

AGENDA – Iowa County Planning & Zoning Committee

Thursday, September 28, 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 August 24, 2023 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Kyle Miklasz for a Conditional Use Permit to allow a Tourist Cottage (short-term rental) on a 1.81-acre B-2 Hwy Bus lot being Lot 2 of CSM 1046 at 7571 US Highway 14 in the Town of Arena.
7. Petition by Brian Laufenberg and Timothy McGuire to zone 8.75 acres from AR-1 Ag Res & B-2 Hwy Bus to all B-2 Hwy Bus and to reduce an existing 37.92-acre AR-1 lot to 32.43 acres in the NE/NW of S5-T6N-R1E in the Town of Highland.
8. Petition by Brian Laufenberg and Timothy McGuire for a Conditional Use Permit to allow a taxidermy business with associated residence on an 8.75-acre B-2 Hwy Bus lot in the NE/NW of S5-T6N-R1E in the Town of Highland.
9. Petition by Jon Novak to zone 4.87 from A-1 Ag to AR-1 Ag Res and 38.4 acres from A-1 Ag to C-1 Conservancy in the NE1/4 of S23-T6N-R2E in the Town of Linden.
10. Petition by Jared Leonard and Dale Fitzsimons to zone 4.1 acres from A-1 Ag to AR-1 Ag Res with 35.9 acres having the AC-1 Ag Conservancy overlay district in the SE ¼ of S17-T5N-R4E in the Town of Waldwick.
11. Motion to end the public hearings and resume the regular meeting.

12. Request by Don & Karissa Wendt to revise Section 2.3(1)(b) of the Iowa County Zoning Ordinance regarding camping units to include the R-1 district and remove the restrictions on being located in a delineated floodplain.
13. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
14. Director's report
15. Next meeting date and time
16. Motion to adjourn

Scott A. Godfrey, Director

Posted 09/12/2023

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 – draft minutes

Thursday, August 24, 2023 at 6:30 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 6:35pm

2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the July 27, 2023 meeting.

Motion by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously

6. Petition by David McCarthy to reduce an existing 24.348-acre AR-1 Ag Res lot to 17.708 acres and to zone 6.64 acres from AR-1 Ag Res to B-2 Hwy Bus in the W1/2-SW of S23-T7N-R2E in the Town of Highland.

Applicant present: David McCarthy and Victor Cardosa

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Leix with the conditions that the associated Conditional Use Permit is approved and that the associated certified survey map is duly recorded within 6 months of County Board.

Second by Supervisor Gollon

Motion carries unanimously.

7. Petition by David McCarthy for a Conditional Use Permit for a vehicle parts sales operation on a 6.64-acre B-2 Hwy Bus lot in the NW/SW of S31-T8N-R5E W1/2-SW of S23-T7N-R2E in the Town of Highland.

Applicant present: David McCarthy and Victor Cardosa

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

There was discussion of how this use differs from a salvage yard, what environmental regulations apply and how onsite customers would require commercial building code compliance.

Mr. Cardosa overviewed his parts sales operation as internet-sales based.

Motion to approve by Supervisor Leix with the following conditions:

1. No sales of vehicles, just parts
2. No dismantled or inoperable vehicles stored outside the building
3. No walk-in customers – online or off-premise sales only
4. The required State licensing be obtained and maintained
5. If others than the owner or their immediate family members are employed, potable water and a code compliant septic system will be required.

Second by Supervisor Masters

Motion carries unanimously.

8. Petition by Jon Novak to zone 4.87 & 38.4 acres from A-1 Ag to AR-1 Ag Res in the NE1/4 of S23-T6N-R2E in the Town of Linden.

Director Godfrey said the applicant is requesting postponement to next month to allow revision of the application.

Motion to postpone to next month by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Masters

Second by Supervisor Lease

Motion carries unanimously

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

Director Godfrey said towns are still reviewing the proposed revisions and asked if there are any further revisions to consider. There were none.

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

Chair Peterson reported the state of Minnesota passed a law requiring 100% renewable energy by 2040.

Supervisor Leix reported the Grand County Board of Supervisors is sending a letter to the State Legislature urging for an update to wind energy system siting standards.

Supervisor Masters said Madison media is reporting MG&E and Alliant Energy may be changing solar payback terms.

12. Director's report

Director Godfrey overviewed the report in the packet.

There was discussion of the meaning of the Pattern Energy 180-day notice of application filed with the Public Service Commission for the planned three-county wind energy system.

13. Next meeting date and time: September 28, 2023 at 6pm

14. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:02pm

Scott A. Godfrey, Director

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 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: 3369

Kyle Miklasz

1284 N. Jack Pine Ct.

Palatine, IL

Hearing Date: September 28, 2023

Town of Arena

L2 CSM1046 S20-T8N-R5E

PIN: 002-0285.B

1. Request: This is a request for a Conditional Use Permit to allow a Tourist Cottage (short-term rental).



2. Comments

1. This B-2 lot currently has a CUP to allow a sawmill, indoor storage and associated residence. The intent of this request is to convert the residence into a Tourist Cottage for short-term rental.
2. The existing farmhouse in the NW corner of the lot cannot be used as a residence per an affidavit recorded when the "barn residence" ... the structure proposed to be a Tourist Cottage ... was converted to a residence.
3. There is an existing private septic system serving the building at issue sized for up to 3 bedrooms.

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

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

Town Recommendation: The Town of Arena is recommending approval with the condition that all previously approved uses are revoked.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) All previously approved uses are revoked.
- 2) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing.
- 3) All State or local licensing requirements must be obtained and maintained in order for the permit to remain valid.
- 4) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning requirements.



the County Board action. A conditional use request requires action by the Iowa County Planning & Zoning Committee but does not require County Board action.



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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: Kyle Miklasz

Address: 1284 N Jack Pine Ct

City/Zip Code: Palatine IL 60067

Landowner: Kyle Miklasz
(if other than applicant)

Address: 7571 US HWY 14

City/Zip Code: Arena, WI 53503

Applicant Phone: 773-706-7144

Landowner Phone: 773-706-7144

Email: jackpineproperties@yahoo.com Please contact by: ☒ X_email ☐ postal

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

in the Town of ARENA Acreage of proposed lot(s) 2 1.81
acres

L2 CSM 1046

Section 20 Town 8 N Range 5 E 1/4 of the 1/4 PIN 002-0285-B

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.

Airbnb / country lodging / short term rental

N/A

IV.

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

The property is the perfect fit for families visiting the area and will be a great spot for folks who are looking for a getaway to relax in the country. With its prime location off US 14 it will be easily accessible for guest travel.

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

No. Not applicable.

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

Not applicable.

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

Yes there are multiple public safety organizations in the surrounding area. Guests will be traveling by their own cars and have their own transportation...

