

AGENDA – Iowa County Planning & Zoning Committee

Thursday, December 1, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607>

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 October 27, 2022 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Matt & Jaimee Fargo for a Conditional Use Permit to allow animal units as defined in the Iowa County Zoning Ordinance on a 2.49-acre AR-1 Ag Res lot being Lot1, CSM1766 in the Town of Brigham.
7. Petition by Joseph Kelly to zone 22.93 acres from A-1 Ag to AR-1 Ag Res in the SE/NW & SE?NE of S14-T6N-R5E in the Town of Brigham.
8. Petition by Catherine Adametz Jenkins, Jarred Searls & Laura Daniels to zone 10 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S9 & NE/NE of S16 all in T6N-R1E in the Town of Eden.
9. Petition by Savanna Institute for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental as defined in the Iowa County Zoning Ordinance) of a residence at 6174 County Road Z in the Town of Wyoming.
10. Petition by Savanna Institute for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental as defined in the Iowa County Zoning Ordinance) of a residence at 6511 Hillside School Rd in the Town of Wyoming.
11. Petition by Iowa County to zone 13.256 acres from A-1 Ag to R-1 Ag Single Family Res in the N1/2 - NW of S35-T6N-R2E in the Town of Linden.
12. Motion to end the public hearings and resume the regular meeting.
13. Discussion of the current provisions of the Iowa County Zoning Ordinance and potential revisions.
14. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
15. Director's report
16. Next meeting date and time
17. Motion to adjourn

Scott A. Godfrey, Director

Posted 11/15/2022

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.

DRAFT MINUTES – 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. Chair Peterson called the meeting to order at 6:00 pm

2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Kevin Butteris, Steve Deal

3. Approve of this agenda.

Motion by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously

4. Approve the minutes of the September 22, 2022 meeting.

Motion by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

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.

Director Godfrey gave the staff report.

Representatives of Alliant Energy overviewed the sound study and lighting plan included in the application materials.

Public comment:

- Director Godfrey said there are two letters of opposition that were handed out to the committee.
- Carlee Segebrecht said the map in the application is out of date as it does not show the development in the adjacent village subdivision. She stated Alliant Energy made no effort to communicate with the public since the last meeting and that the trees to be a visual buffer are in the subdivision.
- An Alliant Energy representative said there are trees on the WP&L lot.
- Traci Fassbender said the trees have been cleared.

Motion to approve with the following conditions by Supervisor Gollon:

- 1) The existing buffer of trees be maintained or replaced along the west and north line of the lot.
- 2) All lighting shall be directed downward and away from the subdivision to the west and the public roads to the east and south.
- 3) Should the site preparation entail excavation of rock encompassing an area greater than one acre and the materials are to be moved off-site, all relevant nonmetallic mining requirements.

Second by Supervisor Masters

Supervisor Leix stated it is a difficult situation wherein the county is making a decision that impacts village citizens.

Chair Peterson called for a roll call vote:

- Supervisor Gollon: aye
- Supervisor Lease: aye
- Supervisor Masters: aye
- Supervisor Leix: nay
- Chair Peterson: aye

Motion carries with a vote of 4 ayes and 1 nay

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.

Director Godfrey gave the staff report.

Supervisor Leix asked why these are going to C-1 versus expanding the existing lots. Mr. Brownlee stated he is not prepared at this time to reconfigure the lots so just wants to be able to legally acquire the land.

Public comment: none

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

Second by Supervisor Gollon

Motion carries unanimously

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.

Director Godfrey gave the staff report.

Mr. Maier stated he thought this 0.28 acre was his so is acquiring it to expand his yard and provide frontage.

Public comment: none

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

Second by Supervisor Lease

Motion carries unanimously

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.

Director Godfrey gave the staff report.

Supervisor Gollon asked why there is a minimum number of rental days in the rental policies but not a maximum. Mr. Potts replied the minimum is to ensure better renters

and not a lot of turnover. He said they use the house quite a bit themselves. He said he has used the same terms elsewhere with success.

Public comment: none

Motion to approve with the following conditions by Supervisor Lease with the following conditions:

- 1) The rental policies proposed by the applicant shall be followed:
 - a) Minimum 3-night stay required
 - b) Minimum age to rent of 21 years old
 - c) No parties or events
 - d) No guns or hunting
 - e) No smoking
 - f) No pets (without prior permission of owner)
 - g) No excessive noise that could impact neighbors
 - h) 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
 - i) All VRBO and Air BNB rental rules must be followed
 - j) Guests other than those renting the property may not stay overnight
 - k) Guests when combined with the renters are not allowed to exceed the occupancy limit
 - l) Vehicles are to be parked in the driveway and garage only - parking on the road is not permitted
 - m) Fires are permitted only in designated fire pits and/or in woodstoves in the house
- 2) The Conditional Use Permit shall terminate upon the sale of the residence

Second by Supervisor Leix

Motion carries unanimously

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.

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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.

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Lease

Motion carries unanimously

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.

Director Godfrey provided the staff report.

Public comment:

- Director Godfrey said there is one letter of support and two letters of opposition that have been handed out to the committee.
- Kevin Butteris asked for a clarification of uses allowed in the C-1 district.

Supervisor Gollon confirmed that any intent to change the C-1 to another zoning district in the future will require the same process.

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

Second by Supervisor Gollon

Motion carries unanimously

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.

Chair Peterson asked what existed for buildings. Kevin Butteris said there is a house, shed and about 2 acres of pasture.

Supervisor Lease asked if there is any credibility to the concerns on well impact by the letter from a neighbor. Director Godfrey replied it is a case-by-case situation that depends upon the well construction, number of animals, etc.

Public comment: none

Motion to approve up to 6 animal units by Supervisor Leix

Second by Supervisor Lease
Motion carries unanimously

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.

Director Godfrey gave the staff report.

Supervisor Masters asked if there are any inspections by the State. Director Godfrey said there are inspections for compliance with the State license.

Supervisor Lease asked if there have been any complaints. Director Godfrey said the nearest neighbor did call to clarify the application and said the kennel has been in operation for a couple of years, but he had no complaints.

Public comment: none

Motion to approve with the following conditions by Supervisor Masters:

- 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.

Second by Supervisor Leix
Motion carries unanimously

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.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the condition that the associated Conditional Use Permit is approved by Supervisor Masters

Second by Supervisor Gollon
Motion carries unanimously

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.

Supervisor Leix asked what limit should be placed on the number of pigs. Mr. Tibbits explained there are about 30-40 pigs of up to 50 pounds there for parts of the year, but

no farrow pigs. He said manure is hauled and spread on the home farm on Lost Grove Rd.

Public comment: none

Motion to approve with the following conditions by Supervisor Leix:

- 1) The house on the lot must be occupied by either the owner or operator of the Commercial Livestock Operation.
- 2) The operation permits a maximum of 50 pigs.

Second by Supervisor Lease

Motion carries unanimously

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.

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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.

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Masters

Motion carries unanimously

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.

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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.

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the following conditions by Supervisor Gollon:

- 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

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

none

23. Director's report

Director Godfrey overviewed the report included in the packet.

Supervisor Gollon asked Director Godfrey to provide an estimate of the cost to administrate the POWTS maintenance program to see if the filing fees are adequate to offset.

24. Next meeting date and time: December 1, 2022 at 6pm

25. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:15 pm

Scott A. Godfrey, Director



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3311

Matt & Jaimee Fargo

2725 County Road T

Madison, WI 53718

Hearing Date: Dec. 1, 2022

Town of Brigham

L1 CSM1766 S4-T5N-R5E & S33-T6N-R5E

PIN: 004-1012.05

Request: This is a request for a Conditional Use Permit for animal units as defined in the Iowa County Zoning Ordinance.



2. Comments

1. This lot is zoned AR-1 Ag Res. In the AR-1 district, animal units are only allowed by Conditional Use Permit for lots under 5 acres.
2. The Iowa County Zoning Ordinance defines an animal unit as:

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

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

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

Town Recommendation: The Town of Brigham is recommending approval with the condition that there be a maximum of 3 animal units allowed.

Staff Recommendation: Staff recommends approval and supports the town's condition.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Mat: Jaimee Fargo Address: 2725 County Rd T
City/Zip Code: Barneveld, 53507

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

Applicant Phone: 608-74-3473 Landowner Phone: () _____

Email: Jaimee_13@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 Brigham Acreage of proposed lot(s) 2.49
3 acres
Section 4 Town 5 N Range 5 E 21 CSM 1766
1/4 of the 1/4 PIN 024-1012.05

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

Requested Conditional uses (s):

increased animal unit allowance

I. Please list any improvements currently on the land: house, detached garage, 3 small out buildings,

II. Please explain the reason for the request and proposed plans: increase animal units on the property.

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

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

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?

We are asking for 3 animal units, we have enough storage to support these animals, and the water/food sources for them.

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)?

Many neighbors have grazing cattle, we also have a shelter for the animals, a water source, & plenty of room for them to graze.

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, there are other neighbors who also have cattle, with no adverse impacts

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

We will have new fencing to keep cattle in.

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?

We live on site, & any issues that may arise can be handled in a timely manner.

