

AGENDA – Iowa County Planning & Zoning Committee *revised 4-14-2023

Thursday, April 27, 2023 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 March 23, 2023 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Tom Frischmann to zone 30 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S35-T8N-R4E in the Town of Arena.
7. Petition by Marc Nelson, Terry Lyght & Donald Hastings to zone 3.83 acres from A-1 Ag to C-1 Conservancy in the E1/2-NE of S13-T6N-R3E & W1/2-NW of S18-T6N-R4E in the Town of Dodgeville.
8. Petition by RH Family LLC to replat Lots 5 & 6 of Black Diamond Subdivision into a single 4.16-acre lot in the W1/2-NW of S28-T6N-R3E in the Town of Dodgeville.
9. Continued petition by Megan Meuer for a Conditional Use Permit to operate a Residential Kennel and allow animal units as defined in the Iowa County Zoning Ordinance, and for the division of an AR-1 Ag Res lot being Lot 2, CSM1029 in the Town of Eden.
10. Petition by Rodney Wardell to zone 3.0 acres & 7.0 acres from AR-1 Ag Res to A-1 Ag and 9.99 acres from A-1 Ag to AR-1 Ag Res in the NE/NW & NW/NE of S24-T7N-R1E in the Town of Highland.
11. Petition by Mike Klein and John & Malinda Beiler to zone 25.89 acres from A-1 Ag to C-1 Conservancy and 1.0 acre from A-1 Ag to AB-1 Ag Bus in the SW/NW, NW/SE & NE/SW of S16 & SE/NE of S17 all in T4N-R1E in the Town of Mifflin.
12. Petition by Mike Klein and John & Malinda Beiler for a Conditional Use Permit for a cemetery to be on a 1-acre AB-1 lot being in the NE/SW of S16-T4N-R1E in the Town of Mifflin.
13. Petition by Neil & Joni Ripp to zone 3.0 acres from A-1 Ag to AR-1 Ag Res and 40 acres with the AC-1 Ag Conservancy overlay district in the N1/2-SE of S29-T5N-4E in the Town of Waldwick.
14. Consideration to suspend, modify or revoke the Conditional Use Permit granted per ZH2103 and modified per ZH2855 that allows used vehicle sales with conditions on a B-2 Hwy Bus lot being parcel 002-1043.AA in the Town of Arena as provided for in Section 4.0 of the Iowa County Zoning Ordinance.
15. Motion to end the public hearings and resume the regular meeting.
16. Consideration to revise Nonmetallic Mining Permit 03-11-18 and the corresponding Reclamation Plan to include 2.0 acres, being parcel 018-0294.A, in the NE/NW of S22-T5N-R3E in the Town of Mineral Point.

17. * Request for a Temporary Use Permit by Etienne White for short-term rental and associated uses at 4476 Plank Rd in S5-T6N-R2E in the Town of Highland.
18. Review of Clark County Resolution 3-1-23 and a proposed Columbia County Resolution both relating to solar and wind energy systems.
19. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
20. Director's report
21. Next meeting date and time
22. Motion to adjourn

Scott A. Godfrey, Director

Posted 04/14/2023

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.

Iowa County Planning & Zoning Committee Minutes - unapproved

Thursday, March 23, 2023 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. Chair Peterson called the meeting to order at 6:00pm
2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Gerald Galle

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously.

4. Approve the minutes of the February 23, 2023 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. Petition by James & Cheryl Kelley to zone 10.88 acres from AR-1 Ag Res & B-3 Hvy Bus to all AR-1 Ag Res in the NE/NW of S14-T6N-R1E in the Town of Eden.

Mr. & Mrs. Kelley were present.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Lease
Second by Supervisor Gollon
Motion carries unanimously.

7. Petition by Paul & Audrey Gaynor to zone 14.345 acres from A-1 Ag to AR-1 Ag Res in the NW1/4 of S4-T6N-R3E in the Town of Dodgeville.

Mrs. Gaynor were present by Zoom.

Director Godfrey gave the staff report.

Supervisor Lease asked what happens if the conditions are not met. Director Godfrey replied that the consolidation deed should be recorded first with the CSM immediately following to assure both conditions will be met. Otherwise, the zoning would become null and void.

Public Comment: none

Motion to approve with the conditions that the associated certified survey map is duly recorded and remaining land consolidated by deed within 6 months of County Board approval by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

8. Petition by JMF Properties WI LLC and Loren & Laura Schaaf to zone 2.784 acres from A-1 Ag & B-3 Hvy Bus to AR-1 Ag Res and 5.816 acres from A-1 Ag & B-3 Hvy Bus to B-3 Hvy Bus in the NE/SW of S23-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the conditions that the associated Conditional Use Permit is approved and 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.

9. Petition by JMF Properties WI LLC and Loren & Laura Schaaf for a Conditional Use Permit on a 5.816-acre B-3 Hvy Bus lot to allow light manufacturing in the NE/SW of S23-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Supervisor Masters asked if the proposed easement is acceptable. Supervisor Peterson replied that it does go through the existing building but there is adequate space to the west for vehicles to pass.

Public Comment: none

Motion to approve by Supervisor Gollon with the following conditions:

- 1) A shared driveway agreement must be recorded with the Register of Deeds.
- 2) A shared well agreement must be recorded with the Register of Deeds.
- 3) The dimensions between the shed and lot line shall be put on the CSM.
- 4) Lighting must be direct lighting.
- 5) Water must be detained so that there is no increased impacts to adjacent properties than what exists today.
- 6) Dumpsters and scrap piles must be within an enclosure and not visible from the public road

Second by Supervisor Masters

Motion carries unanimously.

10. Petition by the Patricia Fillbach Estate c/o Patrick Fillback to zone 3.94 acres & 7.11 acres from A-1 Ag to AR-1 Ag Res in the SE/NE & NE/SE of S32-T7N-R2E in the Town of Highland.

Mr. Fillback was present.

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.

11. Petition by Robert Nelson for a Conditional Use Permit to divide an existing AR-1 Ag Res lot into 1.369 acres & 19.631 acres in the SW/NW & NW/SE of S1-T5N-R4E in the Town of Ridgeway.

Mr. Nelson was present by Zoom.

Director Godfrey gave the staff report.

Supervisor Peterson asked if smaller lot meets standards. Director Godfrey said it meets the minimum lot width and acreage.

Supervisor Gollon asked if there will be adequate area on the smaller lot for a septic system and replacement area. Director Godfrey replied a soil test has been filed identifying both.

Supervisor Leix asked if both lots will share the same access to the road. Director Godfrey replied they will with the smaller lot by easement.

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 Leix

Motion carries unanimously.

12. Petition by John & Angela Olson and George & Julie McConnell to zone 26.22 acres, 1.24 acres, & 1.0 acre from AR-1 Ag Res & R-1 Single Family Res to all AR-1 Ag Res in the SW/NE of S17-T4N-4E in the Town of Waldwick.

Mr. Olson was present.

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 Lease

Motion carries unanimously.

13. Petition by Wildwood Whitetails LLC c/o Scott Faust for a Conditional Use Permit to operate a Tourist Cottage on a 16.8-acre B-2 Hwy Bus lot in the NE/SE of S11-T7N-R3E in the Town of Wyoming.

Mr. Scott Faust was present representing Wildwood Whitetails LLC.

Director Godfrey gave the staff report.

Supervisor Gollon stated his concern over the potential staff time and resources necessary to enforce the conditions recommended by the Town.

Public Comment:

- Randy Manning spoke on behalf of Jeff Jacobson stated this matter was not heard by the Town Plan Commission as required by the Town's comprehensive plan and requested it be sent back to the Town. Mr. Manning further requested that the existing uses allowed by Conditional Use Permit be rescinded if this new use is approved and suggested the lot should be zoned AR-1 Ag Res with a Conditional Use Permit for the Tourist Cottage considered to more consistent with the surrounding zoning.
- Mike Degen spoke as a Town of Wyoming Supervisor and Chair of the Town Plan Commission stating he had been working closely with the applicant on this matter and made the recommendation that it go to the Board, which has been a past practice.
- Mr. Faust stated he has owned the property for about 15 years, owns all land around the B-2 lot except across the road, and feels there is value to keeping the B-2 zoning. He added Mr. Jacobson has multiple rental houses in the valley, none of which has the conditions being proposed by the Town.

Supervisor Masters asked for clarification if this matter was heard by the Town plan commission. Mr. Degen responded that, as Chair of the commission, he recommended it to go to the Town Board for action.

Supervisor Gollon stated he has no issue with the proposed short-term rental use but doesn't like the number of conditions being proposed.

Supervisor Peterson asked Mr. Faust if renters will be required to sign a rental agreement acknowledging the conditions. Mr. Faust replied they will and that he has experience in renting properties so will be actively enforcing the policies.

Motion by Supervisor Gollon to approve with the following conditions:

- No Fireworks
- No use of any recreational vehicles, such as but not limited to ATV /UTV vehicles, etc. by renters is allowed
- No parties or events
- Maximum number of guests will not exceed the septic system design capacity based on 2 persons per bedroom
- Person booking the property must be 25 years of age
- No target shooting of firearms by the renters
- Quiet hours after 10:30 pm on rentals
- A map of the property boundaries will be included in all rental orientation packages
- Rules will be posted in the house as well as online for all rentals
- One housing unit of no more than two stories on the footprint of the current dwelling
- Dark sky lighting on the new building
- The Conditional Use Permit shall terminate upon the sale of the property including the structure used as a Tourist Cottage

Second by Supervisor Lease

Motion carries unanimously.

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

Motion by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously.

15. Discussion of Conditional Use Permit compliance per ZH2855 affecting Scenic Sales LLC at 6530 US Highway 14 in the Town of Arena.

Director Godfrey gave the staff report.

Attorney James Graham, appearing by Zoom, spoke on behalf of the property owners, Mr. and Mrs. Durrer. He stated their intention is to sell the property and Mr. Bertrang, the owner of the auto business, is the logical first to have that option. He added Mr. Bertrang is currently seeking financing.

Supervisor Leix asked for the history of the property to which Director Godfrey summarized.

David Lucey, Chair of the Town of Arena, stated the Town is interested in having the rear part of the property cleaned up quickly as it has been a constant source of complaints.

Supervisor Peterson asked why a salvage yard hasn't been contacted to take away the junked vehicles. Mr. Bertrang replied stating it is difficult to remove vehicles in the winter and he is planning to do so now that the weather has improved.

Supervisor Leix asked how long Mr. Bertrang has operated at the site and if he is aware of the imposed conditions. Mr. Bertrang responded he has been at the site since 2008 or 2009 and is aware of the conditions.

Supervisor Gollon made a motion to schedule a public hearing for April to consider suspending or revoking the Conditional Use Permit

Second by Supervisor Masters

Motion carries unanimously.

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

Director overviewed the potential revisions included in the packet. The consensus of the Committee was to:

- a) Revise the definition of "camping unit" to read: Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent.
- b) Maintain the status quo on the use of camping units outside approved campgrounds as listed in Section 2.3 of the zoning ordinance.
- c) Consider a minimum of standards to be imposed on proposals of short-term rental uses.

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

Supervisor Leix stated his support for the committee to review resolutions relating to wind and solar energy systems passed by Clark and Columbia counties at a future meeting. Supervisor Peterson was agreeable.

Kathy Ladd presented a handout suggesting revisions to the county's wind siting ordinance. Supervisor Peterson stated this committee has twice decided not to include all the provisions of PSC128 in the county ordinance due to the staffing it would require to administer and that it would only apply to systems under 100 megawatts.

Rick Zemlicka said he supports Mrs. Ladd's proposals.

18. Director's report

Director Godfrey overviewed the report included in the packet.

19. Next meeting date and time: April 27th at 6pm

20. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:36pm

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: 3335

Tom Frischmann

6793 Baker Rd

Arena, WI 53503

Hearing Date: April 27, 2023

Town of Arena

SW/SE S35-T8N-R4E

PIN: 002-1271

Request: This is a request to zone 30.0 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The existing 30-acre lot is currently nonconforming due to not meeting the minimum 40-acre lot size for the A-1 district. The proposal is to make it conform by rezoning to the AR-1 district, which doesn't require 40 acres.
2. If approved, the lot would allow one single family residence, accessory buildings and limited ag uses, including up to 11 animal units as defined by the Iowa County Zoning Ordinance.
3. There is no associated certified survey map as this lot was created prior to that requirement.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

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

Town Recommendation: The Town of Arena has reviewed and is recommending approval.

Staff Recommendation: Staff recommends 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: TOM FRISCHMANN Address: 6793 BAKER RD
City/Zip Code: ARENA, WI 53503

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

Applicant Phone: (608) 753-2327 Landowner Phone: (____) _____

Email: TFRISCHMANN@MHTC.NET 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) 30

Section 35 Town 8 N Range 4 E SW 1/4 of the SE 1/4 PIN 002-1271

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: RESIDENTIAL HOME

Requested Conditional uses (s):

2/12

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

II. Please explain the reason for the request and proposed plans: FOR
RESIDENTIAL HOITE USE

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

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

IT IS 95% WOODS

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?

FOR RESIDENTIAL HOITE USE

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: *J. Nischman* Date: _____

Landowner(s) Signature: *J. Nischman* Date: _____

=====

For Office Use Only: Rcv'd by SW Date 3-31-23 Fee 750 Check # 322 Cash
A-1 re present zoning 4A floodplain 4A shoreland/wetland

Scott Godfrey

From: Arena Township <townofarena@gmail.com>
Sent: Tuesday, March 7, 2023 9:49 PM
To: Scott Godfrey
Subject: Arena Town Board

Tom Frischmann, Baker Rd was approved for his 30 acres zoned A1 to be rezoned to AR1.

Thanks.

Andrea Joo
Town of Arena Clerk
608-574-2092



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: 3336

Marc Nelson

5400 Ihm Rd

Dodgeville, WI 53533

Hearing Date: April 27, 2023

Town of Dodgeville

E1/2-NE S13-T6N-R3E

W1/2-NW S18-T6N-R4E

PIN: 008-0202.03; 0203.01; 1015.04

Terry Lyght & Donald Hastings

2870 County Road O

Platteville, WI 53818

Request: This is a request to zone 3.83 acres from A-1 Ag to C-1 Conservancy.



2. Comments

1. This 3.83-acre lot was created when Mr. Nelson sold property to Messrs. Lyght & Hastings simply because it only touches the rest of the formers' land at a point, thus not being legally contiguous.
2. The A-1 district has a minimum 40-acre lot size so the 3.83 acres either requires rezoning or additional land be transferred to create contiguity.

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

Town Recommendation: The Town of Dodgeville 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

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: MARC NELSON

Address: 5400 Ithaca Rd

City/Zip Code: Dodgeville WI 53533

Landowner: Terry Lyght
Donald Hastings
(if other than applicant)

Address: 2870 County Road O

City/Zip Code: PLATTSVILLE WI 53818

Applicant Phone: (608) 425 9774

Landowner Phone: ()

Email: tiqqeryu@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 Dodgeville Acreage of proposed lot(s) 3.83

Section 13 Town 6 N Range 4 E NW 1/4 of the NW 1/4 PIN 008-0202-03; 0203-01; 1015-04

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: C1 for the proposed use(s) of: meeting Iowa County Zoning Requirements

Requested Conditional uses (s):

I. Please list any improvements currently on the land: HAS BEEN IN CREP
AND HAS A CREEK BISECTING IT.

II. Please explain the reason for the request and proposed plans: TO BECOME IN
COMPLIANCE WITH IOWA COUNTY ZONING.

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

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

IT IS NON BUILDABLE (PER DEED RESTRICTION)
AND IS BEEN ESTABLISHED AS PRAIRIE PLUS
THERE IS A CREEK THROUGH ENTIRETY OF
ACREAGE.

- 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 HAVE NO IMPACT ON SURROUNDING
PARCELS.