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

I have a full staff of cleaners, maintenance, handymen, carpenters, and contractors who are ready and available 24/7 to help with issues and/or maintenance to ensure the property will always be in top shape.

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

The proposed use as an Airbnb will comply with all rules and regulations laid out in the Iowa County comprehensive plan.

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

Applicant(s) Signature: *Kyle Miklasz*

Date: 9-1-23

Landowner(s) Signature: *Kyle Miklasz*

Date: 9-1-23

=====

For Office Use Only: Rcv'd by SL Date 9-8-23 Fee 200 Check # 1082 Cash
B-2 present zoning 2/A floodplain 2/A shoreland/wetland

Scott Godfrey

From: Andrea Joo <andrea.joo@c21affiliated.com>
Sent: Friday, September 8, 2023 9:53 AM
To: Jack Pine Properties; Scott Godfrey
Subject: Re: CUP application

Scott the town of Arena did approve the conditional use permit for short term rentals with all other conditional uses removed from the property.



ANDREA JOO | BROKER/OWNER
REALTOR® | GRI | ABR | PSA | AH
GREEN Certified | SRS | RSPS | RE
| C: 608-574-2092 | O: 608-588-7021
| W: [Click here to view my website](#)
CENTURY 21 Affiliated

From: Jack Pine Properties <jackpineproperties@yahoo.com>
Sent: Friday, September 8, 2023 9:48:19 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Cc: Andrea Joo <andrea.joo@c21affiliated.com>
Subject: Re: CUP application

Thanks Scott! Where can I drop off the check, which location and to who's attention? Who do I write the check out to as well? Can I pay by card over phone? I will drop this off next week to the office.

See attached for the house rules that we have in place. I manage airbnb properties in Tennessee and Illinois and am experienced in the day to day management and success of how to properly and efficiently run a short term rental business. We are excited to bring a new hospitality accommodation to Iowa County as we grow our hospitality portfolio.

I will mark my calendar for the meeting on the 28th and keep an eye out for the zoom invite.

Andrea, can you please send Scott confirmation of The Town of Arena's approval for our property to operate as a short term rental in Arena?

Thank you!

Kyle Miklasz
773-706-7144
Managing Partner
Jack Pine Properties LLC

7571 US Highway 14
Arena, WI 53503

Kyle Miklasz
Owner & Managing Partner
Jack Pine Properties LLC

AIRBNB HOUSE RULES

- 1) Check in time will be 4pm and check out time will be 10am. There will be no exceptions to these time frames as the cleaning and maintenance crew needs the full 6 hours between guest departures and arrivals to properly deep clean the home. The keypad code will be sent to guests 3 days prior to arrival, in addition to directions for arrival.
- 2) Fresh Linens, Towels, Toiletries, Cookware, and outdoor amenities will be provided for guests to use during their stay at the home.
- 3) We have a 24/7 housekeeping and maintenance request hotline available for ALL guests. If something comes up and guests need assistance, please call or text 773-706-7144 to submit your request. Or message the host through the Airbnb app.
- 4) QUIET HOURS will be observed between the hours of 10pm and 8am every day. There are no exceptions to this rule. Excessive outdoor noise will not be tolerated and guests will be subject to additional fines and/or asked to leave if they do not respect the rule.
- 5) Upon departure, guests will be required to strip the beds of all linens and used towels and place them on the floor in the bathrooms. The dishes should either be washed and put away or placed in the dishwasher to start the load.
- 6) All trash should be placed in the 6 outdoor trash bins with animal locks. No trash should be left behind anywhere in the home, otherwise guests will be subject to additional cleaning fines if the housekeeping crew takes longer than 6 hours to clean the home.
- 7) The fridges should be cleared of any leftover food or drink upon departure.
- 8) The thermostat should be set to 72 F upon departure.
- 9) There will be no parking allowed on the grass. There is space for multiple cars on the gravel driveway and parking should be contained to the loop gravel driveway.
- 10) There will be NO trespassing allowed onto the neighbor's properties. Guest must remain within the fence outlining the property's premises and will not be allowed to wander off into the farmland south of the property.
- 11) If using the outdoor grill or amenities in the outdoor/first floor, all items must be placed back exactly how they were found prior to arrival.
- 12) NO SMOKING ALLOWED INSIDE THE HOME
- 13) Pets will be allowed up to 50lbs. Additional \$100 pet fee will be applied. Please keep all pets in the kennel or on a leash if outside. If there is excessive waste from pets or hair that is not properly cleaned, there will be additional cleaning fees.
- 14) We are a family friendly space and welcome children of all ages and families of all kinds. There are 2 pack and play cribs and 2 high chairs available for guest use in storage.
- 15) Minimum age to rent: 21 years old.



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Scott.Godfrey@iowacounty.org

Zoning Hearing: 3370

Brian Laufenberg

378 Steil Rd

Highland, WI 53543

Hearing Date: September 28, 2023

Town of Highland

NE/NW S5-T6N-R1E

PIN: 012-1158; 1158.1

Timothy McGuire

422 Steil Rd

Highland, WI 53543

1. Request: This is a request to zone 8.75 acres from AR-1 & B-2 to all B-2 and to reduce a 37.92-acre AR-1 lot to 32.43 acres.



2. Comments

1. The intent is to enlarge Mr. Laufenberg's 2.23-acre B-2 Hwy Bus lot by adding land from Mr. McGuire that is current zoned AR-1 Ag Res. Included is a Conditional Use Permit to retain the existing taxidermy business and associated residence on the B-2 lot originally approved in 2001 on the current lot.

2. If approved, the B-2 lot would be allowed agricultural cropping and the uses approved by the associated Conditional Use Permit. The AR-1 lot would retain its current allowance for one single family residence, accessory structures and limited ag uses including up to 11 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).

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

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

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

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

Staff recommends approval of the CUP with condition that the associated zoning change is approved by the County Board.





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: Brian Laufenberg

Address: 378 Steil Road

City/Zip Code: Highland 53543

Landowner: Timothy McGuire
(if other than applicant)

Address: 422 Steil Road

City/Zip Code: Highland 53543

Applicant Phone: (608) 929-7802
574-5325

Landowner Phone: (608) 574-0079

Email: brian.laufenberg1@gmail.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only

☐ Conditional Use only

☐ Both

8.75 TO B-2

32.43 TO AR7

in the Town of Highland Acreage of proposed lot(s) 5.6 acres

Section 5 Town 6 N Range 1 E NE 1/4 of the SW 1/4 PIN 012-1158; 1158-1

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

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

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

**Present zoning district: AR-1 ^{AR1 1/2} ^{B-2} Requested zoning district: B2 for the proposed use(s) of: _____

Requested Conditional uses (s):

TAXIDERMY BUSINESS WITH ASSOCIATED RESIDENCES
ON B-2 LOT

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

II. Please explain the reason for the request and proposed plans: I want to Create a Buffer Between My Home and Current owners farming Area

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 currently and will remain agricultural.