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

We want to use our property to have a few animals to grow food for our family. we think this is consistent w/ the comprehensive plan

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

Applicant(s) Signature: Jaimee Fargo Date: 10/3/22

Landowner(s) Signature: Jaimee Fargo Date: 10/3/22

For Office Use Only: Rcv'd by SZ Date 10-7-22 Fee 750 Check # 1480 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

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

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

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

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

Town Board Meeting Date: 11/2/2022

Property Owner/Applicant's Name: Matt & Jaimee Fargo

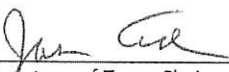
Request:

- Conditional Use Permit – three (3) animal units

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):



Signature of Town Chairperson

11/2/2022

Date

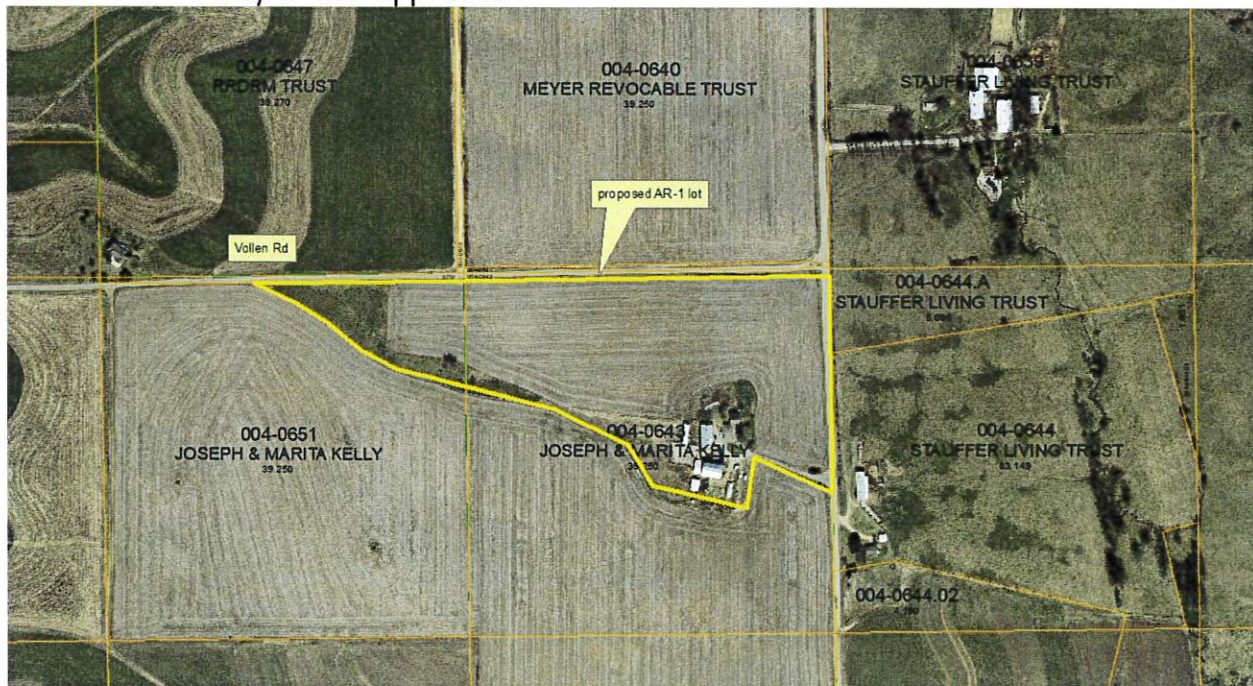
1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed 22.93-acre lot.
2. If approved, the lot would allow one single family residence, accessory buildings and limited ag uses, including up to 8 animal units as defined by the Iowa County Zoning Ordinance.
3. The associated certified survey map has not yet been submitted for formal review. Once submitted, verification will be needed to assure the minimum yard setback will be met between existing buildings and the proposed lot line.

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 Brigham 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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Joseph Kelly Address: 3780 Mound's View Rd.
City/Zip Code: Barnesville WI 53507

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

Applicant Phone: (608) 341-9812 Landowner Phone: (608) 341-9812

Email: IAWKelly@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 Briham Acreage of proposed lot(s) 23 22.93

Section 14 Town T6 N Range R5E SW 1/4 of the NE 1/4 PIN 004-0651, 0643

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

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

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

**Present zoning district: A1 Requested zoning district: ~~AR1~~ AR1 for the proposed use(s) of: SPLITTING Farm Building with 23 acres

Requested Conditional uses (s):

Land split N/A (Confirmation w/ADDC)

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

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

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?
still be farm
- 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?
none

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

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

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

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

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

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

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

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

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

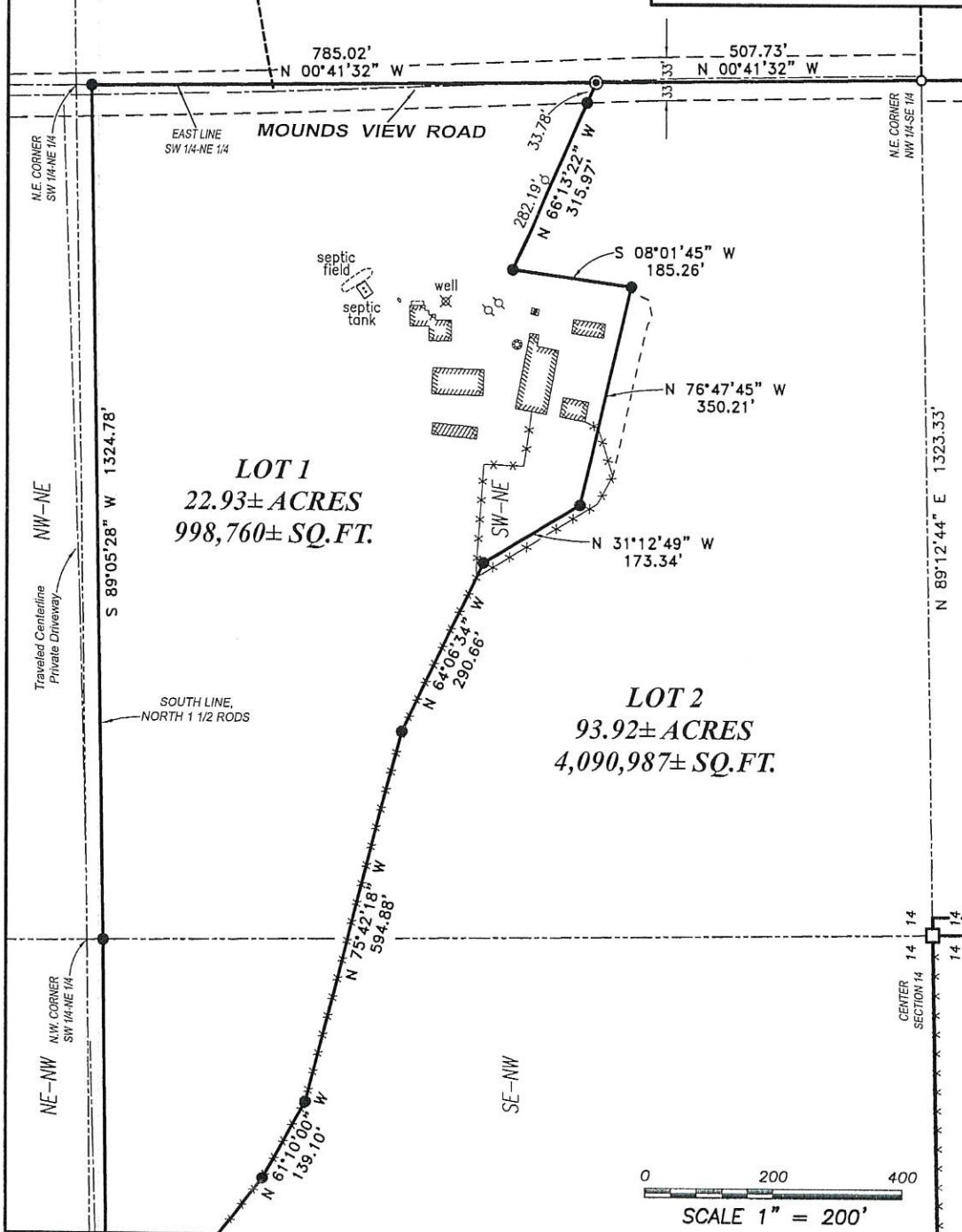
Applicant(s) Signature: Joseph Kelly Date: 11-3-22

Landowner(s) Signature: Joseph Kelly Date: 11-3-22

=====

For Office Use Only: Rcv'd by SL Date 11-10-22 Fee 70 Check # 4850 Cash
11-1 present zoning _____ floodplain _____ shoreland/wetland

LOCATED IN THE SE 1/4-NW 1/4, SW 1/4-NE 1/4 AND
THE NW 1/4-SE 1/4 OF SECTION 14, T6N R5E,
TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN



Austin
Engineering LLC
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 22S165
H:\CRD\22S165
H:\PLAT\T6NR5E\22S165-KELLY

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 5

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

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

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

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

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

Town Board Meeting Date: 11/2/2022

Property Owner/Applicant's Name: Joe & Marita Kelly

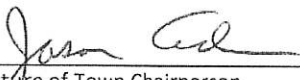
Request:

- Land Division – division of $\approx$ 23 acres from Parcel 004-0463
- Zoning Change – rezone newly created lot from A-1 to AR-1
- Property Access – field road access to remaining acreage

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):



Signature of Town Chairperson

11/2/2022

Date

Scott Godfrey

From: Scott Godfrey
Sent: Thursday, November 10, 2022 11:29 AM
To: 'austinengr@yousq.net'
Cc: 'ioukelly@yahoo.com'; Megan Mieden
Subject: RE: JOE KELLY

Hi Tara,

I just spoke with Mr. Kelly and said I would send an email to you, copied to him and the town. My suggestion to Mr. Kelly is to only describe the proposed 22.93-acre lot by CSM and not include the balance of his farm. The reason is because the current proposed Lot 2, being 93.92 acres, does not require description by CSM under the county's ordinance and meets the minimum 40-acre lot size for its current A-1 Ag zoning. If included in the CSM, the 93.92 acres could not be changed in description unless done so by another CSM. If excluded from the CSM, Mr. Kelly would maintain the flexibility to sell parts to neighboring farms with consolidation by deed without need for the expense of a CSM and rezoning.

In addition, as proposed, the two outlots would require rezoning at this time as each fail to meet the minimum 40-acre lot size for the A-1 Ag district. They are 1.02 acres and 0.54 acre. Neither meet the minimum lot size to be zoned other than C-1 Conservancy, which would presumably require sending the rezoning application back to the Town of Brigham as it did not consider this in the current recommendation. In addition, if the lands described by outlot are to be sold to neighboring landowners, they could only be consolidated with the new owner's land if done so by CSM of the neighbor's entire farm. If excluded from the CSM, this 1.02 acres and 0.54 acre can be sold by metes and bounds or plat of survey description then the buyer can consolidate by deed to incorporate into their farm.

