

**AGENDA – Iowa County Planning & Zoning Committee**

**Thursday, October 27, 2022 at 6:00 PM**

**Conference Call 1-312-626-6799**

**Zoom meeting ID: 895 1550 5152**

<https://us02web.zoom.us/j/89515505152>

**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 September 22, 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 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.
7. Petition by Ralph Brownlee and Alsum Farms Inc. to zone 2.85 acres & 2.151 acres from A-1 Ag to C-1 Conservancy in the SE/SW & SW/SE of S14-T8N-R4E in the Town of Arena.
8. Petition by Vernon Maier and Richard Gallagher to zone 8.78 acres from A-1 Ag & AR-1 AG Res to all AR-1 Ag Res in the NE/NW of S7-T7N-R5E in the Town of Arena.
9. Petition by Brian Potts for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental) of a house at 4565 Oak Rd in the Town of Brigham.
10. Petition by Joe Nawrot and Paul Yanna to zone 36.307 acres from A-1 Ag to AR-1 Ag Res in the SE/NW of S7-T7N-R1E in the Town of Highland.
11. Petition by Adam & Jessica Kreul and William & Tammy McFall to zone 2.52 from A-1 Ag to AR-1 Ag Res in the SW/SW of S34-T5N-R1E in the Town of Mifflin. This petition includes zoning 37.48 acres with the AC-1 Ag Conservancy overlay district in the E1/2-SE of S34-T5N-R1E in the Town of Mifflin.
12. Petition by David & Christine Ginter to zone 6.08 acres from A-1 Ag to AR-1 Ag Res and 33.92 acres from A-1 Ag to C-1 Conservancy in the SE/SE of S11 & SW/SW of S12 in T4N-R1E in the Town of Mifflin.
13. Petition by David & Christine Ginter for a Conditional Use Permit to allow up to 6 animal units on a 6.08-acre AR-1 Ag Res lot in the SW/SW of S12 in T4N-R1E in the Town of Mifflin.
14. Petition by Jacob Glick for a Conditional Use Permit to operate a Commercial Kennel in the A-1 Ag district at 4330 Ivy Rd in the Town of Mineral Point.

15. Petition by Jordan & Megan Tibbits to zone 3.22 acres from AR-1 Ag Res to AB-1 Ag Bus in the NW/SW of S24-T5N-R2E in the Town of Mineral Point.
16. Petition by Jordan & Megan Tibbits for a Conditional Use Permit to operate a Commercial Livestock Operation on a 3.22-acre AB-1 Ag Bus lot in the NW/SW of S24-T5N-R2E in the Town of Mineral Point.
17. Petition by Kenneth & Melissa Bartz to zone 3.643 acres from A-1 Ag to AR-1 Ag Res and 36.363 acres from A-1 Ag to C-1 Conservancy in the NE/NW of S1-T5N-R4E in the Town of Ridgeway.
18. Petition by Shawn Cassidy and Raymond Harris to zone 1.367 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res and 0.115 acre from AR-1 Ag Res to C-1 Conservancy in the SW/SE of S13-T4N-R4E in the Town of Waldwick.
19. Petition by Dean Crook II to zone 10.98 acres from A-1 Ag to AR-1 Ag Res in the SE/NW & SW/NE of S3-T7N-R3E in the Town of Wyoming.
20. Petition by Charles Glass and Sneed Creek Holdings for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental) of a house at 5640 State Road 23 in the Town of Wyoming.
21. Motion to end the public hearings and resume the regular meeting.
22. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
23. Director's report
24. Next meeting date and time
25. Motion to adjourn

Scott A. Godfrey, Director

Posted 10/11/2022

*You may attend via videoconference by downloading the free Zoom program to your computer at <https://zoom.us/download> At the date and time of the meeting, you log on through the Zoom program and enter the Meeting ID from the above agenda. You may also attend via conference call by dialing the phone number listed on the agenda above.*

**UNAPPROVED Minutes – Iowa County Planning & Zoning Committee**

**Thursday, 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. Chair Peterson called the meeting to order at 6:00pm

2. Roll Call.

Committee Present: Curt Peterson, Tim Lease, Don Leix

Committee Absent: David Gollon (excused), Mel Masters (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Don Leix

Second by Supervisor Tim Lease

Motion carries unanimously

4. Approve the minutes of the August 25, 2022 meeting.

Motion by Supervisor Tim Lease

Second by Supervisor Don Leix

Motion carries unanimously

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

Motion by Supervisor Don Leix

Second by Supervisor Tim Lease

Motion carries unanimously

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.

Director Godfrey gave the staff report.



Chair Peterson expressed concern over the recommended condition relating to possible damage to Ceely Road and how it would be adequately enforced.

Public comments:

- Mary Diman expressed her concern over the business traffic impact to Ceely Rd which she lives off of. She asked for the access to be off of County Road T
- Megan Van Hecker said the use of Ceely Road is only by her, Mr. Handel and employees and that, when the businesses are open to the public, an access will be constructed to County Road T.

Motion to approve by Supervisor Leix with the following conditions:

- 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.
- Hours of operation to be Monday through Friday from 6am to 6pm, Saturday from 8am to 5pm, and no hours on Sunday.

Second by Supervisor Lease

Motion carries with Chair Peterson voting against

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.

Director Godfrey gave the staff report.

Chair Peterson stated this is only consideration of the zoning change and not the associated Conditional Use Permit.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously



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

Director Godfrey gave the staff report.

Public comments:

- Jessica Bahr, James Grace, and Paul Morrow identified themselves as representing Alliant Energy
- Carlee Segebrecht expressed her concern over potential health issues, noise and visual aesthetics of the proposed substation. She said an attorney advised the application should be denied due to inaccurate information, in particular an aerial photograph that doesn't show the current status of the tree buffer.
- Jessica Bahr said Alliant is willing to retain and/or establish a tree barrier.
- Carlee Segebrecht said there has been little effort by Alliant to address public concerns.
- Traci Fassbender stated she lives in the adjacent subdivision and was not informed the substation may be proposed and, had they been notified, it likely would have impacted their decision to purchase their property.

There was discussion over potential noise and lighting impacts and how to measure the impacts.

Motion to approve by Supervisor Leix to postpone until such time the applicant can provide more information on a tree buffer, measurements of anticipated noise levels impacting the subdivision, and the anticipated lighting plan of the facility.

Second by Supervisor Lease

Motion carries unanimously

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 Town of Dodgeville.

Director Godfrey gave the staff report.

Public comments:

- Andy Hach introduced himself as the owner of GD Dairy.

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

Second by Supervisor Lease

Motion carries unanimously

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 Town of Dodgeville.

Director Godfrey gave the staff report.  
Public comments: none

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

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.

Director Godfrey gave the staff report.  
Public comments:

- A representative of the cemetery committee stated all items have been addressed for which action was postponed in July.

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

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.

Director Godfrey gave the staff report.  
Public comments: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Lease  
Second by Supervisor Leix  
Motion carries unanimously

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.

Director Godfrey gave the staff report.  
Public comments: none

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

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.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Lease with the condition that the Conditional Use Permit terminates if the allowance to pasture in conjunction with the neighboring land ends.

Second by Supervisor Leix

Motion carries unanimously

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

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

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

none

17. Director's report

Director Godfrey overviewed the report included in the meeting packet.

18. Next meeting date and time: Oct. 27, 2022 at 6pm

19. Motion to adjourn

Motion to approve by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:26pm

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](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3295 (cont.)**

WP&L Company

4902 N Biltmore Ln

Madison, WI 53718

**Hearing Date: Oct. 27, 2022**

Town of Brigham

SE/NE S10-T6N-R5E

PIN: 004-0558.02

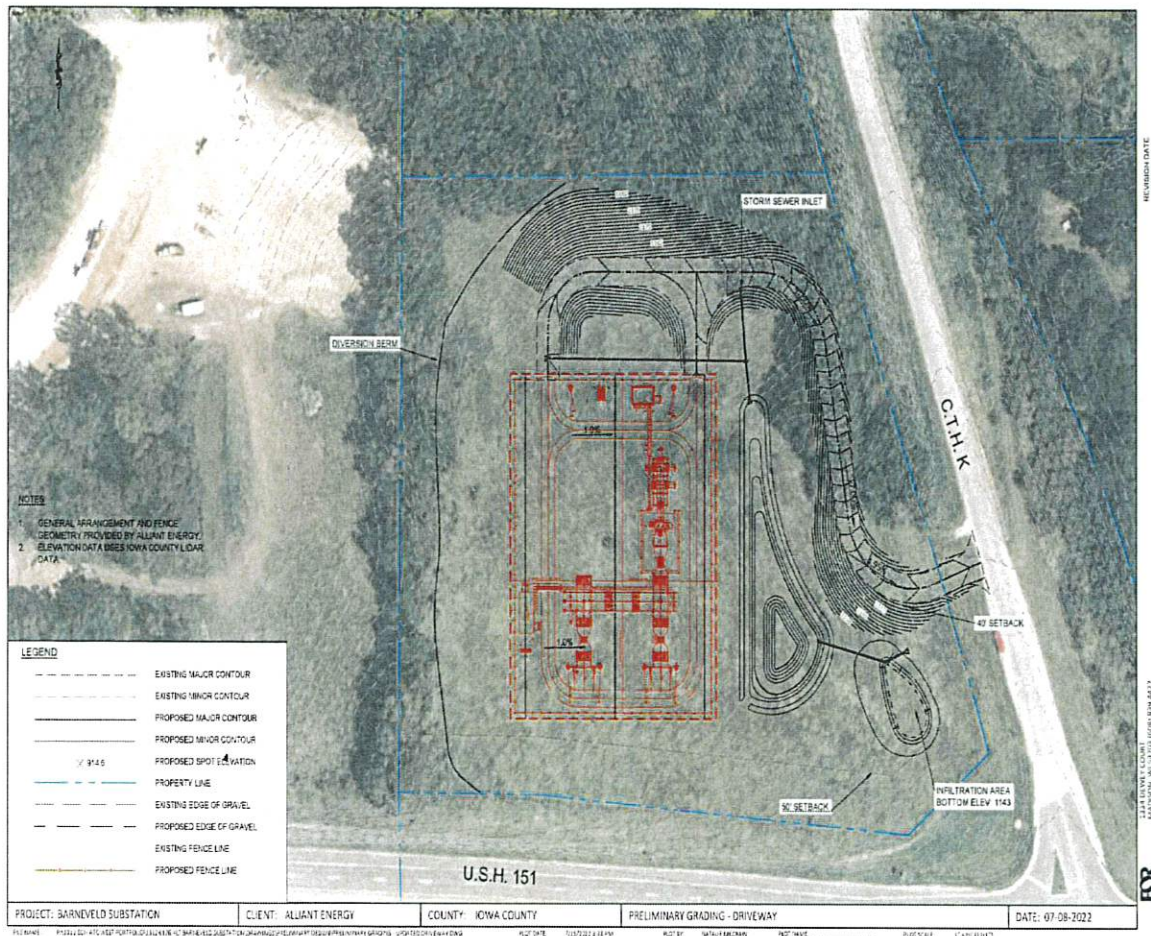
**Request:** This is a request for a Conditional Use Permit for an electrical distribution substation on a 7.58-acre lot.



## 2. Comments

1. This hearing was postponed for the applicant to provide more information on a tree buffer/screening, measurements of anticipated noise levels impacting the adjacent subdivision, and the anticipated lighting plan for the facility.
2. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
  - 1) The proposed use complies with all applicable provisions of this Ordinance.
  - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
  - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.





## Scott Godfrey

---

**From:** Bahr, Jessica <JessicaBahr@alliantenergy.com>  
**Sent:** Friday, October 7, 2022 11:26 AM  
**To:** Scott Godfrey; Megan Mieden  
**Subject:** RE: P&Z action - WP&L  
**Attachments:** Transformer Sound Letter Barneveld Sub 09-26-22.doc

Good Afternoon Scott,

Alliant Energy would like to get back on the agenda in October with the Iowa County Planning & Zoning Committee for the proposed Barneveld Substation. I've attached a letter to provide additional information on the noise level impacts. Alliant will continue to gather and provide the information about the vegetation and the lighting plan by October 17th.

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

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

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>  
Sent: Friday, September 23, 2022 12:35 PM  
To: Megan Mieden <megan@tn.brigham.wi.gov>  
Cc: Bahr, Jessica <JessicaBahr@alliantenergy.com>  
Subject: [EXTERNAL] P&Z action - WP&L

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.

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

From: copy@iowacounty.org <copy@iowacounty.org>  
Sent: Friday, September 23, 2022 11:21 AM  
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>  
Subject:

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ECOSYS M3645idn  
[00:17:c8:a3:63:b1]  
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Wisconsin Power and Light Co.  
Corporate Headquarters  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

Office: 1.800.862.6222  
[www.alliantenergy.com](http://www.alliantenergy.com)

Iowa County  
Planning & Zoning Commission  
303 West Chapel St,  
Dodgeville, WI 53533

Dear Planning & Zoning Committee Members,

I would like to address the concern about the transformer sound level for the proposed new substation located at the corner of County Road K and U.S. Highway 151 in the town of Brigham. Inherently, Alliant Energy along with most other utilities would be partial to having our substations produce no sound in an attempt to satisfy the surrounding community. Unfortunately, the process of transmission and transformation of electricity by itself produces audible sound through vibration effects and cooling systems.

Transformers are sized having multiple power ratings (MVA) based on cooling conditions of the transformer. A transformer's base rating related to self circulating oil within the transformer and ambient air conditions. This base rating can be exceeded to first and second stages of cooling by mounting fans onto the radiators of the transformer, which cool the transformer at an increased rate, allowing for a larger power flow through the transformer. This allows an economical way to provide increased power when we see peak power requirements on hot summer days. As an example, a base rated 12 MVA transformer can be increased to 16 MVA for first stage cooling and 20 MVA for second stage cooling (shorthand 12/16/20 MVA).

Alliant Energy plans to install a 12/16/20 MVA transformer at the new Barneveld Substation. The transformer that Alliant Energy is planning to install will be engineered to limit its audible sound levels to those standards established by NEMA, the National Electrical Manufacturers Association. NEMA was established to create consistent high standards that apply throughout the North American Power Industry. In the NEMA standard TR-1, you can find a table that states the maximum allowable sound levels for power transformers. Following the table you will find that for a 12/16/20 MVA transformer the decibel levels would be 71/73/74 dB. The factory sound tests are taken at a 3-foot distance around the transformer.



There are a few laws of physics that can be applied to sound:

- The first doubling of distance away from the source reduces the sound by 3 dB, and then 6 dB for each subsequent doubling of distance.
- Experiments have indicated that for a given sound the intensity must be decreased by approximately 10 decibels to be perceived as half as loud.

As an example, given that the transformer is operating at the 12 MVA power rating (without fans), having a designed maximum allowable sound level of 71 dB at 3 ft, equates to the following decibel levels for the given distances from the transformer:

|      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|
| 3'   | 6'   | 12'  | 24'  | 48'  | 96'  | 192' | 384' |
| 71dB | 68dB | 62dB | 56dB | 50dB | 44dB | 38dB | 32dB |

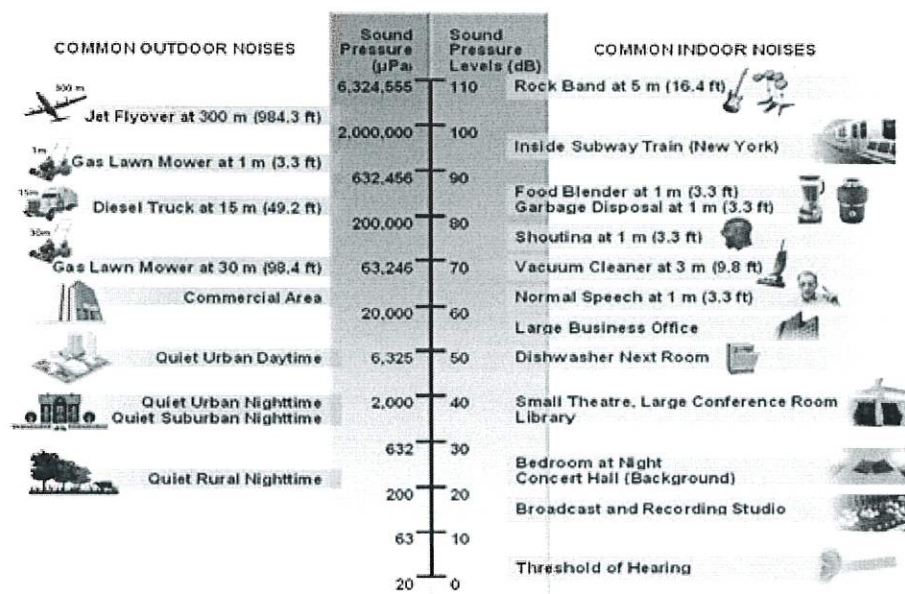
At a distance of 295ft, the western property line, which is the side that has the closest adjacent residential property to the transformer, the sound intensity of the transformer would be 34 dB. This value is less than the typical suburban areas (see Appendix). These sound levels do not take into account the ambient sound levels from sources such as wildlife, wind, and human activities (highway noise). All of which can alter the audibility of the transformer in the field.

In conclusion, transformer manufactures have constraints set upon them to moderate the issue of acceptable ambient sound versus the economic constraints of transformer construction. These constraints allow for the manufactures to provide equipment that meets community concerns without creating excessive construction troubles.

Sincerely,

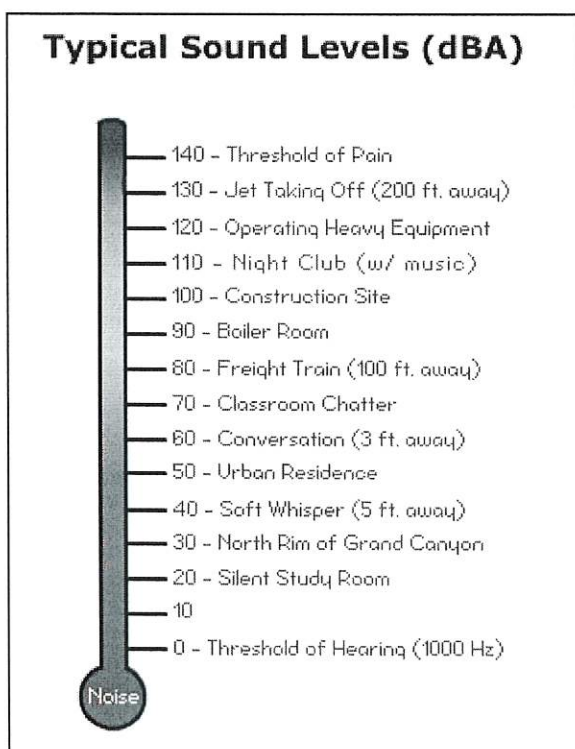
James Gerdes

# Appendix



U.S. Department of Transportation Federal Highway Administration

[https://www.fhwa.dot.gov/Environment/noise/resources/reviewing\\_noise\\_analysis/#toc494123451v](https://www.fhwa.dot.gov/Environment/noise/resources/reviewing_noise_analysis/#toc494123451v)



Occupational Safety and Health Administration

<https://www.osha.gov/noise>

## Scott Godfrey

---

**From:** Bahr, Jessica <JessicaBahr@alliantenergy.com>  
**Sent:** Friday, October 14, 2022 11:31 AM  
**To:** Scott Godfrey  
**Subject:** WP&L's Barneveld Substation Information  
**Attachments:** Transformer Sound Letter Barneveld Sub 09-26-22.doc; Barneveld Substation Lighting Letter.pdf; Barneveld Photometric Plan.pdf; WP&L Landscape Screening for Substation.pdf; Substation Site View to the West .pdf; Area Proposed to Plant Trees-Approx. 100 feet Marked up.pdf; Area Proposed to Plant Trees-Approx. 100 feet Marked up After.pdf

Good Morning Scott,

Alliant Energy/Wisconsin Power and Light Company (WPL) would like to present the attached requested information to the Iowa County Planning Commission on October 27, 2022. Included is information detailing the sound produced by the transformer (which I originally sent on October 7<sup>th</sup>), a narrative outlining the lighting plan along with drawings, and a narrative with pictures to better illustrate WPL's existing property and the proposed landscaping.

Thank you for your time.