- 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?

No Change

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)?

No Change

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

No Change

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?

No Change

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

No Change

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: *Brian Langenberg* Date: *7-24-23*

Landowner(s) Signature: *Tim McNamee* Date: *7-24-23*

=====

For Office Use Only: Rcv'd by *SL* Date *8-29-23* Fee *250* Check # *8399* Cash

B-2 *3* ~~AE-1~~ present zoning *1/A* floodplain *1/A* shoreland/wetland

Scott Godfrey

From: Leah Nankey <leahn nankey@gmail.com>
Sent: Wednesday, August 16, 2023 9:24 AM
To: Scott Godfrey
Subject: Highland Board Meeting

Good Morning Scott,

At the Highland Board Meeting on Monday, August 14, 2023, the board:

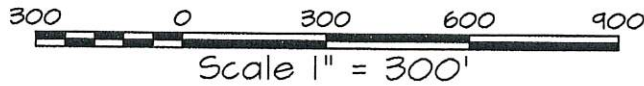
- 1) Approved a Driveway Permit Application for Sheila Dischler at Reger Road-Sec 32
-  2) Approved a Zoning Change Request for Brian & Kelly Laufenberg. They will be purchasing a parcel of land from Timothy McGuire. The land is currently zoned AR1; they requested rezoning to B2 district.
- 3) Looked at the Iowa County Planning & Rezoning Committee Potential Revisions. They will have additional discussion and make their final suggestions at the next Highland Board Meeting scheduled for Sept.
11. Would you prefer I email their suggestions to you or send them via USPS?

Thanks,
Leah

Sent from Mail for Windows

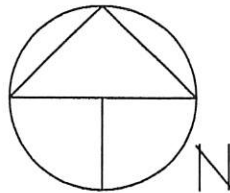
CERTIFIED SURVEY MAP

Being part of Lot 1 of Certified Survey Map 2000
recorded as Document 383050 and located in part of
the fractional NE 1/4 of the NW 1/4 of Section 5, T6N, R1E,
Town of Highland, Iowa County, Wisconsin



Sheet 1 of 2

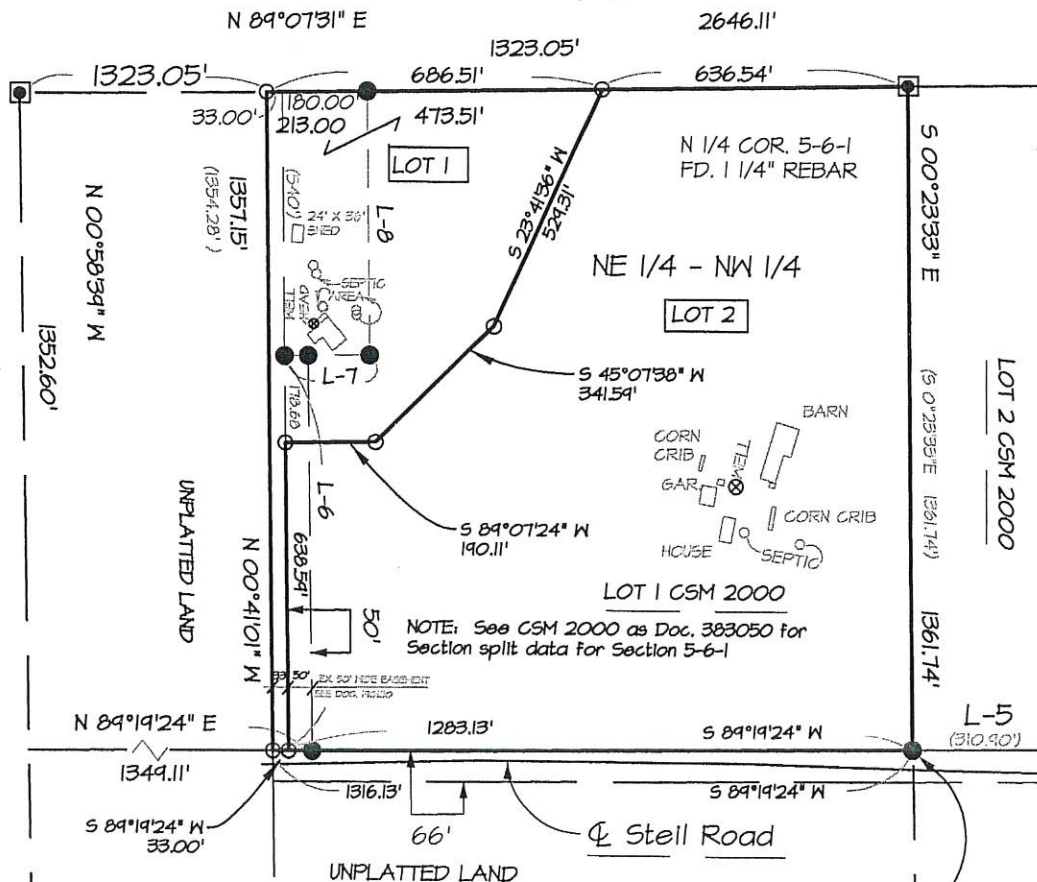
Plat bearings are referenced toward
the Iowa County Coordinate system
as defined by the Wisconsin
Department of Transportation, the
north Line of the NW 1/4 of 5-6-1
which line was measured by GPS
observation to bear N 89°23'23" E



- LEGEND:
- () RECORDED AS
 - SET 1"X18"X 1.68 #1F IRON PIPE PREVIOUSLY
 - ▲ FOUND 3/4"φ REBAR
 - set 3/4" x18"X 1.5# LF REBAR

NO.	BEARING	DISTANCE
L-6	N 00°41'01" W	817.27'
L-7	N 89°07'31" E	180.00'
L-8	N 00°41'01" W	540.00'

CSM TOTAL 3,292,622 S.F. Average of CSM 2000
75.59 AC. ±



CERTIFIED SURVEY MAP

Being part of Lot 1 of Certified Survey Map 2000 recorded as Document 383050 and located in part of the fractional NE 1/4 of the NW 1/4 of Section 5, T6N, R1E, Town of Highland, Iowa County, Wisconsin

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Brian Laufenberg, 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 Lot 1 of Certified Survey Map 2000 recorded as Document 383050 and located in part of the fractional NE 1/4 of the NW 1/4 of Section 5, T6N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Beginning at the N 1/4 corner of said section 5; thence S 00°23'33" E, 1361.74' to the SE corner of said NE 1/4 of the NW 1/4; thence S 89°19'24" W, 1316.13' to the SW corner of said NE 1/4 of the NW 1/4; thence N 00°41'01" W, 1357.15' to the NW corner thereof; thence N 89°07'31" E, 1323.05' to the POINT OF BEGINNING. Containing 1,793,891 square feet, or 41.18 acres, more or less, and being subject to an easement for Stell Road along the southerly side thereof. Lot 1 benefits for that 50' wide easement along the westerline line of Lot 2.