In short, I see no value or advantage to Mr. Kelly including any land other than the 22.93 acres in the CSM. Ultimately, it is his decision to make. However, I need to know by no later than 8am Monday morning so I know whether this will be placed on the next county agenda or referred back to the town for recommendation.

Please let me know if you have any questions.

Thank you.

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

From: austinengr@yousq.net <austinengr@yousq.net>
Sent: Tuesday, November 8, 2022 8:55 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: JOE KELLY

Scott,



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

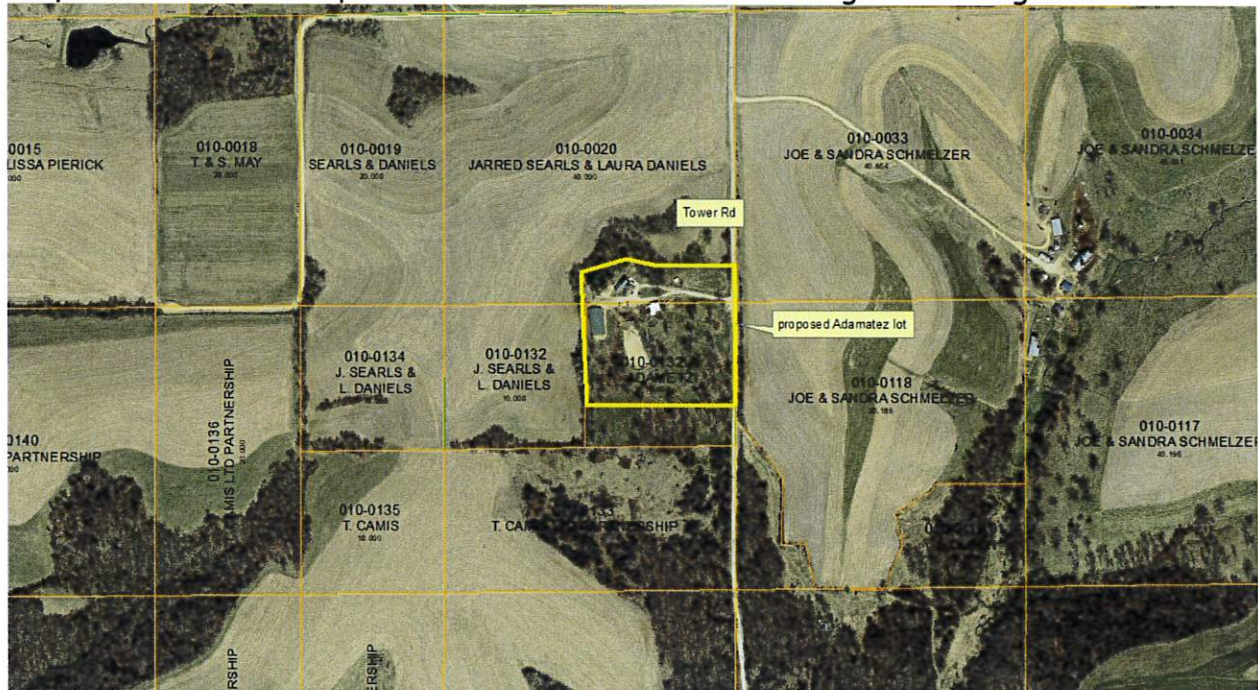
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3313
Catherine Adametz Jenkins
252 Bluff Rd
Montfort, WI 53569

Hearing Date: Dec. 1, 2022
Town of Eden
SE/SE S9-T6N-R1E
NE/NE S16-T6n-R1E
PIN: 010-0132.A; 0020

Jarred Searls & Laura Daniels
3345 Edgington Rd
Cobb, WI 53526

Request: This is a request to zone 10 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The intent is for the Adametz Estate lot to include historical area of occupation. Current deed descriptions do not match the area that the Adametz Estate has been using.

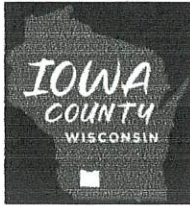


2. If approved, the AR-1 lot will retain its existing uses.
3. The associated certified survey map has been submitted for formal review.
4. If approved, there will need to be deeds between the applicants for land currently on the Adametz deed to go to Searls/Daniels and land currently on the Searls/Daniels deed to go to Adametz.
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 Eden is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that the associated certified survey map is duly recorded and the land transfers take place with 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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Catherine Adametz Jenkins

Address: 252 Bluff Rd

City/Zip Code: Montfort, WI 53569

Also: JARRED SEARLS & LAURA DANIELS
3345 EDINGTON RD
LOBB WI 53526

Landowner: SAME - PERSONAL REP OF ABOVE
(if other than applicant)

Landowner Phone:

Applicant Phone: (608) 206-5037

(608) 206-5037

Email: kadametzjenkins@gmail.com Please contact by: x email postal mail

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

in the Town of Eden Acreage of proposed lot(s) 10

Section 9 Town 6 N Range 1 E SE 1/4 of the SE 1/4 PIN 010-0132-A
-0020

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

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

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

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

Requested Conditional uses (s):

ALLOW UP TO 10 ANIMAL UNITS

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

II. Please explain the reason for the request and proposed plans: DESCRIBING LOT 10
LINE'S / AREA OF OCCUPATION

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?

ESSENTIALLY NO CHANGE OF USE - JUST
LOT LINES

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?

SAME USE AS CURRENT

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

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

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

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

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

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

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

Applicant(s) Signature: Catherine Adams Date: 10/24/22
Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 10/24/22 Fee 750 Check # 0516 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Andrew Bishop <thegingerbishop@gmail.com>
Sent: Friday, November 11, 2022 1:07 PM
To: Scott Godfrey

Hi Scott,

(At Monday night's meeting, the board approved the Adametz's zoning change and lot change plan.) They also approved Megan Meuer's request for a conditional use permit for her kennel and her horses. If you need anything else, just let me know.

Thanks,

Andrew

Certified Survey Map No.

of Iowa County being located in the Southeast Quarter of the
Southeast Quarter of Section 9 and the Northeast Quarter of
the Northeast Quarter of Section 16, Town 6 North, Range 1
East, Eden Township, Iowa County, Wisconsin.

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

:That I have surveyed, divided, mapped and monumented parts of the South-
east Quarter of the Southeast Quarter of Section 9 and the Northeast Quarter of the Northeast Quarter of Section 16,
Town 6 North, Range 1 East, Eden Township, Iowa County, Wisconsin, being more particularly described as follows:
Beginning at the Northeast corner of Section 16; thence S 0°09'09"W, 466.45' to a railroad spike; thence S 89°23'46"W,
667.02' to a #6 rebar; thence N 2°15'35"W, 608.66' to a #6 rebar; thence N 73°18'08"E, 213.64' to a #6 rebar;
thence S 78°21'46"E, 128.46' to a #6 rebar; thence S 89°24'32"E, 361.89' to a railroad spike on the East line
of the Southeast Quarter of Section 9; thence S 0°00'23"E, 166.44' to the point of beginning.
Parcel contains 10.00 acres (435,600 square feet), more or less, and is subject to any
and all easements and rights-of-way of record and/or usage.

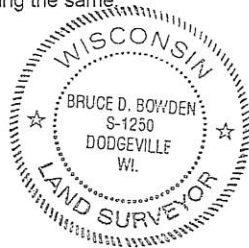
:That I have made such survey and land division under the direction of Kate Adametz Jenkins.

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

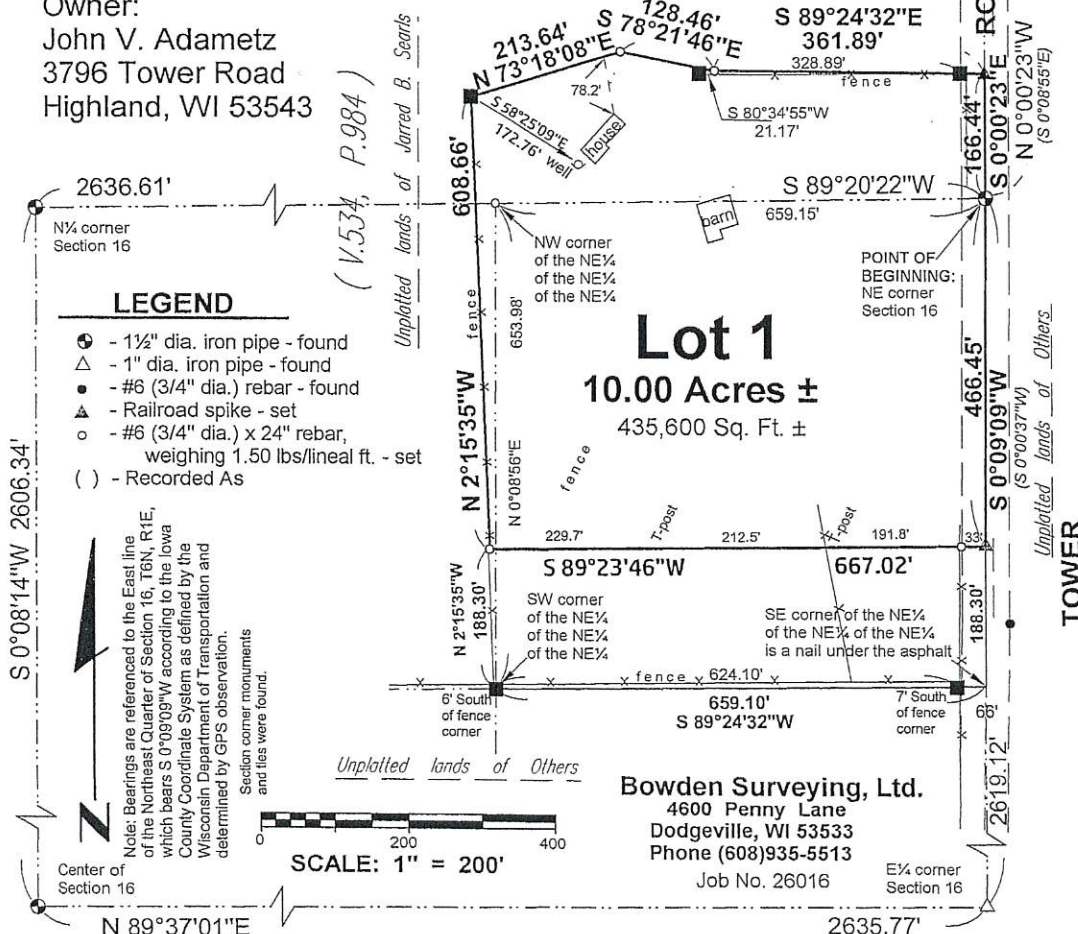
:That such map is a correct representation of all
the exterior boundaries of the land surveyed and the
subdivision thereof made to the best of my knowledge
and belief.