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

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

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

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

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

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

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

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

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

Applicant(s) Signature:  Date: 3-7-23

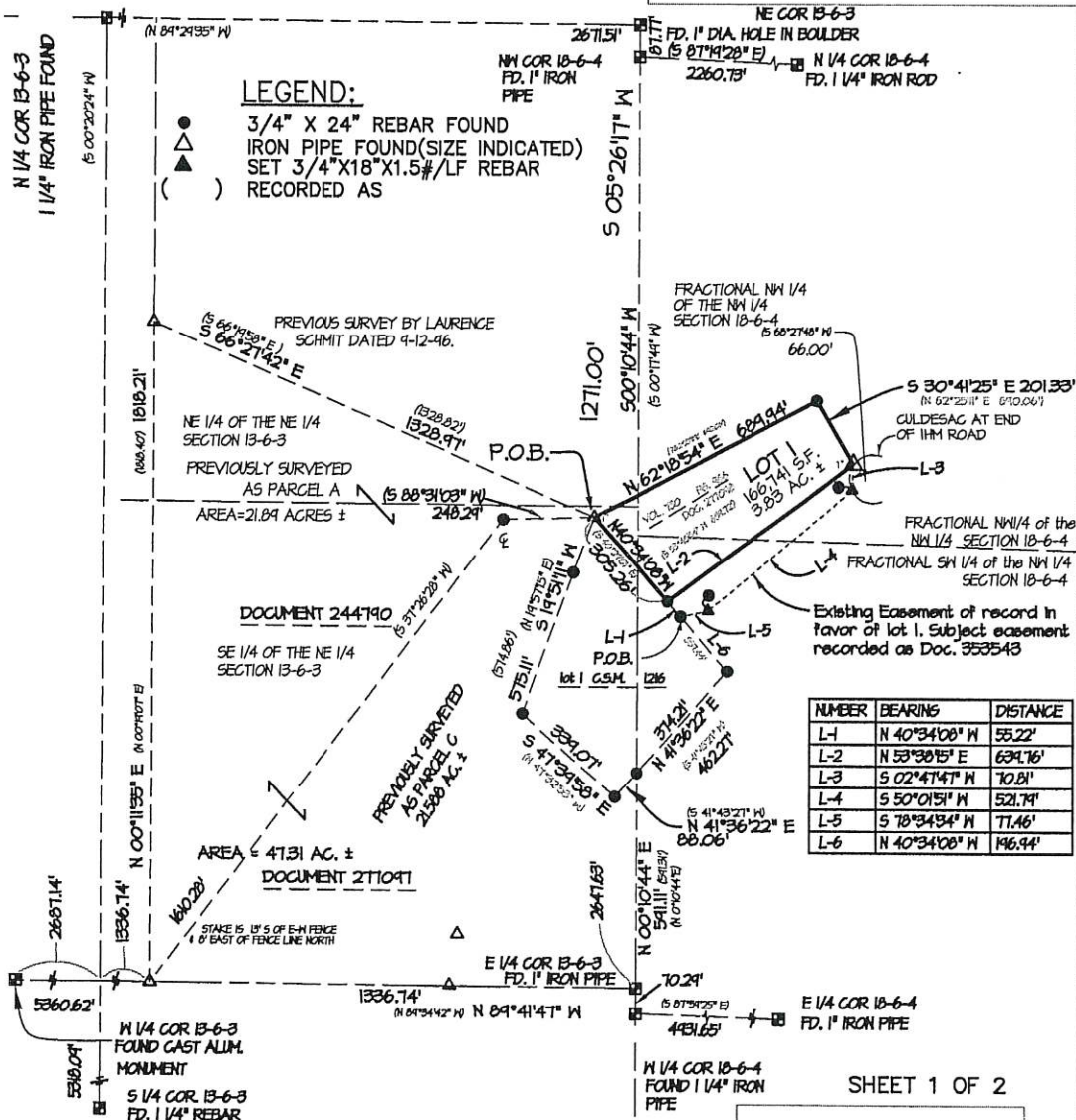
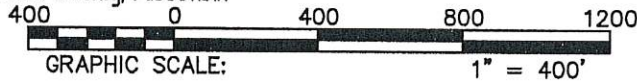
Landowner(s) Signature: _____ Date: _____

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For Office Use Only: Rcv'd by SL Date 3-9-23 Fee 750 Check # 3572 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

CERTIFIED SURVEY MAP

Being part of the NE 1/4 & SE 1/4 of the NE 1/4 of Section 13, T6N, R3E, and part of the fractional NW 1/4 & SW 1/4 of the NW 1/4 of Section 18, T6N, R4E, Town of Dodgeville, Iowa County, Wisconsin



Plat bearings are oriented toward the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation, the east line of the NE 1/4 of 13-6-3, of which computes to bear S 00°10'44" W

OFFICE DATA:	
JOB I.D.	2023S-004
SURVEY CREW:	JD
FIELD BOOK NO.:	
DWG. STORED:	VERS13 EP
DRAWN BY:	les
DRAWING NO.:	23S-4.DWG
DATA FILE NO.:	23S-4.TXT

SCHMIT ENGINEERING & SURVEYING
 215 Grace ST. DODGEVILLE, WI. 53533 (608)935-2721

SHEET 1 OF 2



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

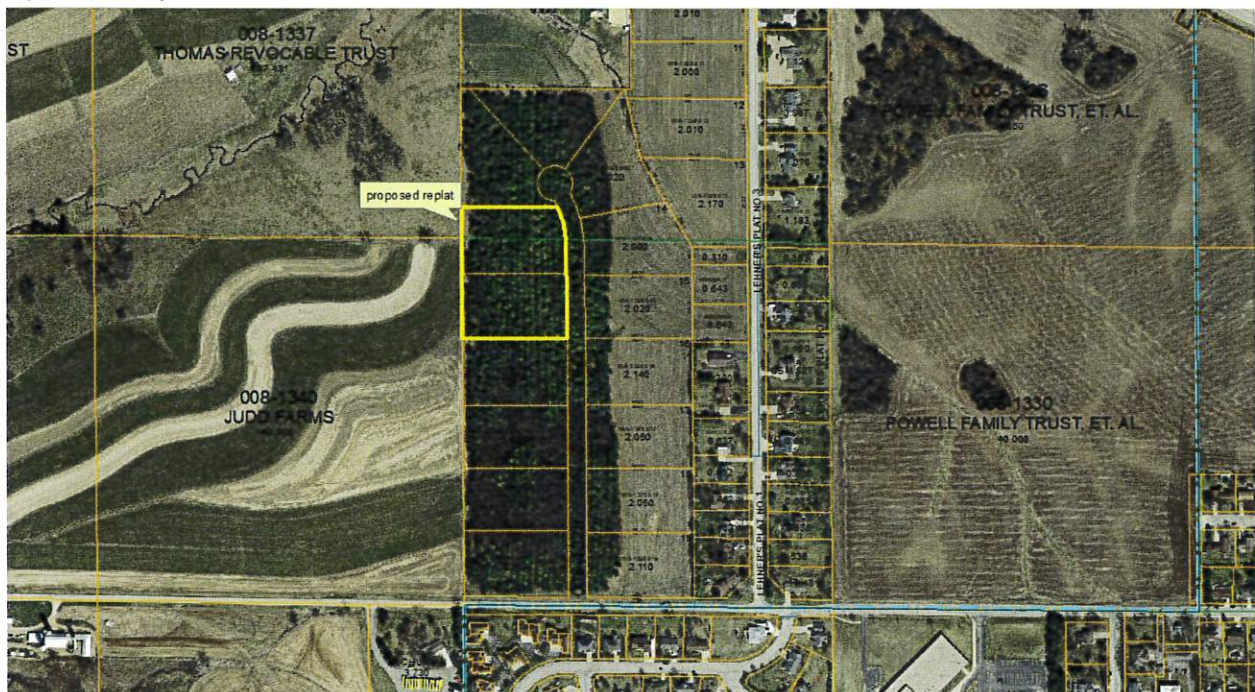
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3337
RH Family LLC
c/o Jewell Associates
560 Sunrise Drive
Spring Green, WI 53588

Hearing Date: April 27, 2023
Town of Dodgeville
Lots 5 & 6, Black Diamond Subdivision
PIN: 008-1328.005; 0328.006

Request: This is a request to replat two existing platted lots into a single lot of 4.16 acres.



2. Comments

1. The Iowa County Subdivision & Land Division Ordinance defines a "replat" as the changing of the boundaries of a recorded subdivision plat or any part thereof. The proposal to combine these two existing platted lots into a single lot constitutes a "replat".
2. Section 6.00 of said ordinance provides for a proposed replat to be done by certified survey map description, provided the exterior boundaries are not altered, and requires for a public hearing.

3. There is no associated proposal to change zoning so, if approved, the new lot would remain zoned R-1 Single Family Residential.
4. The associated certified survey map has been submitted for formal review.

Town Recommendation: The Town of Dodgeville is recommending approval of the replat.

Staff Recommendation: Staff recommends approval of the replat as it meets the requirements of the county's ordinance.



ALL OF LOTS 5 AND 6 PLAT OF BLACK DIAMOND SUBDIVISION, BEING A PART OF THE NW¼ OF THE NW¼ AND THE SW¼ OF THE NW¼ ALL BEING LOCATED IN SECTION 28, TOWNSHIP 6 NORTH, RANGE 3 EAST, TOWN OF DODGEVILLE, IOWA COUNTY, WISCONSIN.

FIELDWORK COMPLETED: FEBRUARY 3, 2023

JOB NUMBER: H26070

SURVEYED FOR: CONNIE RITCHIE- HALLADA
AND FRANK HALLADA
4250 PARK RIDGE ROAD
DODGEVILLE, WI 53533

SURVEYED BY: NOAH E. ANLIKER, P.L.S. - 3265
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588

NORTH

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NORTHWEST QUARTER OF
SECTION 28, T6N, R3E, BEARING
N0°11'41"W ACCORDING TO WISCRS,
IOWA COUNTY, NAD83(2011).

SCALE: 1"=100'
AT 8.5"x14" SHEET SIZE

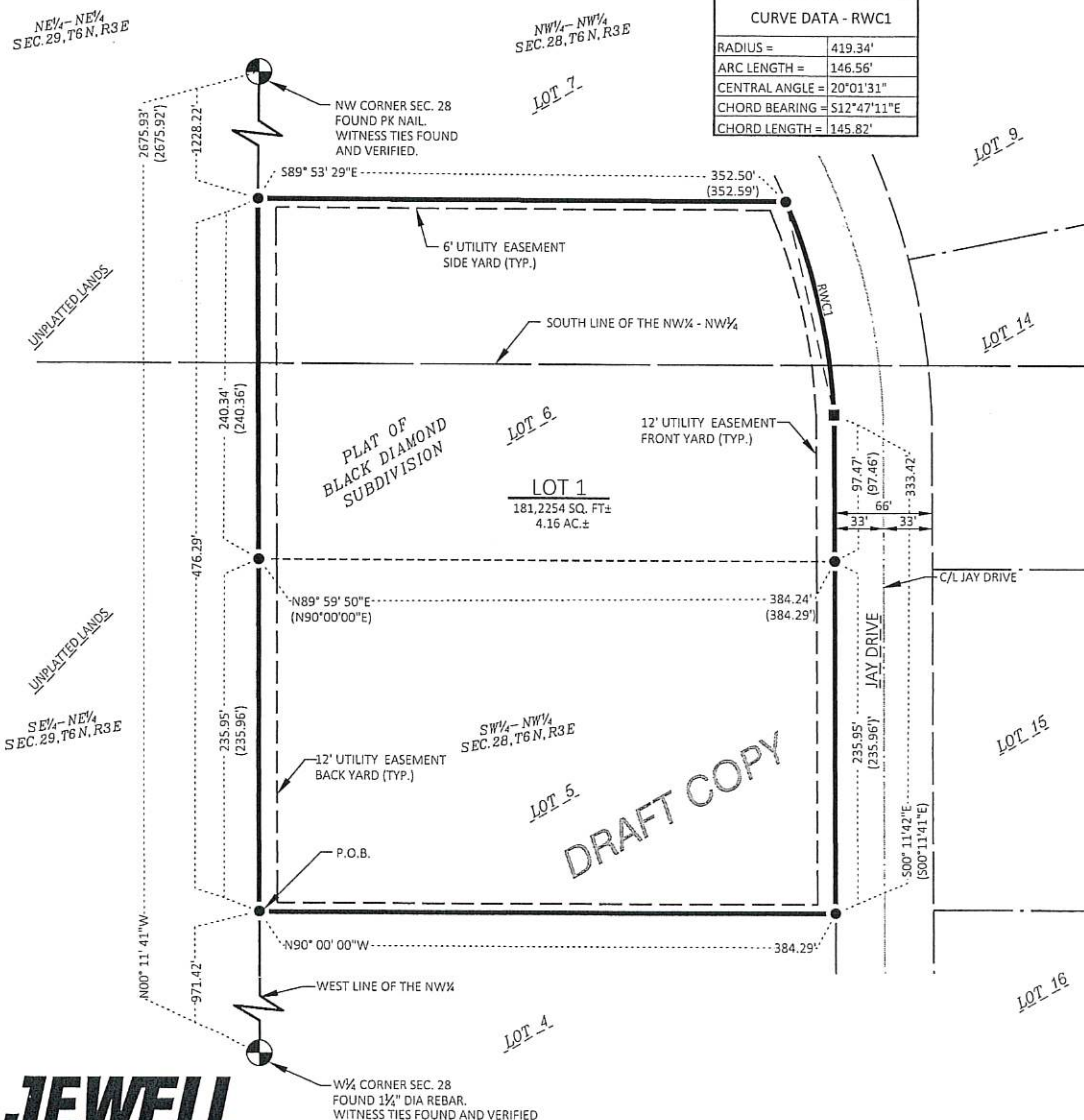


A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50'' in the middle, and '100'' at the right end.

LEGEND

- FOUND ¾" IRON BAR
■ FOUND 1½" IRON BAR
() RECORDED AS

CURVE DATA - RWC1	
RADIUS =	419.34'
ARC LENGTH =	146.56'
CENTRAL ANGLE =	20°01'31"
CHORD BEARING =	S12°47'11"E
CHORD LENGTH =	145.82'



JEWELL
associates engineers, inc.
Engineers - Architects - Surveyors

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Thursday, March 23, 2023 2:23 PM
To: Scott Godfrey
Subject: Town Board Meeting - 3/22/2023

Importance: Low

Scott,

The Town Board met on Wednesday, March 22nd and further discussed the re-platting of Lots 5 and 6 of the Black Diamond Subdivision in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 28, Township 6 North, Range 3 East located at Jay Drive. The following motion was made:

Kyle Levetzow made a motion to approve the re-platting of Lots 5 and 6 of the Black Diamond Subdivision in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 28, Township 6 North, Range 3 Eat located at Jay Drive. Pam Johnson-Loy seconded the motion. Motion carried.

Thanks,
Sara Olson



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

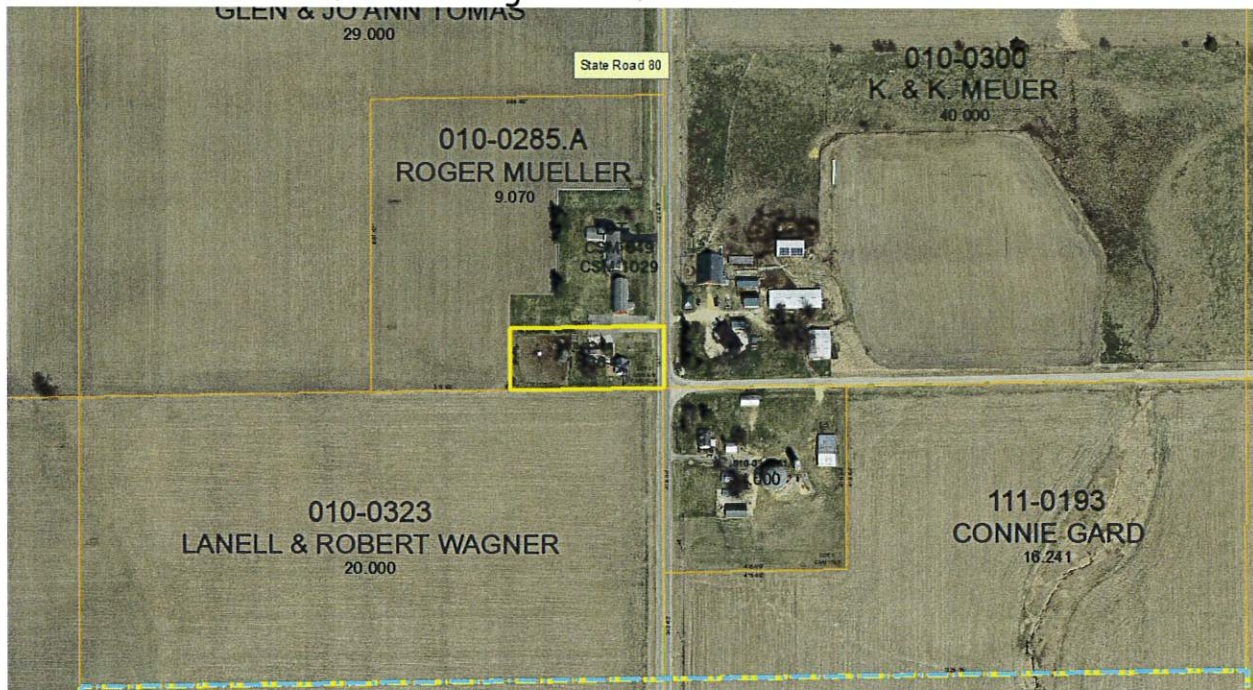
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3317 continued
Megan Meuer
3318 State Road 80
Cobb, WI 53526

Hearing Date: April 27, 2023
Town of Eden
L2 CSM1029 S23-T6N-R1E
PIN: 010-0285.B

Request: This is a request for a Conditional Use Permit for a Residential Kennel, as defined in the Iowa County Zoning Ordinance, and to have animal units and to validate the division of an AR-1 Ag Res lot.



2. Comments

1. This is a continuation from January at which time action was postponed for up to 90 days to provide time for the Town of Eden to make a formal recommendation.
2. The petition includes allowing up to 3 horses on the lot.
3. The lot is the result of the division of an AR-1 Ag Res lot by foreclosure that hasn't yet been validated with the required CUP.
4. The applicant has a State breeder license but the operation requires zoning approval.