OWNERS' CERTIFICATE

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

Laufenberg Feed & Agri-Services INC

OWNERS

Laufenberg Feed & Agri-Services INC
PO Box 287
Highland, WI. 53543

Brian Laufenberg

Brian Laufenberg
378 Stell Road
Highland, WI. 53543

Steven C. Laufenberg

Steven C. Laufenberg
211 Brooke Dr.
Belleville, WI. 53508

SUMMARY OF AREAS

	SQUARE FT.	ACRES±
LOT 1	380,967	8.75
LOT 2	1,412,924	32.43
CSM TOTAL	1,793,891	41.18

Sheet 2 of 2

OFFICE DATA:	
JOB I.D.	2023s-039
SURVEY CREW:	ld gw
FIELD BOOK NO.:	22-2 pg. 46
DWG. STORED:	vers 13
DRAWN BY:	les
DRAWING NO.:	23s-39.dwg
DATA FILE NO.:	<23s-39.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

Zoning Hearing: 3367 (cont.)

Jon Novak

1015 E. Circle Dr

Highland, WI 53543

Hearing Date: September 28, 2023

Town of Linden

NE 1/4 S23-T6N-R2E

PIN: 014-0087; 0082.A; 0083.A;

0084.A

1. Request: This is a request to zone 4.87 acres from A-1 Ag to AR-1 Ag Res and 38.4 acres from A-1 Ag to C-1 Conservancy.



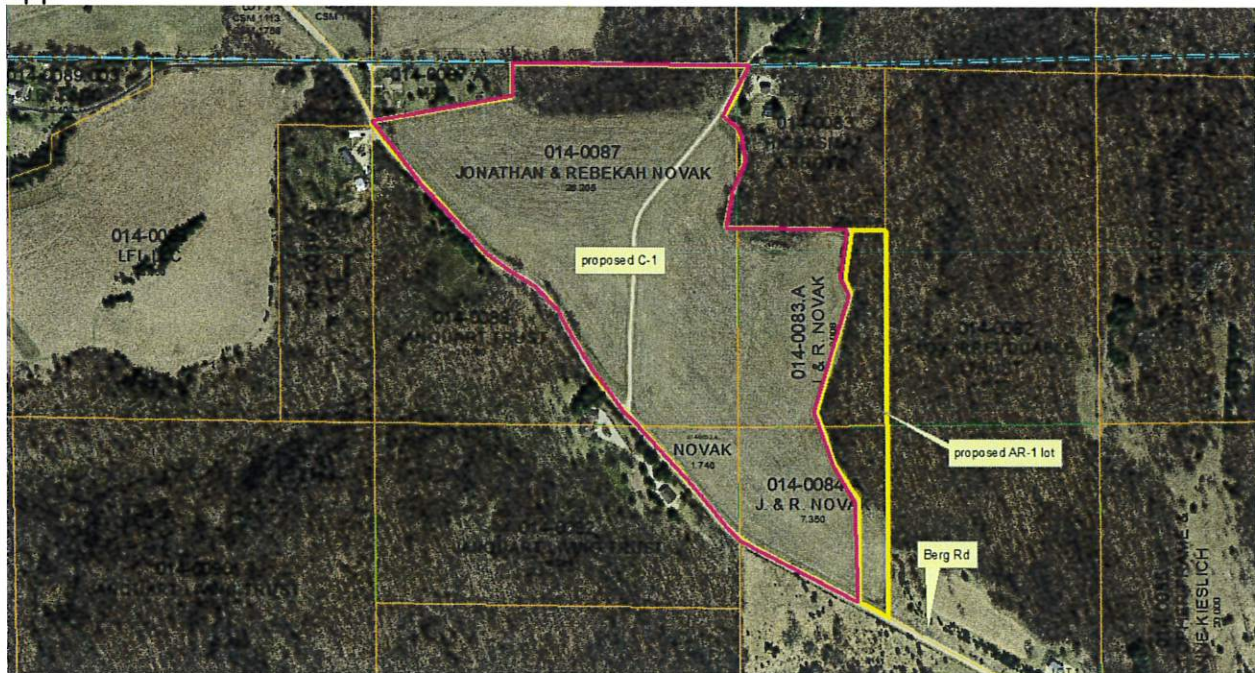
2. Comments

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lot.
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 in the Iowa County Zoning Ordinance. The C-1 lot would allow or open-space uses and prohibit development that requires a zoning permit.

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

Town Recommendation: The Town of Linden 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: Jan March Address: 1015 E Circle Dr
City/Zip Code: Highland WI 53543

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

Applicant Phone: () _____ Landowner Phone: (608) 925-9498

Email: Sandstonecattle@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 Linden Acreage of proposed lot(s) 4.87, 38.40

Section 23 Town 6 N Range 2 E S 1/4 of the NE 1/4 PIN 014-0087; 0082.A; 0083.A;

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

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

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

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

Requested Conditional uses (s): n/a

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

II. Please explain the reason for the request and proposed plans: planning to sell parcel as a house lot

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

- 1) How is this land better suited for a non-agricultural use?
woodland not suitable for clearing and Row crop production.
- 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?
not to my knowledge

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: Jon Navak Date: 7-13-23

Landowner(s) Signature: Same Date: _____

=====

For Office Use Only: Rcv'd by TL Date 7-13-23 Fee 150 Check # 2842 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Linden Town Clerk <lindentownclerk@gmail.com>
Sent: Thursday, September 14, 2023 10:59 AM
To: Scott Godfrey
Subject: Re: FW: 3117 STH 39 Mineral Point.
Attachments: image003.png

Hi Scott,

I have four pages of minutes so, going to be awhile before I get them typed. In the meantime, the Board approved the following at the meeting 09-13:

Building site and driveway for Tucker Pittz at 3117 State Rd 39

Zoning change for William Neal at 3432 Sinbad Road from AR-1 into two lots, one zoned AR-1 Ag Res and the other B-2 with a conditional use permit for a tourist cottage. Also approved the building site and driveway

✓ Zoning change for Jon Novak changing two lots from AG-1 -- 4.87A to AR-1 and 38.4A to C-1 Conservancy

On Thu, Sep 14, 2023 at 7:47 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Sam,

I understand the Town was to act on Tucker Pittz's driveway last night. Would you please confirm its approval when you have a moment?