Dated this 7 day of Oct, 2022.

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



Owner:
John V. Adametz
3796 Tower Road
Highland, WI 53543





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

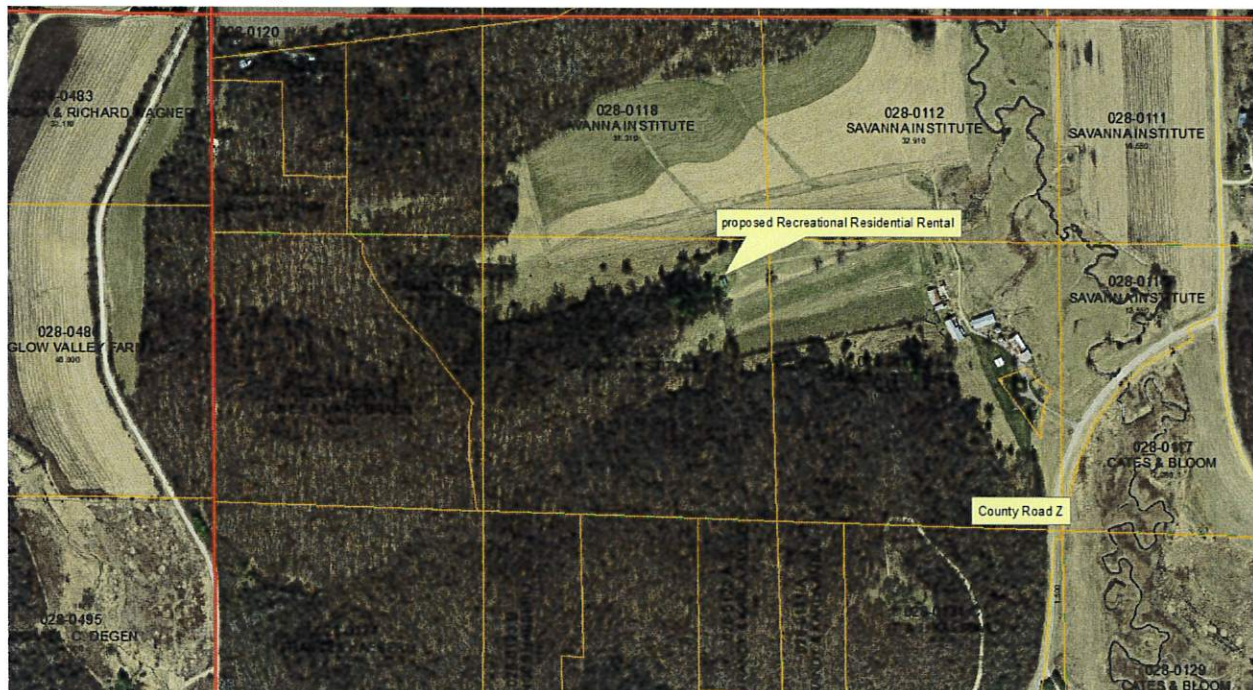
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3314
Savanna Institute
2453 Atwood Ave #209
Madison, WI 53704

Hearing Date: Dec. 1, 2022
Town of Wyoming
SE/SW S6-T7N-R4E
PIN: 028-0122

Request: This is a request to for a Conditional Use Permit to allow the occasional short-term rental of the residential cabin at 6174 County Road Z 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. The applicant intends the residence to be occupied by staff for part of the year.
 3. There will need to be an approved septic system or privy to serve the structure.
 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
 5. The applicant is proposing the following rental policies:
 - 1) No fireworks
 - 2) No use of off-road vehicles for recreational purposes
 - 3) No loud parties
 - 4) Maximum of 6 guests at the cabin
 - 5) Person booking the house must be at least 26 years old
 - 6) No target shooting of firearms
 - 7) Dark sky lighting
 - 8) No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
 - 9) Quiet hours after 10pm
 - 10) A map of the property boundaries will be included in the rental orientation package.
 - 11) Rules will be posted in the house as well as online
-

Town Recommendation: The Town of Wyoming is recommending approval

Staff Recommendation: Staff recommends approval with the following conditions:

- a) The proposed rental policies are adhered to.
- b) Either a permitted private septic system or permitted privy must be constructed before rental use can begin.
- c) The Conditional Use Permit shall terminate upon the sale of the residence.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Savanna Institute Address: 6172 City Rd Z
City/Zip Code: Spring Green WI 53588
Landowner: Savanna Institute Address: 2453 Atwood Ave #209
(if other than applicant) City/Zip Code: Madison WI 53704
Applicant Phone: 612-991-0524 Landowner Phone: (608) 448-6432
Email: david@savannainstitute.org 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) 2/1

Section 6 Town 7 N Range 4 E SW 1/4 of the SW 1/4 PIN 028-0122

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

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

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

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

Requested Conditional uses (s): Recreational Residential Rental

I. Please list any improvements currently on the land: House, cabin,
agricultural outbuildings

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

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?

Compliant without issue - occasional short term rental

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

Compatible - still A-1

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

No, we will ensure that it will not and
have gotten town of warning and neighbor agreement

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

House rules for guests

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?

Savanna Institute employee will be primary resident

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

Recreational Residential Rental is consistent

****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: DJ Bue Date: 10/21/22

Landowner(s) Signature: Raele Keelley (DB) Date: 10/21/22

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



SAVANNA INSTITUTE

Mailing address: 2453 Atwood Ave, Suite 209, Madison, WI 53704
608.448.6432 | info@savannainstitute.org

[in](#) [f](#) [@](#) [@savannainstitute](#)
[savannainstitute.org](#)

Attn: Town of Wyoming Zoning Committee
From: Savanna Institute
August, 2022

We would like to request that the cabin at 6172 County Road Z be available for short term recreational rental when not occupied by Savanna Institute staff or other parties associated with our organization. Below are the house rules we intend to commit to have any guest follow:

- No fireworks
- No use of off-road vehicles for recreational purposes
- No loud parties
- Maximum of 6 guests at the cabin
- Person booking the house must be at least 26 years old
- No target shooting of firearms
- Dark sky lighting
- No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
- Quiet hours after 10 p.m.
- A map of property boundaries will be included in the rental orientation package.
- Rules will be posted in the house as well as online

We are committed to maintaining the peace and quiet of the neighborhood, and are focused on our agroforestry and farming educational endeavors first and foremost.

Sincerely -

David Bruce on behalf of the Savanna Institute



Scott Godfrey

From: John Hess <johnhesswyoming@gmail.com>
Sent: Thursday, October 20, 2022 9:46 PM
To: Scott Godfrey
Subject: Conditional Use applications (2) for Residential Recreation Rentals by Savanna Institute

Scott

At our September 13, 2022 Town of Wyoming Board Meeting we approved two Conditional use applications for short term Residential Recreation Rentals by Savanna Institute, one at 6511 Hillside School Road, and one at 6172 County Road Z, and recommend approval of both Conditional uses to the Planning And Zoning Committee. No conditions were added by the Town.

Please let me know if additional information is needed.

Thank you

John



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

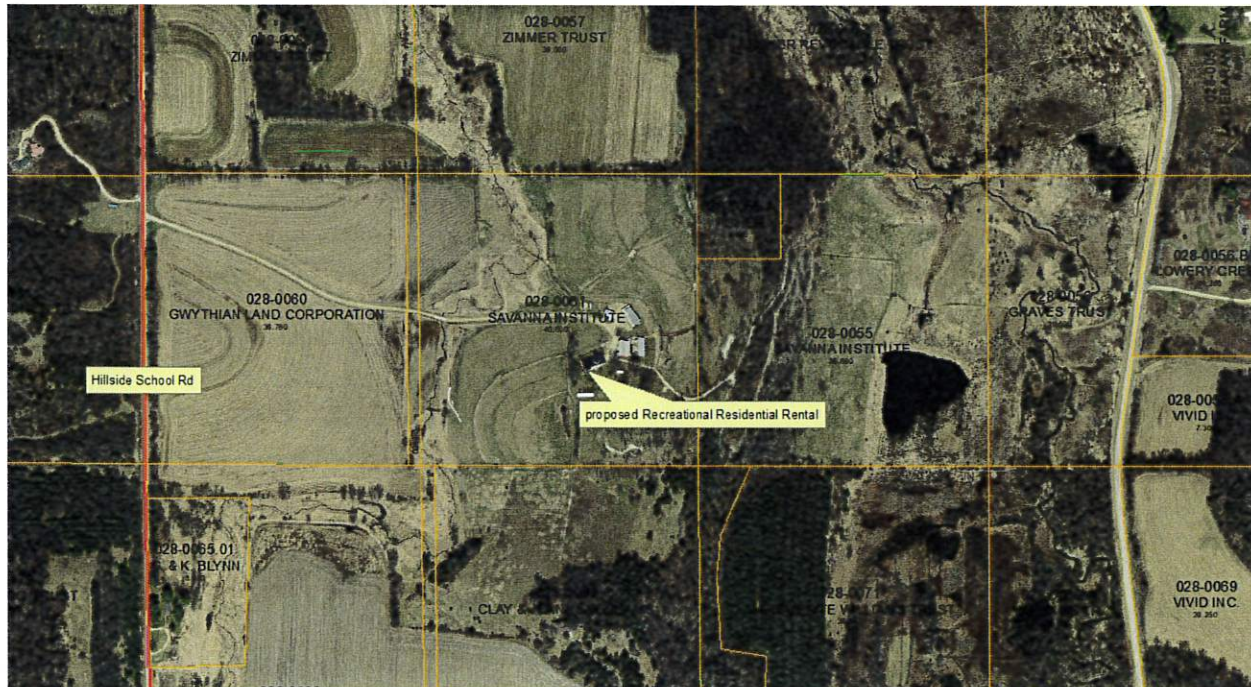
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3315
Savanna Institute
2453 Atwood Ave #209
Madison, WI 53704