**Jessica Bahr | Senior Real Estate & Right of Way Representative**

4902 N Biltmore Lane | Madison, WI 53718

Office: (608) 458-3419

[alliantenergy.com](http://alliantenergy.com) | [jessicabahr@alliantenergy.com](mailto:jessicabahr@alliantenergy.com)





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Iowa County  
Planning & Zoning Commission  
303 West Chapel St,  
Dodgeville, WI 53533

Dear Planning & Zoning Committee Members,

I would like to address the concern about the transformer sound level for the proposed new substation located at the corner of County Road K and U.S. Highway 151 in the town of Brigham. Inherently, Alliant Energy along with most other utilities would be partial to having our substations produce no sound in an attempt to satisfy the surrounding community. Unfortunately, the process of transmission and transformation of electricity by itself produces audible sound through vibration effects and cooling systems.

Transformers are sized having multiple power ratings (MVA) based on cooling conditions of the transformer. A transformer's base rating related to self circulating oil within the transformer and ambient air conditions. This base rating can be exceeded to first and second stages of cooling by mounting fans onto the radiators of the transformer, which cool the transformer at an increased rate, allowing for a larger power flow through the transformer. This allows an economical way to provide increased power when we see peak power requirements on hot summer days. As an example, a base rated 12 MVA transformer can be increased to 16 MVA for first stage cooling and 20 MVA for second stage cooling (shorthand 12/16/20 MVA).

Alliant Energy plans to install a 12/16/20 MVA transformer at the new Barneveld Substation. The transformer that Alliant Energy is planning to install will be engineered to limit its audible sound levels to those standards established by NEMA, the National Electrical Manufacturers Association. NEMA was established to create consistent high standards that apply throughout the North American Power Industry. In the NEMA standard TR-1, you can find a table that states the maximum allowable sound levels for power transformers. Following the table you will find that for a 12/16/20 MVA transformer the decibel levels would be 71/73/74 dB. The factory sound tests are taken at a 3-foot distance around the transformer.

There are a few laws of physics that can be applied to sound:

- The first doubling of distance away from the source reduces the sound by 3 dB, and then 6 dB for each subsequent doubling of distance.
- Experiments have indicated that for a given sound the intensity must be decreased by approximately 10 decibels to be perceived as half as loud.

As an example, given that the transformer is operating at the 12 MVA power rating (without fans), having a designed maximum allowable sound level of 71 dB at 3 ft, equates to the following decibel levels for the given distances from the transformer:

|      |      |      |      |      |      |      |      |
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| 3'   | 6'   | 12'  | 24'  | 48'  | 96'  | 192' | 384' |
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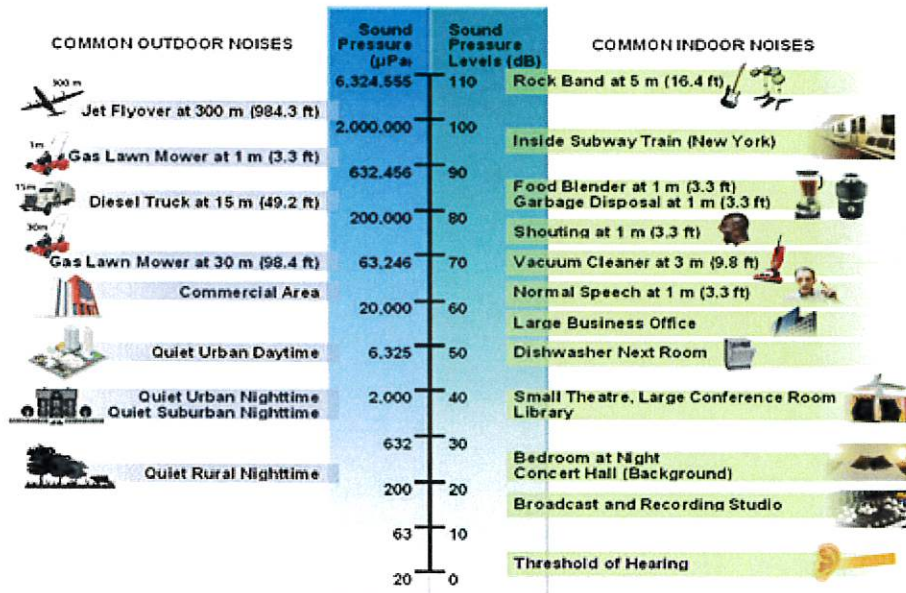
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In conclusion, transformer manufactures have constraints set upon them to moderate the issue of acceptable ambient sound versus the economic constraints of transformer construction. These constraints allow for the manufactures to provide equipment that meets community concerns without creating excessive construction troubles.

Sincerely,

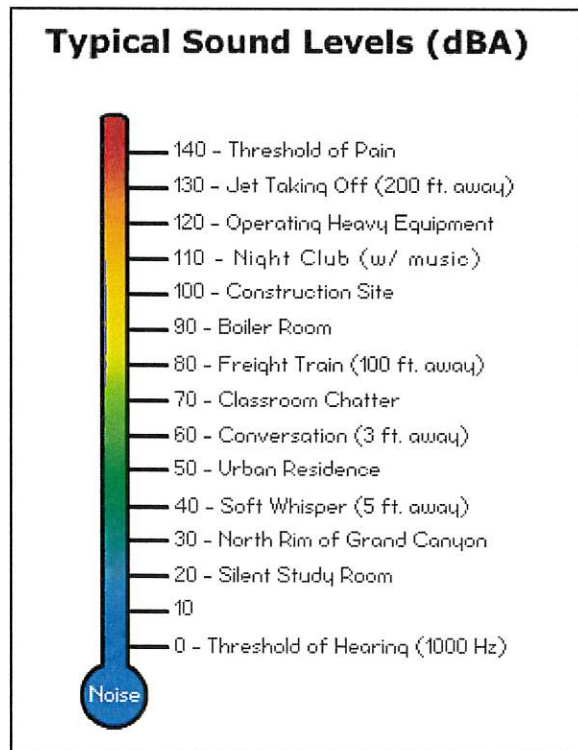
James Gerdes

# Appendix



U.S. Department of Transportation Federal Highway Administration

[https://www.fhwa.dot.gov/Environment/noise/resources/reviewing\\_noise\\_analysis/#toc494123451v](https://www.fhwa.dot.gov/Environment/noise/resources/reviewing_noise_analysis/#toc494123451v)



Occupational Safety and Health Administration

<https://www.osha.gov/noise>



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Iowa County  
Planning & Zoning Commission  
303 West Chapel St,  
Dodgeville, WI 53533

Dear Planning & Zoning Committee Members,

I would like to address the concern about the substation light level for the proposed new substation located at the corner of County Road K and U.S. Highway 151 in the town of Brigham.

We include two different light systems at our substations to help with safety, security, and other various needs our personnel may have when in a substation during dark hours.

The first system is security lighting. All control enclosures have a downward facing light over each doorway to help crews safely enter and exit. Additionally, there is one streetlight that is used for general security purposes. Lights for this system automatically turn on from dusk-to-dawn on a daily basis. Per the "Security Light Lighting Plan", Figure 1, on the second page of the attached Barneveld Photometric Plans GA document:

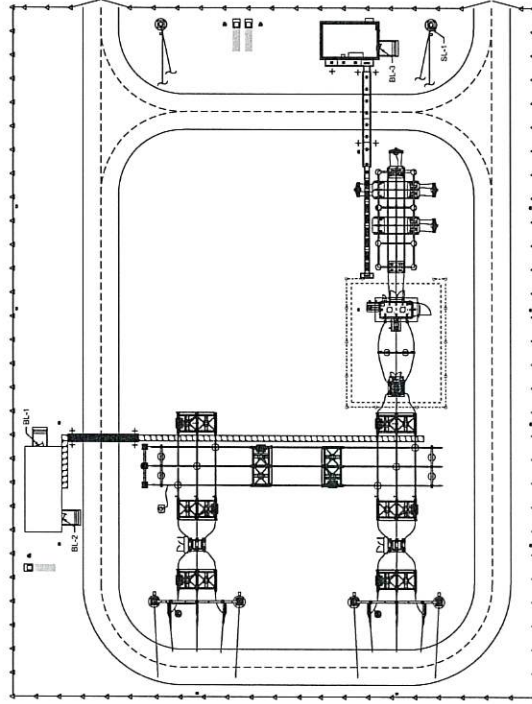
- Shows light levels in footcandles across entire property at 20ft intervals. Numbers in red represent where light levels are above 0.0 footcandles outside of fence.
- The streetlight's illuminating area stretches roughly 60ft from the streetlight putting the edge of that area about 130ft from closest property line. The light contributes to the red zone outside of the eastern fence.
- The control enclosures lights' illuminating areas stretches roughly 40ft from their sources. The closest area's edge is about 80ft from property line. These lights contribute to the western and northern fence red zones depicted.

The second system is maintenance lighting. This lighting would be used during an outage situation to enable completing work to restore power to the community. These lights are mainly found along the perimeter fence of the substation facing inward towards the equipment. These are not automatic dusk-to-dawn lights, rather they will only be manually switched on during work at the substation where additional lighting is needed.

Sincerely,

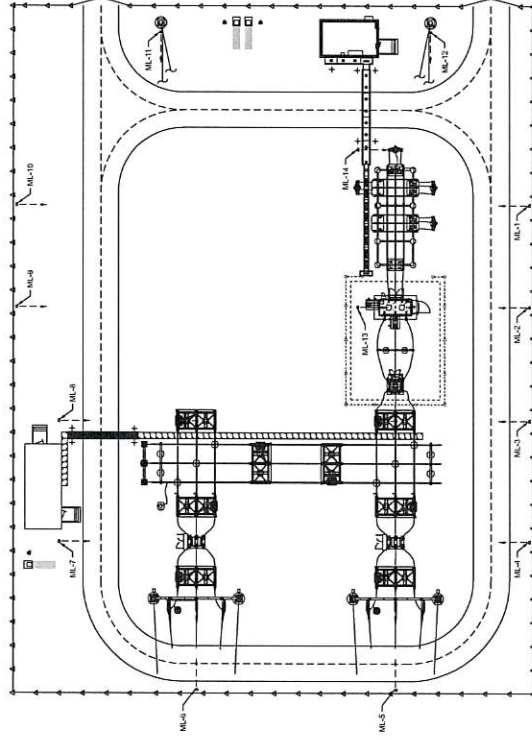
James Gerdes

N



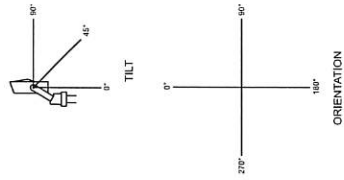
1 SECURITY LIGHT LOCATIONS  
SCALE: 1"=50'

| LUMINAIRE LOCATIONS |      |             |            |
|---------------------|------|-------------|------------|
| LABEL               | MH   | ORIENTATION | TILT ANGLE |
| BL-1                | 6.77 | 0°          | 0°         |
| BL-2                | 6.77 | 90°         | 0°         |
| BL-3                | 6.71 | 90°         | 0°         |
| BL-4                | 2.00 | 150°        | 0°         |



2 MAINTENANCE LIGHT LOCATIONS  
SCALE: 1"=50'

| LUMINAIRE LOCATIONS |      |             |            |
|---------------------|------|-------------|------------|
| LABEL               | MH   | ORIENTATION | TILT ANGLE |
| ML-1                | 5.07 | 270°        | 90°        |
| ML-2                | 5.07 | 270°        | 90°        |
| ML-3                | 5.07 | 270°        | 90°        |
| ML-4                | 5.07 | 0°          | 90°        |
| ML-5                | 5.07 | 0°          | 90°        |
| ML-6                | 5.07 | 0°          | 90°        |
| ML-7                | 5.07 | 0°          | 90°        |
| ML-8                | 5.07 | 0°          | 90°        |
| ML-9                | 5.07 | 0°          | 90°        |
| ML-10               | 5.07 | 0°          | 90°        |
| ML-11               | 5.07 | 180°        | 90°        |
| ML-12               | 5.07 | 180°        | 90°        |
| ML-13               | 5.07 | 90°         | 90°        |
| ML-14               | 5.07 | 150°        | 150°       |



NEW

FOR CONSTRUCTION

WISCONSIN POWER AND LIGHT COMPANY

BARNEVELD SUBSTATION

BARNEVELD, WI

LIGHTING PLAN

LOCATIONS

FILE NO.

16761-06-09A

SCALE: 1"=50'

DATE: 10/1/2022

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT: 13-0CT-2022

FILE: N:\Share\01 ECU\Bent Energy\02 Project\ALT-203 Barneveld\Barneveld\100 CAD\1110 Working\16761-06-09A.dgn





Wisconsin Power and Light Co.  
Corporate Headquarters  
4902 North Biltmore Lane  
P.O. Box 77007  
Madison, WI 53707-1007

Office: 1.800.862.6222  
[www.alliantenergy.com](http://www.alliantenergy.com)

Iowa County  
Planning & Zoning Commission  
303 West Chapel St,  
Dodgeville, WI 53533

Dear Planning & Zoning Committee Members,

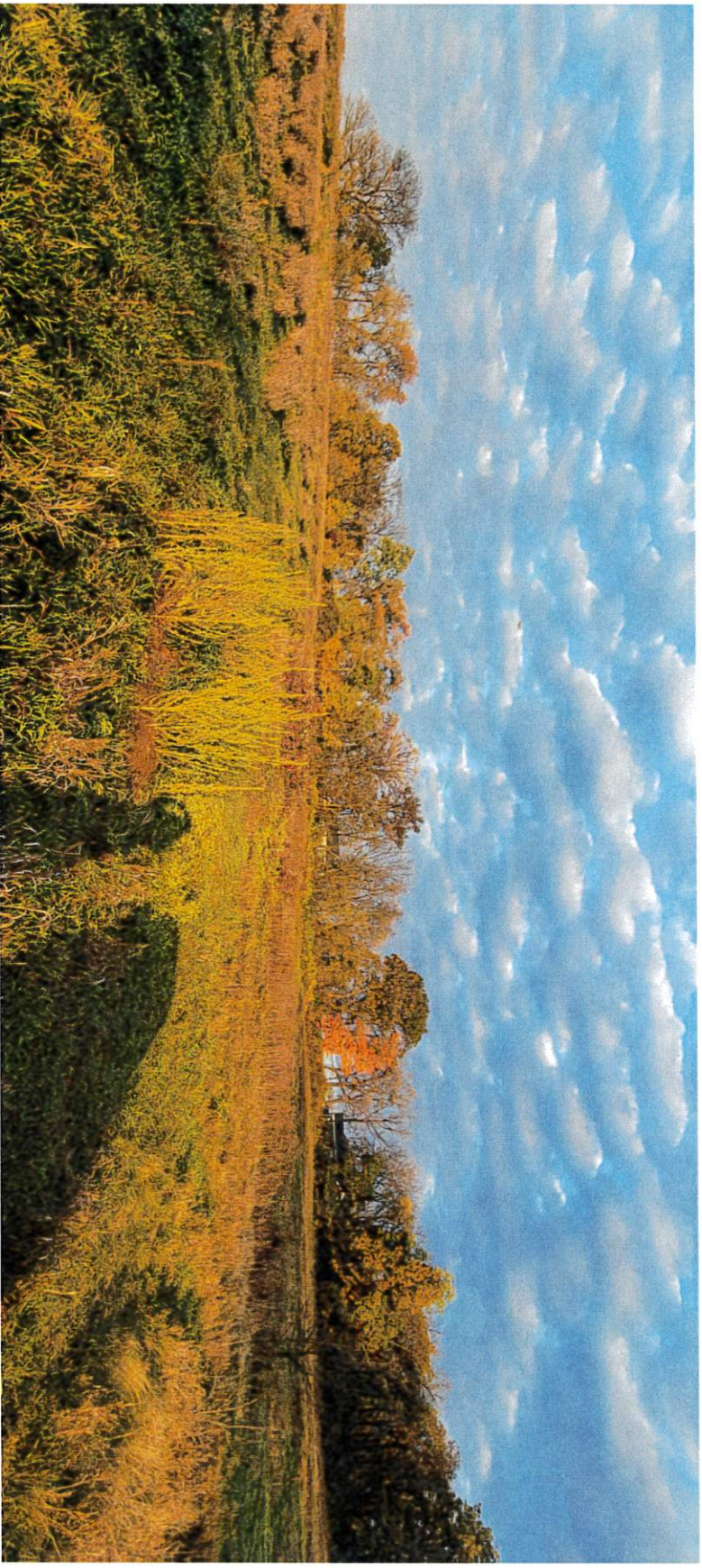
Additional information has been requested to address screening/landscaping along Wisconsin Power and Light Company's (WP&L) property located at the intersection of U.S. Hwy 151 and County Road K. The western property line of this parcel abuts the Quail Ridge 2<sup>nd</sup> Addition Subdivision. All of the lots of this subdivision that directly abut WP&L's property are currently owned by KCJ Development LLC.

WP&L's western property line is currently made up of a mixture of mature hardwoods and softwoods. A large majority of these mature trees are located directly on WP&L's property. It is not WP&L's intention to remove this mature visual barrier. I've included a picture for reference.

There is one location in the Northwest corner of the property where it appears some trees and underbrush have been removed. In this location, WP&L is proposing to plant conifers for a distance of approximately 100 feet long to recreate screening in this location. Pictures are included to depict this location.

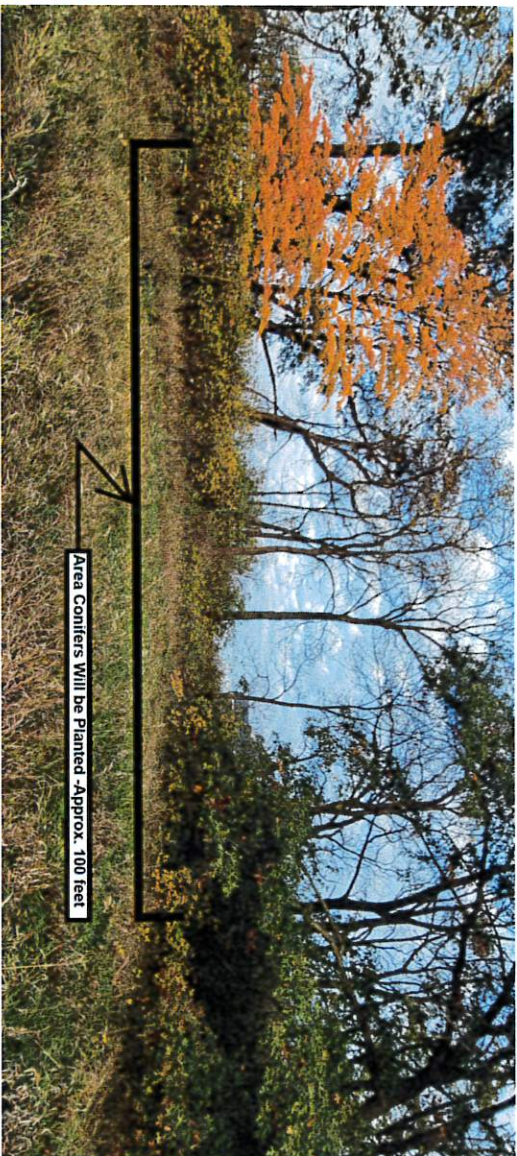
Sincerely,

Jessica Bahr



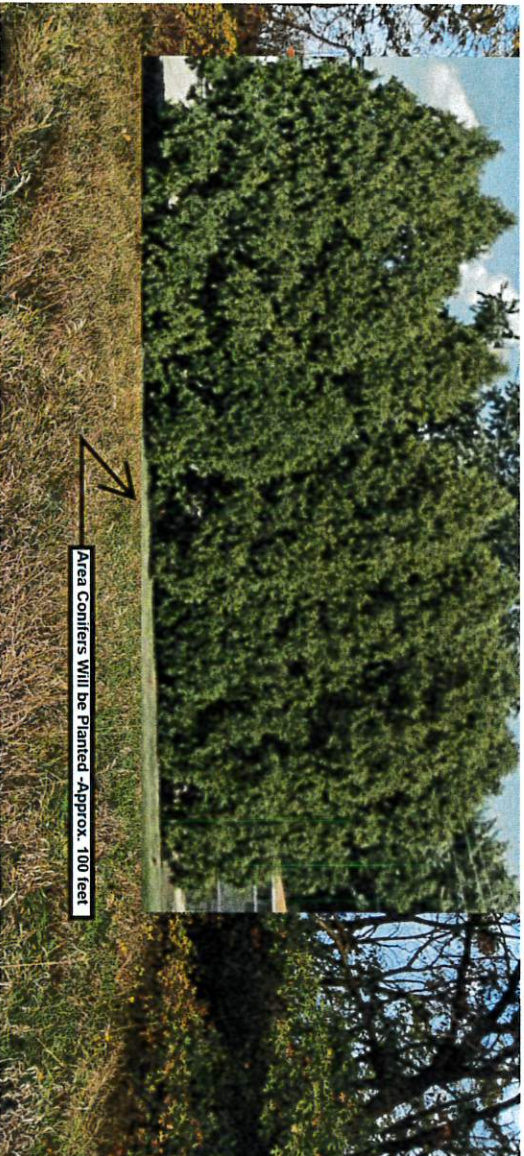
Substation Site View to the West





Area Conifers Will be Planted -Approx. 100 feet

Area Proposed to Plant Trees – Approx. 100 feet Marked up Before



Area Conifers Will be Planted -Approx. 100 feet

Area Proposed to Plant Trees – Approx. 100 feet Marked up After





## 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](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3299**

Ralph Brownlee

6736 US Highway 14

Arena, WI 53503

**Hearing Date: Oct. 27, 2022**

Town of Arena

SE/SW & SW/SE S14-T8N-R4E

PIN: 002-1024; 1027

Alsum Farms Inc.