Thank you.

Scott A. Godfrey, Director

Office of Planning & Development

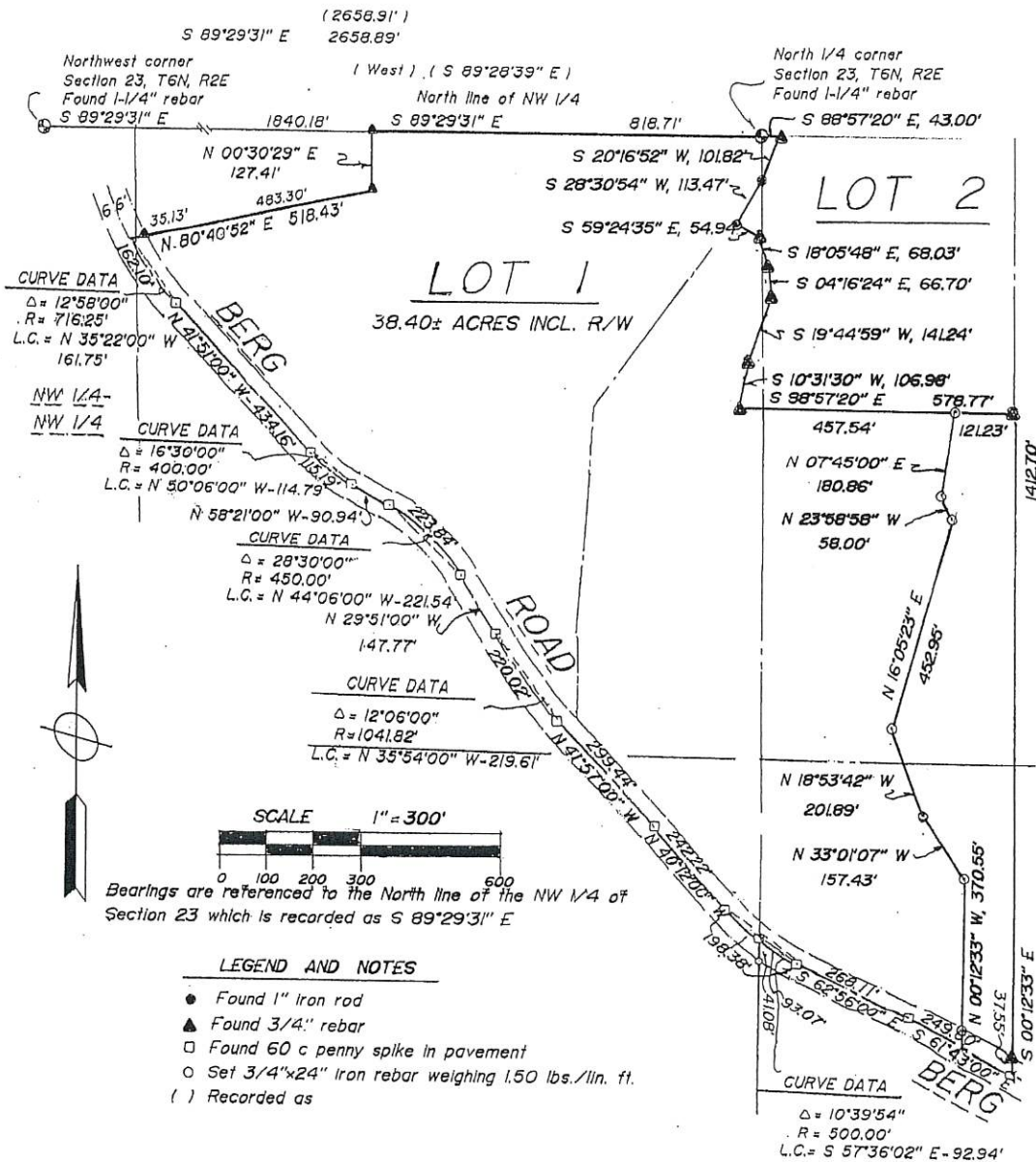
222 N. Iowa Street

Dodgeville, WI 53533

608-935-0333

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4-NE 1/4, THE SW 1/4-NE 1/4, THE NE 1/4-NW 1/4, THE NW 1/4-NW 1/4 AND THE SE 1/4-NW 1/4 OF SECTION 23, TOWN 6 NORTH, RANGE 2 EAST, TOWN OF LINDEN, IOWA COUNTY, WISCONSIN.



LOT 2 AREA= 4.87± ACRES INCL. R/W

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW ¼-NE ¼, THE SW ¼-NE ¼, THE NE ¼-NW ¼, THE NW ¼-NW ¼ AND THE SE ¼-NW ¼ OF SECTION 23, TOWN 6 NORTH, RANGE 2 EAST, TOWN OF LINDEN, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed and mapped a part the NW ¼-NE ¼, the SW ¼-NE ¼, the NE ¼-NW ¼, the NW ¼-NW ¼ and the SE ¼-NE ¼ of Section 23, Town 6 North, Range 2 East, Town of Linden, Iowa County, Wisconsin, more particularly described as follows:

Beginning at the North ¼ corner of said Section 23; thence S 88°57'20" E, 43.20 feet along the North line of the NW ¼-NE ¼ of said Section 23; thence S 20°16'52" W, 101.822 feet; thence S 28°30'54" W, 113.47 feet; thence S 59°24'35" E, 54.94 feet; thence S 18°05'48" E, 68.03 feet; thence S 04°16'24" E, 66.70 feet; thence S 19°44'59" W, 141.24 feet; thence S 10°31'30" W, 106.98 feet; thence S 88°57'20" E, 578.77 feet; thence S 00°12'33" E, 1412.70 feet to a point in the centerline of Berg Road; thence N 61°43'00" W, 249.80 feet along the centerline of Berg Road; thence N 62°56'00" W, 268.11 feet along the centerline of Berg Road; thence Northwesterly, 198.38 feet along the arc of a curve to the right having a central angle of 22°44'00" and a radius of 500.00 feet, said arc also being the centerline of Berg Road, the long chord of which bears N 51°34'00" W, 197.09 feet; thence N 40°12'00" W, 242.22 feet along the centerline of Berg Road; thence N 41°57'00" W, 299.44 feet along the centerline of Berg Road; thence Northwesterly, 220.02 feet along the arc of a curve to the right having a central angle of 12°06'00" and a radius of 1041.82 feet, said arc also being the centerline of Berg Road, the long chord of which bears N 35°54'00" W, 219.61 feet; thence N 29°51'00" W, 147.77 feet along the centerline of Berg Road; thence Northwesterly, 223.84 feet along the arc of a curve to the left having a central angle of 28°30'00" and a radius of 450.00 feet, said arc also being the centerline of Berg Road, the long chord of which bears N 44°06'00" W, 221.54 feet; thence N 58°21'00" W, 90.94 feet along the centerline of Berg Road; thence Northwesterly, 115.19 feet along the arc of a curve to the right having a central angle of 16°30'00" and a radius of 400.00 feet, said arc also being the centerline of Berg Road, the long chord of which bears N 50°06'00" W, 114.79 feet; thence N 41°51'00" W, 434.16 feet along the centerline of Berg Road; thence Northwesterly, 162.10 feet along the arc of a curve to the right having a central angle of 12°58'00" and a radius of 716.25 feet, said arc also being the centerline of Berg Road, the long chord of which bears N 35°22'00" W, 161.75 feet; thence N 80°40'52" E, 518.43 feet; thence N 00°30'29" E, 127.41 feet; thence S 89°29'31" E, 818.71 feet along the North line of the NE ¼-NW ¼ of said Section 23 to the point of beginning,