Hearing Date: Dec. 1, 2022
Town of Wyoming
SE/NW S31-T8N-R4E
PIN: 028-0061

Request: This is a request to for a Conditional Use Permit to allow the occasional short-term rental of the residential cabin at 6511 Hillside School Rd 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. The applicant intends the residence to be occupied by staff for part of the year.
 3. There is record of a private septic system sized for up to 3 bedrooms.
 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
 5. The applicant is proposing the following rental policies:
 - 1) No fireworks
 - 2) No use of off-road vehicles for recreational purposes
 - 3) No loud parties
 - 4) Maximum of 12 guests at Hillside
 - 5) Person booking the house must be at least 26 years old
 - 6) No target shooting of firearms
 - 7) Dark sky lighting
 - 8) No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
 - 9) Quiet hours after 10pm
 - 10) A map of the property boundaries will be included in the rental orientation package.
 - 11) Rules will be posted in the house as well as online
-

Town Recommendation: The Town of Wyoming is recommending approval

Staff Recommendation: Staff recommends approval with the following conditions:

- a) The proposed rental policies are adhered to.
- b) The maximum number of guests shall be limited to the septic system sizing, based on 2 persons per bedroom. The current system can accommodate up to 6 guests.
- c) The Conditional Use Permit shall terminate upon the sale of the residence.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Savanna Institute

Address: 2453 Atwood Ave 6511 Hillside School Rd

City/Zip Code: Spring Green, WI 53588

Landowner: Savanna Institute

(if other than applicant)

Address: 2453 Atwood Ave Suite 209

City/Zip Code: Madison WI 53704

Applicant Phone: (612) 991-0524

Landowner Phone: 608 448-6432

Email: david@savannainstitute.org 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) 2/1

Section 31 Town 8 N Range 4 E S5 1/4 of the NW 1/4 PIN 028-0061

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: _____ for the proposed use(s) of: _____

Requested Conditional uses (s):

Recreational Residential Rental

I. Please list any improvements currently on the land: House; Agricultural Outbuildings

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

Recreational Residential Rental

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?

Compliant without issue -- occasional short term rental

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

Compatible - still A-1

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

No, we will ensure that it will not and have

gotten Town of Wyoming and neighbor agreement

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

Self imposed rules for any guest

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?

Savanna Institute employee will be primary resident

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

Recreational Residential Rental is consistent

****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: DDT Bue Date: 10/21/22

Landowner(s) Signature: Keefe Kealey (DB) Date: 10/21/22

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



SAVANNA INSTITUTE

Mailing address: 2453 Atwood Ave, Suite 209, Madison, WI 53704
608.448.6432 | info@savannainstitute.org

[in](#) [f](#) [@](#) [@savannainstitute](#)
[savannainstitute.org](#)

Attn: Town of Wyoming Zoning Committee
From: Savanna Institute
August, 2022

We would like to request that the house at 6511 Hillside School Road be available for short term recreational rental when not occupied by Savanna Institute staff or other parties associated with our organization. Below are the house rules we intend to commit to have any guest follow:

- No fireworks
- No use of off-road vehicles for recreational purposes
- No loud parties
- Maximum of 12 guests at Hillside
- Person booking the house must be at least 26 years old
- No target shooting of firearms
- Dark sky lighting
- No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
- Quiet hours after 10 p.m.
- A map of property boundaries will be included in the rental orientation package.
- Rules will be posted in the house as well as online

We are committed to maintaining the peace and quiet of the neighborhood, and are focused on our agroforestry and farming educational endeavors first and foremost.

Sincerely -

David Bruce on behalf of the Savanna Institute



Scott Godfrey

From: John Hess <johnhesswyoming@gmail.com>
Sent: Thursday, October 20, 2022 9:46 PM
To: Scott Godfrey
Subject: Conditional Use applications (2) for Residential Recreation Rentals by Savanna Institute

Scott

At our September 13, 2022 Town of Wyoming Board Meeting we approved two Conditional use applications for short term Residential Recreation Rentals by Savanna Institute, one at 6511 Hillside School Road, and one at 6172 County Road Z, and recommend approval of both Conditional uses to the Planning And Zoning Committee. No conditions were added by the Town.

Please let me know if additional information is needed.

Thank you

John



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3316
Iowa County
222 N. Iowa Street
Dodgeville, WI 53533

Hearing Date: Dec. 1, 2022
Town of Linden
N1/2-NW S35-T6N-R2E
PIN: 014-0387;0388

Request: This is a request to zone 13.256 acres from A-1 Ag to R-1 Single Family 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. The intent is to zone to the R-1 district so the lot can be created and sold. It is presumed a new owner will need to propose a different zoning district consistent with the intended use.
2. If approved, the R-1 district would allow one single family residence and accessory buildings.
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: Ch. 59.69(9) WI Stats provides for a county to zone county-owned land without necessity of securing town approval. (If sold and subsequent petition is made to change the zoning, the town approval will be required.)

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded following 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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$750 payable to Office of Planning & Development
(non-refundable upon publication)
Filing Deadline: 1st Friday of each month for the next hearings – **must be complete**

Applicant: Kris Spurley, County Clerk _____ Address: 222 N. Iowa Street _____
City/Zip Code: Dodgeville, WI 53533

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

Applicant Phone: (608) 935-0305 _____ Landowner Phone: () _____

Email: kris.spurley@iowacounty.org _____ Please contact by: ☒ email ☐ postal mail

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

in the Town of Linden _____ Acreage of proposed lot(s) 13.256 _____

Section 35 Town 6 N Range 2 E N1/2 of the NW 1/4 PIN 014-0387; 0388 _____

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: R-1 SF Res for the proposed use(s) of: creating a legal lot to sell _____

Requested Conditional uses (s):

NA

I. Please list any improvements currently on the land: _former nursing home and accessory structures, 2 wells_____

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

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? _has not been agricultural use since prior to adoption of zoning_____

- 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? _surrounding land is owned by Iowa County (Applicant)_____

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

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

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

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

_____NA_____

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

_____ NA _____

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

_____ NA _____

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

_____ NA _____

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

_____ NA _____

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

Applicant(s) Signature: Kristy Spurley Date: Nov. 1, 2022

Landowner(s) Signature: _____ Date: _____

=====

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

CERTIFIED SURVEY MAP

Being part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 35, T6N, R2E, Town of Linden, Iowa County, Wisconsin

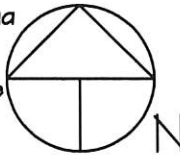


Scale 1" = 200'

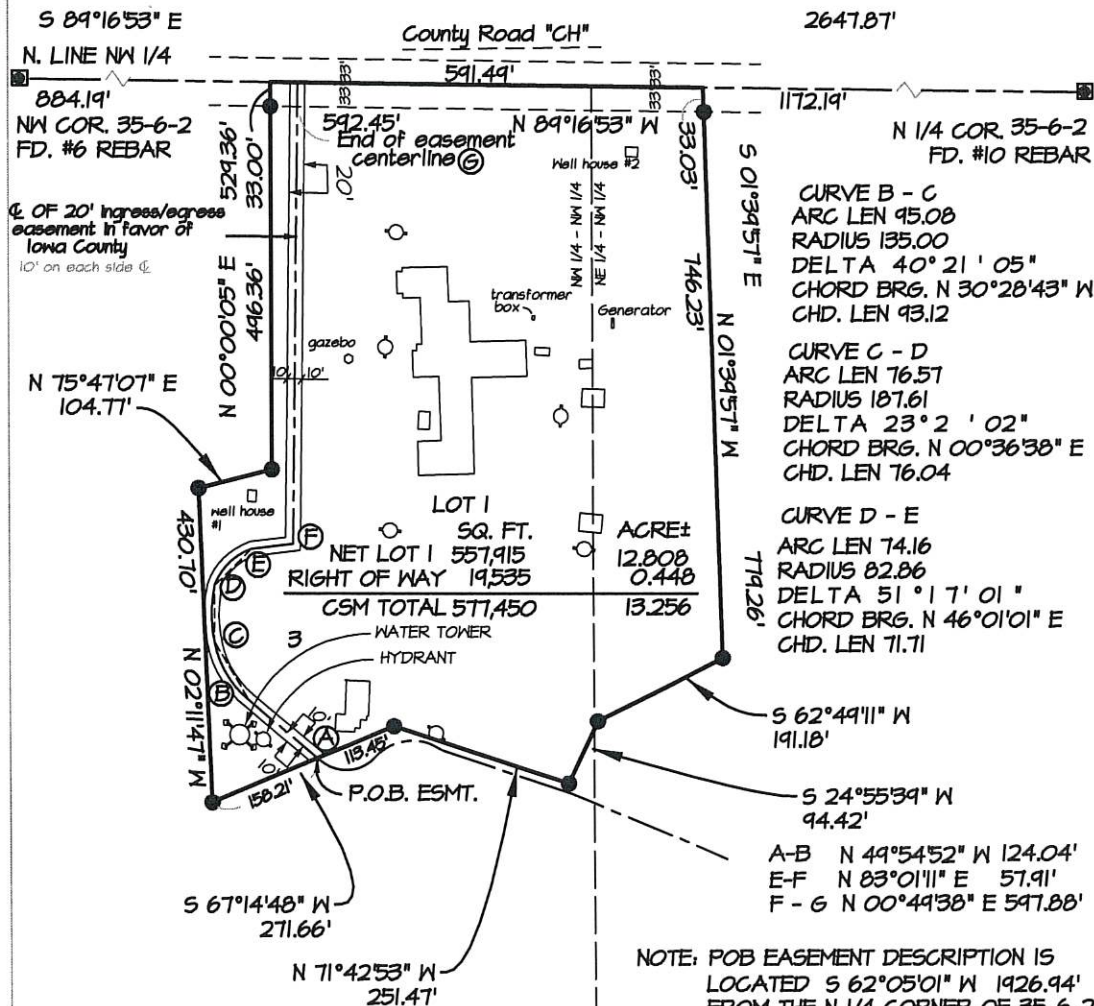
SHEET 1 OF 2

NOTE: SANITARY SEWER SERVICE IS NOT INCLUDED WITHIN THE BOUNDARY OF THIS SURVEY

Plat bearings are referenced toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the North Line of the NW 1/4 of 35-6-2, which line was measured by GPS observation to bear S 89°16'53" E



Legend:
Set 3/4"x18"x1.5#/LF rebar recorded as 2647.87'





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

Agenda Item 13: Discussion of the current provisions of the Iowa County Zoning Ordinance and potential revisions.