5. The operation is considered a "Residential Kennel" as defined in the county's zoning ordinance as follows with the required standards:

Residential Kennel

Includes the breeding and/or rearing, of between 3 and 6 dogs or cats combined owned by the owner of the affected property, in association with the residential or agricultural principal use of the land and related buildings or structures. A litter of pups or kittens, kept for less than 6 months from birth shall not contribute to the number limit, provided there is not more than a single litter per year per species, not animal, on the premises. This use may not include training, boarding, grooming, sales of food, or sales of supplies. Does not include commercial kennels as defined in this Ordinance. Exceeding the animal number limits may be considered by conditional use permit provided all use standards listed below are complied with.

Use standards:

- a) All dogs and cats must be licensed by the appropriate town if the town maintains a licensing requirement, and regardless, the use shall be subject to all applicable town, county, and state regulations.
 - b) The animals shall be securely detained on the applicant's property, whether by fencing, leash, restraint, or other humane means.
 - c) 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. There are 3 residences within 200 feet of the applicant's lot line. An exercise pen or run in the westerly part of the applicant's lot can meet this setback.
 - d) 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.
 - e) 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.
 - f) 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.
 - a) The limit of dogs or cats can be limited where a conditional use permit is required if the limitation is to mitigate potential negative impacts to adjacent legal land uses or due to the subject lot or parcel size.
 - b) Within any farmland preservation zoning district, such uses shall be subject to the following limitations: **Not applicable**
 - 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

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.

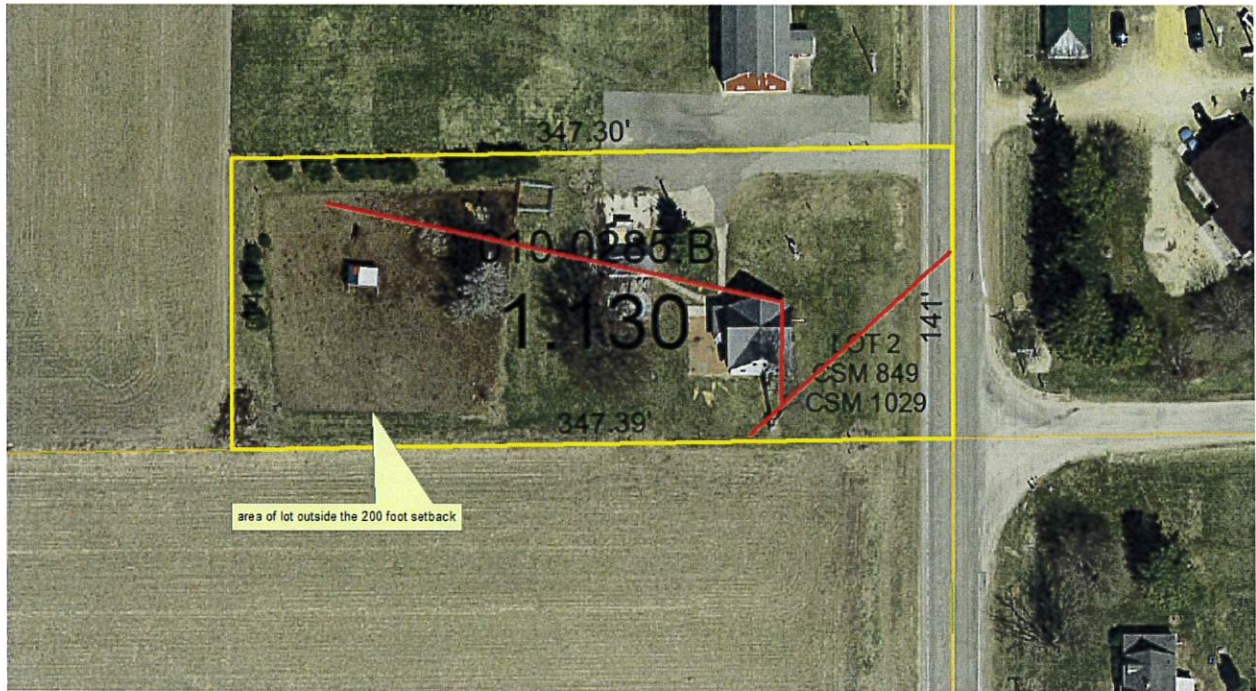
Town Recommendation: The Town of Eden requested round bales be placed around the kennel as a sound buffer until such time the structure can be relocated on the lot. It hasn't made a recommendation as of the time this report was created.

Staff Recommendation: Staff recommends:

Lot division: approval of the lot division as it has already been done and the resulting lot meets minimum requirements

Animal Units: most resources recommend between 1.5-2 acres of land to support an adult horse - the applicant is requesting the allowance for 3 horses on 1.13 acres - staff would recommend approval only if the horses have access to the applicant's neighboring parents' land and would terminate if the access no longer exists

Residential Kennel: There is adequate area on the lot where the kennel can be located to meet the minimum 200-foot setback to a neighboring residence. Since there are 3 residences within 200 feet of the applicant's lot, any approval should include noise insulation. There should be consideration of a condition setting a maximum number of dogs given the small size of the lot. There should be consideration of a condition requiring ongoing compliance with the Iowa County Regulations of Dogs and Animal Control Ordinance as administered by the Iowa County Sheriff's Office and maintenance of any required State license or permit.





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: 3338

Rodney Wardell

1630 County Road I

Highland, WI 53543

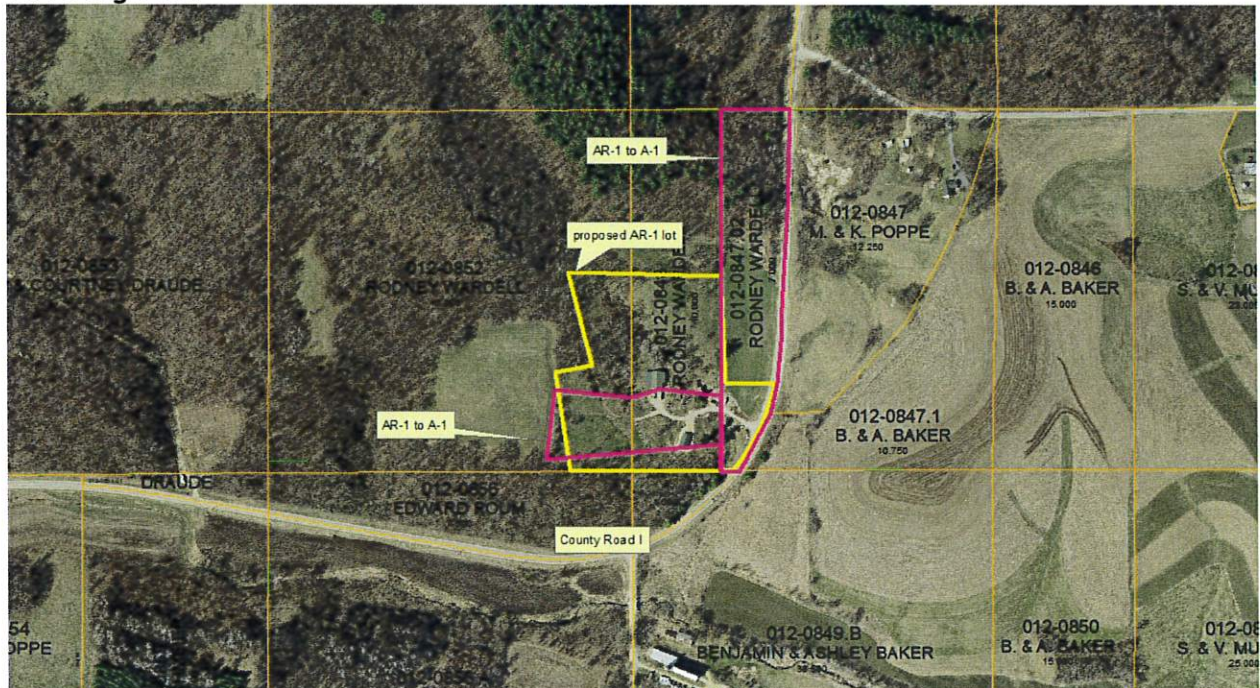
Hearing Date: April 27, 2023

Town of Highland

NE/NW & NW/NE S24-T7N-R1E

PIN: 012-0852; 0847.02; 0848

Request: This is a request to eliminate two existing lots of 3.0 & 7.0 acres by zoning from AR-1 Ag Res to A-1 Ag, followed by zoning 9.99 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The existing 3-acre AR-1 lot was created in 1985 and 7-acre lot in 2003, both of which are no longer wanted by the applicant. The goal is to eliminate these two AR-1 lots and create a new 9.99-acre lot.
2. If approved, the new AR-1 lot would be eligible for one single family residence, accessory structures and limited ag uses, including up to 3 animal units, as defined in the Iowa County Zoning Ordinance.
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 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

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: RODNEY WARDELL Address: 1630 CO. I
City/Zip Code: HIGHLAND, WI 53543

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

Applicant Phone: (608 929 4545) Landowner Phone: () SAME

Email: NA Please contact by: _____ email ☒ postal mail

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

in the Town of IOWA Acreage of proposed lot(s) 9.99

Section 13 Town 7 N Range 1 E SW 1/4 of the SW 1/4 PIN 012-0848; 0847.02;
NE/NW S NW/NE 0852

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

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

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

**Present zoning district: A-1 Requested zoning district: A-1 for the proposed
use(s) of: ELIMINATE EXISTING A-1 LOTS FOR ZH 544 S ZH 1367
BY ZONE TO A-1 A-P ZONE 9.99 TO A-1

Requested Conditional uses (s):

NA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: Rodney Warden Date: 3.28.23

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SW Date 3-31-23 Fee 750 Check # 5590 Cash

A-1 ALI present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: Daniel Nankee <hilonank@mhtc.net>
Sent: Tuesday, February 21, 2023 12:10 PM
To: Scott Godfrey
Subject: TOWN OF HIGHLAND

Hi Scott:

At our board meeting, Monday, February 20th, the following was approved:

APPROVED:

- ✓ (1) Rodney Wardell rezoning 2 lots in AR-1 to the AG-1 zoning district. He was also approved to rezone 10 acres of the Ag-1 district to the AR-1 zoning district. This sounds a little confusing to me. Hopefully you will know what it is all about.
- (2) Regarding Pat Fillback. The board approved taking Lot 5 & 6 for a total of 11.05 acres out of Ag and putting it in AR-1.
- (3) Decision on Etienne White's proposals for her farm on Plank Road - The board has tabled this matter until she informs us of state legislation that is pending in June regarding camp sites, etc.

Thanks Scott.

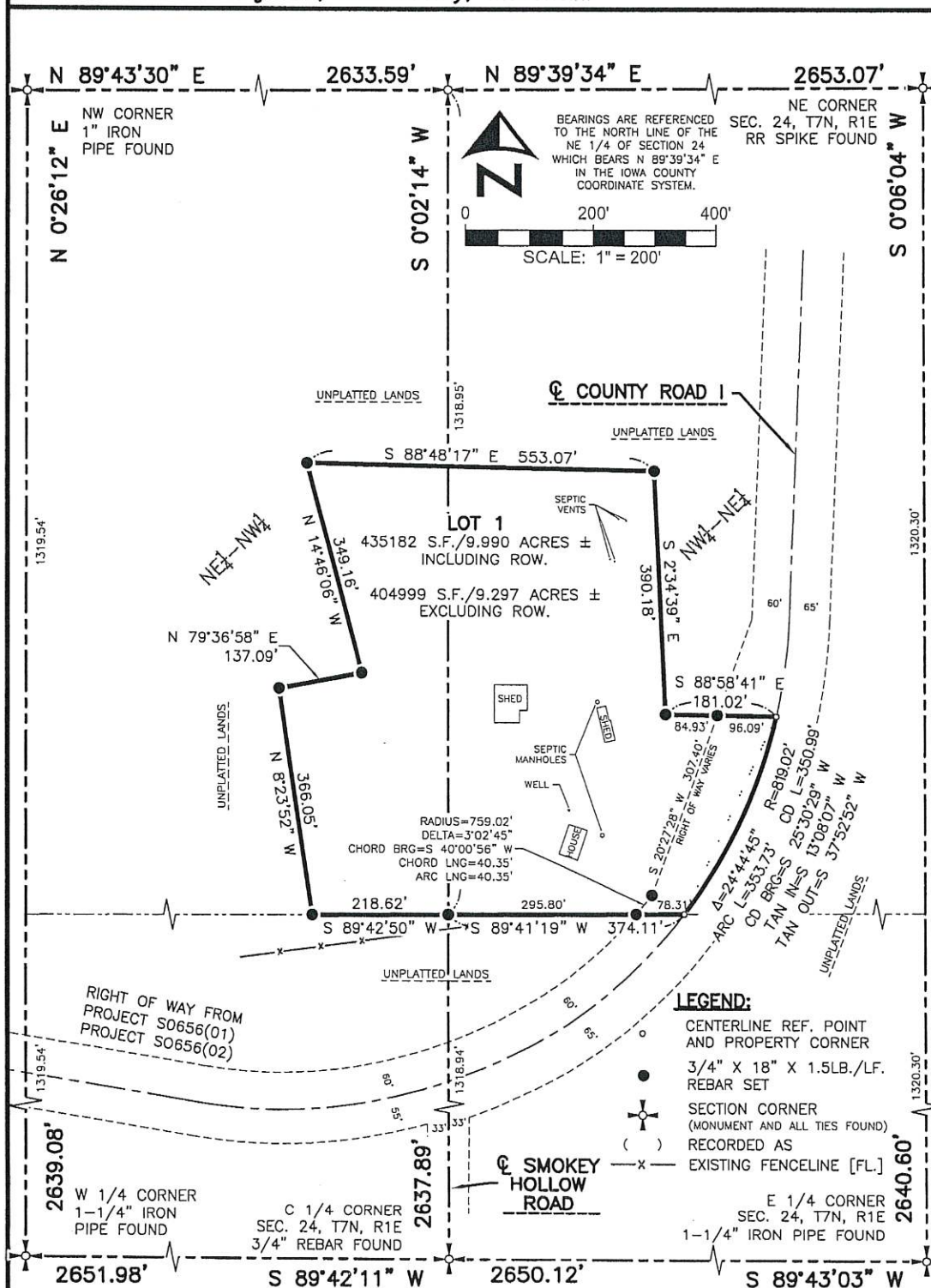
Lois

PRELIMINARY 1/20/2023

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NE 1/4 of the NW 1/4 and part of
the NW 1/4 of the NE 1/4 of Section 24, T7N, R1E,
Town of Highland, Iowa County, Wisconsin.

FOR: RODNEY A WARDELL
1630 COUNTY ROAD 1
HIGHLAND, WI 53543



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2210061C
FIELD CREW: MGR
FIELD WORK COMPLETED 1/25/2023

PRELIMINARY 1/20/2023

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the NE 1/4 of the NW 1/4 and part of
the NW 1/4 of the NE 1/4 of Section 24, T7N, R1E,
Town of Highland, Iowa County, Wisconsin.

FOR: RODNEY A. WARDELL
1630 COUNTY ROAD I
HIGHLAND, WI 53543

SURVEYOR'S CERTIFICATE:

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

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

Being part of the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NE 1/4 of Section 24, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 24;
thence S 0°02'14" W, 1318.95' along the west line of the NW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
thence S 89°42'50" W, 218.62' along the south line of the NE 1/4 of the NW 1/4;
thence N 8°23'52" W, 366.05';
thence N 79°36'58" E, 137.09';
thence N 14°46'06" W, 349.16';
thence S 88°48'17" E, 553.07';
thence S 2°34'39" E, 390.18';
thence S 88°58'41" E, 181.02' to the beginning of a curve, concave to the west, having a central angle of 24°44'45", a radius of 819.02', and whose long chord bears S 25°30'29" W, 350.99';
thence 353.73' along the arc of said curve and along the centerline of County Road I;
thence S 89°41'19" W, 374.11' along the south line of the NW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
containing 435,182 square feet, or 9.990 acres, more or less.

Parcel is subject to a public right of way easement for County Road I.
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 1/20/2023
Date

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

Received for recording this ____ day of
_____, 2023 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: 2210061C
FIELD CREW: MGR
FIELD WORK COMPLETED 1/25/2023



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: 3339

Mike Klein

30748 County Road XX

Platteville, WI 53818

Hearing Date: April 27, 2023

Town of Mifflin

SW/NW & NW/SE S16-T4N-R1E

SE/NE S17-T4N-R1E

PIN: 016-0901; 0901.02; 0905; 0918

John & Malinda Beiler

726 Turnbull Rd

Platteville, WI 53818

Request: This is a request to zone 25.89 acres from A-1 Ag to C-1 Conservancy and 1.0 acre from A-1 Ag to AB-1 Ag Bus. Included is a request for a Conditional Use Permit to allow a cemetery on the AB-1 lot.