That I have prepared the above certified survey map at the request of John Novak.

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

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this _____ day of _____, 2023

REGISTER OF DEEDS

Received for recording this _____ day of _____, 2023 at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell – Iowa County Register of Deeds



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

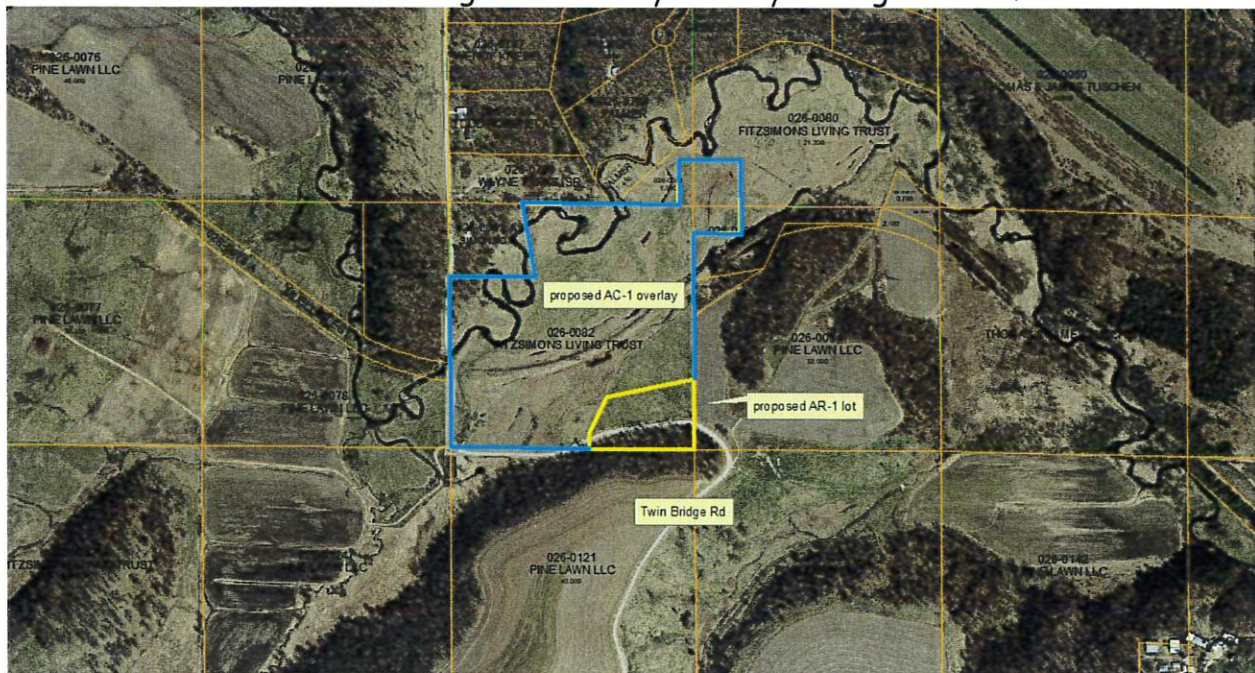
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3371
Jared Leonard
6328 County Road DD
Mineral Point, WI 53565

Hearing Date: September 28, 2023
Town of Waldwick
SE $\frac{1}{4}$ S17-T5N-R4E
PIN: 026-0082; 0081; 0080; 0083

Dale Fitzsimons
5451 Sunny Ridge Rd
Mineral Point, WI 53565

1. Request: This is a request to zone 4.1 acres from A-1 Ag to AR-1 Ag Res with 35.9 acres to have the AC-1 Ag Conservancy overlay zoning district.



2. Comments

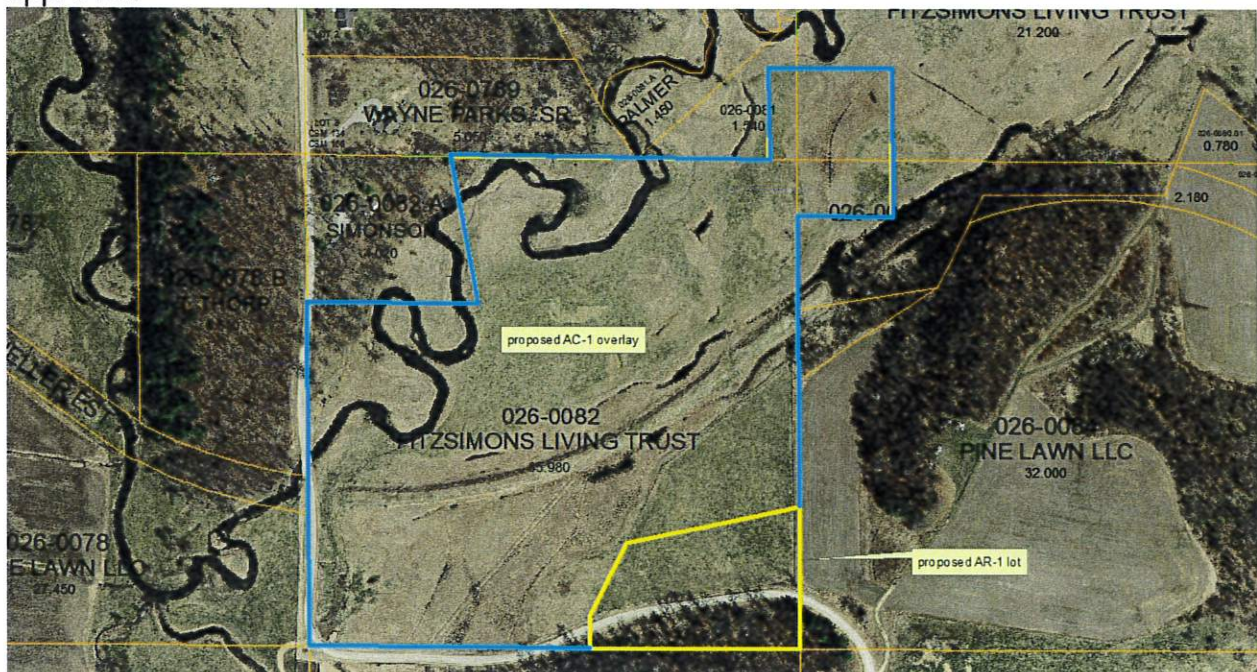
1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required in order for the proposed lot to be legally created.
2. If approved, the AR-1 lot would allow one single family residence, accessory structures and limited ag uses but no animal units as defined in the Iowa

County Zoning Ordinance. The AC-1 overlay is required to comply with the town's residential density standard.

