LINE OF
THE SW1/4, MEASURED AS S88° 21' 16"W

SHEET 1 OF 2



SURVEYED FOR:

Sundee J. Syse
Kris A. Runden
8491 Horseshoe Bend Road
Blanchardville, WI 53516

SURVEYED BY:

Gile Land Surveying
1870 Paddock Place
Fitchburg, WI 53575

DATE OF FIELD WORK:

4/3/2022



608-338-6850



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: Sundee Syse Rurden

Town Board Hearing Date: _____

Complies	Criteria	How (does it meet the towns standards)
☒ Y ☐ N	Minimum Lot Size	<u>N/A</u> <u>EXISTING</u> <u>.407(New)</u> <u>LOT</u>
☒ Y ☐ N	Driveway Standards	<u>N/A</u>
☒ Y ☐ N	Compliance with Town Ordinance	_____
☒ Y ☐ N	Slope	_____
☐ Y ☐ N	Impacts on Town Roads	<u>N/A</u>
☒ Y ☐ N	GPS map and Certified Survey Map	_____
☐ Y ☒ N	List of Current/Proposed Easements	_____
☐ Y ☒ N	Required Viewing of Any Conditional Use Sites	_____
☒ Y ☐ N	Fees Required Before Any Site Viewing	<u>FEES PAID TO TOWN</u>

over

Rezoning

Requested Zoning District: ARI

Number of acres requested to be rezoned .407 NEW LOT

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

Conditional Use Permit

Request: none

(if none, please indicate none)

Town Board Recommendation to **APPROVE** or **DENY** Conditional Use Permit

Conditions or comments: (if any)

Town Chairman: Joseph M. Hendrickson Date: July 13 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: 3298

Deborah Woodbury

2113 Iris Ln

Madison, WI 53711

Hearing Date: Sept. 22, 2022

Town of Waldwick

SE/SW S30-T5N-R4E

PIN: 026-0304.A

Request: This is a request to rezone a nonconforming 3.46-acre A-1 Ag lot to AR-1 Ag Res. It includes a Conditional Use Permit for animal units.



2. Comments

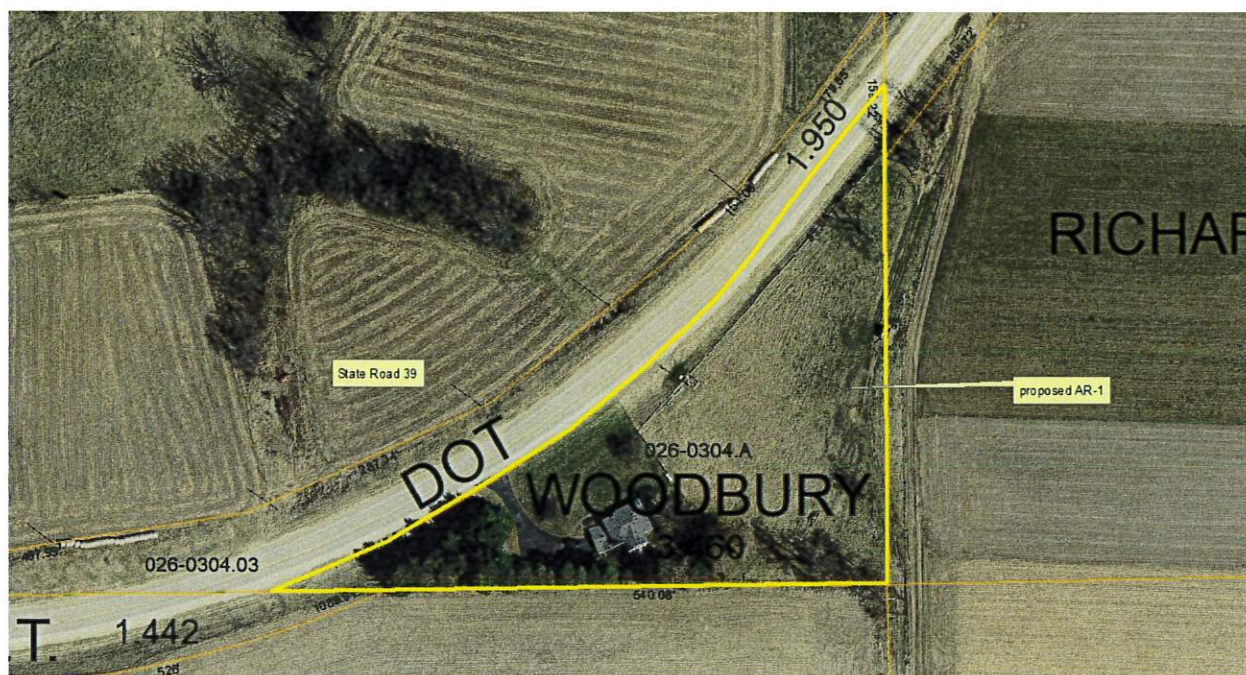
1. The A-1 district has had a minimum 40-acre lot size since 1978. This lot was created by land contract recorded in 1988.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses. An associated CUP is being requested for up to 20 animal units to allow her brother to continue pasturing in conjunction with his adjacent land.
3. The lot was created prior to the certified survey map requirement.
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 Waldwick is recommending approval of both the zoning change and 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 County Board approval.