Comments: This issue was last considered at the June 23, 2022 committee meeting at which time no action was taken, other than to reach out to the towns for input. Following are comments received as of Nov. 15: (only Arena replied)

Town of Arena:

- In favor of allowing roadside stands in the AR-1 district as long as for seasonal road stands focusing on produce
- In favor or removing 2nd farm-related residence allowance in the A-1 district
- In favor of allow zoning permit extensions
- Interested in seeing draft language relating to limiting plumbing in accessory structures to avoid defacto residences
- Not in favor of allowing in-law suites unless attached to a current residence

Other considerations:

- Allowing chickens without need for CUP as animal units in certain districts
 - Providing for hospitals, assisted living facilities, in-patient treatment facilities, sober living facilities, and similar uses in certain districts
 - Revising sign regulations for consistency with 2015-16 US Supreme Court Case (*Reed v Town of Gilbert*)
 - Consider differentiating a recreational use cabin from a residence...currently any building with residential accommodations is a residence
 - Define "duplex" more concisely vs single family residence
-

- Define "attached" when pertaining to an addition...not just a 2x4 strung between two buildings... (attached garage; addition; SF res w/separate living units; etc.)



Is this an attached garage?



Two trailer homes or one connected with breezeway?

- Review Section 7.1 Height standards for adequacy/relevancy/consistency with other parts of ordinance
 - Review Section 7.2 Yards standards for adequacy/relevancy/consistency with other parts of ordinance
-

- Include a period of time for an administrative appeal to be made...currently silent but Statute may require to be done within 30 days
- How handle campers being used outside campgrounds

Suggested next steps:

- Draft potential revision language for P&Z to review then distribute to towns for comment

Scott Godfrey

From: Town of Arena <townofarena@gmail.com>
Sent: Friday, July 15, 2022 11:22 PM
To: Scott Godfrey
Cc: David Lucey; johnwrightarena@yahoo.com; Eileen Gauger
Subject: June 28, 2022 Letter:Town of Arena Input

The following is the response to the June 28th, 2022 letter regarding possible revisions to the zoning ordinance.

Roadside Stands: The town of Arena would be in favor of allowing roadside stands in the AR1 district as long as it was for seasonal road stands geared towards vegetables.

Second Farm Related Residence: The town of Arena would like to see the removal of the option to add a second residence.

Zoning Permits Extension: The town of Arena is in favor of allowing an extension.

Accessory Structure Plumbing: The town of Arena would like to see the language of how this is and will be written.

In-Law Suites: The town is not in favor of allowing in-law suites unless they are attached to a current residence.

Let me know if you have any questions to our response. Thank you.

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



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

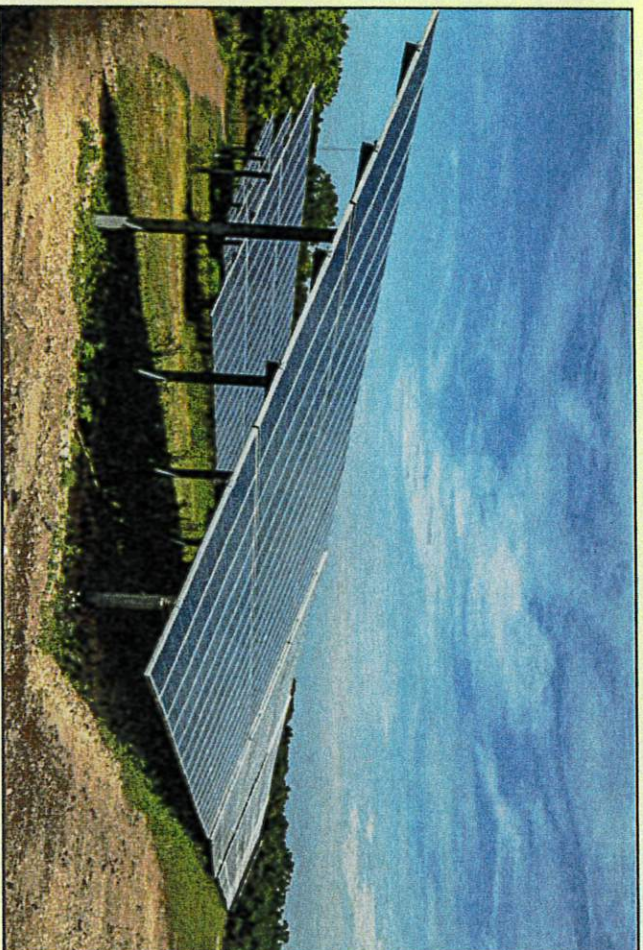
Scott.Godfrey@iowacounty.org

Director's Report: November 2022

	Since last report	Year to date	same time 2021	Comments
Zoning permits	21	249	253	
Permit project value	\$1,731,000	\$48,580,056	\$278,525,122	
New residences	3	43	49	
Accessory structures	9	126	127	
Ag buildings	7	64	64	
Solar	2	16	13	
Floodplain/Shoreland pts	3	31	25	
Complaints/Violations	6	63	33	
Certified survey map review	5	55	55	
Zoning Hearings	6	85	77	
Board of Adj hearings	0	2	0	
Sanitary Permits	6	78	93	
Soil Tests Reviewed	6	38	94	
as of Nov. 15, 2022				

Other Updates

- Approximately 60 of the 85 citations for failure to submit a septic system maintenance report are still active.
 - PSC Wind Siting Council met Nov. 11th – organizational meeting – to proceed with new health impact report to legislature – to meet monthly until complete
 - Town of Waldwick letter to Pattern Energy
 - Solar energy systems regulations presentation handout – from Fall 2022 WCCA Conference; more can be found at www.wccadm.com/copy-of-spring-2022
-



Solar Energy Systems

- Intro to land use regulation -

Kevin Struck

Community Development Educator

kevin.struck@wisc.edu

920-459-5905



Extension
UNIVERSITY OF WISCONSIN-MADISON
SHEBOYGAN COUNTY

Definition of SES

A device, array of devices, or structural design feature used for the collection, storage, and/or distribution of solar energy for space heating or cooling, lighting, electric generation, or water heating.

> *Wisconsin Solar Model Ordinance*, Great Plains Institute, 2020

"Solar energy system" means equipment which directly converts and then transfers or stores solar energy into usable forms of thermal or electrical energy.

> 13.48 (2) (h) 1. g., Wis. Stats.

(Neither definition is intended to include ground or wall mounted solar powered light fixtures, solar powered electric fences, or similar small solar devices.)

3 Categories of SES

"LARGE-SCALE" (aka "UTILITY-SCALE")

A facility with an electrical generation capability of **100 MW (megawatts) or more**

"MID-SCALE"

A facility with an electrical generation capability of **less than 100 MW but more than 30 kW**

"SMALL-SCALE" (aka "RESIDENTIAL SOLAR")

A facility with an electrical generation capability of **30 kW (kilowatts) or less**

Site Selection for SES

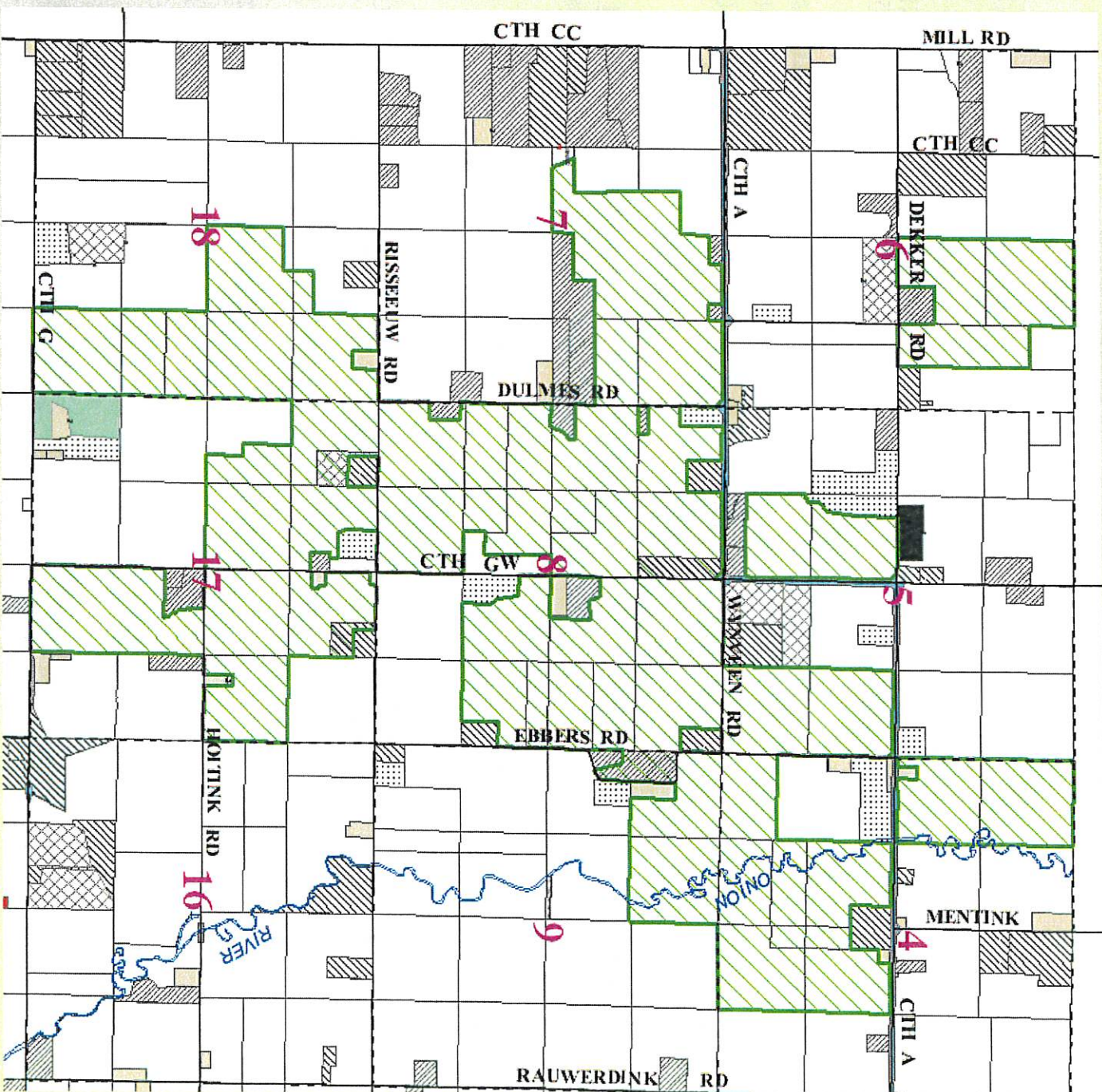
What makes a site suitable for a large or mid-scale SES?