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

Town Recommendation: The Town of Waldwick is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Jared Leonard Address: 6328 County Rd DD
City/Zip Code: Mineral Point, WI 53565

Landowner: Dale Fitzgimons Address: 5451 Sunny Ridge Rd
(if other than applicant) City/Zip Code: Mineral Point, WI 53565

Applicant Phone: (608) 574-9214 Landowner Phone: (608) 987-2730

Email: jared@jaweb.us 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) 4.1 ^{AR-1} 35-90 ^{AC-1}

Section 17 Town 5 N Range 4 E SW 1/4 of the SE 1/4 PIN 026-0082, 0081, 0080, 0083

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 ^{AC-1} for the proposed use(s) of: _____

Requested Conditional uses (s):

Building site

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

II. Please explain the reason for the request and proposed plans: None Planning to build a smaller home on the hillside

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 building site provides more housing in an area that needs it.
- 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?
land around this parcel is a flood plain.

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?
will be complied to best of ability
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)?
No neighbors are real close
3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?
No

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

Plant more trees if any have
to be cut down.

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?

No

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

None

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

Keep Disturb the least amount of
land as possible

****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: Jared Leonard Date: 8-1-23

Landowner(s) Signature: Dale W. Fitzsimons Date: Aug 1, 2023

For Office Use Only: Rcv'd by gr Date 8-7-23 Fee 750 Check # 1038 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWN 5 NORTH,
RANGE 4 EAST, TOWN OF WALDWICK, IOWA COUNTY, WISCONSIN.

REGISTER OF DEEDS

Received for recording this _____ day of _____, 2023 at _____ o'clock ____ M. and
recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell – Iowa County Register of Deeds

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

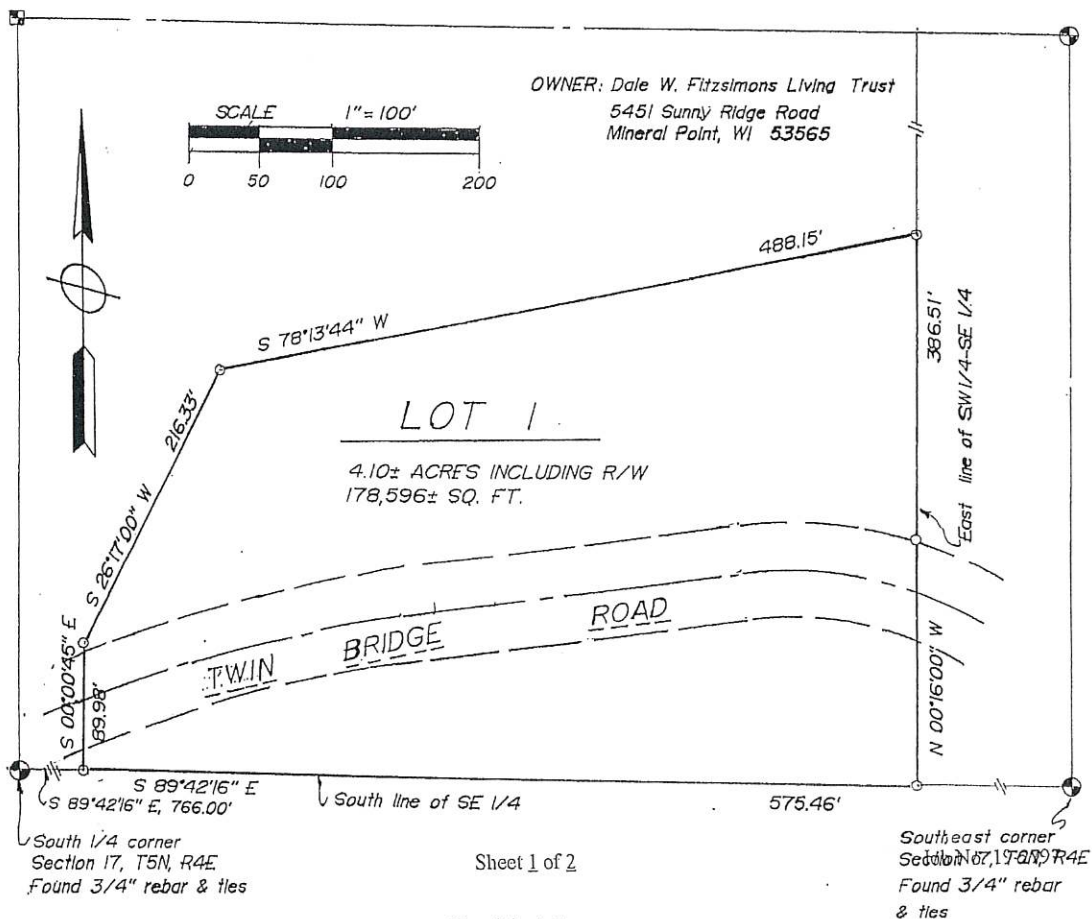
Scott Godfrey, Director

Date

LEGEND AND NOTES

○ Set 3/4"x24" solid Iron rebar, weighing 1.50 lbs./lin. ft.

*Bearings are referenced to the South line of the SE 1/4 of Section 17 which bears
S 89°42'16" E based on the Wisconsin County Coordinate System, Iowa County Zone,
NAD83(2011)*



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWN 5 NORTH,
RANGE 4 EAST, TOWN OF WALDWICK, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Southwest ¼ of the Southeast ¼ of Section 17, Town 5 North, Range 4 East, Town of Waldwick, Iowa County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 17; thence S 89°42'16" E, 766.00 feet along the South line of the Southeast ¼ of said Section 17 to the point of beginning; thence S 89°42'16" E, 575.46 feet along the South line of the Southeast ¼ of said Section 17 to the Southeast corner of the SW ¼-SE ¼; thence N 00°16'00" W, 386.51 feet; thence S 78°13'44" W, 488.15 feet; thence S 26°17'00" W, 216.33 feet; thence S 00°00'45" E, 89.98 feet to the point of beginning, containing 4.10 acres, more or less.