PO Box 188

Friesland, WI 53935

**Request:** This is a request to zone 2.85 acres and 2.151 acres from A-1 Ag to C-1 Conservancy.



## 2. Comments

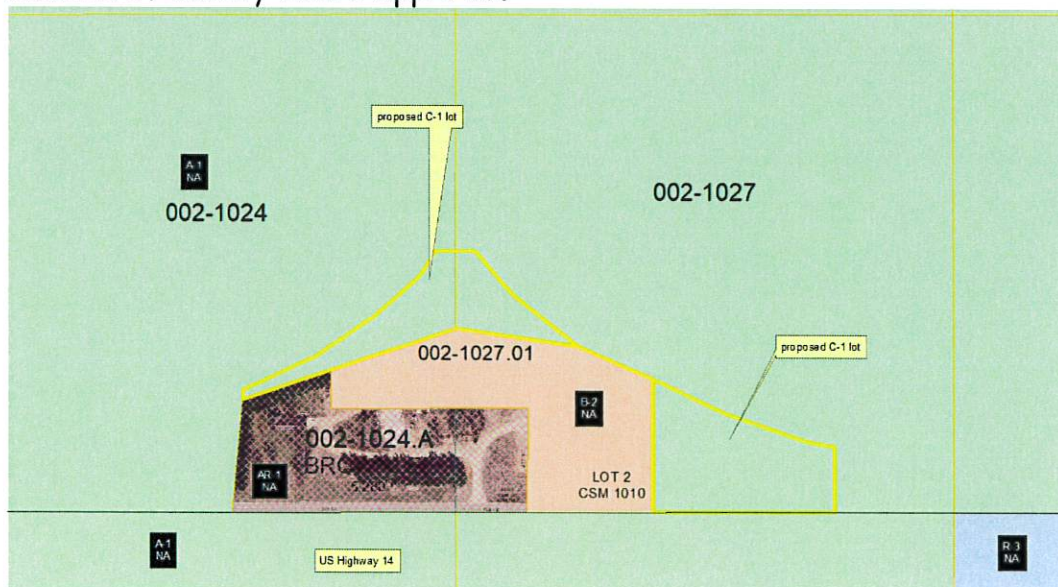
1. The intent is to legally create these two lots so Mr. Brownlee can acquire them from Alsum Farms Inc. for future expansion. The A-1 district requires a minimum 40-acre lot size, so the proposed lots require rezoning in order to be legally created.



2. If approved, each lot would allow open space uses and not be eligible for development requiring a county zoning permit. When future expansion is planned, Mr. Brownlee will propose new lots for rezoning that include these lots.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
  - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
  - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
  - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
  - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
  - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
  - 6) The petition will not be used to legitimize a nonconforming use or structure.
  - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
  - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

**Town Recommendation:** The Town of Arena is recommending approval.

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







## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Ralph B. Brownlee Address: 6736 US Highway 14  
City/Zip Code: Arena, WI 53503  
Landowner: Alsum Farms Inc Address: N9083 County Rd EF PO Box 188  
Email: larry.alsum@alsum.com City/Zip Code: Friesland, WI 53935  
Applicant Phone: (608) 604-5461 Landowner Phone: (920) 382-3121  
Email: brownlee\_hd@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 Arena Acreage of proposed lot(s) 5 acres → 2.85 0.1  
2.151 0.2  
Section 14 Town 8 N Range 4 E SE SW 1/4 of the SW 1/4 PIN 0012-1024, 1027

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

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

\*\*Present zoning district: A -1 Requested zoning district: C -1 for the proposed use(s) of: \_\_\_\_\_

Requested Conditional uses (s): \_\_\_\_\_  
\_\_\_\_\_



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

II. Please explain the reason for the request and proposed plans: Changing purposed purchased land from A-1 agricultural to C-1

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

- 1) How is this land better suited for a non-agricultural use?  
The purposed land to be purchased is non used land from current owner due to location & perimeter of irrigation in the fields. The 5 Acres of Land is needed to expand the total amount of land on current applicants property to be able to separate the 3 parcels in the future so all 3 parcels will eventually consume 5 acres per parcel.  
purchased land will stay in the C-1 zoning until a future date unknown.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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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?

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

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

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**\*\*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: Robert Bunker Date: 9/25/2022

Landowner(s) Signature: Larry Albam Date: 9/27/2022

For Office Use Only: Rcv'd by SL Date 9-29-22 Fee 750 Check # 1912 Cash  
A-1 present zoning 4A floodplain 4A shoreland/wetland



## Scott Godfrey

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**From:** Town of Arena <townofarena@gmail.com>  
**Sent:** Monday, September 12, 2022 12:32 PM  
**To:** Scott Godfrey  
**Subject:** Arena September Town Board Recommendations

From our last meeting:

- 7. Tim Harrington/Dennis Kerl – no action taken/needed
  - 8. Vern Maier – motion carried to approve contingent on paying the town fee, owning the property and a csm
  - 9. Ralph Brownlee – motion carried to approve rezone, C1 zoning with no building sites, paid
  - 12. Nadia Alber – not preset, Wright is not in favor of proposal, which Planning/Zoning vetoed, until further input (Alber); also wants town board to look into current activities and go to Iowa County and Hwy Dept for present violations on both Blue Ridge and Hwy H properties.
- Public Comment: Bertrang – General discussion about how to get him to comply to conditional use

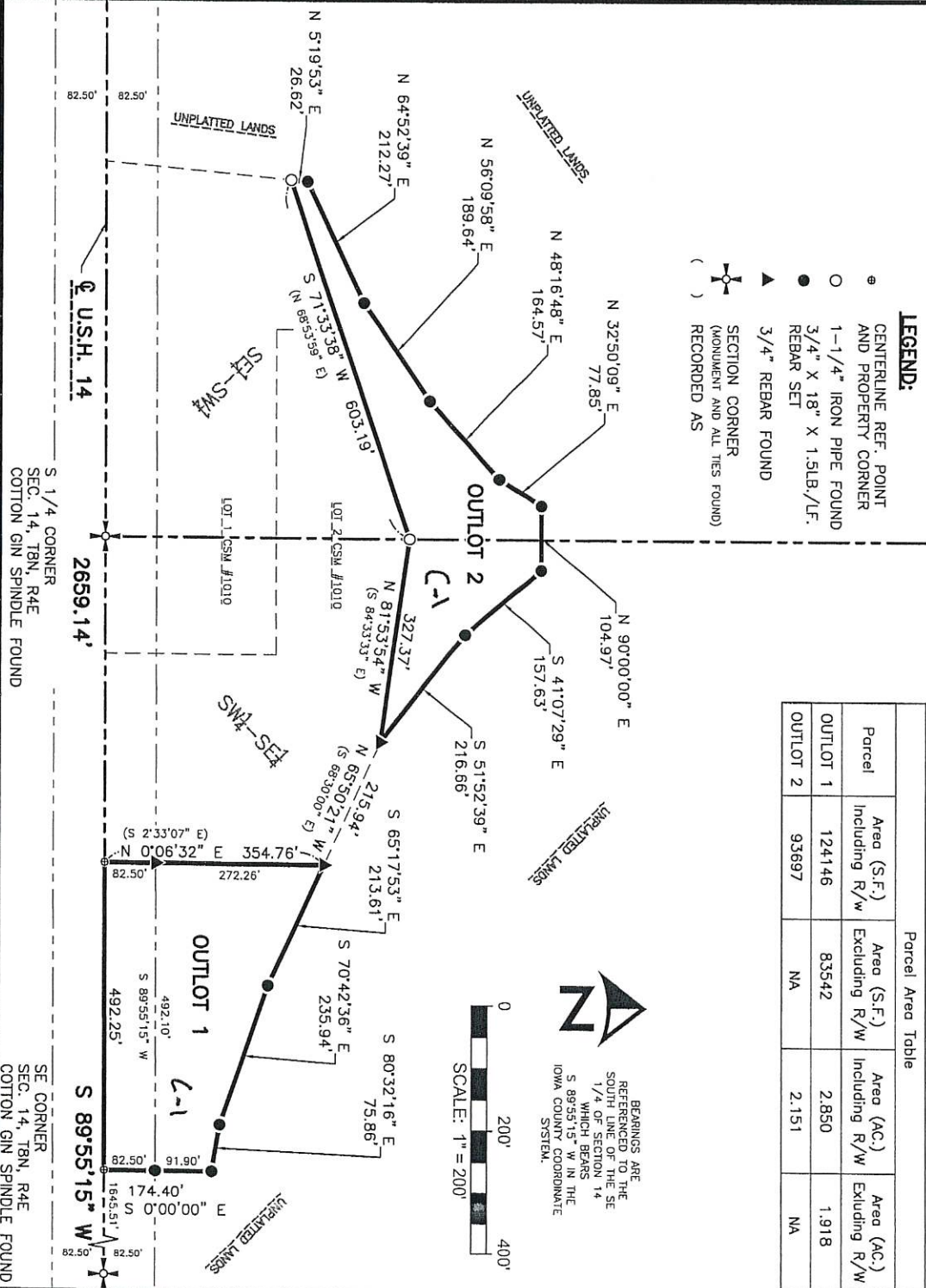
**Andrea Joo**, Clerk  
Town of Arena  
608-574-2092 (call or text)

PRELIMINARY 8/5/2022

# IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the SE 1/4 of the SW 1/4 and  
the SW 1/4 of the SE 1/4 of Section 14, T8N,  
R4E, Town of Arena, Iowa County, Wisconsin.

FOR: ALSUM FARMS INC  
N9083 COUNTY ROAD EF  
FRIESLAND, WI 53935



**FULLCIRCLE**  
ENGINEERING & SURVEYING

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

SHEET 1 OF 2  
JOB ID: 2206141C  
FIELD CREW: MGR



PRELIMINARY 8/5/2022

IOWA COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

Being part of the SE 1/4 of the SW 1/4 and  
the SW 1/4 of the SE 1/4 of Section 14, T8N,  
R4E, Town of Arena, Iowa County, Wisconsin.

FOR: ALSUM FARMS INC  
N9083 COUNTY ROAD EF  
FRIESLAND, WI 53935

**SURVEYOR'S CERTIFICATE:**

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

THAT under the direction of ALSUM FARMS LLC, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 14, T8N, R4E, Town of Arena, Iowa County, Wisconsin, to wit:

Commencing at the SE Corner of said Section 14;  
thence S 89°55'15" W, 1645.51' along the south line of the SE 1/4 to the POINT OF BEGINNING;  
thence S 89°55'15" W, 492.25' along the south line of the SE 1/4 to the beginning of a traverse along the easterly and northerly line of CSM #1010; thence N 0°06'32" E, 354.76'; thence N 65°50'21" W, 215.94'; thence N 81°53'54" W, 327.37'; thence S 71°33'38" W, 603.19' to the end of said CSM traverse;  
thence N 5°19'53" E, 26.62'; thence N 64°52'39" E, 212.27'; thence N 56°09'58" E, 189.64'; thence N 48°16'48" E, 164.57'; thence N 32°50'09" E, 77.85'; thence N 90°00'00" E, 104.97'; thence S 41°07'29" E, 157.63'; thence S 51°52'39" E, 216.66'; thence S 65°50'21" E, 215.94'; thence S 65°17'53" E, 213.61'; thence S 70°42'36" E, 235.94'; thence S 80°32'16" E, 75.86'; thence S 0°00'00" W, 174.40' to the POINT OF BEGINNING;  
containing 217,873 square feet or 5.001 acres, more or less.  
Parcel is subject to a public right of way easement for U.S.H. 14.  
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767 8/5/2022  
Date

**MORTGAGEE CERTIFICATE**

Compeer Financial, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping as represented on this certified survey map.

\_\_\_\_\_  
Date

STATE OF WISCONSIN )  
IOWA COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, a representative of the above named corporation, to me known to be an authorized representative of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

NOTARY PUBLIC, \_\_\_\_\_, WI.

MY COMMISSION EXPIRES \_\_\_\_\_

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

SCOTT GODFREY - DIRECTOR \_\_\_\_\_ Date

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

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_ o'clock \_\_\_\_ M, and recorded in Volume \_\_\_\_ of Certified Survey Maps, on Page(s) \_\_\_\_\_.

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
608-935-0294 | www.fullcircleE5.com

SHEET 2 OF 2  
JOB ID: 2206141C  
FIELD CREW: MGR



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

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### Zoning Hearing: 3300

Vernon Maier

5997 Blue Ridge Rd

Barneveld, WI 53507

Hearing Date: Oct. 27, 2022

Town of Brigham

NE/NW S7-T7N-R5E

PIN: 002-0725.01; 0727

Richard Gallagher

5987 County Road H

Arena, WI 53503

**Request:** This is a request to enlarge an existing 8.5-acre AR-1 Ag Res lot to 8.78 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.



## 2. Comments

1. The intent is for Mr. Maier to acquire 0.28 from Mr. Gallagher to enlarge his lot. The 0.28 acre is currently zoned A-1 Ag.
  2. If approved, the AR-1 lot will retain its existing uses.
-



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

**Town Recommendation:** The Town of Arena is recommending approval.

**Staff Recommendation:** Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the land transfer takes place with 6 months of County Board approval.



First Friday of OCT.



## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Vernon Maier Address: 5997 Blue Ridge Rd  
City/Zip Code: Barneveld, 53507

Landowner: Richard Gallagher Address: 5987 County Rd H  
(if other than applicant) City/Zip Code: Arena WI, 53503

Applicant Phone: (608) 669-3084 Landowner Phone: (608) 753-2265

Email: maier\_vern@outlook.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Arena Acreage of proposed lot(s) 28 Acres 8.78

Section 7 Town 7 N Range 5 E NE 1/4 of the NW 1/4 PIN 002-0725.01; 0727

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 & A-2 Requested zoning district: A-1 for the proposed  
use(s) of: To provide more road access and improve on  
building/property line set back requirements

Requested Conditional uses (s):

NONE REQUESTED



I. Please list any improvements currently on the land: Retaining walls,  
flower beds and mowed lawn.

II. Please explain the reason for the request and proposed plans: To take ownership  
of land maintained and cared for by applicant while  
assuming they were the owner.

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

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

A large portion of the property being rezoned  
is road easement. The remaining acreage will  
become part of a larger AR-1 land parcel.

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

Transferring ownership & rezoning this parcel will  
not affect access to any neighboring properties

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Applicant(s) Signature: Tom J. Main Date: 10/2/2022

Landowner(s) Signature: Bill R. Kelly Date: 10/2/2022

**For Office Use Only:** Rcv'd by SR Date 10/4/22 Fee 780 Check # 2341 Cash  
A-1 are-1 present zoning        floodplain        shoreland/wetland



## Scott Godfrey

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**From:** Town of Arena <townofarena@gmail.com>  
**Sent:** Monday, September 12, 2022 12:32 PM  
**To:** Scott Godfrey  
**Subject:** Arena September Town Board Recommendations

From our last meeting:

- 7. Tim Harrington/Dennis Kerl – no action taken/needed
  - 8. Vern Maier – motion carried to approve contingent on paying the town fee, owning the property and a csm
  - 9. Ralph Brownlee – motion carried to approve rezone, C1 zoning with no building sites, paid
  - 12. Nadia Alber – not preset, Wright is not in favor of proposal, which Planning/Zoning vetoed, until further input (Alber); also wants town board to look into current activities and go to Iowa County and Hwy Dept for present violations on both Blue Ridge and Hwy H properties.
- Public Comment: Bertrang – General discussion about how to get him to comply to conditional use

**Andrea Joo**, Clerk  
Town of Arena  
608-574-2092 (call or text)

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Located in CSM 919 and in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 7, T7N, R5E, Town of Arena, Iowa County, Wisconsin.

Bearings are referenced to the North line of the NW 1/4 of the NW 1/4 of Section 7, T7N, R5E, Town of Arena, Iowa County, WI assumed as Bearing N89°26'33"E.

**SURVEYED FOR:**  
Vernon Maier  
5997 Blue Ridge Rd  
Barneveld, WI 53507

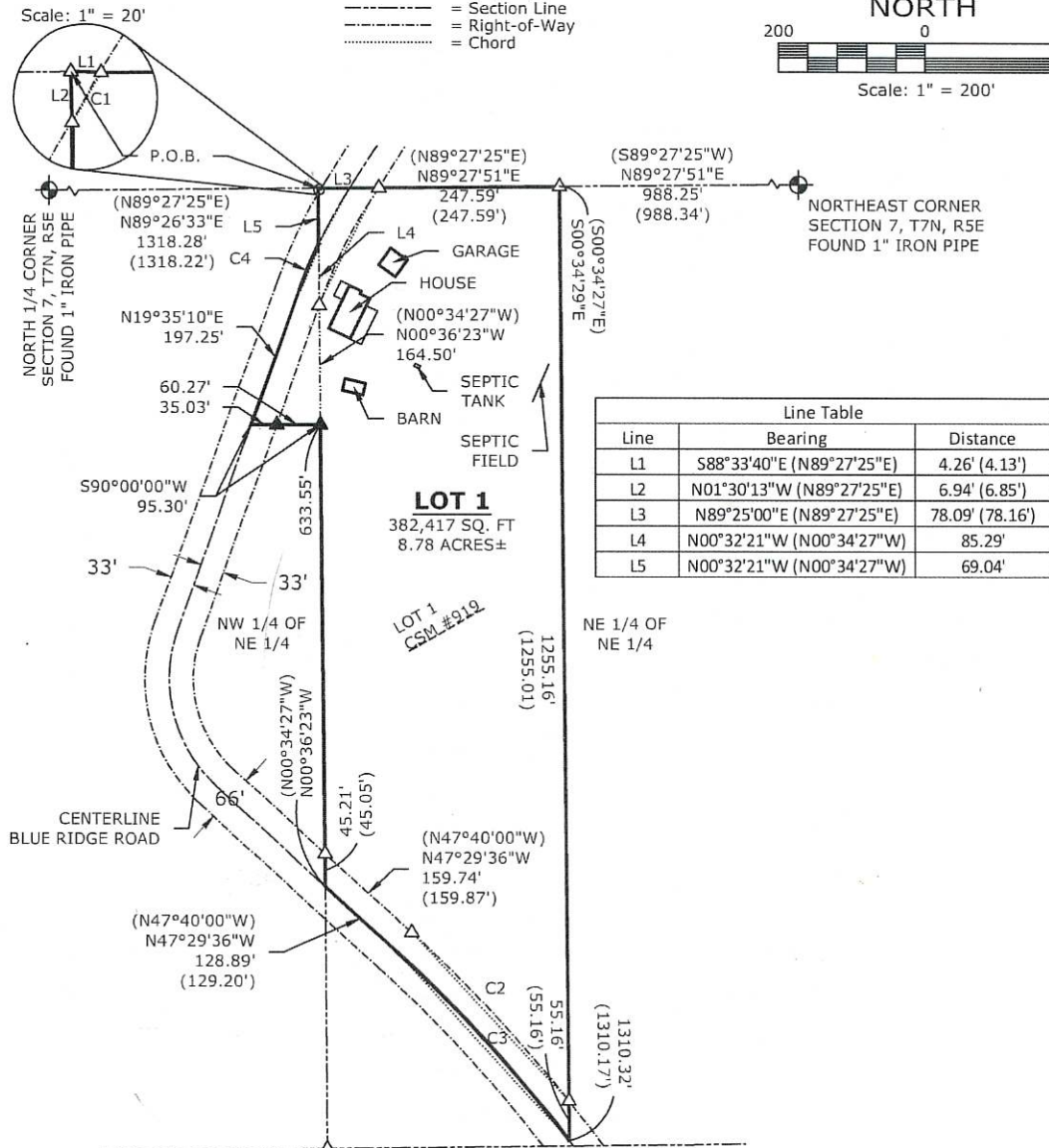
May 27, 2022

## LEGEND

- △ = Found 3/4" Round Iron Bar or Rebar
- ▲ = Set 3/4" by 18" Rebar, Weighing 1.502 Lbs./Lin. Ft.
- ( ) = Recorded Bearing and Distance
- = Property Line
- - - - - = Section Line
- · - · - = Right-of-Way
- ..... = Chord