- ☐ Within 1 mile of transmission lines and 2 miles of electrical substations.
- ☐ Properties with less than 5% slope.
- ☐ Existing land uses such as agricultural fields or open areas without woodlands, wetlands, or surface waters.

Categories of SES

SES may include non-contiguous parcels, within different zoning districts —if owned or leased by a single developing entity.

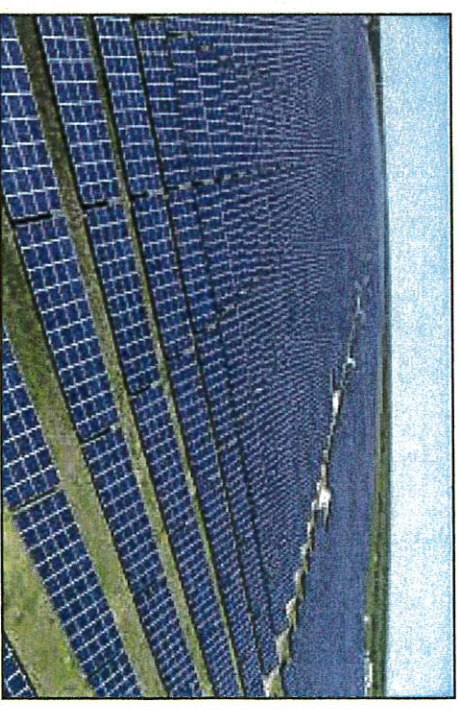
*Onion River Solar Project,
Town of Holland,
Sheboygan Co.
1,700 acres
150 MW proposed*



Categories of SES: Large-Scale

100 MW (megawatts) or more

- ☐ Must be approved by Wisconsin Public Service Commission.
- ☐ Require a building permit from the municipality.
- ☐ **County Shoreland and/or Floodplain Zoning permits, if applicable, may also be required.**
- ☐ Town/county's general zoning ordinance may require a Conditional Use Permit and/or **Developer's Agreement** as long as no conditions, in the opinion of the SES developer, inhibit or preclude the project.
196.491(3)(i), Wis. Stats.



Cost of large-scale SES decreased in 2010-2020 by 82%
Source: International Energy Agency

Categories of SES: Large-Scale

- ❑ **County Shoreland and/or Floodplain Zoning permits, if applicable, may also be required.**

2015 Assembly Bill 582

- SUMMARY -

The bill also provides that the construction or maintenance of property or equipment used for the transmission, delivery, or furnishing of natural gas, heat, light, or power and **owned by a public utility** or cooperative association organized for the purpose of producing or furnishing heat, light, or power to its members only **is considered to satisfy shoreland zoning laws and a county's shoreland zoning ordinance if DNR** has issued all required navigable water, water and sewage, and pollution discharge permits or approvals authorizing the construction or maintenance or, if no such permits or approvals are required, if the construction and maintenance is conducted in a manner that employs best management practices to infiltrate or otherwise control storm water runoff from that infrastructure.

Codified as Sec. 59.692(7), Wis. Stats.

Categories of SES: Large-Scale

☐ Developer's Agreement

Onion River Solar Project included:

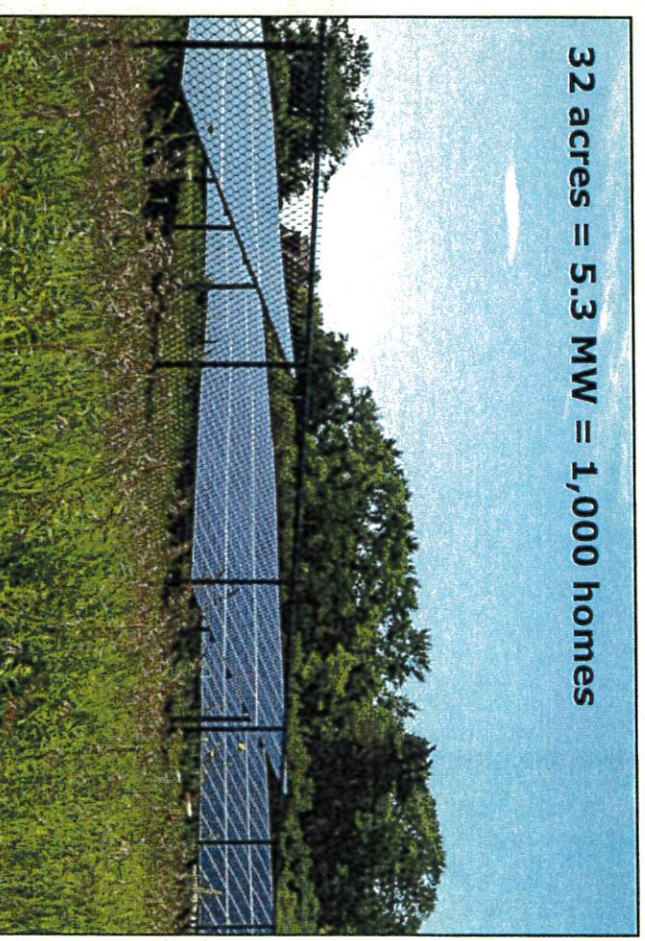
Developer will...

- ✓ repair and/or replace all culverts that are damaged or removed
- ✓ maintain the road infrastructure of the Construction Route and Project site access points in safe conditions consistent with County and Town standards
- ✓ provide a decommissioning plan that includes the restoration of farmland, if necessary
- ✓ repair any drainageways
- ✓ adhere to agreed upon standards for setbacks, fencing, vegetative buffers
- ✓ adhere to agreed upon hours of construction

Categories of SES: Mid-Scale

Less than 100 MW but more than 30 kW

- ☐ Must meet requirements of any SES provisions in town/county general zoning ordinance.
- ☐ Subject to any applicable Conditional Use Permit conditions in town/county general zoning ordinance and Developer's Agreement.
- ☐ Require a building permit from the municipality.
- ☐ County Shoreland and/or Floodplain Zoning permits, if applicable, may also be required.



Cost of mid-scale SES decreased in 2010-2020 by 69%
Source: International Energy Agency
Photo: Kevin Struck

Categories of SES: Mid-Scale

❑ Provisions in general zoning ordinance

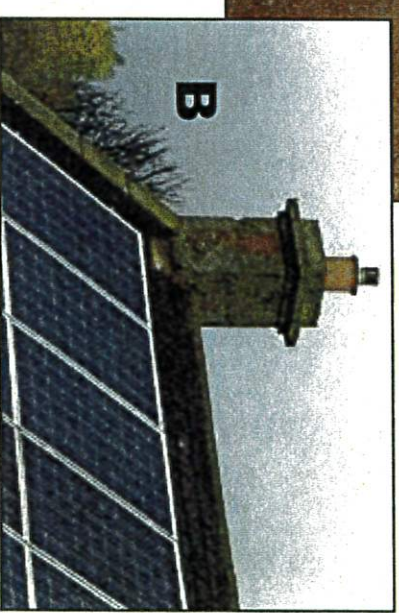
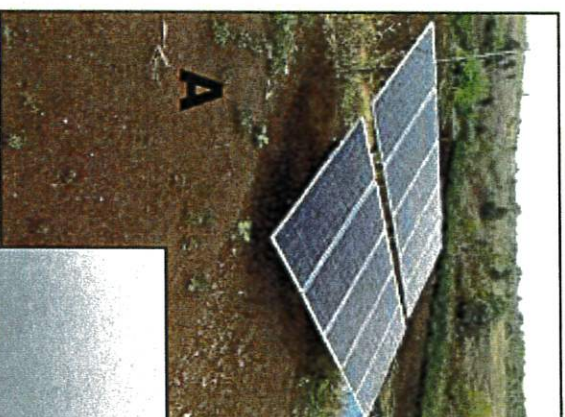
Typical local ordinance includes:

- ✓ listing of districts where mid-scale SES allowed
- ✓ site plan requirement
- ✓ reimbursement of costs incurred by local gov't for technical review
- ✓ provisions for protecting roads and making repairs if necessary
- ✓ limits on glare, noise
- ✓ standards for setbacks, fencing, vegetative buffers
- ✓ acceptable hours of construction
- ✓ decommissioning plan required that includes land restoration

Categories of SES: Small-Scale

30 kW or less

- ☐ Typically considered to be an accessory use and are usually a permitted use in most town/county zoning districts.
- ☐ Require a building permit from the municipality.
- ☐ County Shoreland and/or Floodplain Zoning permits, if applicable, may also be required.



*Cost of small-scale SES decreased in
2010-2020 by 64%
Source: International Energy Agency*

Future Trends

The next generation of solar panels will weigh less, which will make them better candidates for flat warehouse, factory, and office roofs.



Image: Sheboygan County, Kevin Struck

Future Trends

Solar farms can unintentionally have the effect of putting a "wall" around a city or village that would prevent it from growing for 30-40 years.