That I have prepared the above certified survey map at the request of David Fitzsimons.

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

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

Dated this _____ day of _____, 2023

LEGAL DESCRIPTION OF CONSERVANCY ZONING OVERLAY

A part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$, the SE $\frac{1}{4}$ -SE $\frac{1}{4}$, the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 17, Town 5 North, Range 4 East, Town of Waldwick, Iowa County, Wisconsin, described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 17; thence S $89^{\circ}42'16''$ E, 766.00 feet along the South line of the Southeast $\frac{1}{4}$ of said Section 17; thence N $00^{\circ}00'45''$ W, 89.98 feet; thence N $26^{\circ}17'00''$ E, 216.33 feet; thence N $78^{\circ}13'44''$ E, 488.15 feet; thence N $00^{\circ}16'00''$ W, 793.49 feet along the East line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$; thence S $89^{\circ}33'26''$ E, 260.00 feet; N $00^{\circ}16'00''$ W, 405.00 feet; thence N $89^{\circ}33'26''$ W, 336.92 feet; thence S $00^{\circ}16'00''$ E, 250.14 feet; thence N $89^{\circ}33'26''$ W, 864.96 feet along the North line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$; thence S $10^{\circ}52'39''$ E, 407.90 feet; thence N $89^{\circ}33'47''$ W, 475.00 feet; thence S $00^{\circ}16'59''$ E, 938.27 feet along the West line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ to the point of beginning, containing 35.90 acres.



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 12: Request by Don & Karissa Wendt to revise Section 2.3(1)(b) of the Iowa County Zoning Ordinance regarding camping units to include the R-1 district and remove the restrictions on being located in a delineated floodplain.

Comments: Currently, Section 2.3(1)(b) of the Iowa County Zoning Ordinance reads as follows:

In the A-1, AR-1, C-1 and CR-1 Districts, up to two camping units may be located on a vacant property or outside 300 feet of an existing principal structure from April 15th to December 15th of the same calendar year. Use beyond this time period will require permitting as residential structures, provided all other provisions of this ordinance are met. The intent is to allow the property owner or anyone with the owner's permission the occasional, temporary use of a camping unit on property not approved as a campground, provided:

- 1) The unit(s) is not located within a delineated floodplain or wetland
- 2) The unit(s) does not have any attached structure, such as a deck, patio, doorway, shed or other such appurtenance.
- 3) The unit(s) is not connected to any water source.
- 4) The unit(s) is not dismantled or wheels removed in any way as to make it unable to be removed from the property when necessary.
- 5) The storage of camping units is allowed within 300 feet of or inside an existing principal building, provided none are being occupied or otherwise used and all are owned by the owner of the property on which being stored.

The Wendts have property at 7739 River Rd along the Wisconsin River in the Town of Arena that is zoned R-1 Single Family Residential. Their intent to use a camper recreationally at this site is not allowed due to the R-1 district not being included in Section 2.3(1)(b) and the site being 100% floodway portion of the mapped floodplain.

Intent of the Ordinance: The intent of Section 2.3(1)(b) is to provide a reasonable recreational use of campers outside of approved campgrounds without causing a conflict with adjacent land uses and increasing the risk to public health and safety.

The R-1 Single Family Residential district was not included because it is a district most commonly used for small lots, often in platted subdivisions. It was felt allowing camping on these lots would be inconsistent with adjacent residences in close proximity.

The restriction from being in a floodplain was to be consistent with the floodplain zoning regulations the county is mandated by statute to enforce. They include the need of a land use permit for any "structure", which is defined as: *"Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts."* A non-motorized camper has historically been considered to be included in this definition as such a structure would have a high likelihood of damage during a flood event and could easily be swept away, thus causing further damage downstream.

In addition, the county's floodplain ordinance prohibits new campgrounds from being located in a mapped floodplain. Allowing campers under general zoning could create a defacto campground issue that would violate floodplain regulations.

Considerations:

- 1) If the request of the Wendts were to be approved, the zoning ordinance would require revision. A majority of the 14 towns under county zoning would need to not object in order for a revision to take effect, presumably if the County Board takes action to approve.
-





Physical address' are 7735 River Road and 7739 River Road



I had been contacted by Scott Godfrey stating I was in violation of Section 2.3(1)(b) which does not list R-1 as a permitted district for campers.

Our intent for this camper is to be recreational and not a permanent occupied residence. There is no permanent power wired to it or any permanent water. As stated above this is not our permanent residence and this is treated as our recreational property to enjoy, that being said it is closed up all winter long and there is no activity from when you need to run heat until after the spring flood occurs from all snow melt. Our intention is to have the camper at our permanent residence thru the winter and the flood season, which means there will be no risk during the riskiest part of the year (flood season). I have discussed this issue with some of our neighbors as they have received a letter as well and they would like to be part of this conversation (I have copied them on this email); specifically, it is Kim and Kelly White (our neighbors). They basically have the same request as they have a camper with the same use and intent.

Thank you for your consideration and any questions or comments I would love to discuss and come to a resolution on this.

Don & Karissa Wendt
608.395.5865



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: August 2023

	Since last report	Year to date	same time 2022	Comments
Zoning permits	18	168	196	
Permit project value	\$1,836,500	\$20,462,769	\$43,658,868	\$17M monastery-2022
New residences	1	31	38	
Accessory structures	11	73	80	
Ag buildings	6	59	67	
Solar	0	8	11	
Airport zoning permits	4	8	6	
Floodplain/Shoreland pts	2	16	24	
Complaints/Violations	4	33	52	
Certified survey map review	2	33	41	
Zoning Hearings	3	49	63	
Board of Adj hearings	1	3	0	
Sanitary Permits	8	62	66	
Soil Tests Reviewed	8	45	46	
as of August 31, 2023				

Other Updates

- Approximately 250 2nd notices will go out for the 3-year septic maintenance reports (out of 1641 total = 84.8% return on 1st mailings)
- Current draft 2024 Budget will increase levy impact by \$6,182 or 7% with some fee increases proposed:

Source	Existing	Proposed	Net change	Est. change for 2024 Budget
Sanitary permits	\$600	\$700	\$100	\$7,400
Privy permit	\$300	\$500	\$200	\$800
BOA filing fee	\$500	\$750	\$250	\$750
Sign permit	\$150	\$250	\$100	\$300
CSM review	\$100 + \$25/lot	\$150 + \$50/lot	\$50 + \$25/lot	\$4,500
Preliminary Plat review	\$350 + \$25/lot	\$500 + \$50/lot	\$150 + \$25/lot	\$500
Plat hearing filing fee	\$500	\$750	\$250	\$250
				\$14,500