200 0 200  
Scale: 1" = 200'



Doc. No. \_\_\_\_\_ C.S.M. No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

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

SHEET 1 OF 2



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Located in CSM 919 and in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 7, T7N, R5E,  
Town of Arena, Iowa County, Wisconsin.

| CURVE TABLE |                     |                       |                   |                   |                           |
|-------------|---------------------|-----------------------|-------------------|-------------------|---------------------------|
| CURVE #     | RADIUS (FT)         | CENTRAL ANGLE         | ARC LENGTH (FT)   | CHORD LENGTH (FT) | CHORD BEARING             |
| C1          | 733.00' (733.00')   | 0°37'18" (0°37'32")   | 7.95' (8.00')     | 7.95' (8.00')     | N30°51'05"E (N30°30'09"E) |
| C2          | 1942.86' (1942.86') | 9°18'40" (9°18'34")   | 315.73' (315.68') | 315.38' (315.33') | N43°00'56"W (N43°00'43"W) |
| C3          | 1909.86' (1909.86') | 10°36'31" (10°36'20") | 353.62' (353.52') | 353.11' (353.02') | N42°22'06"W (N42°21'50"W) |
| C4          | 700.00'             | 5°40'17"              | 69.29'            | 69.26'            | N22°36'41"E               |

## DESCRIPTION:

A parcel of land located in CSM 919 and in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 7, T7N, R5E, Town of Arena, Iowa County, Wisconsin, described as follows:

Commencing at the North 1/4 Corner of Section 7, T7N, R5E; thence N89°26'33"E, 1318.28' along the North line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 to a found 3/4 rebar at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 7 and the Point of Beginning; thence S88°33'40"E, 4.26' to a found 3/4 rebar; thence N89°25'00"E, 78.09' to a found 3/4 rebar; N89°27'51"E, 247.59' to a found 3/4 rebar; thence S00°34'29"E, 1310.32' to a point on the centerline of Blue Ridge Road; thence Northwest 353.62' along the arc of a curve concave to the Southwest, said arc also being the centerline of Blue Ridge Road, having a central angle of 10°36'31" and a radius of 1909.86', the long chord of which bears N42°22'06"W, and a chord length of 353.11'; thence N47°29'36"W, 128.89' along the centerline of Blue Ridge Road; thence N00°36'23"W, 633.55' along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 7; thence S90°00'00"W, 95.30' to a point on the centerline of Blue Ridge Road; thence N19°35'10"E, 197.25' along the centerline of Blue Ridge Road; thence Northeast 69.29' along the arc of a curve concave to the Southeast, said arc also being the centerline of Blue Ridge Road, having a central angle of 5°40'17" and a radius of 700.00', the long chord of which bears N22°36'41"E, and a chord length of 69.26'; thence N00°32'21"W, 69.04' along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 to a found 3/4 rebar; thence N01°30'13"W, 6.94' along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 7 to a found 3/4 and the Point of Beginning.

Said parcel contains 382,417 Sq. Ft. or 8.78 acres more or less and is subject to any and all easements and right-of-ways of record.

## SURVEYOR'S CERTIFICATE:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Keith E. Dalsing, S-1989  
Professional Land Surveyor

## IOWA COUNTY PLANNING & DEVELOPMENT COMMITTEE APPROVAL:

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

\_\_\_\_\_  
Scott Godfrey

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, At \_\_\_\_\_ o'clock, \_\_\_\_m. and recorded in  
Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds, Iowa County

Doc. No. \_\_\_\_\_ C.S.M. No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

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

SHEET 2 OF 2



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3301**

Brian Potts

4565 Oak Rd

Barneveld, WI 53507

**Hearing Date: Oct. 27, 2022**

Town of Brigham

SE/SE S31-T7N-R5E

PIN: 004-0246

**Request:** This is a request to for a Conditional Use Permit to allow the occasional short-term rental of the house at the above address as a Recreational Residential Rental.



## 2. Comments

1. Recreational Residential Rental is defined as follows in the zoning ordinance:  
*The use of land or a building, whole or in part, for the temporary accommodation of visitors, but does not include the accommodation of visitors without receipt of payment or other consideration, where the accommodation is incidental to and normally associated with the permitted residential use of a dwelling unit.*



2. By definition, the use must be incidental to the residential use of the house, meaning it cannot be rented out short-term year-round.
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
4. The applicant is proposing the following rental policies:
  - 1) Minimum 3-night stay required
  - 2) Minimum age to rent of 21 years old
  - 3) No parties or events
  - 4) No guns or hunting
  - 5) No smoking
  - 6) No pets (without prior permission of owner)
  - 7) No excessive noise that could impact neighbors
  - 8) The maximum number of guest be equal to or less than the size the septic system will permit - current system will permit up to 6 guests
  - 9) All VRBO and Air BNB rental rules must be followed
  - 10) Guests other than those renting the property may not stay overnight
  - 11) Guests when combined with the renters are not allowed to exceed the occupancy limit
  - 12) Vehicles are to be parked in the driveway and garage only - parking on the road is not permitted
  - 13) Fires are permitted only in designated fire pits and/or in woodstoves in the house

**Town Recommendation:** The Town of Brigham is recommending approval with the condition the proposed rental policies are adhered to.

**Staff Recommendation:** Staff recommends approval with the conditions that the proposed rental policies are adhered to and that the Conditional Use Permit shall terminate upon the sale of the residence.

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## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Brian Potts Address: 4565 Oak Road  
Landowner: \_\_\_\_\_ City/Zip Code: Barneveld  
\_\_\_\_\_ (if other than  
applicant) Address: \_\_\_\_\_  
City/Zip Code: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_ Landowner Phone: \_\_\_\_\_  
(859) 335-9590  
Email: bpotts@perkinscoie.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) \_\_\_\_\_

Section 31 Town 7 N Range 5 E SE 1/4 of the SE 1/4 PIN 004-0246

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

Does this request involve any proposed land division? NO

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

\*\*Present zoning district: A-1 Requested zoning district: 2/A for the proposed use(s) of: \_\_\_\_\_

Requested Conditional uses (s): \_\_\_\_\_ See attached \_\_\_\_\_



I. Please list any improvements currently on the land: \_\_\_\_\_ Residential home and barn \_\_\_\_\_

II. Please explain the reason for the request and proposed plans: \_\_\_\_\_ See attached \_\_\_\_\_

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?

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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?

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance? \_\_\_\_\_ See attached. The current ordinance allows full time renting of the residence but is silent as to short-term renting. \_\_\_\_\_

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

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

\_\_\_\_\_ No. See attached. \_\_\_\_\_

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4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent? \_\_\_\_\_ I requested, and the Town would like to include, a list of short-term rental policies to be included as conditions of the CUP. \_\_\_\_\_

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

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

\_\_\_\_\_ See attached. \_\_\_\_\_

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

\_\_\_\_\_ See attached. \_\_\_\_\_

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**\*\*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: \_\_\_\_/s/ Brian Potts \_\_\_\_\_ Date: 10/7/22 \_\_\_\_\_

Landowner(s) Signature: \_\_\_\_/s/ Brian Potts \_\_\_\_\_ Date: 10/7/22 \_\_\_\_\_

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= **For Office Use Only:** Rcv'd by SL Date 10-7-22 Fee 750 Check # 1076  
\_\_\_\_ Cash \_\_\_\_ present zoning \_\_\_\_ floodplain \_\_\_\_ shoreland/wetland



## **Description of need for CUP**

According to Scott Godfrey at Iowa County, we need a CUP for a Recreational Residential Rental use for our home at 4565 Oak Road because our property is zoned Ag and only full-time rental use is currently an approved use.

As background, we bought the 94-acre farm property over the winter with the intention of using it as a second home, working on and restoring the land, and renting it out on VRBO some to help pay for it. It's a long story. But in short, we are using the Trout House as a model property for a new idea my wife and I are pursuing called Rest & Restoration. (Our website is in progress.) The idea is pretty simple: by renting out the Trout House, you're helping to restore the land around it.

We identified this property because of the potential positive environmental impact we could achieve. For over 100 years, this property has been used for cattle farming and the cows were confined in with Trout Creek (which, downstream, is a Class 1 trout stream). Having the cows in the creek wasn't great for the ecological health of the creek. Having a large, fertilized corn field next to the creek wasn't either.

So, we bought it. And we've started restoring the land. We've been tearing up all the barb wire fence around the creek (since livestock will never be allowed in the creek again). In May, we hired a company called Quercus to plant the 8 acre former corn field between Hwy T and Trout Creek with prairie grasses. We are also in negotiations with the WDNR to grant them a perpetual stream bank preservation easement over the 1.5 miles of Trout Creek and a tributary on our property, which would cover the stream and 66 feet on each side of it. Assuming we can come to terms with the WDNR (which is likely), the public will be allowed to fish in the 1.5 miles of Trout Creek on our property and cross the 66 feet of our land to do so. Hiking and cross-country skiing will also be allowed within the 125 foot-plus corridor. Development will never be allowed in that area again. And neither will farming (for what it's worth, we like farming, just not in the creek; Brian grew up on a farm in Kentucky). We are also planning to deed restrict the development rights to the rest of the property to a land trust, so the land is never subdivided.

Frankly, we'd like to figure out a way to work with the Town and County on this project. The Trout House is the first of what we hope will be many properties that follow this model across the state. If we can show that the rental income from the second home covers the carrying costs of the property (i.e., pays for the taxes, interest on the loans, maintenance, etc.), then we may be able to get other people to follow this model and/or investors to fund us, and buy up and conserve a lot of ecologically important land across the County and state under the Rest & Restoration banner.

This model benefits the Town and County in numerous ways. For one, we are trying to help clean up Trout Creek, which benefits all of the Town's and Iowa County's residents. So does allowing hiking, fishing, and cross-country skiing in the 125+ foot corridor. For another, the Trout House will attract tourism, which will benefit local businesses. This house is also perfect because there are no neighbors to bother, and in any event, I have experience VRBOing a prior rural home. No one ever had any issue with it. The neighbors actually liked it because they rented it out occasionally for visiting family members. We typically charge enough and have minimum night requirements that ensure we get respectful clientele. No parties are allowed under the VRBO/AirBNB rental contracts.

This is all probably more information than you needed. But we wanted to be totally up front about our plans. We know there is a new state law that trumps county and municipal regulation of short-term rentals, but it requires us to set 7-day minimums for rentals, which we'd rather not do. I think three or four day minimums work better and would make more sense here.

In addition, we have talked to the County about the septic and because the septic system is only sized for a maximum of six people, we will set the maximum number of guests at six people until we upgrade the septic system (which we plan to do soon).

Based on our prior rural rental, we expect this property to be rented about a third to half of the year. The rest of the year, we plan to use it ourselves as a second home.

# Rest & Restoration

- Minimum 3-night stay required.
- Minimum age to rent: 21 years old.
- No parties or events.
- No guns or hunting.
- No smoking.
- No pets (without prior permission).
- No excessive noise that could impact neighbors.
- The maximum number of guests will be equal to or less than the size of the septic system will permit. Currently the septic system is sized for a maximum of six occupants.
- All VRBO and AirBNB rental rules must be followed.
- Guests other than those renting the property may not stay overnight in the property.
- Guests when combined with the renters are not allowed to exceed the occupancy limit set for each property.
- Vehicles are to be parked in driveway and garage only. Parking on the road is not permitted.
- Fires are permitted only in designated fire pits and/or in woodstoves in the house.



# TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

Phone: (608) 924-1013, ext. 3101 | Web: [www.town.brigham.iowa.wi.us](http://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](mailto:scott.godfrey@iowacounty.org)

Town Board Meeting Date: 9/7/2022

Property Owner/Applicant's Name: Brian Potts

### Request:

- Conditional Use Permit – recreational residential rental

### Recommendation:

- ☒ Approve  
☐ Deny

### Conditions or Comments (if any):

- Conditional Use Permit approved with the following conditions:
  - Minimum 3-night stay required
  - Minimum age to rent: 21 years old
  - No parties or events
  - No guns or hunting
  - No smoking
  - No pets (without prior permission)
  - No excessive noise that could impact neighbors
  - The maximum number of guests will be equal to or less than the size of the septic will permit – currently the septic system is sized for a maximum of six occupants
  - All VRBO and Air BNB rental rules must be followed
  - Guests other than those renting the property may not stay overnight in the property
  - Guests when combined with the renters are not allowed to exceed the occupancy limit set for each property
  - Vehicles are to be parked in driveway and garage only; parking on the road is not permitted
  - Fires are permitted only in designated fire pits and/or in woodstoves in the house

  
\_\_\_\_\_  
Signature of Town Chairperson

9/8/2022  
\_\_\_\_\_  
Date



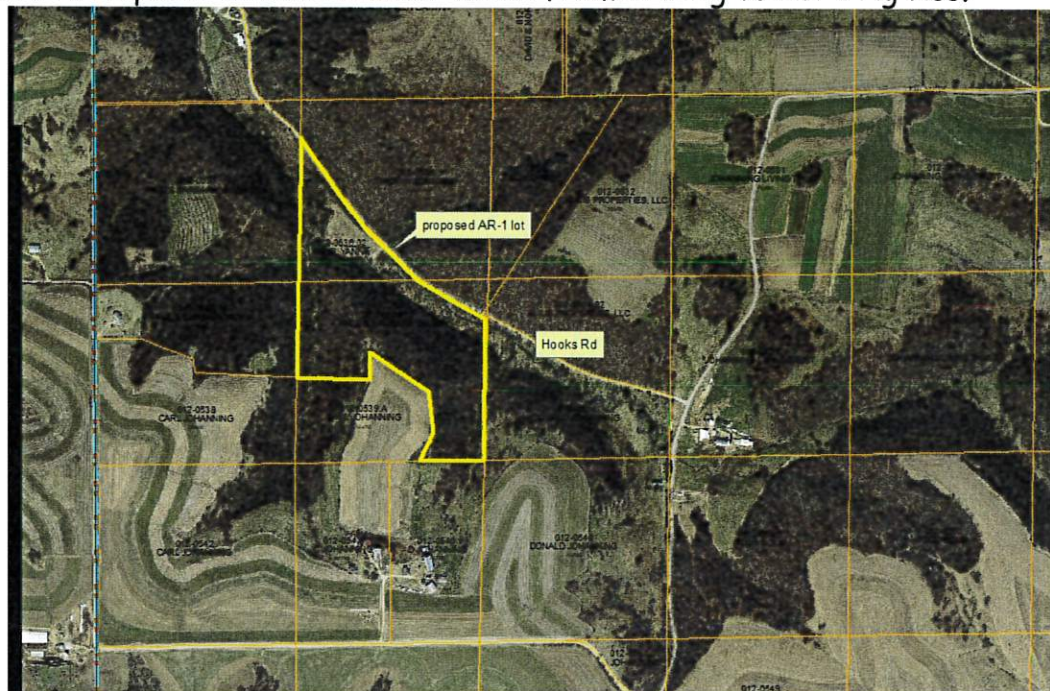
## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

**Zoning Hearing: 3302**  
Paul Yanna & Joe Nawrot  
4 Wepking Rd  
Highland, WI 53543

**Hearing Date: Oct. 27, 2022**  
Town of Highland  
SE/NW S7-T7N-R1E  
PIN: 012-0539.02; 0536.02

**Request:** This is a request to zone 36.307 acres from A-1 Ag to AR-1 Ag Res.

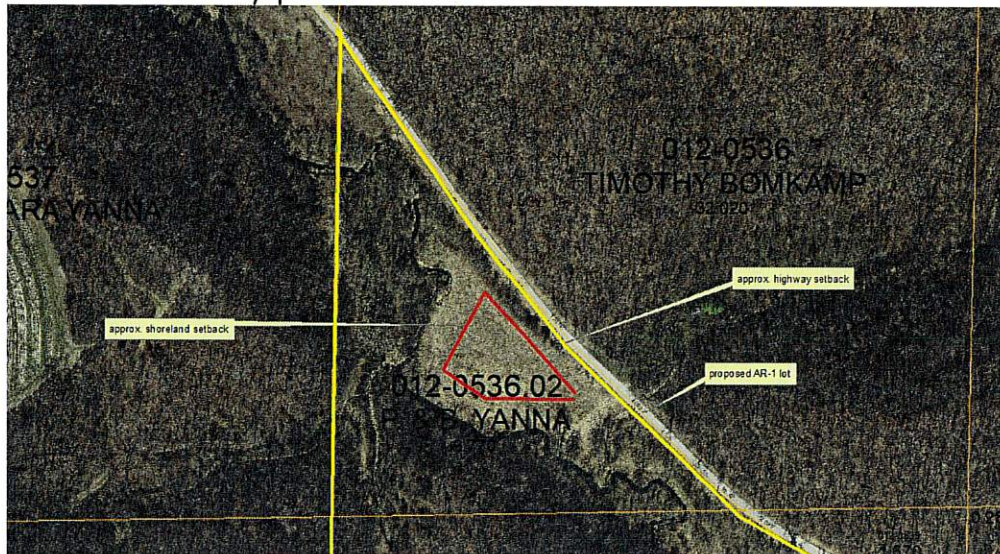


## 2. Comments

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created. If approved, there would remain about 63 acres of the parent property zoned A-1 Ag.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 11 animal units as defined by the zoning ordinance.
3. The associated certified survey map has not yet been submitted for formal review.
4. There is a navigable waterway that parallels Wepking Rd that is not mapped as floodplain. However, shoreland zoning standards will prohibit any



development within 75 feet of the ordinary high water mark of the waterway. There is area in the northwest of the lot that would allow development and meet highway and shoreland setbacks. Development includes a driveway per NR115 Adm Code.



**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 Highland is recommending approval.

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



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223  
Dodgeville, WI 53533  
608-935-0333/608-553-7575/fax 608-935-0326  
[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Paul Yanna / JOE NAWROT (AGENT) Address: 4 WEPKING RD  
City/Zip Code: Highland, WI 53543

Landowner: Paul Yanna Address: 4 WEPKING RD  
(if other than applicant) City/Zip Code: Highland, WI 53543

Applicant Phone: 608-574-9621 Landowner Phone: 608-574-9621

Email: JOEN@UCHUNTINGPROPERTIES.COM Please contact by: ☒ email ☒ postal mail

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

in the Town of HIGHLAND Acreage of proposed lot(s) 36.307  
35.45

Section 07 Town 07N Range 01E SE 1/4 of the NW 1/4 PIN 012-0539.02 & 012-0536.02

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 AG Requested zoning district: \_\_\_\_\_ for the proposed use(s) of: SELLING LESS THAN 40 ACRES, CSM FOR OWNER TO SELL A PORTION OF VACANT LAND PROPERTY BY REAL ESTATE TRANSFER.

Requested Conditional uses (s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

\_\_\_\_\_

II. Please explain the reason for the request and proposed plans: \_\_\_\_\_  
OWNER IS SELLING OF A PORTION OF HIS PROPERTY TO DOWNSIZE.

\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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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?

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

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

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

Applicant(s) Signature: Joseph Alvirio Date: 08-01-2022

Landowner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**For Office Use Only:** Rcv'd by SL Date 8/5/22 Fee 780 Check # 6786 Cash  
\_\_\_\_ present zoning \_\_\_\_ floodplain \_\_\_\_ shoreland/wetland



## Scott Godfrey

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**From:** Daniel Nankee <hilonank@mhtc.net>  
**Sent:** Thursday, September 15, 2022 8:33 AM  
**To:** Scott Godfrey  
**Subject:** Re: FW[3]: Zoning - Paul Yanna - Town of Highland Parcels 0539.02 - 0536.02

Hi Scott:

The Board approved Paul Yanna's rezoning change of 36.307 acres to AR-1 at Monday's meeting, Sept 12th.