2. Comments

1. This petition involves the intent of Mr. Klein to sell land to the Beilers which would leave him with the 25.89 acres. Since the 25.89 acres is separated

from the rest of Mr. Klein's land, it will not meet the minimum 40-acre lot size to remain zoned A-1 Ag. The Beilers intend to combine by deed the land acquired from Mr. Klein with the land they currently own.

2. This petition also involves creating a cemetery lot. A cemetery was approved by CUP in 2022 on the Beilers' entire farm. The intent now is to separate the cemetery from the farm, which necessitates the petition to rezone with a new CUP.
3. If approved, the C-1 lot would allow open spaces but prohibit any development requiring a county zoning permit. If approved, the AB-1 lot would allow cropping and any use approved by CUP.
4. The associated certified survey map has not yet been submitted for formal review.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

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

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

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

Town Recommendation on rezoning: The Town of Mifflin is recommending approval.

Staff Recommendation on rezoning: Staff recommends approval with the following conditions:

- 1) the associated Conditional Use Permit is approved for the AB-1 lot, and
- 2) the transfer of land from Klein to the Beilers take place and the Beilers consolidate it by deed with their existing land within 6 months of Count Board approval, and
- 3) the associated certified survey map is duly recorded within 6 months of County Board approval

Town Recommendation on CUP: The Town of Mifflin is recommended approval for the 2022 action

Staff Recommendation on CUP: Staff recommends 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: Mike Klein Address: 30748 Cty Rd XX
JOHN S. MALINDA BLDG City/Zip Code: Platteville WI 53818
Landowner: Mike Klein Address: 726 TUESDAY RD
(if other than applicant) City/Zip Code: 53818
Applicant Phone: (608) 330-3337 Landowner Phone: ()
Email: michael.klein@earthlink.net Please contact by: ☒ email ☐ postal mail

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

in the Town of Mt Pleasant Acreage of proposed lot(s) 25.89 5 1.0

Section 16 Town 4 N Range 1 E 1/4 of the 1/4 PIN 016-0918; 0901-02; 0901-0905

17-4-1 SE 1/4 SW CORNER OF SW 1/4 NW 1/4
Have you contacted your Town Board about this proposal? ☒ Yes ☐ No
Does this request involve any proposed land division? ☒ Yes ☐ No

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

**Present zoning district: Ag-1 Requested zoning district: RC-1 5 AB-1
use(s) of: farming

Requested Conditional uses (s):

27A CEMETERY ON 1.0 AB-1 LOT

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

II. Please explain the reason for the request and proposed plans: Selling 17.99
to neighbor who also farms

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?
will remain farmland - its just below
40 acres because railroad splits field

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?
remains farmland

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.

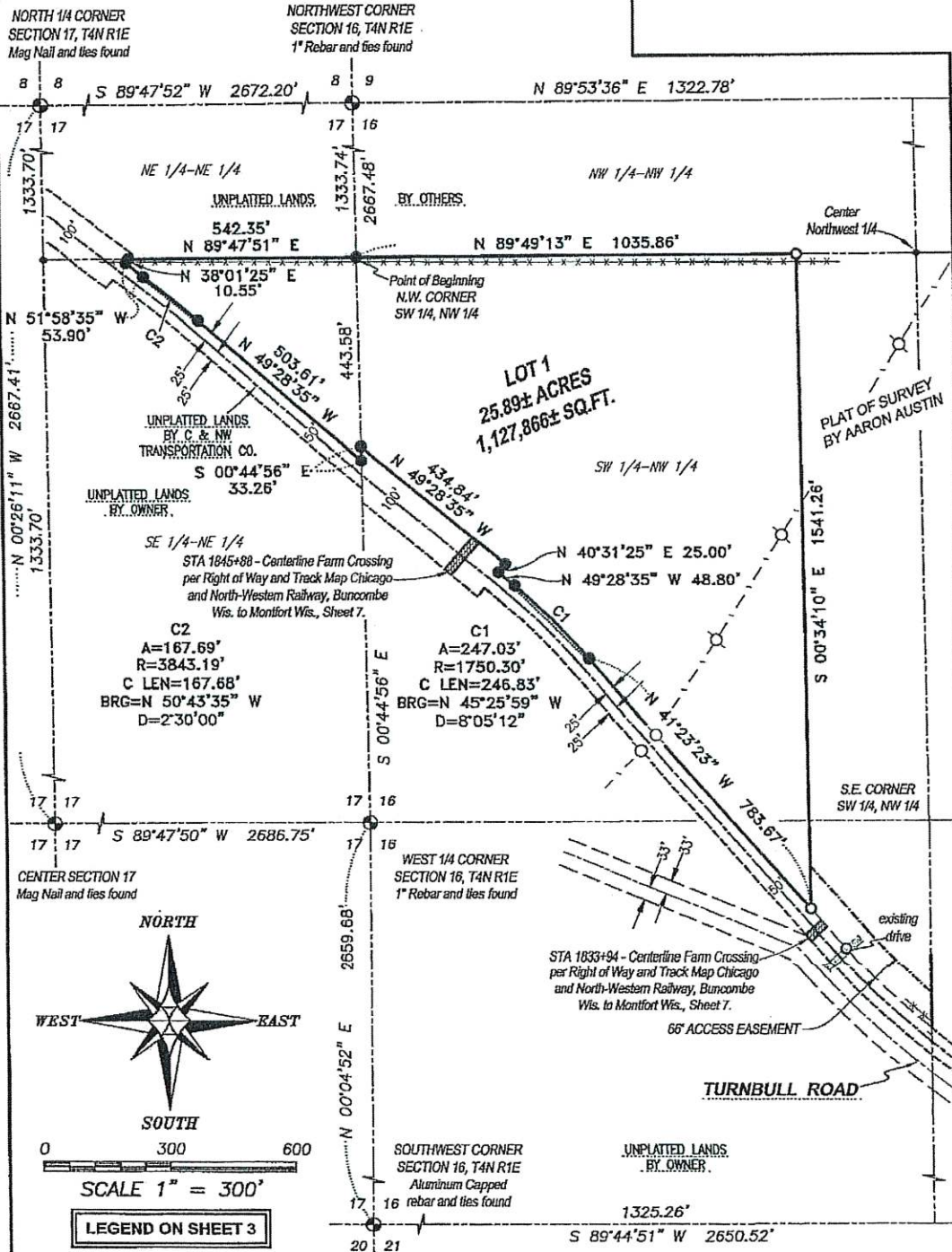
Applicant(s) Signature: ME Ke Date: 3-18-23

Landowner(s) Signature: ME Ke Date: 3-18-23

For Office Use Only: Rcv'd by SL Date 3/26/23 Fee Check # Cash
 present zoning floodplain shoreland/wetland

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SW 1/4-NW 1/4 AND THE NW 1/4-SW 1/4 OF
SECTION 16 AND THE SE 1/4-NE 1/4 OF SECTION 17, T4N
R1E, TOWN OF MIFFLIN, IOWA COUNTY, WISCONSIN



Austin Engineering LLC
austineengineeringllc.com

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

Prepared for: **MIKE KLEIN**

JOB NO: 23S006
H:\CRD\23S006
H:\PLAT\T4NR1E\16\23S006-KLEIN-CSM#1A

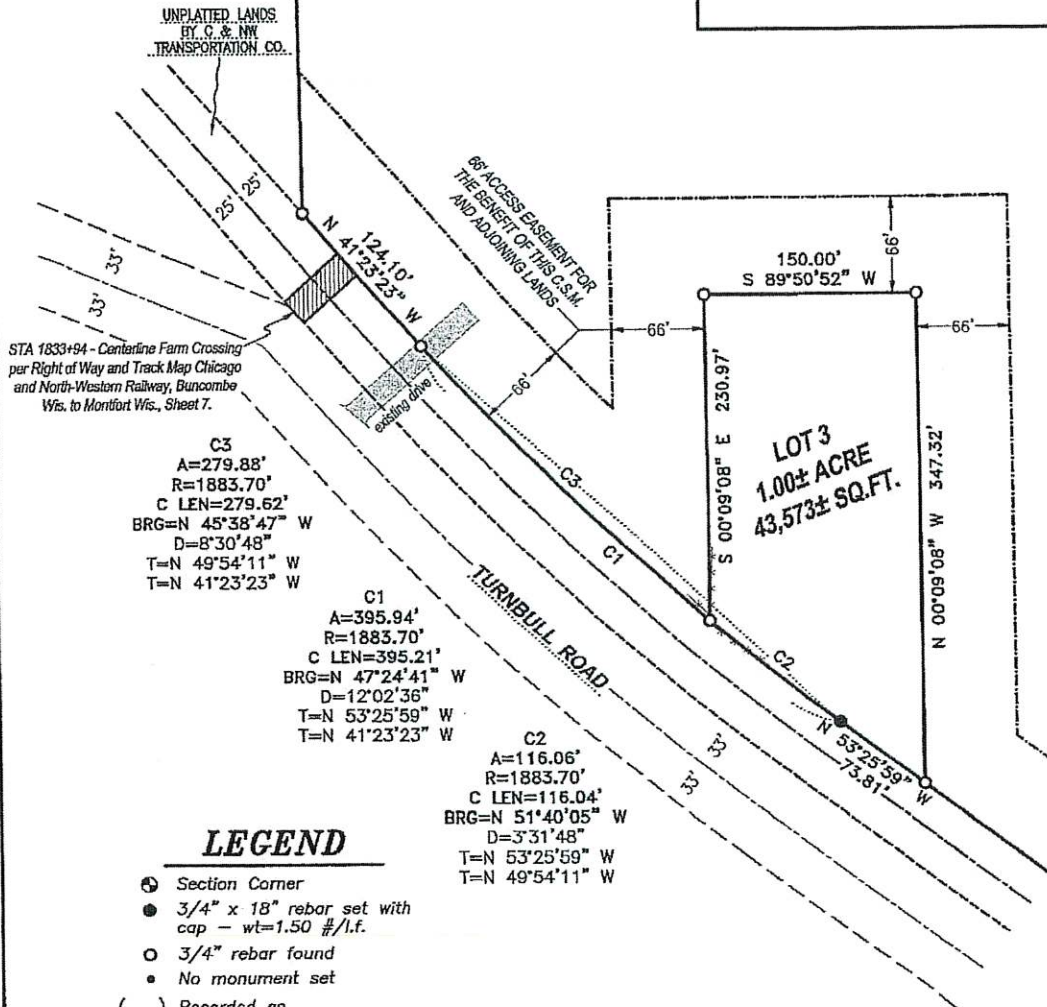
DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SE 1/4-NW 1/4, THE SW 1/4-NW 1/4,
NW 1/4-SW 1/4, NE 1/4-SW 1/4 AND THE SE 1/4-SW 1/4 OF
SECTION 16, T4N R1E, TOWN OF MIFFLIN, IOWA CO., WI

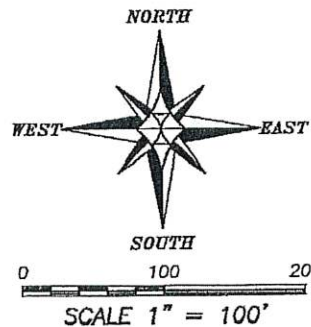
DETAIL



LEGEND

- Section Corner
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- 3/4" rebar found
- No monument set
- () Recorded as
- [] Property described in Document Number, Iowa County Registry
- ⊙ Existing Utility Pole
- Boundary of Survey
- - - Easement line
- - - Section line
- - - Centerline road
- - - Road Right of Way
- - - Railroad Right of Way
- - - Railroad centerline
- - - Existing power line
- - - Existing Improvement
- - - Existing fence

The East line of the NW 1/4 of Section 16 bears S 00°23'26" E according to the Iowa County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.



Austin Engineering LLC
austineengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: JOHN BEILER

JOB NO: 23s032
H:\CRD\23S006
H:\PLAT\T4NR1E\16\23s032-BEILER

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN
SHEET 2 OF 3



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: Michael Klein & John Beiler

Town Board Hearing Date: March 20, 2023

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.)	
--	---	--

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.

☒ Y ☐ N	Driveway Standards (All new driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.)
--	--

☒ Y ☐ N	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.)
--	---

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

Rezoning

Requested Zoning District: Mifflin

Number of acres requested to be rezoned _____

Lot 1 - 25.89 (Klein) AC-1
Lot 2 - 17.99 (Berter attach to deed)
Lot 3 - 1.0 (Berter) AB-1 cemetery
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)

- Stipulations:
1. KLEIN LOT 1 (25.89 +/- ac) is rezoned to AC-1
 2. Berter LOT 3 (1 +/- ac) is rezoned to AB-1
 3. John Berter attaches LOT 2 (17.99 +/- ac) to his deed within
Substantial evidence to support recommended conditions: 90 days of sale + Iowa County
approval in order to retain A-1
Zoning

Town Chairman: Darin Stanton

Date: 3-20-23



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

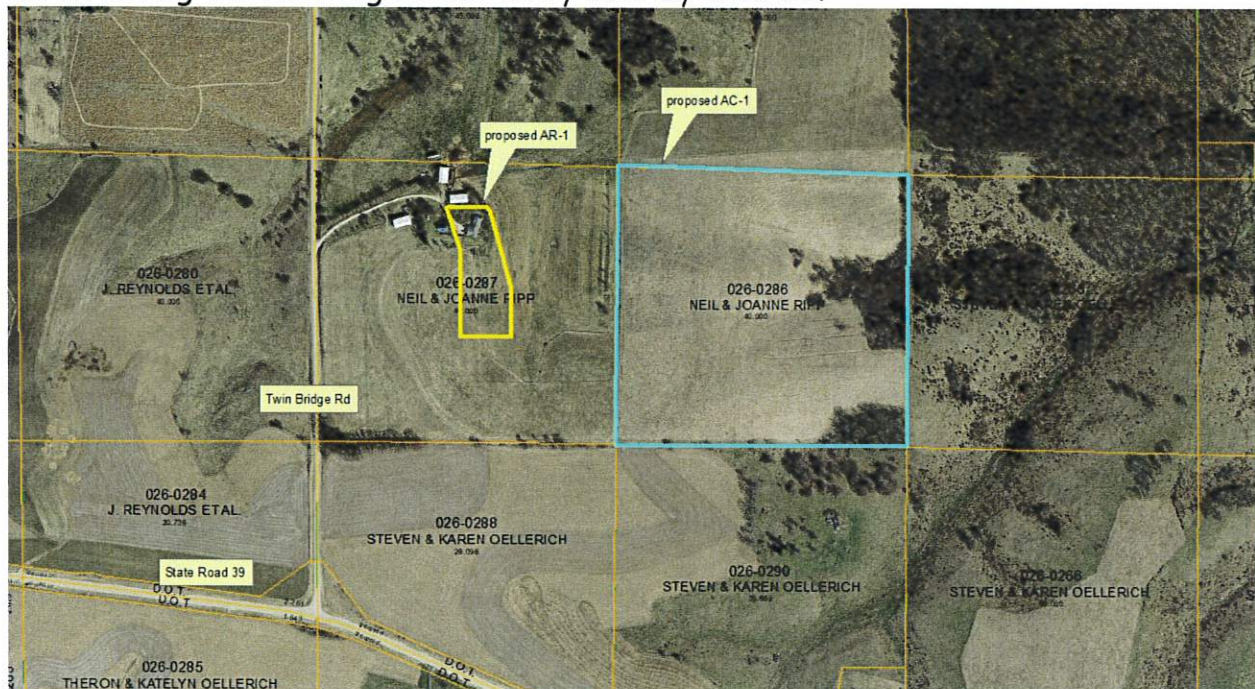
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3340
Neil & Joni Ripp
1333 Twin Bridge Rd
Mineral Point, WI 53565

Hearing Date: April 27, 2023
Town of Waldwick
NW/SE S29-T5N-R4E
PIN: 026-0287; 0286

Request: This is a request to zone 3.0 acres from A-1 Ag to AR-1 Ag Res with 40 acres having the AC-1 Ag Conservancy overlay district.