Staff recommends approval of the CUP with the condition that it terminates if the allowance to pasture in conjunction with the neighboring land ends.





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

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: DEBORAH WOODBURY Address: 2113 IRIS LN
City/Zip Code: MADISON, WI 53711

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

Applicant Phone: (608) 987-2491 Landowner Phone: () _____

Email: DEBBIE2823@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 WALDENSE Acreage of proposed lot(s) 3.46

Section 30 Town 5 N Range 4 E SE 1/4 of the SW 1/4 PIN 026-0304.A

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

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

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

**Present zoning district: A-1 NC Requested zoning district: AR-1 for the proposed use(s) of: MAKE EXISTING LOT CONFORM

Requested Conditional uses (s):

UP TO 20 ANIMAL UNITS
AS WELL AS FHD TO ADJACENT PASTURE (BROTHER'S)

✓ TOWN REC

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

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

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?

Better use for various

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?

N/A

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

N/A

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

N/A

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

2/A

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

2/A

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

2/A

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

2/A

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

Applicant(s) Signature: Deborah Woodbury Date: 8/18/2022

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SC Date 8-18-22 Fee 750 Check # 8122 Cash

NE present zoning 2/A floodplain 2/A shoreland/wetland

Scott Godfrey

From: Scott Godfrey
Sent: Thursday, August 25, 2022 9:36 AM
To: 'Mike and Cindy Doyle'
Subject: RE: Woodbury recommendation

Thanks.

I spoke with Dick yesterday about the cattle and suggested a condition be that the CUP would expire if/when either property is sold.

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

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Thursday, August 25, 2022 9:13 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Woodbury recommendation

Scott,

Robert called me this morning and said the town would approve the rezoning request. He also said that it was requested to include 20 animal units. Debbie's brother, Dick Gribble, runs cattle to a pasture included in the rezoning on occasion.

Mike

From: "Scott Godfrey" <Scott.Godfrey@iowacounty.org>
To: "windsong chorus. net" <windsong@chorus.net>
Sent: Wednesday, August 24, 2022 9:01:46 AM
Subject: Woodbury recommendation

Hi Mike,



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Director's Report: September 2022

	Since last report	Year to date	same time 2021	Comments
Zoning permits	30	210	203	
Permit project value	\$18,788,818	\$43,164,156	\$24,110,391	\$17M monastery
New residences	1	37	44	
Accessory structures	20	107	98	
Ag buildings	6	53	49	
Solar	3	13	12	
Floodplain/Shoreland pts	5	27	22	
Complaints/Violations	1	52	26	
Certified survey map review	6	45	46	
Zoning Hearings	4	67	59	
Board of Adj hearings	0	0	0	
Sanitary Permits	7	68	76	
Soil Tests Reviewed	5	30	74	

as of Sept. 14, 2022

Other Updates

- Approximately 230 2nd notices for septic system maintenance went out – about ½ usual
 - Review of proposed 2023 Budget
 - Met with Brigham Plan Commission on proposed plan revisions
-