Hope you are doing well in this beautiful early fall weather. Thank you. Lois

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From: Scott Godfrey (Scott.Godfrey@iowacounty.org)  
Date: 09/14/22 14:13  
To: Daniel Nankee (hilonank@mhtc.net)  
Subject: **FW: FW: FW: Zoning - Paul Yanna - Town of Highland Parcels 0539.02 - 0536.02**

Hi Lois,

I have everything for the Yanna application except the town recommendation. Please send it when you have it ready...I understand they were just there.

Thanks.

Scott A. Godfrey, Director

Office of Planning & Development

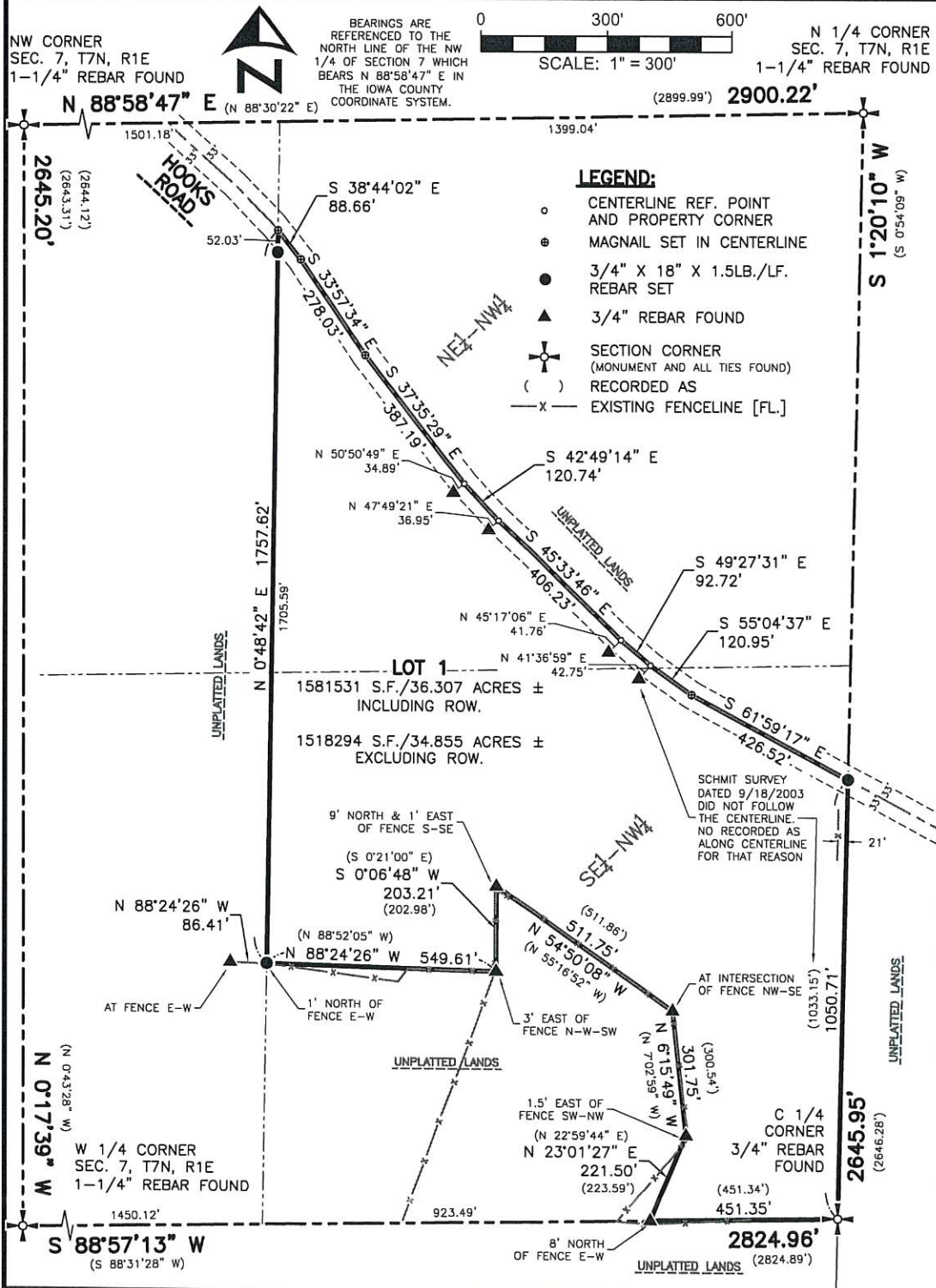
222 N. Iowa Street

PRELIMINARY 8/5/2022

# IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the NE and SE 1/4's of the  
NW 1/4 Section 7, T7N, R1E, Town of  
Highland, Iowa County, Wisconsin.

FOR: PAUL J YANNA  
BARBARA T YANNA  
4 WEPKING ROAD  
HIGHLAND, WI 53543



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
608-935-0294 | www.fullcircleE5.com

SHEET 1 OF 2  
JOB ID: 2206281B  
FIELD CREW: MGR



PRELIMINARY 8/5/2022

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the NE and SE 1/4's of the  
NW 1/4 Section 7, T7N, R1E, Town of  
Highland, Iowa County, Wisconsin.

FOR: PAUL J YANNA  
BARBARA T YANNA  
4 WEPKING ROAD  
HIGHLAND, WI 53543

**SURVEYOR'S CERTIFICATE:**

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

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

Being part of the NE and SE 1/4's of the NW 1/4 Section 7, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 of said Section 7;  
thence S 1°20'05" W, 2645.95' to the C 1/4 corner and to the POINT OF BEGINNING;  
thence S 88°57'13" W, 451.35' along the south line of the NW 1/4;  
thence N 23°01'27" E, 221.50'; thence N 6°15'49" W, 301.75'; thence N 54°50'08" W, 511.75';  
thence S 0°06'48" W, 203.21'; thence N 88°24'26" W, 549.61'  
thence N 0°48'42" E, 1757.62' along the west line of the E 1/2 of the NW 1/4 to the beginning of a traverse  
along the centerline of Hooks Road; thence S 38°44'02" E, 88.66'; thence S 33°57'34" E, 278.03';  
thence S 37°35'29" E, 387.19'; thence S 42°49'14" E, 120.74'; thence S 45°33'46" E, 406.23';  
thence S 49°27'31" E, 92.72'; thence S 55°04'37" E, 120.95';  
thence S 61°59'17" E, 426.52' to the end of said centerline traverse;  
thence S 1°20'05" W, 1050.71' along the east line of the NW 1/4 to the POINT OF BEGINNING;  
containing 1,581,531 square feet or 36.307 acres, more or less.  
Parcel is subject to a public right of way easement for Hooks Road.  
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

8/5/2022  
Michael G. Rochon, S-2767 Date

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

Received for recording this \_\_\_\_ day of  
\_\_\_\_\_, 2022 at \_\_\_\_ o'clock \_\_\_\_M, and  
recorded in Volume \_\_\_\_ of Certified Survey  
Maps, on Page(s) \_\_\_\_.

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

SCOTT GODFREY - DIRECTOR Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



**FULLCIRCLE**  
ENGINEERING & SURVEYING

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

SHEET 2 OF 2  
JOB ID: 2206281B  
FIELD CREW: MGR



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

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### Zoning Hearing: 3303

Adam & Jessica Kreul

934 Lower Mifflin Rd

Rewey, WI 53580

### Hearing Date: Oct. 27, 2022

Town of Mifflin

SW/SW & E1/2-SE S34-T5N-R1E

PIN: 016-0562; 0568; 0571

William & Tammy McFall

1000 Lower Mifflin Rd

Rewey, WI 53580

**Request:** This is a request to zone 2.52 acres from A-1 Ag to AR-1 Ag Res with 37.48 acres having the AC-1 Ag Conservancy overlay.



## 2. Comments

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created. The associated AC-1 overlay is required to meet the Town's residential density standard.
  2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the
-



zoning ordinance. The AC-1 area would allow the underlying A-1 uses but prohibit any development requiring a county zoning permit.

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

**Town Recommendation:** The Town of Mifflin is recommending approval.

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





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223  
Dodgeville, WI 53533  
608-935-0333/608-553-7575/fax 608-935-0326  
[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Adam-Jessica Kreul Address: 934 Lower Miffled Rd  
City/Zip Code: Rewey 53580  
Landowner: William Tommy McFall Trust Address: 1000 Lower Miffled Rd  
(if other than applicant) City/Zip Code: Rewey 53580  
Applicant Phone: (608) 574-7292 Landowner Phone: (608) 943-6894  
Email: ssskreul@gmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Miffled Acreage of proposed lot(s) 2.52 acres → AC-1  
Section 34 Town 5 N Range 81 E SW 1/4 of the SW 1/4 PIN 016-0542 → AR-1

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No 016-0568  
Does this request involve any proposed land division? ☒ Yes ☒ No 0571 → AC-1

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

\*\*Present zoning district: A-1 Requested zoning district: AR-1 → AC-1  
use(s) of: Building of home & shed

Requested Conditional uses (s):



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

II. Please explain the reason for the request and proposed plans: going from Ag to ARI to build a family house and shed

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?

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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?

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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?

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

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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?

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

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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?

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

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

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**\*\*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: Wesley Mel Date: 9-25-22

Landowner(s) Signature: Wesley Mel Date: 9-25-22

**For Office Use Only:** Rcv'd by JE Date 10-7-22 Fee \_\_\_\_\_ Check # \_\_\_\_\_ Cash  
AI present zoning \_\_\_\_\_ floodplain \_\_\_\_\_ shoreland/wetland



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Located in the Southwest 1/4 of the Southwest 1/4 of Section 34, T 5 N, R 1 E, Town of Mifflin, Iowa  
County, Wisconsin.

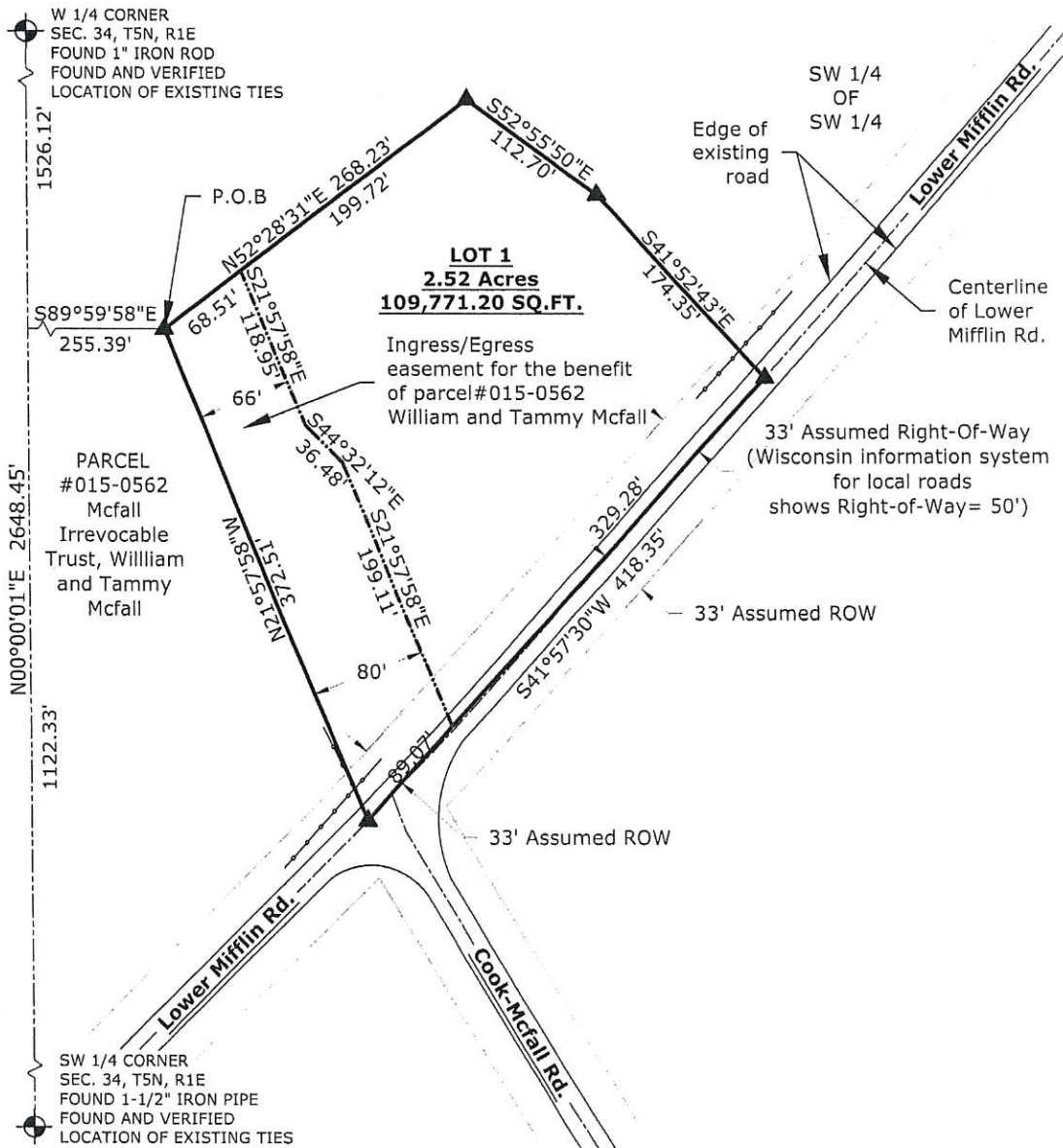
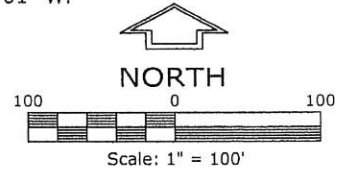
Bearings are referenced to the West line of the SW 1/4 of Section 34, T 5 N, R 1 E, Town of Mifflin, Iowa  
County, WI assumed as Bearing N 00°00'01" W.

SURVEYED FOR:  
William Mcfall  
1000 Lower Mifflin Rd.  
Rewey, WI 53580

June 21, 2022

## LEGEND:

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



Doc. No. \_\_\_\_\_ C.S.M. No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

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

SHEET 1 OF 2



# 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 Mifflin 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: Jess & Adam Krael - build new house

Town Board Hearing Date: 09.19.2022

#### Complies   Criteria   How (does it meet the towns standards)

Y N   **Minimum Lot Size** (Development must comply with the minimum lot size of 1 acre.)   2.52a  
rezoned to AR-1, 37.48a rezoned to C-1 overlay

Y N   **Density Standard**  
N/A   Enforce a density standard of one home per 40 acres at the time of implementation.  
A landowner building a new home on a lot containing an older home (used as a habitation until construction on the new home is completed) has 12 months in which to raze the older building.

Y N   Require property owners to place the balance of acres from the density restriction in conservancy zoning to protect the rural character of the Town.

Y N   **Driveway Standards** (All new driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.)   to be in compliance with county ordinance

Y N   **Compliance with Town Ordinance**   driveway will need improvements

Y N   **Compatibility with Surrounding Land Use** (Encourage all new development to be compatible with the surrounding land uses. It is encouraged to avoid putting 3 homes next to large dairies.)

Y N   **Impact on Town Roads** (Number of dead-end town roads – upgraded by developer)

Y N   **Visual/Aesthetic Standards** (It is encouraged that development not be visible from road.)

Y N   **Prime Soils** ( It is encouraged that no buildings be put on Class I and II soils.)

Y N   **Other**  
Y N   Review all new development for impacts on Town roads.  
Y N   Review all new development for visual and aesthetics standards.  
Y N   Discourage new residential development from being placed on Class I and II soils.

over



Kreul

## Rezoning

Requested Zoning District: Moffett

Number of acres requested to be rezoned 40 ac (A-1) of a total of 444 ac farm  
2.52 ac to be rezoned to AR-1  
37.48 ac to be rezoned to C-1 conservation overlay

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

## Conditional Use Permit

Request: \_\_\_\_\_  
\_\_\_\_\_

(if none, please indicate none)

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

Conditions or comments: (if any)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Substantial evidence to support recommended conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Town Chairman: Dawn [Signature]

Date: 09.19.2022



## 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](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing:** 3304

David & Christine Ginter

340 Jones Branch Rd

Mineral Point, WI 53565

**Hearing Date:** Oct. 27, 2022

Town of Mifflin

SE/SE S11-T7N-R1E

SW/SW S12-T4N-R1E

PIN: 016-0810.01; 0825.01

**Request:** This is a request to zone 6.08 acres A-1 Ag to AR-1 Ag Res and 33.92 acres to C-1 Conservancy to meet the Town's residential density standard.



## 2. Comments

1. The A-1 district has a minimum 40-acre lot size so the proposed 6.08-acre lot requires rezoning in order to be legally created. The remainder of the lot is proposed to be C-1 Conservancy to meet the residential density standard.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 3 animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no development that requires a zoning permit.



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

**Town Recommendation:** The Town of Mifflin is recommending approval.

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





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223  
Dodgeville, WI 53533  
608-935-0333/608-553-7575/fax 608-935-0326  
[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: DAVID & CHRISTINE GINTER Address: 340 JUNOS BARN RD  
City/Zip Code: 53545

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

Applicant Phone: ( ) 341-9048 Landowner Phone: ( ) \_\_\_\_\_

Email: CHRISTINE.GINTER@HOTMAIL.COM Please contact by: ☐ email ☐ postal mail

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

in the Town of MIFFLIN Acreage of proposed lot(s) 6.08 - AR-1  
Section 11 Town 4 N Range 1 E SE SE 33.92 - C-1  
Section 12 Town 4 N Range 1 E SW 1/4 of the SW 1/4 PIN 016-0810-01, 0825.01

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

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

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

\*\*Present zoning district: A-1 Requested zoning district: AR-1 & C-1 for the proposed use(s) of: DIVIDING HOUSES & BLDGS OFF TO SMALL RUST

Requested Conditional uses (s):

UP TO 6 ANIMAL UNITS



I. Please list any improvements currently on the land: HOUSE & OUTBUILDINGS  
ON SMALLER LOT - LARGER VACANT

II. Please explain the reason for the request and proposed plans: to keep 6 ACRES  
AND SIDE 33

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?

NO LAND SUITABLE FOR AG USE

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

NO

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

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

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

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

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

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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?