2. Comments

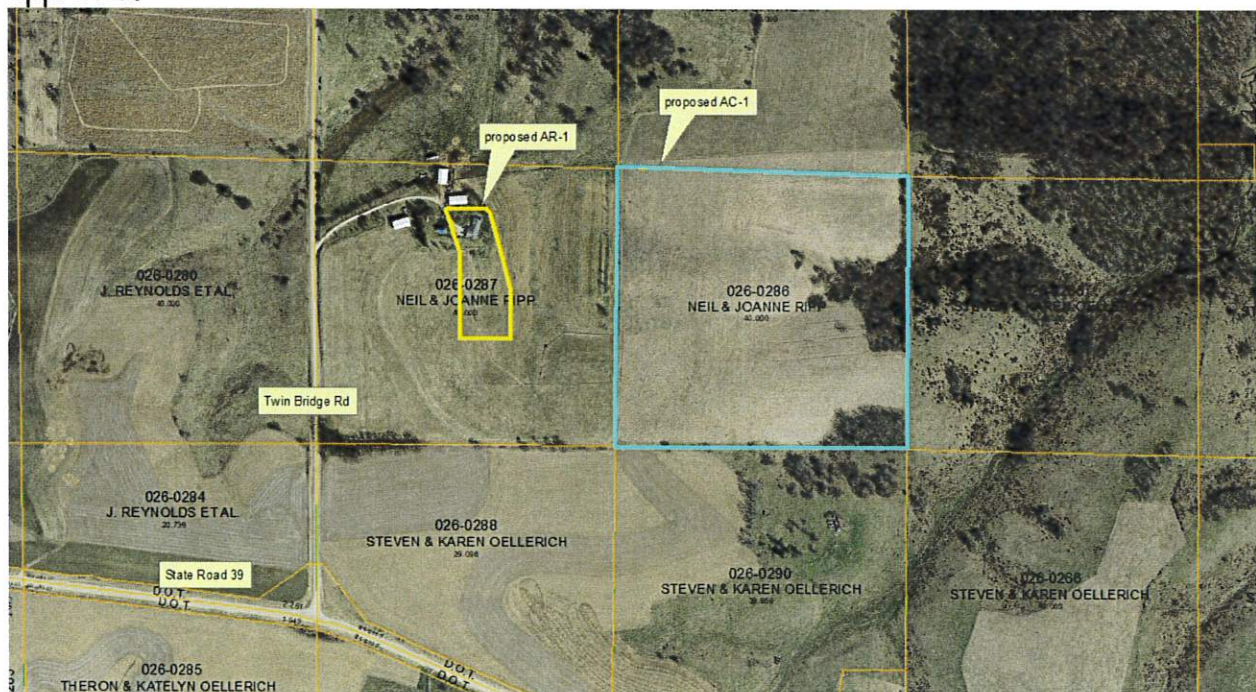
1. The A-1 district has a minimum 40-acre lot size, so rezoning is required in order for the proposed 3-acre lot to be legally created. The AC-1 overlay is required by the Town of Waldwick's 1:40 residential density standard.
2. If approved, the AR-1 lot would allow one single family residence, accessory structures and limited ag uses, but no animal units as defined by the Iowa County Zoning Ordinance. The AC-1 overlay district prohibits any development that would require a zoning permit.
3. The associated certified survey map has been submitted for formal review.

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

- 9) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) The petition will not be used to legitimize a nonconforming use or structure.
- 15) 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.
- 16) 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. Dodgeville Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Neil + Joni Ripp

Address: 1333 Twin Bridge Rd

City/Zip Code: Mineral Point, WI

Landowner: Joanne M. Ripp
(if other than applicant)

Address: 1333 Twin Bridge Rd

City/Zip Code: Mineral Point, WI, 53565

Applicant Phone: (608) 219-4328

Landowner Phone: (608) 219-4328

Email: NONE

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) 3 acres

Section 29 Town S N Range 4 E NW 1/4 of the SE 1/4 PIN 026-0287

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: House on a lot smaller than 40 acres

Requested Conditional uses (s):

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

II. Please explain the reason for the request and proposed plans: split house off from the farm

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?

small parcel with 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?

small parcel with house

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: Joanne Rupp Date: 4-5-23

Landowner(s) Signature: Joanne M Rupp Date: 4-5-23
Neil Rupp 4-5-23

For Office Use Only: Rcv'd by SL Date 4-10-23 Fee 750 Check # 3355 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Tuesday, March 14, 2023 7:41 AM
To: Scott Godfrey
Subject: Ripp rezoning issue - Waldwick

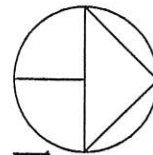
Scott,

Joni Ripp and family met with the Waldwick Town Board last night and explained what they are trying to do in order to keep their farm and houses in the family and what needs to be done. The Board agreed to what they wanted to do and approved their request to survey off the newer house on the property into its own parcel.

Thanks,

Mike Doyle

Being part of the NW 1/4 of the SE 1/4 of Section 29,
T5N, R4E, Town of Waldwick, Iowa County, Wisconsin



Plat bearings are referenced toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the N-5 1/4 Line of 24-5-4, which line was measured by GPS observation to bear N 00° 11.41'W

SW 1/4 - NE 1/4
NW 1/4 - SE 1/4

CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the SE 1/4 of Section 29,
T5N, R4E, Town of Waldwick, Iowa County, Wisconsin

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Joanne Ripp, 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 NW 1/4 of the SE 1/4 of Section 29, T5N, R4E, Town of Waldwick, Iowa County, Wisconsin, to wit:

SHEET 1 OF 2

Beginning at a point located N 13°41'12" E, 2476.19' from the S 1/4 corner of Section 29; thence N 89°16'17" E, 185.70'; thence S 32°35'59"E, 22.81'; thence S 15°10'23" E, 370.08'; thence South, 217.07'; thence West, 232.45'; thence North, 394.09'; thence N 17°36'28" W, 206.25' to the POINT OF BEGINNING. Containing 130,680 square feet, or 3.00 ac. ±

Laurence E. Schmit

3-21-23

APPROVED FOR RECORDING BY:

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

DRIVEWAY EASEMENT

A driveway easement being 66' in width and adjoining towards the north from the point of beginning to point "A", Intending that the northerly sideline being extended to intersect the north line of Lot 1, and southerly sideline being a line extended S 29°59'15" E, 147.01' from point "A" to a point on a westerly line of Lot 1, said southerly reference line being described as follows:

Commencing at the S 1/4 corner of said Section 29; thence N 00°23'01" E, 2194.71' to a point on the easterline right of way line of Twin Bridge Road, said point being the POINT OF BEGINNING of said Reference line; thence on a curve to the right with a radius of 366.80'; a central angle of 33°20'04", a chord bearing N 48°57'49" E, 210.41'; and arc length of 213.40'; thence N 67°55'12" E, 217.43' to a 304.98' radius curve to the right having a central angle of 15°15'46", an arc of 81.24'; a chord bearing N 79°30'29" E, 81.00' to point "A"; thence S 29°59'15"E, 147.01' to a point on a westerly line of lot 1 and point of termination of said reference line and strip

NUMBER	BEARING	DISTANCE
L-1	West	232.45
L-2	North	394.09'
L-3	N 17°36'28" W	206.25'
L-4	N 89°16'17" E	185.70'
L-5	S 32°35'59" E	22.81'
L-6	South	217.07'
L-7	S 28°51'23" E	77.19'
L-8	S 47°49'05" E	138.31'
L-9	S 51°02'15" W	133.96'
L-10	N 45°34'30" W	143.51'
L-11	N 47°59'18" E	82.57'
L-12	N 09°05'39" W	91.01'
L-13	N 67°55'12" E	217.43'
L-14	S 29°59'15" E	147.01'
L-15	S 17°36'28" E	46.10'
L-16	N 17°36'28" W	160.15'

Note:

An easement needs to be provided for access to water from the well head located north of lot 1. The exact position of the under ground water line is not known.

OFFICE DATA:	
JOB I.D.	20235-019
SURVEY CREW:	JD
FIELD BOOK NO.:	22-2 PG. 15
DWG. STORED:	VER513
DRAWN BY:	LES
DRAWING NO.:	235-19.DWG
DATA FILE NO.:	235-19.TXT

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



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 14: Consideration to suspend, modify or revoke the Conditional Use Permit granted per ZH2103 and modified per ZH2855 that allows used vehicles sales with conditions on a B-2 Highway Business lot being parcel 002-1043.AA in the Town of Arena as provided for in Section 4.0 of the Iowa County Zoning Ordinance.

Background:

- In 2017 per ZH2855, the Conditional Use Permit for said property (PIN 002-1043.AA) was reviewed for possible suspension or revocation due to alleged noncompliance with conditions imposed in past hearings.
- The Committee provided 30 days to bring the property into full compliance or the CUP would be automatically suspended. Compliance will require:
 - a) A maximum of 80 units for sale on the property, which includes a car, truck, trailer, motorcycle, lawnmower, boat or camper intended for sale
 - b) All dismantled or no-running vehicles must be removed from the property or stored inside a building
 - c) Dismantling of vehicles must be done inside a building
 - d) From this date forward, any vehicle requiring repair in order to be made saleable within 60 days or must be either stored inside a building or removed from the property. Not complying with this condition shall cause immediate suspension of the conditional use permit.
- In response to neighbor complaints, the Committee decided on December 9, 2022 to provide up to 90 days for the new owner and business operator to work out if the land was to be sold and how to bring the property into compliance.
- On March 23, 2023 the Committee decided to hold a public hearing to consider action under Section 4.4 of the Iowa County Zoning Ordinance which states:

Any conditional use permit may be revoked if it is found that the use is not being conducted in compliance with the plans and specifications submitted with the application and as subsequently approved, or if the use is being conducted in violation of the conditions imposed at approval. The revocation process shall

involve the Committee holding a public hearing after providing written notice to the permittee of the conditional use permit citing the violation or compliance issues with the permit. Once notified in writing by the County, the permittee shall be allowed to present evidence on his/her behalf in writing and may attend the public hearing to provide testimony. After the public hearing, the Committee may revoke or modify the conditional use permit.



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

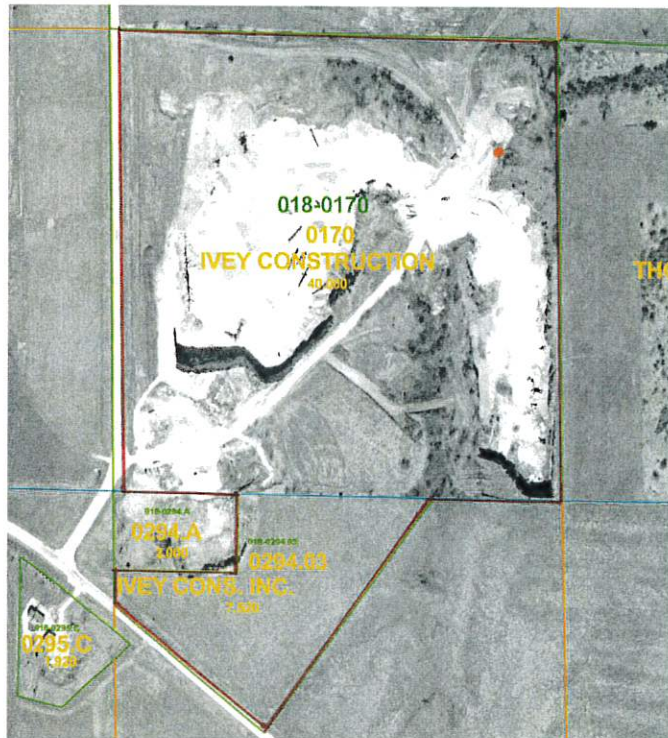
Agenda Item 16: Consideration to revise Nonmetallic Mining Permit 03-11-18 and the corresponding Reclamation Plan to include 2.0 acres, being parcel 018-0294.A, in the NE/NW of S22-T5N-R3E in the Town of Mineral Point.

Background:

- 1) The nonmetallic mining reclamation plan for what is referred to as the 19th Hole Mine was originally approved in 2004 but it did not include this 2.0 acres.
- 2) In 2019, Ivey Construction achieved zoning approval to enlarge the 19th Hole Mine site, including this 2.0 acres at issue as part of a total of 68 acres, so the nonmetallic mining use has been approved.
- 3) Notice was provided as required by NR135.20 for the opportunity of a public hearing related to this plan revision. No request was made, so the matter is not on the Committee's agenda for consideration.

Staff Recommendation: Ivey Construction has provided the proposed plan revision which staff has reviewed and has determined to be consistent with NR135 and the county's corresponding ordinance.

Area approved in original plan:



Are in proposed plan:





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 17: Request for a Temporary Use Permit by Etienne White for short-term rental and associated uses at 4476 Plank Rd in S5-T6N-R2E in the Town of Highland

Background: The applicant has won a competition that provides funding for short-term rental experiences on her property. This request is to allow trying the venture to see if it is viable and, if it is, the applicant will plan to seek rezoning and CUP approval for it to be an ongoing use.

Per the zoning ordinance, no Temporary Use Permit can be granted for more than 12 consecutive months.

If approved, staff recommends the following conditions:

- 1) Any requirements by the Town of Highland relating to the existing driveway be complied with.
- 2) The project must comply with the State and County sanitary regulations as determined by the Office



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

Request for Temporary Use Permit Iowa County Planning & Zoning Committee

Section 2.6 of the Iowa County Zoning Ordinance allows for a request for a Temporary Use Permit as follows:

Temporary uses may be permitted for a specified length of time by the Iowa County Planning & Zoning Committee, provided they are similar in character to the allowed uses in the surrounding area and do not conflict with existing legal uses on or around the affected lot. No Temporary Use shall be allowed for more than a period of 12 consecutive months. In the case where an existing residence is to be replaced with a new residence, the existing residence may be occupied during the construction of the new residence provided that it is razed or otherwise removed from the property within six months of the issuance of the Certificate of Compliance for the new residence.

This form must be completed and submitted to the Office of Planning & Development with a nonrefundable **\$100 application fee**, payable to Iowa County Planning. The Office Director will respond with the Committee Chair's decision whether and when to place the request on the Committee's agenda.

Request made by: ETIENNE WHITE Date: 7th April 2023

Contact Address: 4476 PLANK ROAD

Phone: 612 868 4881 Email: heartsonfarm1@gmail.com

Reason for request: I'M OFFERING A RUSTIC CABIN EXPERIENCE AT MY ^{WORKING} FARM

FUNDED BY A GRANT FROM AIRBNB. I WOULD LIKE TO TRIAL THIS FOR

A 12 MONTH PILOT ~~PERIOD~~ STARTING AUGUST 1ST 2023. AFTER 12 MONTHS IF

I CHOOSE TO CONTINUE OFFERING THE RUSTIC CABIN I WILL RE-ZONE. THIS TEMP.
Please attach any documentation you deem relevant in support of this request.

Office use only

Received by SL Date 4-12-23 Chair decision: grant deny

USE PERMIT
ALLOWS ME TO
EXPERIMENT &
SEE IF IT IS
A VIABLE IDEA.
THANK YOU!!

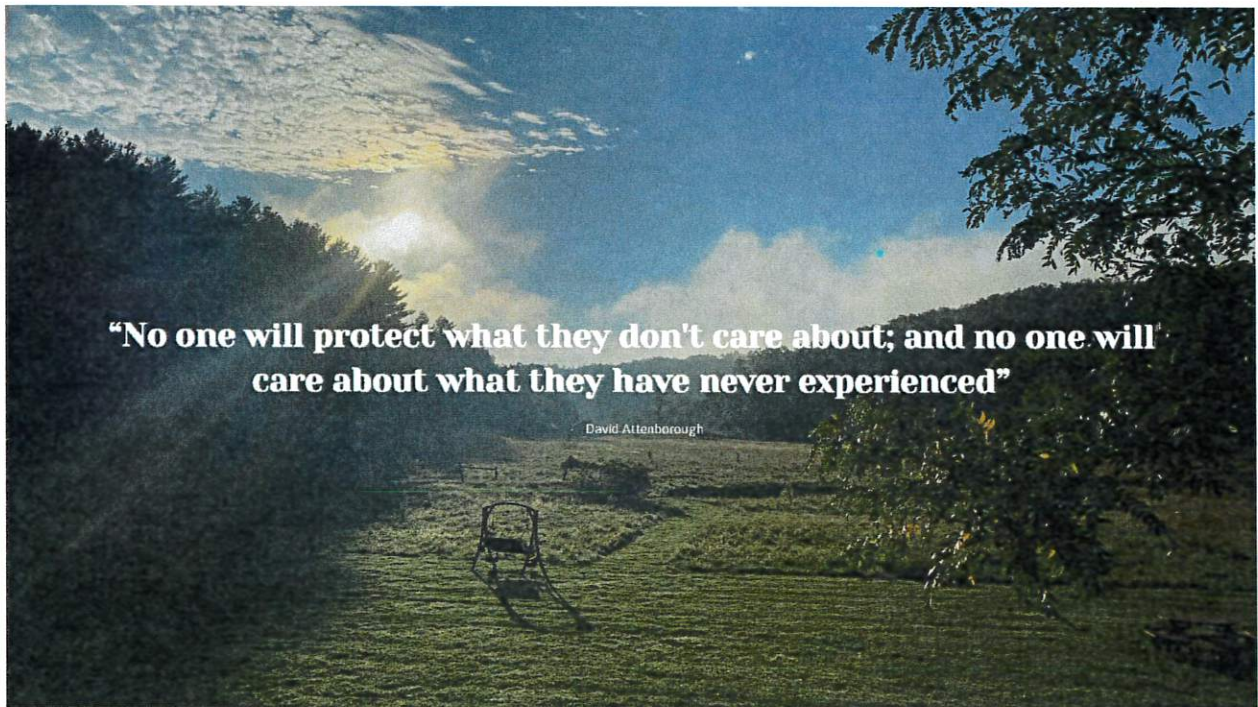
012-0390



OMG! Cheese Wedge Cabins

OMG! Submission

Etienne White • HeartSong Farm



**"No one will protect what they don't care about; and no one will
care about what they have never experienced"**

David Attenborough



**Get To know our
Wisconsin secrets...**

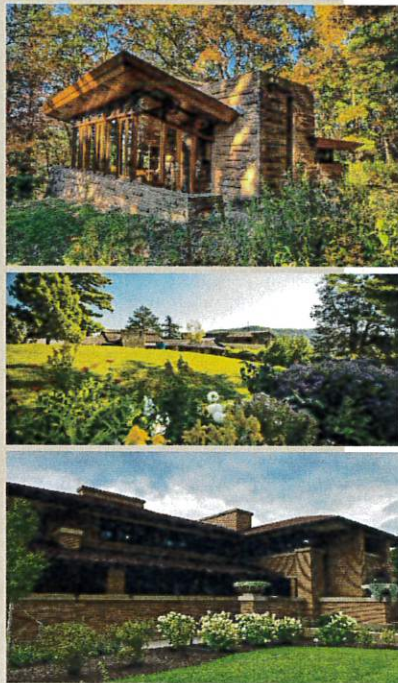
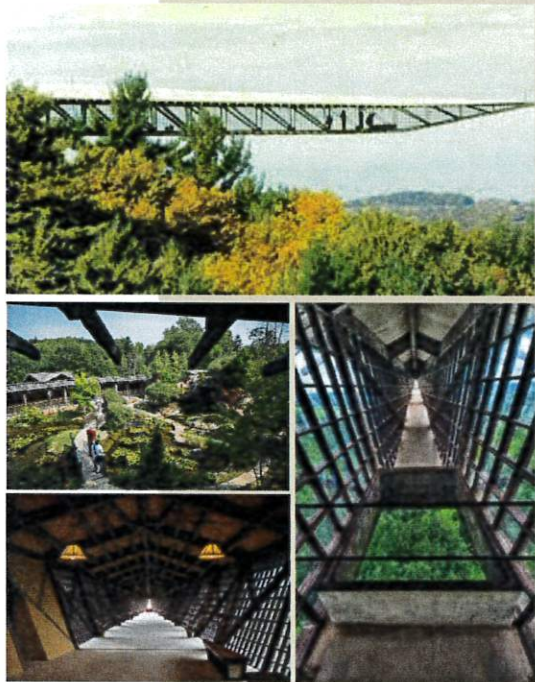
Wisconsin: Land of Ope, Cheese Curds and The Old Fashioned

"Residents of Wisconsin are largely considered by the rest of America to be some of the nicest folks in the country"



Wisconsin's Architectural Gems: The House on the Rock

The House on the Rock: Opened in 1959, it is a complex of architecturally distinct rooms, streets, gardens, and shops designed by Alex Jordan Jr.