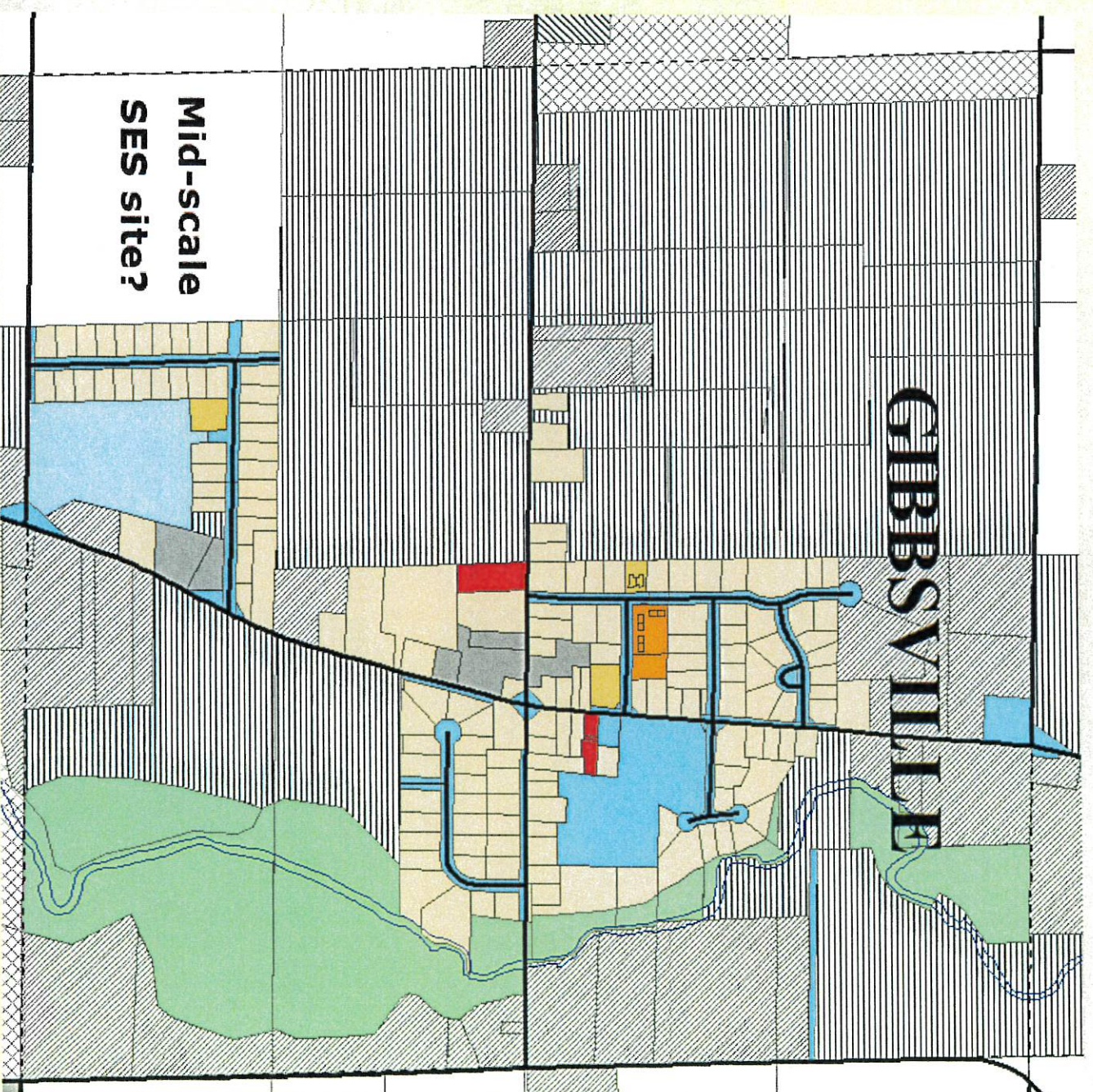


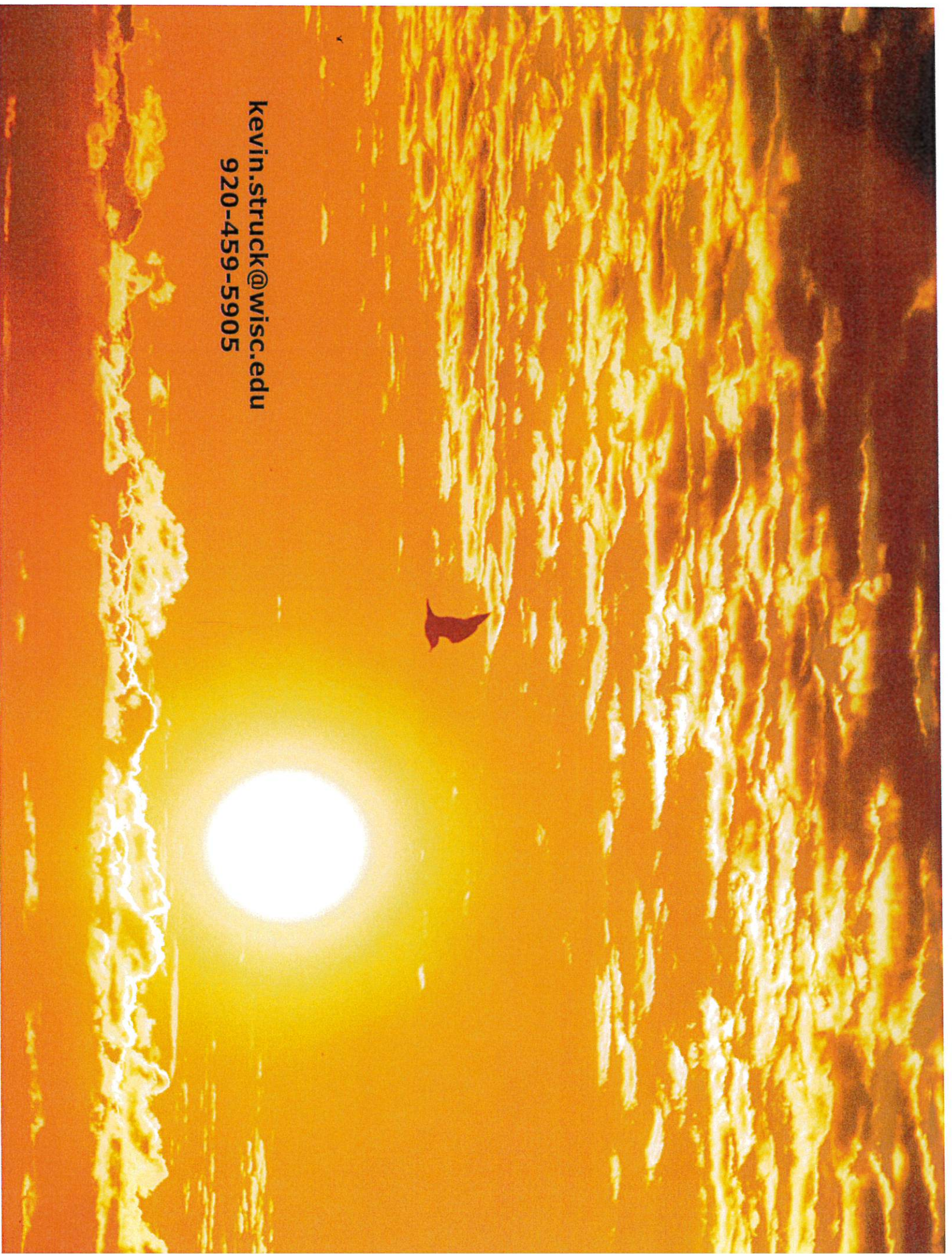
Image: Sheboygan County, Kevin Struck

Future Trends

Renewable energy sources such as SOLAR are here to stay and very likely to increase...

- ❖ Through an executive order in 2019, Governor Tony Evers pledged that all electricity consumed in Wisconsin be 100% carbon-neutral by 2050.
- ❖ Alliant Energy announced plans in 2020 to eliminate coal from its generation portfolio by 2040 and achieve net-zero carbon dioxide emissions by 2050, partly by increasing their solar production. They are on track to add 12 solar farms across nine Wisconsin counties by the end of 2023.
- ❖ WEC Energy Group, the state's largest utility, plans to add +/- 800 MW (about 9 solar farms).

kevin.struck@wisc.edu
920-459-5905



Scott Godfrey

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Wednesday, November 16, 2022 4:30 PM
To: Scott Godfrey; RJWhite93
Subject: Letter to Pattern Energy
Attachments: Letter To Phillip Ross Pattern Energy.doc

Scott & Robert,

See attached letter to Phillip Ross, Pattern Energy inviting him to our December meeting. Any other suggestions to the letter, let me know. I will send Thursday, 11/17.

Thanks,

Mike D.

Town of Waldwick
6308 State Road 39, Mineral Point, WI
Mailing address: 5674 State Road 39, Mineral Point WI
608-574-9885

November 17, 2022

Mr. Phillip Ross
Uplands Wind Project Coordinator
Pattern Energy, LLC
221 High St.
Mineral Point, WI 53565

Mr. Ross,

It has recently come to our attention that Pattern LLC has offered to inform potentially impacted municipalities of the company's preferred wind turbine locations for the *Uplands Wind* project, if asked. We are writing to state our interest in this important opportunity.

For our Town Board and constituents to both receive and provide feedback about the turbine and associated equipment locations, we ask that Pattern send a representative (preferably you) to attend a Waldwick Town Board meeting in December:

- 1) For Pattern representatives to present detailed maps and other documentation concerning the company's preferred turbine locations and to answer questions.
- 2) For our Board and constituents to provide feedback and make suggestions in time to be considered by Pattern before the company submits its Application to the Public Service Commission of Wisconsin.

Our Board meets on the second Monday of the month (December 12th). We ask that you please inform us if you can attend the December meeting at your earliest convenience. If you can't attend the December meeting, then possibly in January (January 9th).

We look forward to your acknowledgement of our request and meeting with you after the meeting is confirmed and put on the agenda.

Sincerely,

Robert White, Chairman
Town of Waldwick, Iowa County, WI

Cc:
Scott Godfrey, Iowa County Planning & Development Department
Mike Doyle, Town of Waldwick, Clerk