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

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

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

Applicant(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner(s) Signature: Christine Stenter Date: 10/07/2022

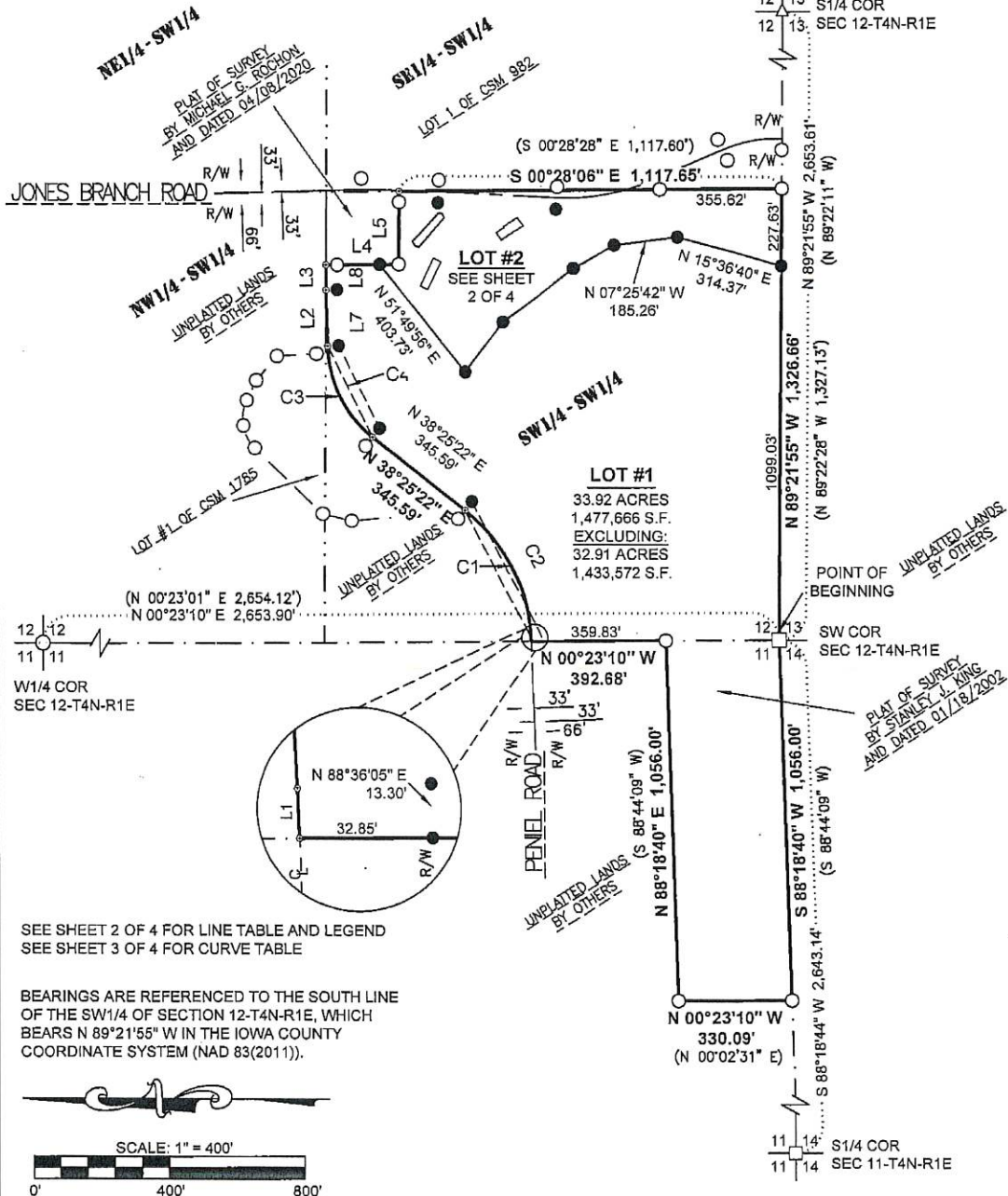
For Office Use Only: Rcv'd by SG Date 10-7-22 Fee 750 Check # 1317 Cash  
A-1 present zoning N/A floodplain N/A shoreland/wetland



COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 12 AND THE SE1/4  
 OF THE SE1/4 OF SECTION 11, T4N, R1E OF THE 4TH P.M.,  
 TOWN OF MIFFLIN, IOWA COUNTY, WISCONSIN

FOR RECORDING PURPOSES



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

FOR: DAVID & CHRISTINE GINTER  
 340 JONES BRANCH RD.  
 MINERAL POINT, WI 53565

DATE(S) OF FIELDWORK: 11/19/21  
 FIELD CREW: G. BONN  
 DRAWN BY: G. BONN  
 REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D21-213  
 DATA LOCATION: D21-213\Survey\CAD\CSM

SHEET 1 OF 4



GINTER/BERNARD

# 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 Mifflin 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: DAVE + CHRIS GINTER - sell acreage & retain house ownership

Town Board Hearing Date: 09.19.2022

**Complies Criteria** **How (does it meet the towns standards)**

☒ Y ☐ N **Minimum Lot Size** (Development must comply with the minimum lot size of 1 acre.) 6.08a  
rezoned A-1, 33.92a rezoned AIC overlay

☒ Y ☐ N **Density Standard**  
☒ Y ☐ N Enforce a density standard of one home per 40 acres at the time of implementation.  
☒ Y ☐ N A landowner building a new home on a lot containing an older home (used as a habitation until construction on the new home is completed) has 12 months in which to raze the older building.  
☒ Y ☐ N Require property owners to place the balance of acres from the density restriction in conservancy zoning to protect the rural character of the Town.

N/A **Driveway Standards** (All new driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.)

N/A **Compliance with Town Ordinance**

☒ Y ☐ N **Compatibility with Surrounding Land Use** (Encourage all new development to be compatible with the surrounding land uses. It is encouraged to avoid putting 3 homes next to large dairies.)

☒ Y ☐ N **Impact on Town Roads** (Number of dead-end town roads - upgraded by developer)

☒ Y ☐ N **Visual/Aesthetic Standards** (It is encouraged that development not be visible from road.)

☒ Y ☐ N **Prime Soils** (It is encouraged that no buildings be put on Class I and II soils.)

☒ Y ☐ N **Other**  
☒ Y ☐ N Review all new development for impacts on Town roads.  
☒ Y ☐ N Review all new development for visual and aesthetics standards.  
☒ Y ☐ N Discourage new residential development from being placed on Class I and II soils.  
over

*A comply w/ county ordinance  
on animal units allowed.*



Giavre

## Rezoning

Requested Zoning District: Moffett

Number of acres requested to be rezoned 40/a (A-1) total acres  
6.08a rezoned AR-1  
33.92a rezoned - C1 Conservancy overlay

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

## Conditional Use Permit

Request: X

(if none, please indicate none)

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

Conditions or comments: (if any)

Substantial evidence to support recommended conditions:

Town Chairman: D. [Signature]

Date: 07.19.2022



## 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](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3305**

Jacob Glick

4330 Ivey Rd

Mineral Point, WI 53565

**Hearing Date: Oct. 27, 2022**

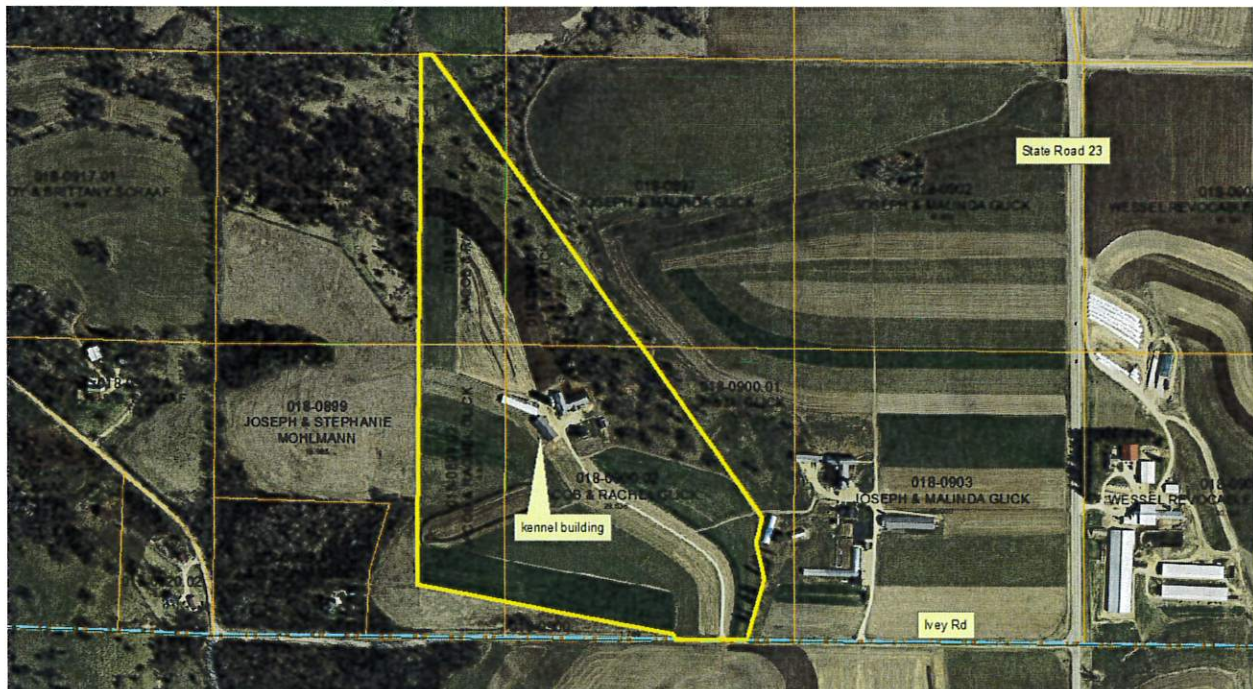
Town of Mineral Point

SW1/4 S16-T4N-R3E

PIN: 018-0900.02; 0898.02;

0899.02; 0897.01

**Request:** This is a request for a Conditional Use Permit to allow a Commercial Kennel in the A-1 district.



## 2. Comments

1. The applicant has a State breeder license but the operation requires zoning approval.
2. The operation is considered a "Commercial Kennel" as defined in the county's zoning ordinance as follows with the required standards:



### Commercial Kennel

Includes animal shelters, commercial kennel services, pet resorts or hotels, dog training centers, doggie day cares, animal rescue shelters, and principal uses where animals are bred for sale to other persons or entities. This use may include training, boarding, grooming, sales of food, sales of supplies, and other customary uses. All such uses may be defined or limited by conditional use permit. Does not include a residential kennel as defined in this Ordinance.

#### Use standards:

- a) The animals shall be securely detained on the applicant's property, whether by fencing, leash, restraint, or other humane means.
- b) Each animal shall be provided with an indoor containment area
- c) No excessive barking, cries, howling, or other noise shall be permitted. The term "excessive barking, cries, howling or other noise" includes but is not limited to the creation of any noise by a dog or cat that can be heard at the property line by any person and that occurs continuously or incessantly for a period of ten continuous minutes or intermittently for thirty minutes or more, except in instances where it can be demonstrated that such noise was associated with a person trespassing or threatening to trespass upon the private property where the kennel is situated or in instances where the animals are being teased or provoked.
- d) There shall be adequate exercise space for each animal
- e) Outdoor dog runs or exercise pens shall have the following setbacks:
  - i. located at least 20 feet from a lot line
  - ii. located at least 200 feet from an existing legal residence or other structure occupied at least 51% of the time on adjacent property – this setback may be reduced if the adjacent property owner agrees in writing
- f) All pens, yards, structures or areas where animals are kept shall be maintained in a nuisance free manner. Droppings and manure shall be removed and disposed of properly so not to attract insects or rodents, become unsightly or cause objectionable odors.
- g) The lot or parcel size shall be considered as to whether adequate in size for the proposed use and its proximity to adjacent legal uses for potential negative impacts.
- h) Within any farmland preservation zoning district, such uses shall be subject to the following limitations:
  - i. Be conducted by the owners or operators of the farm and employ not more than four additional persons
  - ii. Require no buildings, structures, or improvements other than a preexisting farm residence, an agricultural accessory structure, or both
  - iii. Not impair the current or future agricultural use of the farm or of the other farmland within the farmland preservation district

### **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 Mineral Point is recommending approval.

**Staff Recommendation:** Staff recommends approval with the following conditions:

- 1) All dogs must have a Town of Mineral Point 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 Conditional Use Permit shall terminate upon the sale of the property if including the buildings.







## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Jacob Glick Address: 4330 IVY RD  
City/Zip Code: Mineral Point WI 53565  
Landowner: Jacob Glick Address: 4330 IVY RD  
(if other than applicant) City/Zip Code: Mineral Point WI 53565  
Applicant Phone: ( ) Landowner Phone: (608) 987-2943  
Email: Please contact by: ☐ email ☐ postal mail

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

in the Town of Mineral Point Acreage of proposed lot(s) 2/4

Section 16 Town 4 N Range 5 E 1/4 of the 1/4 PIN 018-0900-02

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: 2/4 for the proposed use(s) of: \_\_\_\_\_

Requested Conditional uses (s):

Commercial Dog Kennel  
\_\_\_\_\_  
\_\_\_\_\_

I. Please list any improvements currently on the land: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Scott Godfrey

---

**From:** Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>  
**Sent:** Friday, September 23, 2022 5:06 PM  
**To:** Scott Godfrey  
**Subject:** Re: Glick recommendation

OMG - yes both have been approved at the Town levels. Jacob in August and Joseph last week. I forgot to email you as I left the next day for a conference and forgot.  
Also - Jordan Tibbits was approved.  
Thanks!

Debi Heisner  
Town of Mineral Point  
4946 Sunny Ridge Rd  
Mineral Point WI 53565  
608-574-5360  
[mptownclerk@gmail.com](mailto:mptownclerk@gmail.com)

On Fri, Sep 23, 2022 at 1:26 PM Scott Godfrey <[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)> wrote:

Hi Debi,

Jacob Glick has applied for a CUP for a commercial kennel at 4330 Ivy Rd. Is there a town recommendation yet?

Also, I have had no reply from his father, Joseph, who is also operating a kennel. I wrote to him to see if the two are combining kennels into one. Guess I'll have to write to Jacob now too.

Geez...

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



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3306**  
Jordan & Megan Tibbits  
1565 County Road QQ  
Mineral Point, WI 53565

**Hearing Date: Oct. 27, 2022**  
Town of Mineral Point  
NW/SW S24-T5N-R2E  
PIN: 018-0957.09

**Request:** This is a request to zone 3.22 acres from Ag Res AB-1 Ag Bus. Also included is a request for a Conditional Use Permit to operate a Commercial Livestock Operation on said lot.



## 2. Comments

1. This lot was zoned AR-1 in 2019 without any allowance for livestock-type animal units as defined in the zoning ordinance. The applicants obtained a permit to build a shed/shop in 2021. Upon inspection, it and the existing barn was found to be housing pigs. Being under 5 acres, there is no allowance for animal units unless enlarged or rezoned.
2. If approved, the AB-1 district would only allow cropping. A Conditional Use Permit is required for the Commercial Livestock Operation and associated residence.



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

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

**4. 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

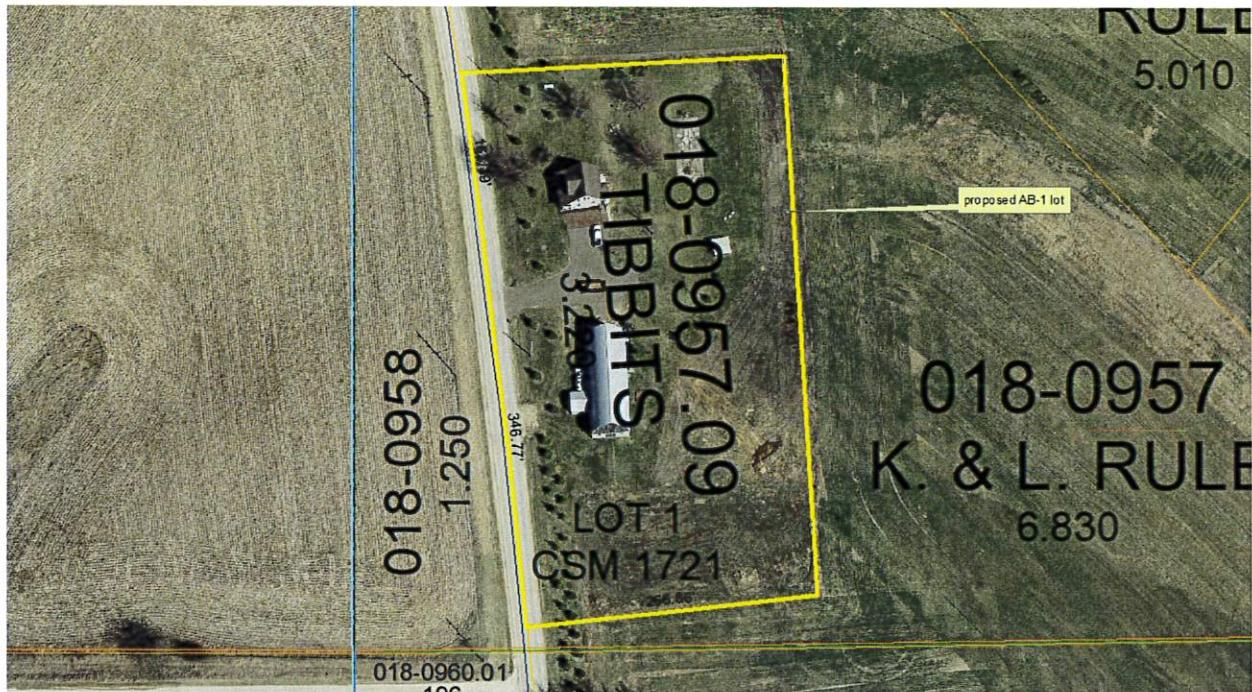
**Town Recommendation:** The Town of Mineral Point is recommending approval.

**Staff Recommendation:** Staff recommends approval of the rezoning with the condition that the associated Conditional Use Permit is approved.

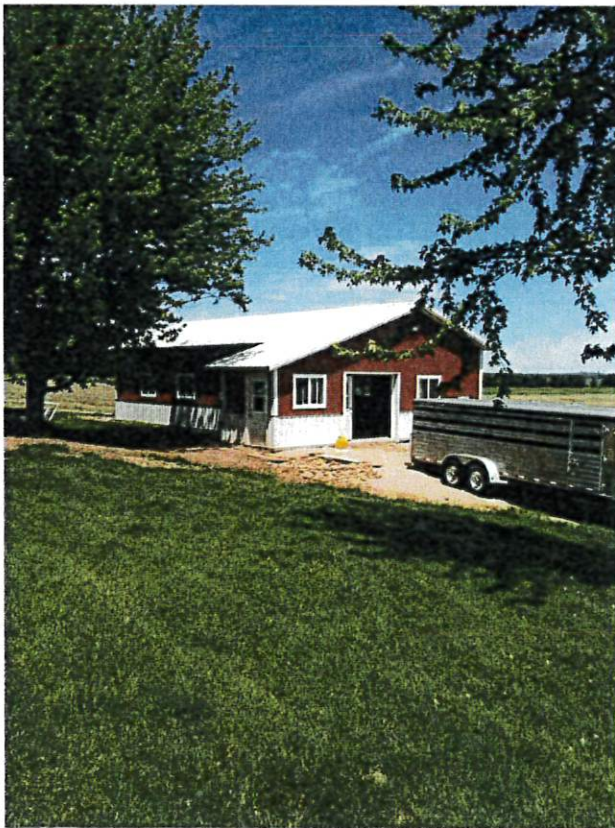
Staff recommends approval of the Conditional Use Permit with the following conditions:

- 1) The house on the lot must be occupied by either the owner or operator of the Commercial Livestock Operator.
  - 2) The operation permits only a maximum number of    pigs to be on the lot from March through April & August through September of a calendar year.
-





Lot prior to new shed/shop



New shed/shop



Iowa County,

My goal is to house a handful of small 30 pound show pigs at our place that I take to sales as a part of my agricultural business. They would only be on the premise from August to end of September and again in March to the end of April. I have a manure spreader and 400 acres at our main farm on Lost Grove Rd (6 Miles away) for the removal of manure as well.

As one of the very, very few hog producers left in Iowa County, I feel like what I want to do complies with the goal of AB-1 Agricultural Business District: It is the intent of this district to provide a classification for **businesses that directly support the agricultural economy**.

Megan & Jordan Tibbits



## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Jordan & Megan Tibbits

Address: 1505 City Rd QD  
City/Zip Code: Mineral Point, WI 53505

Landowner: Jordan  
(if other than applicant)

Address: " "  
City/Zip Code: " "

Applicant Phone: (608) 574 1599 or

Landowner Phone: (262) 977 0753 (Megan)

Email: tibbits.jordan@gmail.com  
megan.jessica.lee@gmail.com

Please contact by: ☒ email ☐ postal mail

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

in the Town of Mineral Point Acreage of proposed lot(s) 3.22

Section 24 Town T5N Range R2E NW 1/4 of the SW 1/4 PIN 018-0957.09  
MP

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

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

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

Requesting to be rezoned to (AR-1 Ag Business w/ conditional use permit for commercial livestock operation)  
Requested Conditional uses (s): commercial livestock operation



I. Please list any improvements currently on the land: new building

II. Please explain the reason for the request and proposed plans: requesting to be rezoned to AB-1 Ag Business w/ conditional use permit for commercial livestock

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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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?

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

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

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**\*\*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: Megan Tibbitts Date: 10/7/22

Landowner(s) Signature: Megan Tibbitts Date: 10/7/22

For Office Use Only: Rcv'd by SS Date 10/15/22 Fee 750 Check # 1160 Cash  
AR-1 present zoning Y/A floodplain Y/A shoreland/wetland



## Scott Godfrey

---

**From:** Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>  
**Sent:** Friday, September 23, 2022 5:06 PM  
**To:** Scott Godfrey  
**Subject:** Re: Glick recommendation

OMG - yes both have been approved at the Town levels. Jacob in August and Joseph last week. I forgot to email you as I left the next day for a conference and forgot.

\*Also - Jordan Tibbits was approved.

Thanks!

Debi Heisner  
Town of Mineral Point  
4946 Sunny Ridge Rd  
Mineral Point WI 53565  
608-574-5360  
[mptownclerk@gmail.com](mailto:mptownclerk@gmail.com)

On Fri, Sep 23, 2022 at 1:26 PM Scott Godfrey <[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)> wrote:

Hi Debi,

Jacob Glick has applied for a CUP for a commercial kennel at 4330 Ivy Rd. Is there a town recommendation yet?

Also, I have had no reply from his father, Joseph, who is also operating a kennel. I wrote to him to see if the two are combining kennels into one. Guess I'll have to write to Jacob now too.