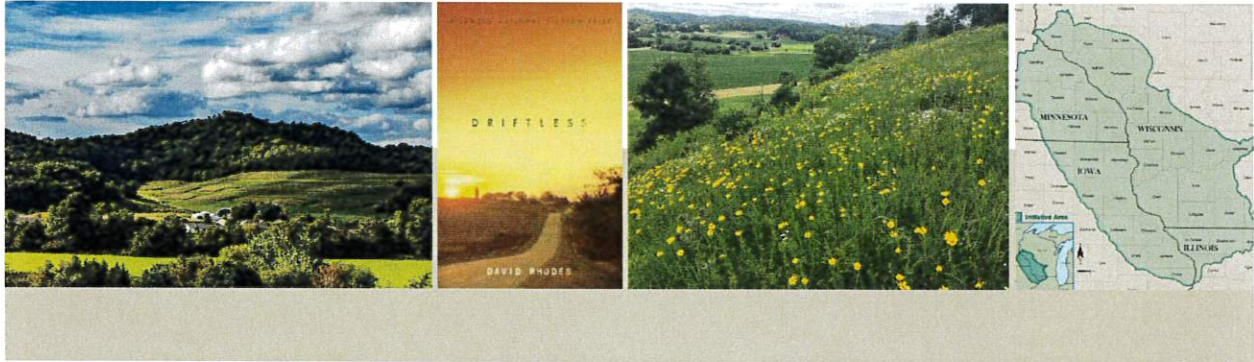
Wisconsin's Architectural Gems: Frank Lloyd Wright

Frank Lloyd Wright was an American architect, designer, writer, and educator. He designed 1000+ structures over a creative period of 70 years. Wright played a key role in the architectural movements of the twentieth century, influencing architects worldwide through his work based in Wisconsin. Wright was the pioneer of the Prairie School movement of architecture.

The Driftless

The Driftless area is a large peninsula of land, mostly located in Southwest Wisconsin, that went unglaciated throughout the last glacial period, which occurred 10,000 years ago. The region's distinctive terrain is due to its having been bypassed by the last continental glacier. The word "driftless" simply refers to the fact that this area lacks glacial drifts.

The Driftless Area geography is characterized by its steep, rugged landscape, and by the largest concentration of cold water streams in the world. The absence of glaciers gave the rivers time to cut deeply into the ancient bedrock and create the distinctive landforms. Karst topography is found throughout the Driftless area. This is characterized by caves and cave systems, disappearing streams, blind valleys, underground streams, sinkholes, springs, and cold streams. characterized by shallow limestone bedrock, caves, sinkholes, springs, and cold streams.



Get to know our
OMG! Cheese Wedge Cabins...



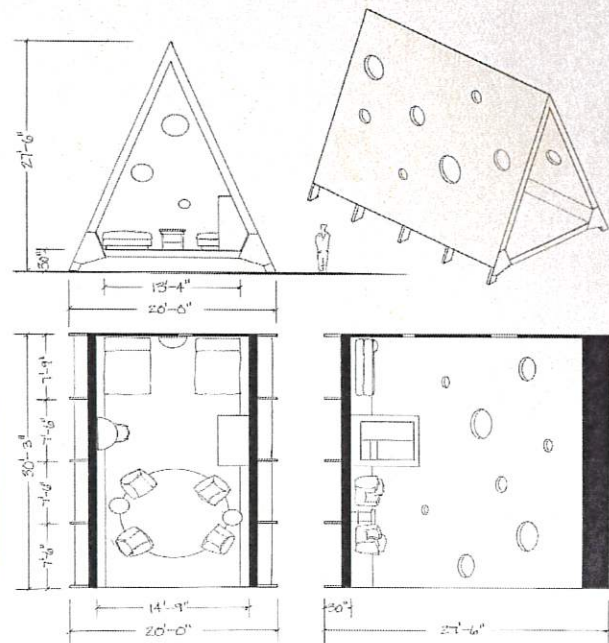
Inspired by Nolla Cabin

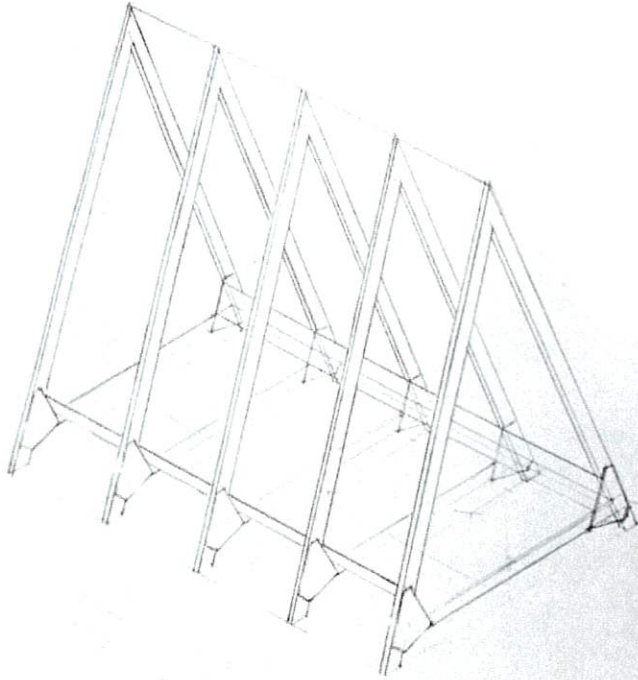
<https://nollacabins.com/en/>



OMG! Cheese Wedge Cabins

Inspired by Robin Falck, the Finnish industrial designers award winning 'Nolla' Cabin, these cabins will be a fun take on the original design. Instead of looking sleek and modern they will be painted and decorated to resemble large wedges of cheese - celebrating Wisconsin's heritage as the cheese capital of the US. Built with sustainably harvested wood from responsibly managed forests these cabins will sit nestled on an organic sheep farm, in a little valley.





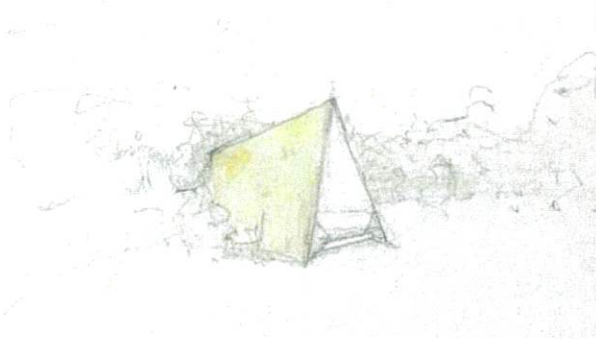
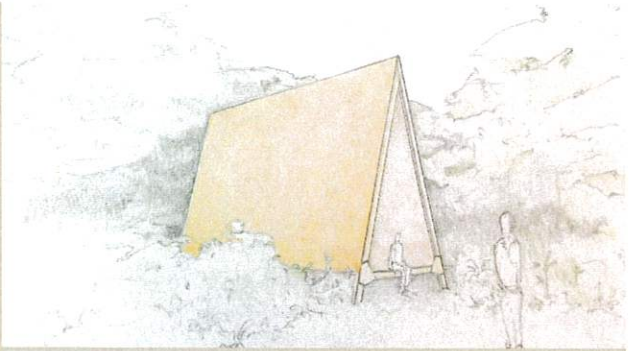
Framing

Built to easily assemble and disassemble

Locations

Just like the original Nolla cabin, these cheese wedge cabins will be built to be easily disassembled and moved to new locations, giving variety to guests and lightening the footprint on the land by rotating the cabin locations each year. Cabins will be named after and designed to look like wedges of award-winning local artisan cheeses. While at the farm guests can learn about the regenerative agriculture practices that are used and about the re-wilding projects that are underway. They can also enjoy cheese tasting and cheese making Airbnb experiences. The immediate area has many artisan cheese makers, organic farmers and other artisans and artists and is a popular area for tourists, attracting visitors from Chicago, Minneapolis and beyond.

The profits from the cheese cabins will be used for habitat restoration projects on the 34 acre farm and will help support the continuation of the heritage breed of south down sheep, the breed is on the 'watch' list for conservation and so the flock is being managed to help restore the breeds numbers.



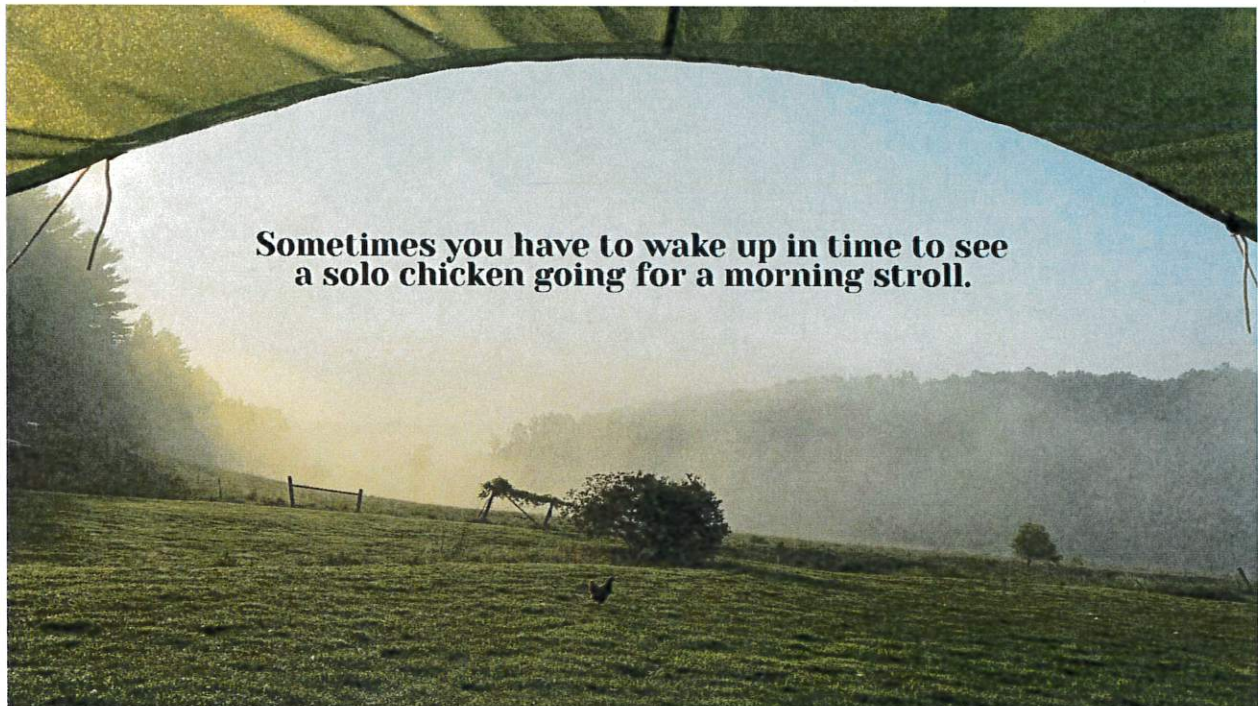
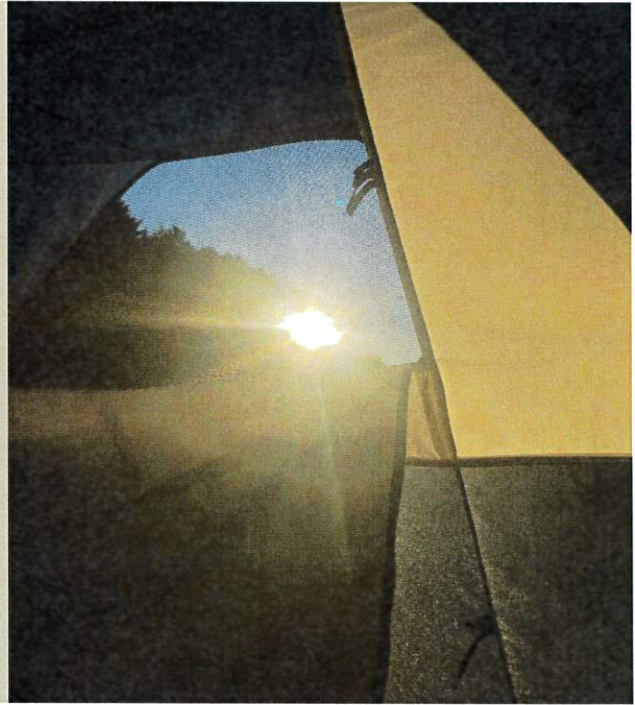


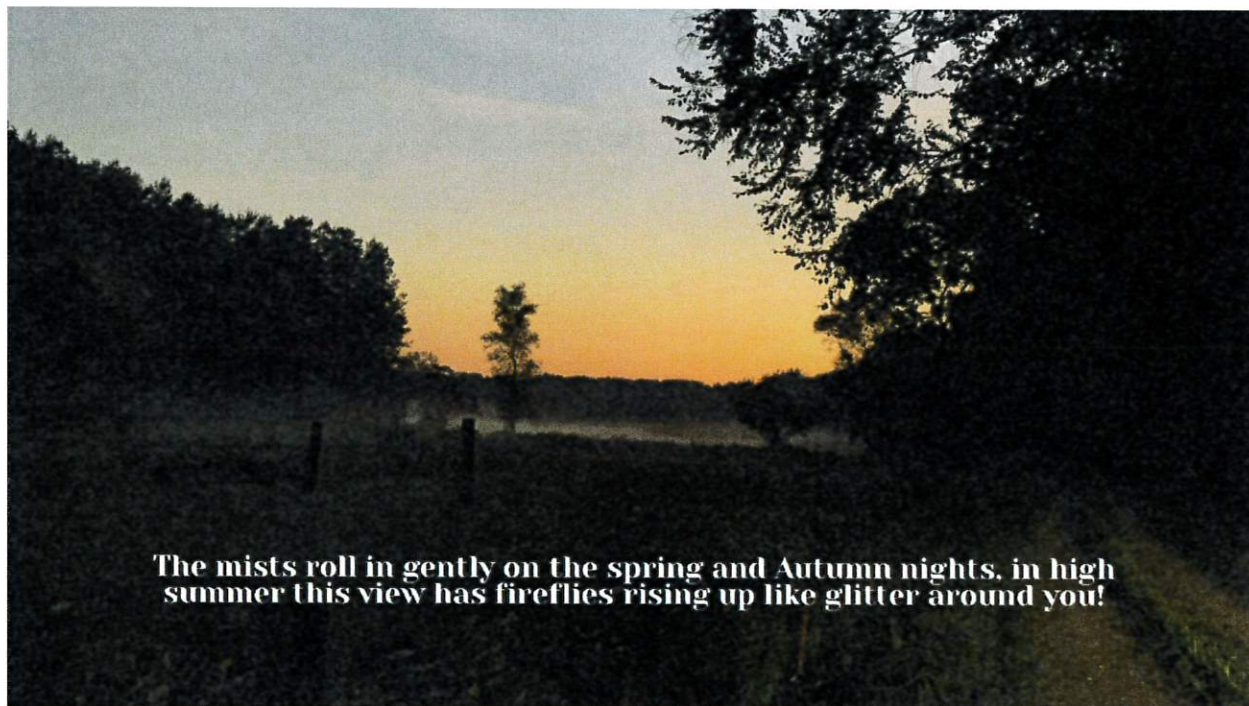


Our Farm

Sunrise arrives a wee bit later in the valley than on the hilltop farms, we'll take the extra few minutes in bed, and it doesn't get better than waking up to the sun peeking around the corner at us like this.