Geez...

Scott A. Godfrey, Director

Office of Planning & Development

222 N. Iowa Street

Dodgeville, WI 53533



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3307**  
Kenneth & Melissa Bartz  
6975 Trainor Rd  
Dodgeville, WI 53533

**Hearing Date: Oct. 27, 2022**  
Town of Ridgeway  
NE/NW S1-T5N-R4E  
PIN: 024-0664.A

**Request:** This is a request to zone 3.643 acres A-1 Ag to AR-1 Ag Res and 36.363 acres to C-1 Conservancy to continue its current agricultural use.



## 2. Comments

1. The A-1 district has a minimum 40-acre lot size so the proposed 3.643-acre lot requires rezoning in order to be legally created. The remainder of the lot is proposed to be C-1 Conservancy as it is not intended to be developed.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the zoning ordinance. The C-1 district would allow open space uses but no development that requires a zoning permit.
3. The associated certified survey map has not yet been submitted for formal review.

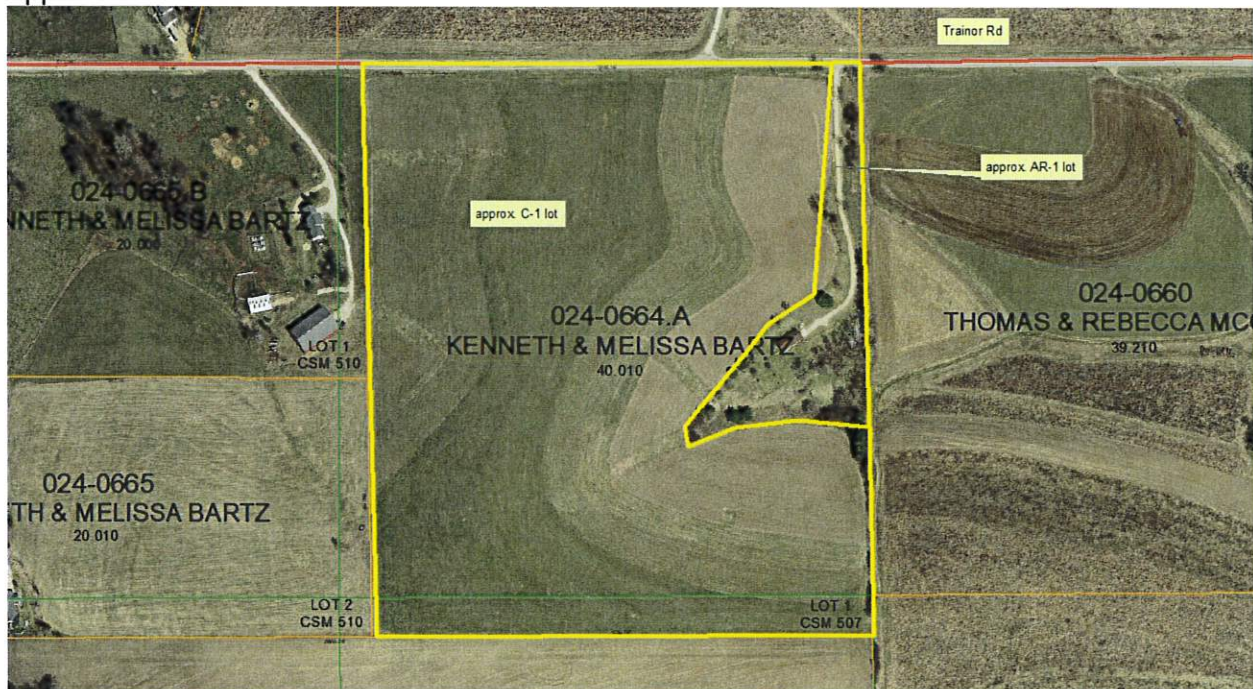


**4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:**

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

**Town Recommendation:** The Town of Ridgeway is recommending approval.

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





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Kenneth & Melissa  
Bartz

Address: 6975 Trainer Rd  
City/Zip Code: Dodgeville, WI 53533

Landowner: \_\_\_\_\_  
(if other than applicant)

Address: \_\_\_\_\_  
City/Zip Code: \_\_\_\_\_

Applicant Phone: 608 444-6860

Landowner Phone: ( ) \_\_\_\_\_

Email: bartzkenny@hotmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Ridgeway Acreage of proposed lot(s) lot 1 36.363 → c-1  
lot 2 3.643 → R2-1  
Section 1 Town 5 N Range 4 E NE 1/4 of the NW 1/4 PIN 024-0664.A

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

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

\*\*Present zoning district: A-1 Requested zoning district: AR SC-1 for the proposed use(s) of: residence and farming

Requested Conditional uses (s):

N/A



I. Please list any improvements currently on the land: 1100 sqft single family ranch home w/ attached garage

II. Please explain the reason for the request and proposed plans: sale of house and adjacent acreage

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?

only the non-tillable land is being included in lot 2 to ensure the most use of farm land for farming purposes

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 change will not change any current land use as it will remain in production.

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?

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

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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?

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

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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?

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

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

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**\*\*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: Melvin Ray GBT Date: 9/28/22  
Landowner(s) Signature: Melvin Ray GBT Date: 9/28/22

For Office Use Only: Rcv'd by SL Date 10-5-22 Fee 750 Check #      Cash       
A-1 present zoning      floodplain      shoreland/wetland      + 150 for CSM



Town of Ridgeway  
6300 Town Hall Road  
Ridgeway, WI 53582-9686

Phone/Fax: 608/924/2247

Email: [TWNRIDGE@MHTC.NET](mailto:TWNRIDGE@MHTC.NET)

TO: Ridgeway Town Board Members  
FROM: Land Use Commission  
RE: Ken and Melissa Bartz- Landowner

On September 28, 2022, the Land Use Commission met to review the Land Use Change Application.

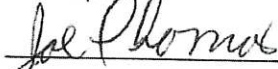
Parcel #024-0664.A Land Use Change- request to rezone Section 1, T5N, R4E, NE¼, NW¼, to rezone 4(+/-) acres from A-1 to AR-1 and 36(+/-) acres from A-1 to C-1.

A motion was made and seconded by the Land Use Commission Members to approve the Land Use Change request as stated above.

Nicole Wieczorek/Clerk

Presented at the Ridgeway Town Board Monthly Meeting on Tuesday, October 4<sup>th</sup>, 2022. A motion was made & seconded to accept the Land Use Commissions approval of the above request on Oct. 4 2022.

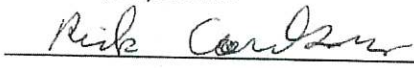
Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.



Joe Thomas, Chair



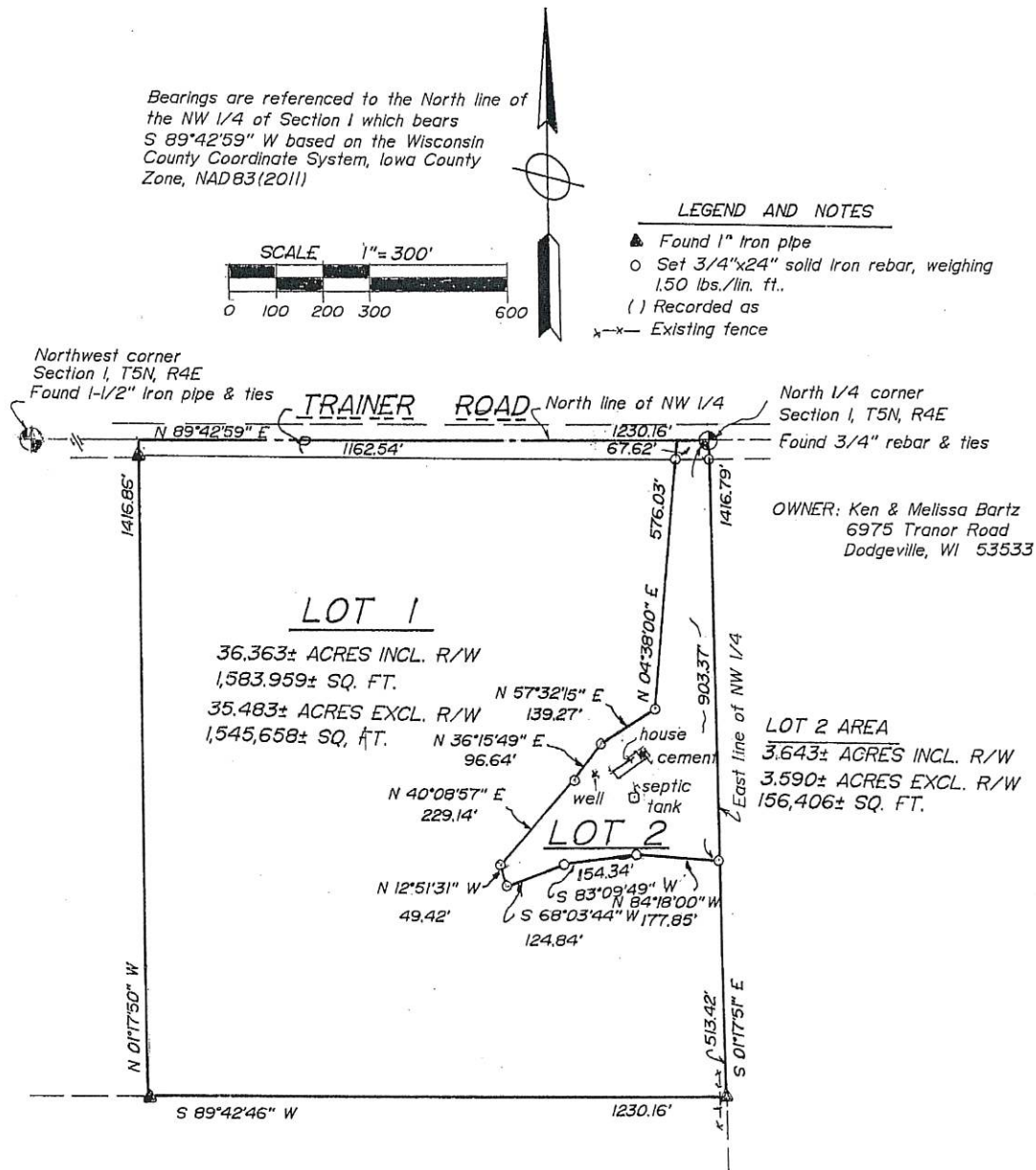
Ed Bures, Supervisor



Rick Carlson, Supervisor

# IOWA COUNTY CERTIFIED SURVEY MAP NO.

BEING LOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NUMBER 507, RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 86 AND 87, AND ALSO LOCATED IN THE NE 1/4-NW 1/4 AND THE SE 1/4-NW 1/4 OF SECTION 1, TOWN 5 NORTH, RANGE 4 EAST, TOWN OF RIDGEWAY, IOWA COUNTY, WISCONSIN.





#### **LOT 1 LEGAL DESCRIPTION**

A part of Lot 1 of Iowa County Certified Survey Map Number 507, recorded in Volume 3 of Certified Survey Maps on page 86 and 87, and also located in the NE ¼-NW ¼ and the SE ¼-NW ¼ of Section 1, Town 5 North, Range 4 East, Town of Ridgeway, Iowa County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ corner of said Section 1; thence S 89°42'59" W, 67.62 feet along the North line of the NW ¼ of said Section 1 to the point of beginning; thence S 89°42'59" W, 1162.54 feet along the North line of the NW ¼ of said Section 1; thence S 01°17'50" E, 1416.86 feet; thence N 89°42'46" E, 1230.16 feet; thence N 01°17'51" W, 513.42 feet; thence N 84°18'00" W, 177.85 feet; thence S 83°09'49" W, 154.34 feet; thence S 68°03'44" W, 124.84 feet; thence N 12°51'31" W, 49.42 feet; thence N 40°08'57" E, 229.14 feet; thence N 36°15'49" E, 96.64 feet; thence N 57°32'15" E, 139.27 feet; thence N 04°38'00" E, 576.03 feet to the point of beginning, containing 36.36 acres, more or less.

#### **LOT 2 LEGAL DESCRIPTION**

A part of Lot 1 of Iowa County Certified Survey Map Number 507, recorded in Volume 3 of Certified Survey Maps on page 86 and 87, and also located in the NE ¼-NW ¼ and the SE ¼-NW ¼ of Section 1, Town 5 North, Range 4 East, Town of Ridgeway, Iowa County, Wisconsin, more particularly described as follows:

Beginning at the North ¼ corner of said Section 1; thence S 01°17'51" E, 903.37 feet along the East line of the NW ¼ of said Section 1; thence N 84°18'00" W, 177.85 feet; thence S 83°09'49" W, 154.34 feet; thence S 68°03'44" W, 124.84 feet; thence N 12°51'31" W, 49.42 feet; thence N 40°08'57" E, 229.14 feet; thence N 36°15'49" E, 96.64 feet; thence N 57°32'15" E, 139.27 feet; thence N 04°38'00" E, 576.03 feet; thence N 89°42'59" E, 67.62 feet along the North line of the NE ¼-NW ¼ of said Section 1 to the point of beginning, containing 3.64 acres, more or less.



## 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](mailto:Scott.Godfrey@iowacounty.org)

**Zoning Hearing: 3308**  
Shawn Cassidy  
7050 County Line Rd  
Blanchardville, WI 53516

**Hearing Date: Oct. 27, 2022**  
Town of Waldwick  
SW/SE S13-T4N-R4E  
PIN: 026-0672; 0672.01

Raymond Harris  
7245 County Line Rd  
Blanchardville, WI 53516

**Request:** This is a request to zone 1.367 acres A-1 Ag & AR-1 Ag Res to AR-1 Ag Res and 0.115 acre to C-1 Conservancy.



## 2. Comments

1. The intent is for Mr. Cassidy to expand his existing AR-1 lot to include land he has currently been using but is titled to Mr. Harris. In exchange, Mr. Harris would be getting the .0115 acre outlot.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses but no animal units as defined by the



zoning ordinance. The C-1 district would allow open space uses but no development that requires a zoning permit.

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

**Town Recommendation:** The Town of Waldwick is recommending approval.

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





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Shawn Cassidy Address: 7050 County Line Rd  
City/Zip Code: Blanchardville, 53516

Landowner: Raymond Harris Address: 7245 County Line Rd  
(if other than applicant) City/Zip Code: Blanchardville 53516

Applicant Phone: (608)-558-5549 Landowner Phone: (608) 558-7871

Email: Katecass@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 WALDWICK Acreage of proposed lot(s) 1.367 → AR-1  
0.115 → C-1

Section 13 Town 4 N Range 4 E SW 1/4 of the SE 1/4 PIN 026-0672; 0672.01

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 & AR-1 Requested zoning district: AR-1 & C-1 for the proposed use(s) of: \_\_\_\_\_

Requested Conditional uses (s):

n/a



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

II. Please explain the reason for the request and proposed plans: Grandma Harris  
gave me more front yard before she passed  
and I never got it documented.

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

1) How is this land better suited for a non-agricultural use?  
It has been my front yard for 19 years  
before that it wasn't really used for Ag. as far as crops  
lane for cars to get to the creek

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

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?

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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?

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

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

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**\*\*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: Kate Cassidy Date: 9-10-22

Landowner(s) Signature: Reginald L. Hami Date: 9-10-22

Coleman R. Hami 9-10-22

**For Office Use Only:** Rcv'd by SL Date 9-12-22 Fee 700 Check # 5654 Cash  
\_\_\_\_ present zoning \_\_\_\_ floodplain \_\_\_\_ shoreland/wetland



## Scott Godfrey

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**From:** Mike and Cindy Doyle <windsong@chorus.net>  
**Sent:** Tuesday, September 13, 2022 8:43 AM  
**To:** Scott Godfrey  
**Subject:** Shwan Cassidy zoning issue

Scott,

The Waldwick Town Board met last night and Shawn Cassidy attended and presented what he is trying to do to correct some issues with his property. The Town Bord approved his new survey and corrections.

Mike Doyle  
Waldwick Town Clerk

# CERTIFIED SURVEY MAP

Being part of the of the SW 1/4 of the SE 1/4 of  
Section 13, T4N, R4E, Town of Waldwick, Iowa County,  
Wisconsin

OWNERS:  
Shawn & Kate Cassidy  
7050 County Line Rd.  
Blanchardville, WI. 53516  
Raymond & Coleen Harris  
7234 County Line Rd.  
Blanchardville, WI. 53516

N 1/4 cor. 13-4-4

SUMMARY OF AREAS

|          | SQ. FT. | ACRES |
|----------|---------|-------|
| LOT 1    | 54,540  | 1.367 |
| OUTLOT 1 | 5,001   | 0.115 |
| TOTALS   | 64,541  | 1.482 |

SHEET 1 OF 2

| NUMBER | BEARING       | DISTANCE |
|--------|---------------|----------|
| L-1    | S 84°02'22" E | 94.02'   |
| L-2    | S 00°09'27" N | 55.72'   |
| L-3    | N 84°28'46" W | 79.04'   |
| L-4    | N 84°28'46" W | 70.00'   |
| L-5    | N 08°26'51" W | 47.67'   |
| L-6    | N 34°40'42" W | 12.24'   |
| L-7    | S 63°49'12" W | 66.00'   |
| L-8    | N 14°53'41" W | 31.64'   |

- LEGEND:
- SET 3/4" X 18" X 1.5 #1 F REBAR
  - ( ) RECORDED AS
  - EDGE OF PAVEMENT
  - EX. P.L. EXISTING PROPERTY LINE



Plat bearings are oriented towards the Iowa County  
Coordinate system as defined by the Wisconsin  
Department of Transportation, the South to North 1/4  
Line of 13-4-4, which line was measured by GPS  
observation to bear N 00°09'27" E

SW 1/4 - SE 1/4 12-4-4

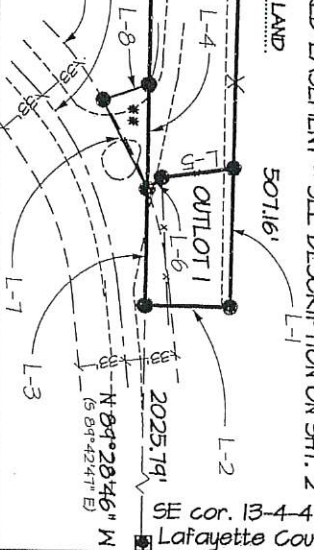
\*\* REQUIRED EASEMENT - SEE DESCRIPTION ON SH. 2

S 1/4 cor. 13-4-4  
fd. alum. cap

2675.79'  
(2675.67')

UNPLATTED LAND

Lafayette County N 84°28'46" W  
N. RIGHT OF WAY LINE  
NM 1/4 - NE 1/4 24-4-4





# CERTIFIED SURVEY MAP

Being part of the of the SW 1/4 of the SE 1/4 of Section 13,  
T4N, R4E, Town of Waldwick, Iowa County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Shawn Cassidy, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as being part of the of the SW 1/4 of the SE 1/4 of Section 13, T4N, R4E, Town of Waldwick, Iowa County, Wisconsin, to wit:

SHEET 2 OF 2

Beginning at the S 1/4 corner of said Section 13; thence N 00°09'27" E, 249.96' along the South to North 1/4 line; thence S 89°28'46" E, 138.53'; thence S 01°09'13" E, 190.43'; thence S 89°02'22" E, 507.16'; thence S 00°09'27" W, 55.72' to a point on the south line of the SE 1/4; thence N 89°28'46" W, 79.04' to a point of intersection of the S line of the SE 1/4 with the northerly right of way line of County Line Road; thence continuing N 89°28'46" W, 70.00'; thence continuing N 89°28'46" W, 500.96' to the POINT OF BEGINNING. Containing 64,541 square feet, or 1.482 acres, more or less.

Laurence E. Schmit

date:

## OWNERS' CERTIFICATE

As owner(s), I hereby certify that I caused the land described on the plat to be surveyed, divided, mapped, and restricted as represented on the plat.

Shawn Cassidy

date:

Raymond L. Harris

date:

Kate Cassidy

date:

Coleen Harris

date:

## Easement Description:

A permanent non exclusive easement for ingress - egress located in part of the NW 1/4 of the NE 1/4 of Section 24, T4N, R4E, Town of Fayette, Lafayette County, Wisconsin, to wit: Commencing at the S 1/4 corner of said Section 13; thence S 89°28'46" E, 500.96' along the south line of the SE 1/4 to the POINT OF BEGINNING; thence continuing S 89°28'46" E, 70.00' to an intersection of the S. Line of the SE 1/4 with the northerly right of way line of County Line Road; thence S 63°44'12" W, 66' to a point on said northerly right of way line; thence N 19°53'41" W, 31.64' to the POINT OF BEGINNING.