This shot from a tent in the pasture gives an idea of what waking up in a cheese wedge cabin will be like





The mists roll in gently on the spring and Autumn nights. in high summer this view has fireflies rising up like glitter around you!



Get to know our friendly sheep...

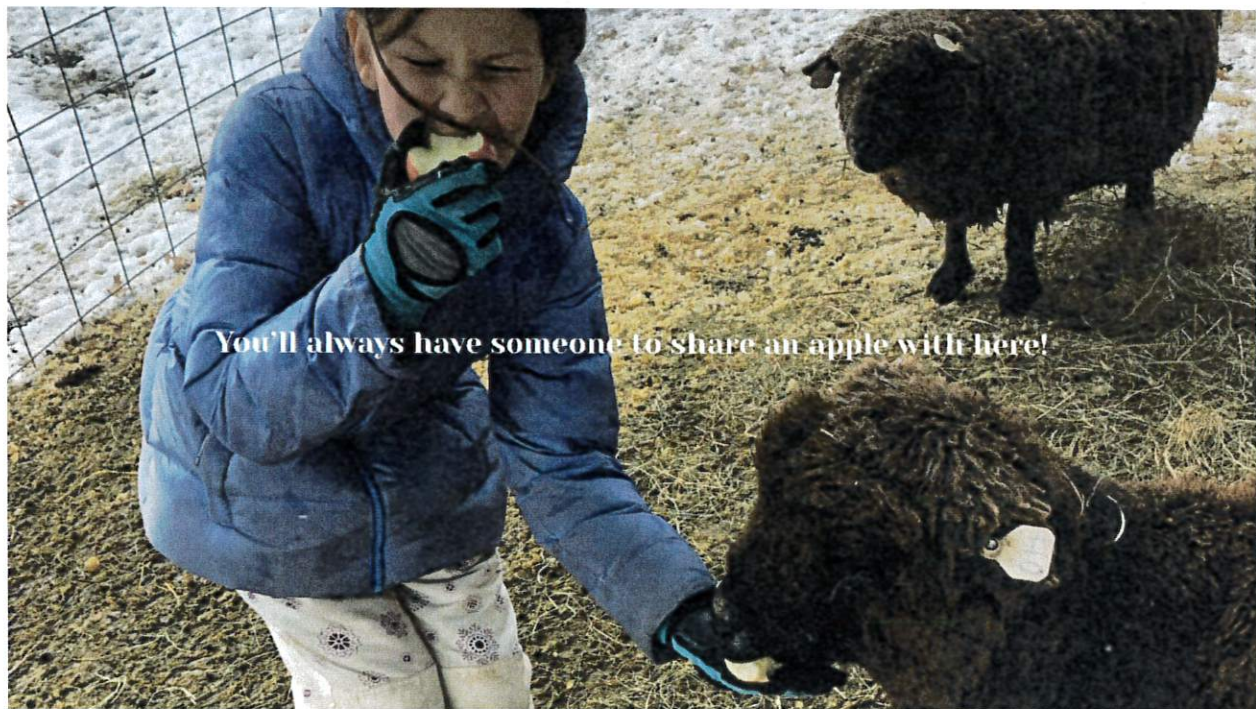
Our Farm

**Old English Southdowns
are a smaller heritage
breed. They were on the
'endangered' list, now they
have recovered enough to
be on a 'watch' list.**





During lambing season guests staying in the Cheese Wedge Cabins will get the benefit of snuggles with these little ones too

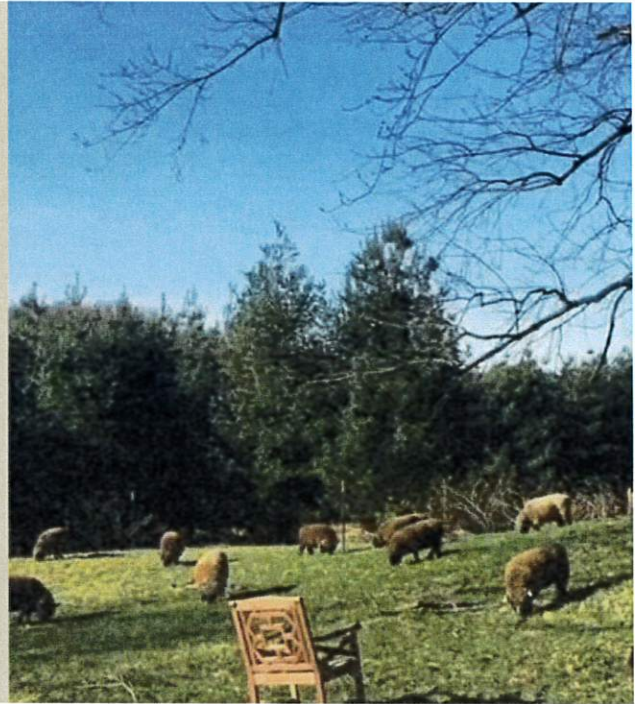


You'll always have someone to share an apple with here!

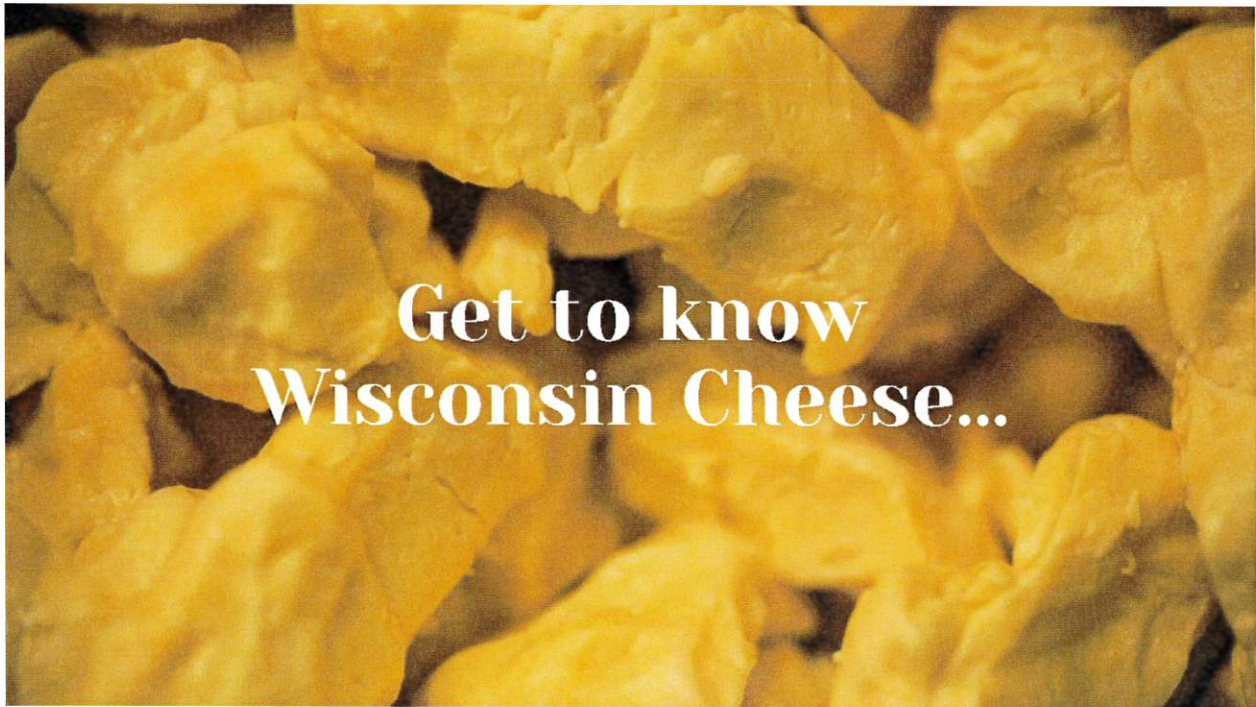
Our Farm

I started off rotationally grazing the sheep, but when they'd escape they ran for forage in the woods and in the verges, I realised these sheep want to eat more than the same type of grass everyday - so I began letting them free range and the flock health is the best it's ever been. They self treat; if they need something specific they go find it!

The sheep are free to range and the humans are free to pull up a chair and watch!



**Get to know
Wisconsin Cheese...**



Wisconsin Cheese

Dairy farm families have been a part of Wisconsin for over 180 years. Today Wisconsin is home to nearly a quarter of the nation's total dairy farms, 95% of which are family owned.

Wisconsin cheesemakers use about 90% of Wisconsin's milk supply to make more than 3 billion pounds of cheese every year. Wisconsin has 1,290 licensed cheesemakers—more than any other state.

Wisconsin is a world of cheese in just one state, crafting more than 600 different varieties, types, and styles of cheese making up 50% of the nation's specialty cheese and 25% of the nation's everyday cheese.

It is also the only state to offer a master cheesemaker program, which is based on the rigorous standards of similar programs in Europe.

With the healthy combination of fertile land and a balanced climate, milk production excels. And Wisconsin's milk is not only impressive in terms of quantity, but also in quality.

The state has lost about 40,000 dairy farms over the last four decades. And that decline continues as we are losing about one farm per day.

In addition to their well-documented history of animal abuse, corporate contracted CAFOs (confined animal feeding operations) have pushed smaller farms out of business at a breakneck pace. Keeping thousands of cows in massive concrete sheds and mechanically feeding them grain is cheaper than letting them graze on grass and live freely. Which takes more time, care and human expertise.

Agritourism represents a new hope and is a growing segment of Wisconsin's economy. Organizations like the [Wisconsin Agricultural Tourism Association](#) are dedicated to growing the movement, in order to help families stay on the farms they cherish.



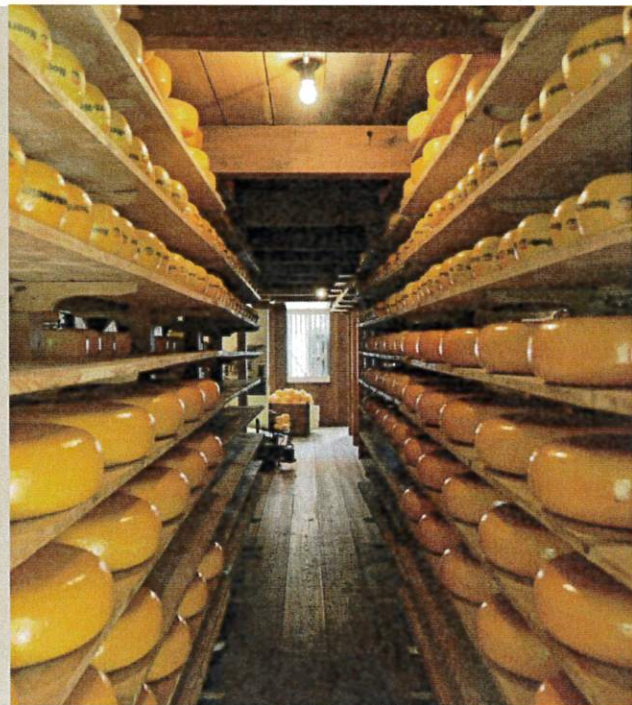
Wisconsin Cheese

20 Cheese Finalist World Champion Cheese Contest 2021

The 20 cheeses scored in the final round were chosen from the category winners.

Seven finalists came from Wisconsin cheesemakers:

- [Castello Smoked Cracked Pepper Gouda](#) (Gouda, smoked) from Arla Foods, Kaukauna.
- Cheddar (aged 1 to 2 years) from Land O Lakes, Kiel.
- [BelGioioso Creamy Gorgonzola](#) (Gorgonzola) from BelGioioso Cheese, Denmark.
- [Odyssey Peppercorn Feta](#) from Klondike Cheese Co., Monroe.
- [O'Coonch Reserve](#) (hard sheep's milk cheeses, aged over 6 months) Hidden Springs Creamery, Westby.
- [Red Rock](#) (Cheeses with Blue Molding) from Roelli Cheese Co., Shullsburg.
- [Roth Grand Cru Surchoix](#) (Washed Rind/Smear Ripened Hard Cheeses, aged over 9 months) from Emmi Roth, Monroe.



Get to know your farm host family...

Your Farm Host

Why HeartSong?

I called my farm 'HeartSong' because it is when I am walking and working on my farm, that I can hear the song in my heart sing the loudest! The farm is surrounded by wild woods on three sides and has a beautiful meadow as it's centre piece. The flock of 60 sheep run free range through the meadow and forests. The farm has a beautiful trout stream running through it and is located in the magical 'Driftless' region, which itself boasts its own micro climate and exclusive species of flora and fauna not found anywhere else in the world.

Bringing an Agri-tourism element to my farm would help it be more viable financially so I can continue the sustainability efforts I'm practicing on it. I also believe as we enter the Anthropocene (period of deep climate change) that restoring peoples connection with nature will be an essential task. We need to heal the story of separation between humans and nature. Staying in these fun cabins, at one with their surroundings, waking to birdsong and lambs bleating, guests and rekindle their love of nature and learn how to live in harmony with it.

I am a self taught, organic farmer, originally from London England. I work at the nexus of marketing and sustainability running a consulting business that focuses on helping shift the narrative of the climate crisis from one of doom and gloom to one of opportunity. In my spare time I farm and run a sweet little Airbnb cottage in a local village about 20 minutes away. My 4 years as an airbnb host have given me a great grounding in how to run an airbnb offering that is compelling to guests

Check out [my writing about my escapades and reflections](#) on being a solo female farmer.





Get to know what
other people think...

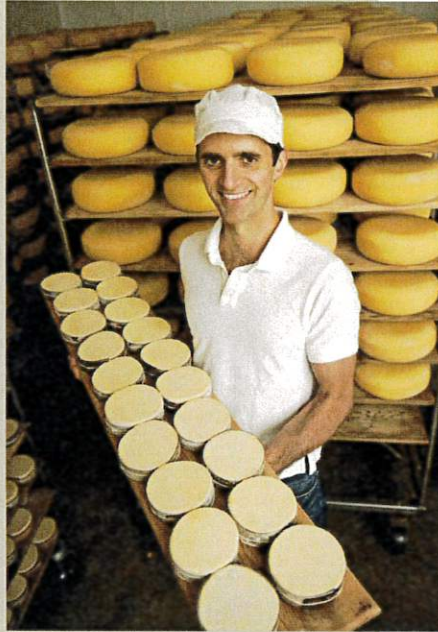


What do you think...

Kriss Marion

"Etienne's OMG! Cheese Wedge Cabin idea is a real stand out. As a fellow female farmer and Airbnb host I see it's financially viable, with a positive ripple effect for our rural community. As a fierce protector of nature, I see this can bring people back to an immersion they need, and as someone who knows Etienne I know she'll make this a success. Her OMG! idea gets my vote on every level"

Kriss's 20 acre Driftless farmstay was named the [Best Hipcamp to Visit in Wisconsin in 2022](#). It brings 700+ people a year into her small town of just 812 people, representing a big boost to her local economy.

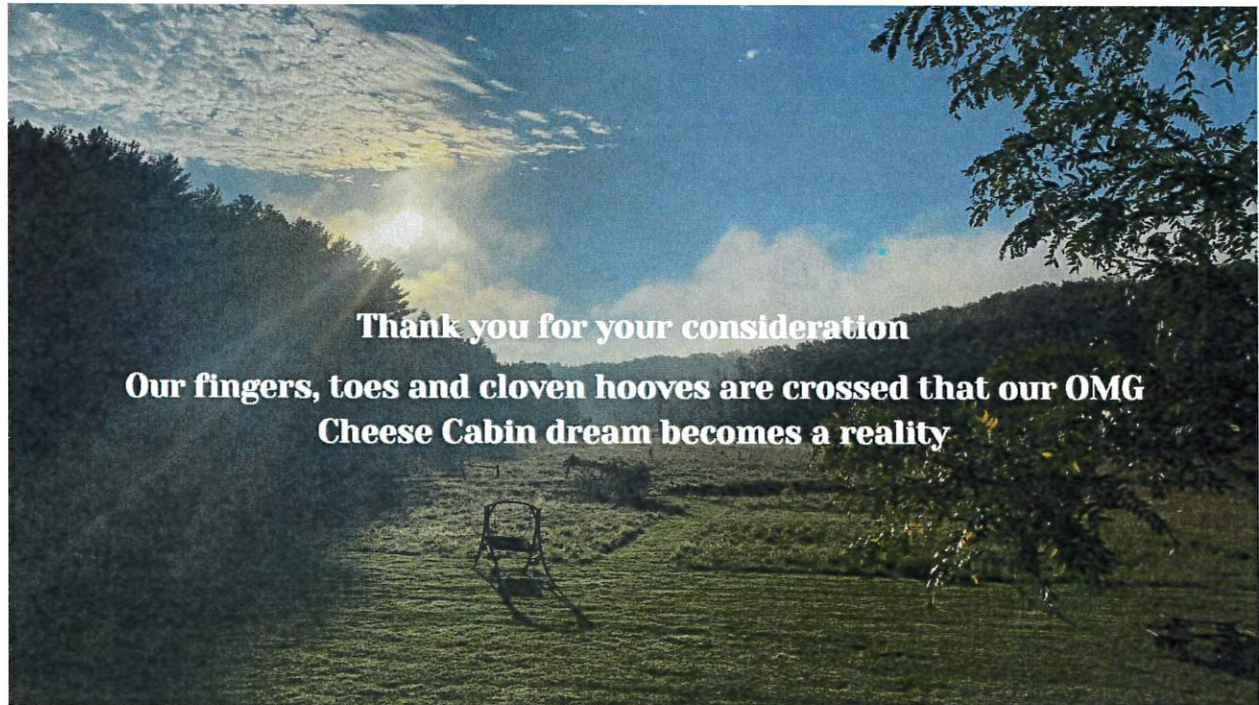


What do you think...

Andy Hatch

"Etienne's OMG! Cheese Wedge Cabin idea is fun, eye catching, and sure to draw visitors in. It shines a light on Wisconsin's proud history as a dairy state and highlights that we are home to more artisan cheesemakers per capita than any other state. As a proud Wisconsin cheese maker myself, I can't think of a better agri-tourism idea to help bring together the story that unfolds when we explore the beautiful Driftless area, restore city dwellers connection with nature and bring them closer to an understanding of where their food comes from. I look forward to seeing these cheese wedge cabins come to life!"

Andy Hatch is co-owner and master cheesemaker at Uplands cheese. He makes Pleasant Ridge Reserve which is America's most highly awarded cheese, and he created the multi-award winning Rush Creek Reserve, a seasonal soft cheese made only in the Fall months.



Thank you for your consideration

**Our fingers, toes and cloven hooves are crossed that our OMG
Cheese Cabin dream becomes a reality**

Scott Godfrey

From: Scott Godfrey
Sent: Friday, April 14, 2023 11:02 AM
To: Daniel Nankee
Subject: Etienne White Temporary Use Permit
Attachments: April 27, 2023 P&Z-revised.pdf

Hi Lois,

Etienne White has applied for a Temporary Use Permit that would allow her to try the short-term rental and associated uses for up to one year. If it is successful, she would then need to rezone and get a CUP to continue.

I believe she has been to the town with her proposal, so please let me know what the town thinks about this.

Thanks.

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

Clark County, WI  Founded in 1853	Type/Number	Resolution 3-1-23			
	Title	Recommending Revision to State Wind Energy Regulations			
	Overview/Synopsis	Clark County opposes the current Wind Energy regulations promulgated by the Wisconsin Public Service Commission ("PSC") and recommend revision and consideration of the impacts of regulation on Wisconsin Counties.			
	Submitted By	Planning, Zoning & Land Information Committee			
	Fiscal Impact	None			
	Review (Initial & Date)	Legal	PN 2/6/23	Finance	tfd 2/7/2023

1 WHEREAS, the Wisconsin Legislature has limited how counties can regulate solar and wind energy
2 Systems. *See* Wis. Stat. § 66.0401.

3
4 WHEREAS, The Wisconsin Public Service Commission ("PSC") has promulgated rules that limit how
5 counties can regulate wind energy systems. *See* PSC 128 of the Wisconsin Administrative Code.

6
7 WHEREAS, Planning and Zoning is a fundamental regulatory function and authority of Wisconsin
8 counties.

9
10 WHEREAS, Clark County residents have expressed concerns about contractual provisions proposed by
11 both solar and wind renewable energy companies in renewable energy easement agreements.

12
13 WHEREAS, the Clark County Planning, Zoning and Land Information Committee and the Clark County
14 Board of Supervisors have concerns about the regulatory limitations placed on the counties by PSC 128
15 and Chapter 66, Wisconsin Statutes.

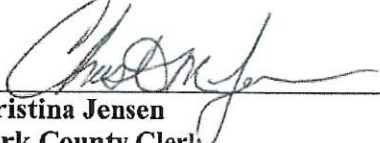
16
17 NOW, THEREFORE, BE IT RESOLVED, that Clark County recommends and requests the Wisconsin
18 Public Service Commission and the Wisconsin State Legislature to revise PSC 128 and/or Chapter 66 of
19 the Wisconsin Statutes to address the following concerns:

- 20
21 a. Some renewable energy contracts under the current regulations appear to bind owners and their
22 property to decades worth of encumbrances while allowing renewable energy companies to
23 terminate the contracts at any time for any or no reason.
- 24
25 b. The law does not prohibit energy companies from shifting liability created by the renewable
26 energy company to the landowners. This includes liability for stray voltage, diminished
27 property values, neurological problems, cancer, and death that the renewable energy
28 companies cause.
- 29
30 c. State Law prohibits the regulation of the density and footprint of renewable energy systems by
31 Municipalities, and prohibits Clark County from requiring bonding certain to ensure proper
32 decommissioning of renewable energy systems.
- 33
34 d. Clark County has concerns about the use of renewable energy systems and their impact on
35 agricultural land and production, at a time when war abroad disrupts food chains and causes
36 food shortages, and as domestically we are experiencing uncontrolled inflation.

Committee/Board/Supervisor Action	
Committee/Board/Supervisor Name:	Planning, Zoning & Land Information Committee
Result/Date:	Approved 12/28/2022
Mover:	Tom Wilcox
Seconded:	William Neville
Ayes:	Wilcox, Hoover, and Neville
Abstained:	Ken Gerhardt
Absent:	Dean Zank

Clark County Board of Supervisors Action	
Vote Required:	Majority
Result/Date:	Adopted 01/19/2023
Type of Vote:	Roll Call: 26 Yes, 2 No, 1 Absent
Mover:	Zank
Seconded:	Wilcox
Ayes:	Brodhagen, Molitor, Schindler, Wilcox, Klabon, Waichulis, Zank, Thielman, Kolzow, Jalling, Bower, Ashbeck, Hendrickson, C. Rueth, W. Rueth, Bobrofsky, Krause Jr., Rollins, Smagacz, Boon, Trunkel, Gerhardt, Bakker, Garbisch, Neville, Sebesta
Nays:	Kodl & Tyznik
Absent:	Krempasky

I, Christina M. Jensen, Clerk for Clark County, hereby certify that Resolution 3-1-23 was adopted by the Clark County Board of Supervisors at the meeting held on January 19, 2023.


Christina Jensen
Clark County Clerk
Neillsville, Wisconsin 54456

SEAL

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RESOLUTION NO. _____

SYNOPSIS: Request State to Revise Solar Energy System Law

INTRODUCED BY: Planning and Zoning Committee

To the Honorable Board of Supervisors of Columbia County:

WHEREAS, Wisconsin counties possess limited authority to regulate solar energy systems in their communities as a result of Wisconsin State law; and,

WHEREAS, the regulation of solar energy systems is generally dependent on size, with smaller solar energy systems being subject to within Wis. Stat. § 66.0401(1m), and those above one hundred (100) megawatts the Wisconsin Public Service Commission (PSC);

WHEREAS, while Wis. Stat. § 66.0401(1m) provides a mechanism for counties to consider areas of local concern, it provides little ability for counties to restrict or even deny a project based on local concerns from residents, environmental impact, or economic impact. Within Wis. Stat. § 66.0401(1m), terms like “public health” or “safety” are undefined, a clear evidentiary threshold was never included; and, while found with Wis. Stat. § 59.69, the term “welfare” was not included with the reason for its omission uncertain; and,

WHEREAS, there are currently 14 solar and battery energy storage systems being proposed in the Midcontinent Independent System Operator, Inc. queue as of February 23, 2023 to be constructed within Columbia County, totaling 1220 MW of solar energy generation potential and 1000 MW of battery storage potential; and with many of these developers stating that there will be a phase 2 for their projects, an untold number of acres of prime farmland, wildlife habitat, threatened and endangered species of plants and animals that have been documented within project areas, scenic country views, lives, and livelihoods could be destroyed with little to no opportunity for the County to intervene; and,

WHEREAS, public utilities and private developers are using a loophole in Wis. Stat. § 196.491(3)(d)2 and 3 that exempts wholesale merchant plants from meeting the same standards as public utility companies in order to receive their Certificate of Public Convenience and Necessity (CPCN) and then immediately turn around and sell the project to a public utility company.

WHEREAS, the State has given planning and zoning authority to the County through Wis. Stat. § 59.69, specifically in order to “promote the public health, safety, convenience and general welfare; to encourage planned and orderly land use development; to protect property values and the property tax base” and to “preserve wetlands; to conserve soil, water and forest resources; to protect the beauty and amenities of landscape and man-made developments; to provide healthy surroundings for family life.” However, when it comes to utility-scale solar, the County process and authority is completely circumvented.

NOW, THEREFORE, BE IT RESOLVED, that the Columbia County Board of Supervisors hereby requests that the Wisconsin State Legislature revise Wis. Stat. § 66.0401(1m) and Wis. Stat. § 196.491 as follows in order to grant Wisconsin counties the authority to responsibly site utility-scale solar installations in order to maintain orderly planning and comply with the statutory requirement laid out in Wis. Stat. § 66.1001(3) to adhere to the objectives, goals, and policies contained in the County’s comprehensive plan:

~~66.0401(1m) Authority to restrict systems limited. No political subdivision may place any restriction, either directly or in effect, on the installation or use of a wind energy system that is more restrictive than the rules promulgated by the commission under~~

s. 196.378 (4g) (b). No political subdivision may place any restriction, either directly or in effect, on the installation or use of a solar energy system, as defined in s. 13.48 (2) (h) 1. g., or a wind energy system, unless the restriction satisfies one of the following conditions:
(a) Serves to preserve or protect the public health or safety.
(b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
66.0401(1m)(e)
(c) Allows for an alternative system of comparable cost and efficiency.

196.491(3)(d)2 Except as provided under par. (e), the commission shall approve an application filed under par. (a) 1. for a certificate of public convenience and necessity only if the commission determines all of the following:

196.491(3)(d)2.

2. The proposed facility satisfies the reasonable needs of the public for an adequate supply of electric energy. ~~This subdivision does not apply to a wholesale merchant plant.~~
3. The design and location or route is in the public interest considering alternative sources of supply, alternative locations or routes, individual hardships, engineering, economic, safety, reliability and environmental factors, ~~except that the commission may not consider alternative sources of supply or engineering or economic factors if the application is for a wholesale merchant plant.~~ In its consideration of environmental factors, the commission may not determine that the design and location or route is not in the public interest because of the impact of air pollution if the proposed facility will meet the requirements of ch. 285.

BE IT FURTHER RESOLVED, that the County Clerk will send a copy of this Resolution to Governor Tony Evers, all members of the State Legislature representing Columbia County, the Wisconsin Counties Association and an electronic copy to all Wisconsin county board supervisors and the full State Legislature.

Fiscal Note: None.

Fiscal Impact: None.

Andrew Kolberg

Harlan Baumgartner

Adam Hahn, Secretary

Douglas Richmond, Vice Chair

Denise Brusveen, Chair

PLANNING & ZONING COMMITTEE



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Director's Report: March 2023

	Since last report	Year to date	same time 2022	Comments
Zoning permits	22	58	54	
Permit project value	\$2,027,125	\$7,358,558	\$4,777,760	
New residences	5	8	7	
Accessory structures	8	19	18	
Ag buildings	8	28	27	
Solar	1	6	2	
Floodplain/Shoreland pts	2	6	6	
Complaints/Violations	7	17	35	
Certified survey map review	4	11	15	
Zoning Hearings	7	15	17	
Board of Adj hearings	0	1	0	
Sanitary Permits	5	14	16	
Soil Tests Reviewed	4	9	10	
as of March 31, 2023				

Other Updates

- Hosted Board of Adjustment training w/UWEX: about 40 participants from region (City Dodgeville; City Mineral Point; Milton; Iowa County; Prairie du Chien; Gays Mills; Dodge County; Green County; Town of Brigham; Montfort; Argyle)
 - WI County Code Administrators conference held March 29-31 (agenda handout)
 - The Wind Siting Council met by Zoom March 22nd: WI Capstone Project students overviewed their analysis of 66 papers on health impacts and 24 papers on state policies
 - Organizing navigability determinations with WDNR Water Mgt Specialist – 3 to 4 properties
 - Wind energy system licensing and moratorium ordinance being solicited to towns
-

**WISCONSIN COUNTY CODE ADMINISTRATORS
2023 SPRING CONFERENCE AGENDA
Fairfield Inn & Suites, Weston
March 29-31, 2023**

Wednesday March 29, 2023	
9:30 AM – 10:00 AM	REGISTRATION
10:00 AM – 10:15 AM	WELCOMING ADDRESS –INTRODUCTIONS – ANNOUNCEMENTS Reed Gaedtke – First Vice President
10:15 AM – 11:15 AM	Reg. Shoreland Wetlands: District determination, uses allowed & when to rezone. Kay Lutze – Wisconsin DNR
11:15 AM – 12:00 AM	Camp Vits Park, Public Access Brock Wetenkamp – City of Manitowoc
12:00 PM – 1:00 PM	LUNCH
1:00 PM – 2:00 PM	Using the WDNR Surface Water Data Viewer (SWDV) Crystal Von Holdt – Wisconsin DNR
2:00 PM – 3:00 PM	Shoreland Zoning Model Ordinance – Updates and Process to adopt. Mike Wenholz – Wisconsin DNR
3:00 PM – 3:15 PM	BREAK
3:15PM – 4:15 PM	Zoning Administrator Appeals: Iron County case study. Kay Lutze, Dale Rezabek - Wisconsin DNR and Gerry Nasi – Iron County
4:15 PM – 5:00 PM	Are you staffing your Board of Adjustment? Q&A Session Lynn Markham – CLUE
5:00 PM – 6:00 PM	SOCIAL HOUR & SPARKLING CONVERSATION
6:00 PM – 7:00 PM	DINNER
7:00	WCCA Executive Board Meeting – See separate agenda
Thursday, March 30, 2023	
7:00 AM – 8:30 AM	CONTINENTAL BREAKFAST IN HOTEL BREAKFAST ROOM
8:30 AM – 9:30 AM	Solar Power Regulations (Local authority's ability to regulate.) Stacy Schumacher - Wisconsin Public Service Commission
9:30 AM – 10:00 AM	Nonmetallic Mine Reclamation; DNR assistance with disputes. Roberta Walls - Wisconsin DNR
10:00 AM – 10:15 AM	BREAK
10:15 AM – 11:00 AM	Panel about ordinances for solar farms under 100 MW. Lynn Markham – CLUE
11:00 AM – 12:00 PM	Floodplain Updates and Management 101 Brian Cunningham - Wisconsin DNR
12:00 PM – 1:00 PM	LUNCH
1:00 PM – 1:30 PM	POWTS Elevation Training; Part A – Information and instructions (Indoors) CeCe Rudnicki – Wisconsin DSPS
1:30 PM – 2:15 PM	POWTS Elevation Training; Part B – Data Collection (Outdoors) CeCe Rudnicki – Wisconsin DSPS
2:15 PM – 2:45 PM	POWTS Elevation Training; Part C – Calculating Data (Indoors) CeCe Rudnicki – Wisconsin DSPS
2:45 PM – 3:00 PM	BREAK
3:00 PM – 4:00 PM	Private Water Updates (<i>contaminants, well comp, online tools and county delegation program.</i>) WDNR - Stacy Steinke
4:00 PM – 4:45 PM	Digital POWTS Inspections and Use of Technology in Zoning Chris Meuer, Brian Geibel & Doug Depies – Calumet County
4:45 PM – 5:15 PM	WCCA BUSINESS MEETING (All attendees will get an extra ticket for the “room” drawing on Friday.)
5:15 PM – 6:00 PM	SOCIAL NETWORKING & SPARKLING CONVERSATION

6:00 PM	DINNER Awards, Bingo, 50/50 raffle
Friday, March 31, 2023	
7:00 AM - 8:30 AM	CONTINENTAL BREAKFAST IN HOTEL BREAKFAST ROOM
8:30 AM – 9:30 AM	DSPS Updates * CeCe Rudnicki – Wisconsin DSPS
9:30 AM – 10:30 AM	Above Grade POWTS * (Session 1) CeCe Rudnicki – Wisconsin DSPS
10:30 AM – 10:45 AM	BREAK
10:45 AM – 12:00 PM	Above Grade POWTS * (Session 2) CeCe Rudnicki – Wisconsin DSPS
12:00 PM	Drawing for one free night at Fairfield Inn & Suites – must be present to win

*Note: DSPS Continuing Education credits available

Note: Agenda is subject to change