APPROVED FOR RECORDING BY:

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

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

| OFFICE DATA:    |              |
|-----------------|--------------|
| JOB I.D.        | 2021s-075    |
| SURVEY CREW:    | JD           |
| FIELD BOOK NO.: | 21-2 pg. 58  |
| DWG. STORED:    | ver 13       |
| DRAWN BY:       | les          |
| DRAWING NO.:    | 21s-75.dwg   |
| DATA FILE NO.:  | <21s-75.txt> |



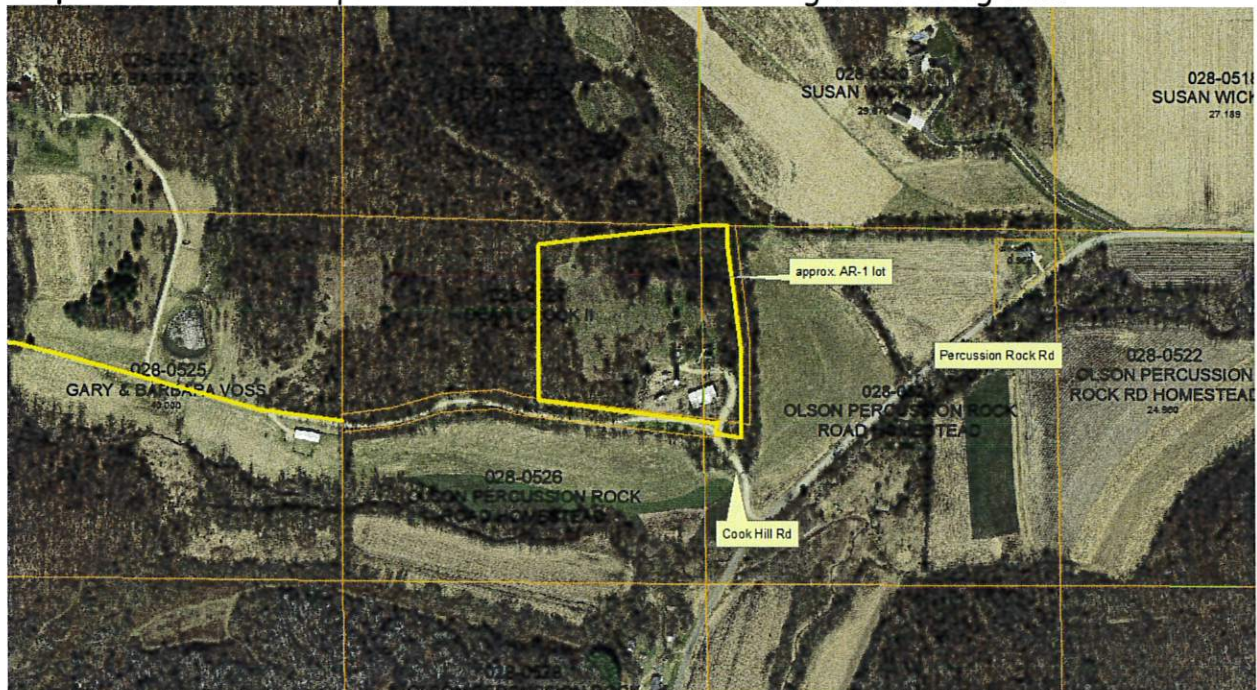
## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

**Zoning Hearing:** 3309  
Dean Crook II  
6200 Crook Hill Rd  
Spring Green, WI 53588

**Hearing Date:** Oct. 27, 2022  
Town of Wyoming  
NE/NW S3-T8N-R3E  
PIN: 028-0521.B; 0527

**Request:** This is a request to zone 10.98 acres 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 10.98-acre lot requires rezoning in order to be legally created. The remaining 40 acres of the parent property will remain A-1 Ag.
2. If approved, the AR-1 district would allow one single family residence, accessory buildings and limited ag uses including up to 5 animal units as defined by the zoning ordinance.
3. The associated certified survey map has not yet been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:



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

**Town Recommendation:** The Town of Wyoming is recommending approval.

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





## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

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

[Scott.Godfrey@iowacounty.org](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: DEAN CROOK II Address: 6200 CROOK AVE  
City/Zip Code: SPRING GREEN, WI  
53588

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

Applicant Phone: 608-588-7159 Landowner Phone: ( ) \_\_\_\_\_

Email: CROOK DEAN 84@gmail.com Please contact by: ☒ email ☒ postal mail

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

in the Town of Wyoming Acreage of proposed lot(s) 10.98

Section 3 Town 8 N Range 3 E NE 1/4 of the SW 1/4 PIN 028-0521.6; 0527

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

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

\*\*Present zoning district: AG Requested zoning district: RES for the proposed  
use(s) of: DIVIDING LAND IN SALE, KEEPING RESIDENCE  
TO REZONE RESIDENTIAL

Requested Conditional uses (s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

II. Please explain the reason for the request and proposed plans: SELLING LAND  
KEEPING THE HOUSE

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

- 1) How is this land better suited for a non-agricultural use?  
NO AG LAND ON IT. SALE WILL CONSOLIDATE  
ALL AG LAND, USING LAND TO LIVE ON  
AND SOME RECREATION. WANT TO KEEP SOME  
LAND, GROW UP ON LAND AND HOUSE.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?  
DOES NOT DIVIDE ANY AG LAND, DOES NOT BLOCK  
ANY AG ROADS, JUST ON TOP OF A HILL.

~~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?

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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?

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

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

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**\*\*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: Dean Crook II Date: 10-5-22

Landowner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

=====

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



## Scott Godfrey

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**From:** Scott Godfrey  
**Sent:** Friday, October 7, 2022 7:56 AM  
**To:** 'Mary Lloyd-Jones'; degenmc@gmail.com  
**Subject:** Crook recommendation

Hi Mary & Mike,

Dean Crook has applied to rezone 10.98 acres and indicated he has met with the town PC, but the board doesn't meet until next week. Today is the county's filing deadline, so I'm checking to see if the town is comfortable with me including this on this month's agenda despite the town board not yet having met.

He indicated the PC is in support of his request.

Thanks.

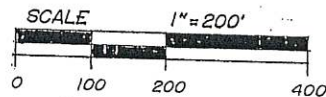
Scott A. Godfrey, Director  
Office of Planning & Development  
222 N. Iowa Street  
Dodgeville, WI 53533  
608-935-0333

# IOWA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE SOUTHEAST 1/4-NORTHWEST 1/4 AND THE SOUTHWEST 1/4-NORTHEAST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 3 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN.

CROOK HILL ROAD CURVE DATA

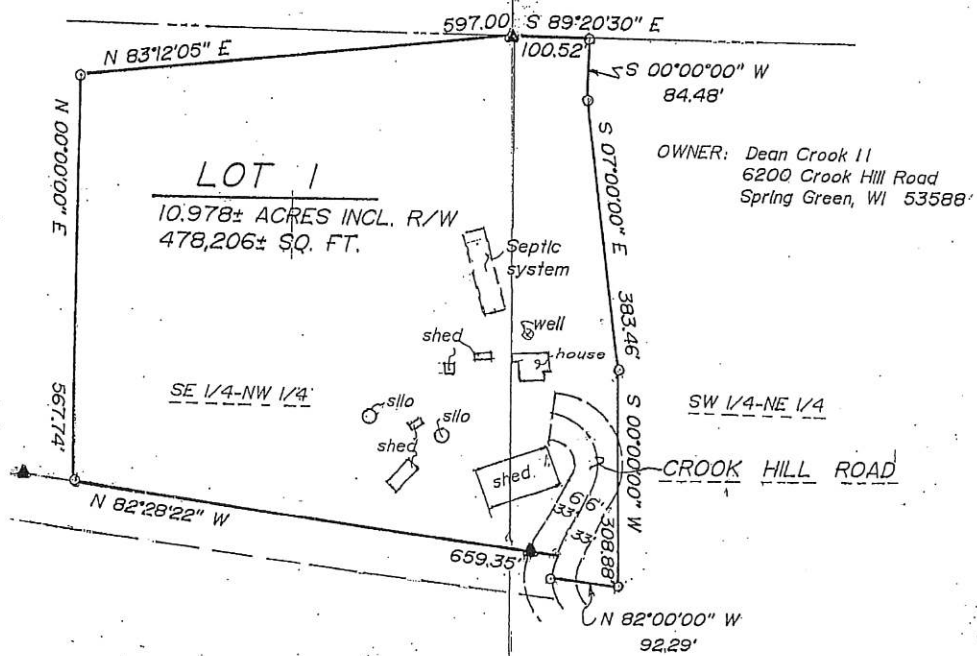
|     | RADIUS  | ARC    | CENTRAL ANGLE | CHORD BEARING | LENGTH | TANGENT BEARING | TANGENT BEARING |
|-----|---------|--------|---------------|---------------|--------|-----------------|-----------------|
| 1-2 | 110.00' | 38.01' | 19°47'46"     | N 07°37'00" E | 37.82' | N 02°16'173" W  | N 17°30'53" E   |



North 1/4 corner  
Section 3, T7N, R3E  
Found 1-1/4" Rebar & ties

## LEGEND AND NOTES

- ▲ Found 3/4" rebar
- Set 3/4"x24" iron rebar weighing 1.50 lbs./lin. ft.
- ( ) Recorded as





## **IOWA COUNTY CERTIFIED SURVEY MAP NO.**

LOCATED IN THE SOUTHEAST  $\frac{1}{4}$ -NORTHWEST  $\frac{1}{4}$  AND THE SOUTHWEST  $\frac{1}{4}$ -NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWN 7 NORTH, RANGE 3 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN.

### **SURVEYOR'S CERTIFICATE:**

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the SE  $\frac{1}{4}$ -NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$ -NE  $\frac{1}{4}$  of Section 3, Town 7 North, Range 3 East, Town of Wyoming, Iowa County, Wisconsin, described as follows:

Commencing at the North  $\frac{1}{4}$  corner of said Section 3; thence S  $00^{\circ}37'43''$  W, 1111.36 feet along the West line of the NE  $\frac{1}{4}$  of said Section 3 to the Northwest corner of the SW  $\frac{1}{4}$ -NE  $\frac{1}{4}$  of said Section 3 and the point of beginning; thence  $89^{\circ}20'30''$  E, 100.52 feet along the North line of said SW  $\frac{1}{4}$ -NE  $\frac{1}{4}$ ; thence S  $00^{\circ}00'00''$  W, 84.48 feet; thence S  $07^{\circ}00'00''$  E, 383.46 feet; thence S  $00^{\circ}00'00''$  W, 308.88 feet; thence N  $82^{\circ}00'00''$  W, 92.29 feet to a point in the centerline of Crook Hill Road; thence Northwesterly, 38.01 feet along the arc of a curve to the right having a central angle of  $19^{\circ}47'46''$  and a radius of 110.00 feet, said arc also being the centerline of Crook Hill Road, the long chord of which bears N  $07^{\circ}37'00''$  E, 37.82 feet; thence N  $82^{\circ}28'22''$  W, 659.35 feet; thence N  $00^{\circ}00'00''$  E, 567.74 feet; thence N  $83^{\circ}12'05''$  E, 597.00 feet to the point of beginning, containing 10.978 acres, more or less.

That I have prepared the above certified survey map at the request of Dean Crook II.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes, the Iowa County Land Division and Subdivision Regulations, and A.E 7 of the Administrative Code to the best of my knowledge and belief. That such certified survey map is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

\_\_\_\_\_  
John M. Halverson  
Registered Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

### **IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE**

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

\_\_\_\_\_  
Scott Godfrey-Director

\_\_\_\_\_  
Date

### **REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Certified Survey Map No. \_\_\_\_\_ and Document Number \_\_\_\_\_.

\_\_\_\_\_  
Taylor Campbell  
Register of Deeds



## 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](mailto:Scott.Godfrey@iowacounty.org)

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### Zoning Hearing: 3310

Charles Glass

651 San Geronio St.

San Diego, CA 92106

### Hearing Date: Oct. 27, 2022

Town of Wyoming

NW  $\frac{1}{4}$  S16-T7N-R3E

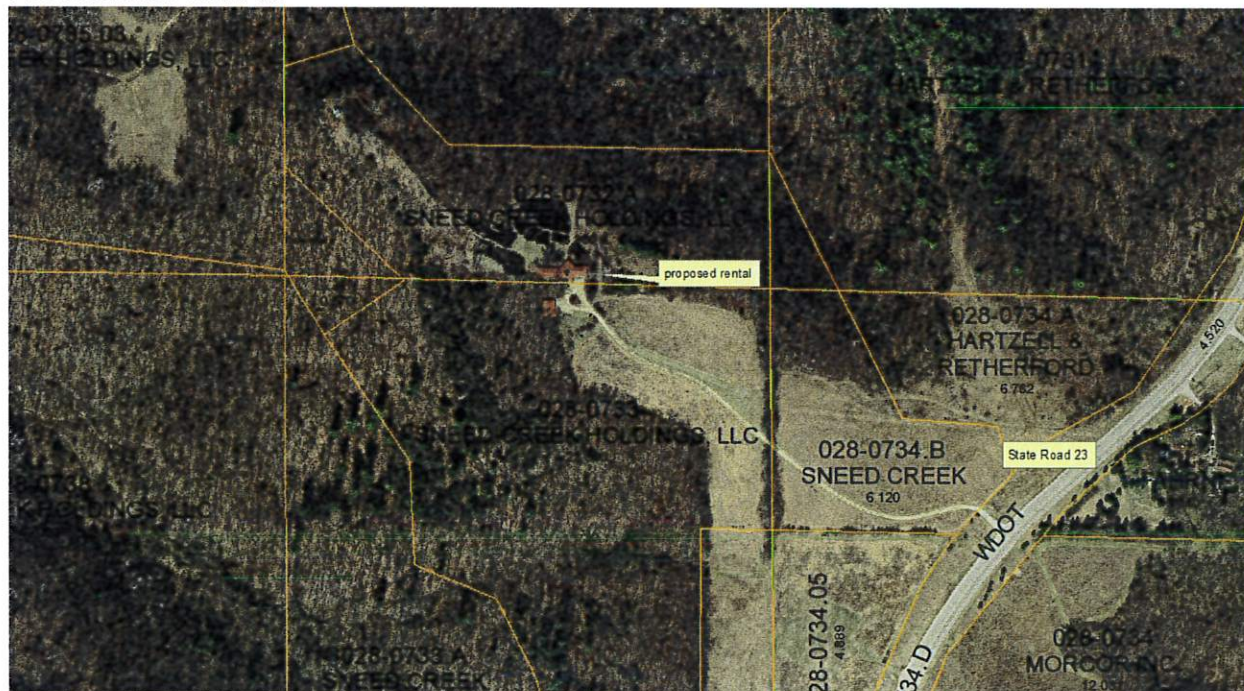
PIN: 028-0732.A

Sneed Creek Holdings

5693 Sneed Creek Rd

Spring Green, WI 53588

**Request:** This is a request to for a Conditional Use Permit to allow the occasional short-term rental of the house at 5640 State Road 23 as a Recreational Residential Rental.



## 2. Comments

1. Recreational Residential Rental is defined as follows in the zoning ordinance:  
*The use of land or a building, whole or in part, for the temporary accommodation of visitors, but does not include the accommodation of visitors without receipt of payment or other consideration, where the*
-



*accommodation is incidental to and normally associated with the permitted residential use of a dwelling unit.*

2. By definition, the use must be incidental to the residential use of the house, meaning it cannot be rented out short-term year-round.
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 Wyoming is recommending approval.

**Staff Recommendation:** Staff recommends approval with the following conditions:

- 1) The maximum number of occupants be limited to the capacity of the septic system based on 2 persons per bedroom. Currently, the system is sized for 3 bedrooms.
- 2) The applicant obtains and maintains any required State licensing.
- 3) The Conditional Use Permit shall terminate upon the sale of the residence.





## 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](mailto: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: 1<sup>st</sup> Friday of each month for the next hearings – **must be complete**

Applicant: Charles Glass Address: 651 San Geronimo St.  
City/Zip Code: San Diego, CA 92106

Landowner: Sneed Creek Holdings Address: 5693 Sneed Creek Road  
(if other than applicant) City/Zip Code: Spring Green, WI 53588

Applicant Phone: 858 204-9280 Landowner Phone: 858 204-9280

Email: Cglass654@gmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Wyoming Acreage of proposed lot(s) > 40

Section 16 Town 7 N Range 3 E NW 1/4 of the 1/4 PIN 028-0732, A

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

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

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

\*\*Present zoning district: A-1 Requested zoning district: N/A for the proposed use(s) of: \_\_\_\_\_

Requested Conditional uses (s):

Recreational Residential Rental



I. Please list any improvements currently on the land: <sup>①</sup> 3 bedroom home with attached garage. ~~Detached garage.~~

II. Please explain the reason for the request and proposed plans: short term rentals in the home

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

- 1) How is this land better suited for a non-agricultural use?  
The land is currently not used for agriculture.
- 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 impairment

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?  
Currently the home is occupied by residents. Renting to guests will not change the land use.
2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?  
There will be no change so no 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?  
No. The use of the house will be the same as it is presently.

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

None are expected. Local caretaker  
can be notified when communication  
is required.

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

Yes

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

Property will have to be kept up for  
guests the same way that it has  
been kept up for residents

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

Routing will allow the original owners to  
keep the property which will provide  
the best conservation value.

**\*\*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: Charles C. Blevins

Date: 4-29-2022

Landowner(s) Signature: Charles C. Blevins

Date: 5/2/2022

For Office Use Only: Rev'd by SL Date 5/4/22 Fee 750 Check # Cash

A-1 present zoning \_\_\_\_\_ floodplain \_\_\_\_\_ shoreland/wetland \_\_\_\_\_

13822  
13919



## Scott Godfrey

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**From:** Mary Lloyd-Jones <townofwyoming@gmail.com>  
**Sent:** Wednesday, September 21, 2022 12:23 PM  
**To:** Scott Godfrey  
**Subject:** Re: Glass recommendation

Sorry - yes, the board approved the application as submitted.

On Tue, Sep 20, 2022 at 8:18 AM Scott Godfrey <[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)> wrote:

Hi Mary,

I have a Conditional Use Permit application from Charles & Barbara Glass for recreational residential rental (short term rental) at their 5693 Sneed Creek Rd property (under Sneed Creek Holdings). They indicate having been to the town for its recommendation.

If true, would you please send me the recommendation to complete their application?

Thank you.

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

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Mary Lloyd-Jones  
Town of Wyoming Clerk  
6514 Hillside School Rd  
Spring Green, WI 53588  
[www.TownofWyoming.org](http://www.TownofWyoming.org)



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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[Scott.Godfrey@iowacounty.org](mailto:Scott.Godfrey@iowacounty.org)

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### Director's Report: October 2022

|                             | Since last<br>report | Year to<br>date | same time<br>2021 | Comments |
|-----------------------------|----------------------|-----------------|-------------------|----------|
| Zoning permits              | 18                   | 228             | 226               |          |
| Permit project value        | \$3,684,900          | \$46,849,056    | \$25,712,393      |          |
| New residences              | 3                    | 40              | 46                |          |
| Accessory structures        | 10                   | 117             | 112               |          |
| Ag buildings                | 4                    | 57              | 55                |          |
| Solar                       | 1                    | 14              | 13                |          |
| Floodplain/Shoreland pts    | 1                    | 28              | 24                |          |
| Complaints/Violations       | 5                    | 57              | 31                |          |
| Certified survey map review | 5                    | 50              | 52                |          |
| Zoning Hearings             | 12                   | 79              | 70                |          |
| Board of Adj hearings       | 2                    | 2               | 0                 |          |
| Sanitary Permits            | 4                    | 72              | 87                |          |
| Soil Tests Reviewed         | 2                    | 32              | 84                |          |
| as of Oct. 14, 2022         |                      |                 |                   |          |

#### Other Updates

- Approximately 85 septic maintenance reports will have a 3<sup>rd</sup> and final notice sent out
  - Participating with Center of Land Use Education to develop a Zoning Leadership program for statewide staff with less than 5 years of experience
  - November hearing date falls on Thanksgiving Holiday – suggesting Dec. 1<sup>st</sup> to meet statutory timelines
  - To develop Board of Adjustment training session(s) in 2023
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