

AGENDA – Iowa County Planning & Zoning Committee

Thursday, December, 28, 2023 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=85848772699>

Health and Human Services Center – Room H1001

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 November 30, 2023 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Mabel Schofield and Calvin Jensen to zone three lots of 8.93 acres, 5.0 acres, and 2.07 acres from A-1 Ag to AR-1 Ag Res in the SE/NW of S23-T8N-R4E in the Town of Arena.
7. Petition by Brandon & Rachelle Dilley to zone 1.0 acre from R-1 Single Family Res to AR-1 Ag Res in the SE/NW of S19-T8N-R5E in the Town of Arena.
8. Petition by Brandon & Rachelle Dilley for a Conditional Use Permit to allow one Animal Unit as defined in the Iowa County Zoning Ordinance on a 1-acre AR-1 Ag Res lot in the SE/NW of S19-T8N-R5E in the Town of Arena.
9. Petition by William Trainor to zone 32.78 acres from A-1 Ag to C-1 Conservancy in the W1/2-NE & SE/NW of S26-T7N-R5E in the Town of Brigham.
10. Petition by Sunshine Behavioral Health and Susan Donaldson for a Conditional Use Permit to operate a behavioral health residential care facility on a 16.886-acre B-2 Hwy Bus lot in the SW/SE of S16 and NW/NE of S 21 all in T6N-R3E in the Town of Dodgeville.
11. Petition by Tanya Randall-Tanner and Douglas & Sherill Randall for a Conditional Use Permit for a Recreational Residential Rental (short-term

rental) on an approx. 79-acre A-1 Ag lot in the NE/NE of S26-T7N-R3E in the Town of Dodgeville.

12. Petition by Rick Jones to zone 15 acres from A-1 Ag to AR-1 Ag Res and 43.62 acres with the AC-1 Ag Conservancy overlay in the E1/2-NW of S2-T4N-R1E in the Town of Mifflin.
13. Petition by Renee M. Rizzo to zone 2.02 acres from A-1 Ag to AR-1 Ag Res and 37.98 acres with the AC-1 Ag Conservancy overlay in the SE/SE of S16-T5N-R3E in the Town of Mineral Point.
14. Petition by Douglas & Robert Ihm to zone 5.005 acres from A-1 Ag to AR-1 Ag Res & 31.726 acres in the W1/2-SE of S35-T5N-R5E in the Town of Moscow.
15. Motion to end the public hearings and resume the regular meeting.
16. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
17. Director's report
18. Next meeting date and time
19. Motion to adjourn

Scott A. Godfrey, Director

Posted 12/12/2023

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-unapproved minutes

Thursday, November 30, 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 – Room H1001

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 6pm

2. Roll Call.

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

Staff Present: Scott Godfrey

Other Supervisors present: Kevin Butteris

3. Approve of this agenda.

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the November 1, 2023 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries with supervisors Gollon and Leix abstaining

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 Leix

Motion carries unanimously

6. Petition by Trevor Martinsen and Walter Mathys to zone 34.03 acres from A-1 Ag to AR-1 Ag Res in the NE1/4 of S34-T8N-R5E in the Town of Arena.

Applicant present: Trevor Martinsen via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment:

- Shawn Keyser expressed concern whether this will impact the easement he has that crosses the property
- Director Godfrey handed out testimony by Jeremy & Jody Joyce opposing the petition

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

7. Petition by Larry & Margaret Monson to zone 2.42 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE & NW/SE of S28-T7N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Gollon

Motion carries unanimously

8. Petition by Larry & Margaret Monson to zone 15.996 acres from A-1 Ag to B-3 Hvy Bus and 24.246 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S5 and E1/2-NE of S 8 all in T6N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Lease 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

Second by Supervisor Gollon

Motion carries unanimously

9. Petition by Larry & Margaret Monson for a Conditional Use Permit to allow warehouse storage and an associated residence on a 15.996-acre B-3 Hvy Bus lot in the E1/2-NE of S8-T6N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

Director Godfrey gave the staff report including comments made by the WDOT on traffic impacts to the intersection of Ihm-Harris Rd and US Highway 18/151

Public comment: none

Motion by Supervisor Gollon to approve with the following conditions:

- 1) The CUP shall terminate if the WDOT determines the use to be an issue and requires the town or county to make improvements.
- 2) The residence can only be occupied in association with the warehouse storage operation, meaning by an owner or employee.
- 3) All lighting shall be shielded from traffic and the neighboring residence.
- 4) The warehouse use shall be for open-space storage and not the division into individual storage units.

Second by Supervisor Masters

Motion carries unanimously

10. Petition by Keith & Amanda Hasburgh to zone 27 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S27-T7N-R2E in the Town of Highland.

Applicant present: Keith & Amanda Hasburgh via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

11. Petition by William Neal to zone 2.73 acre from A-1 Ag to AR-1 Ag Res and 1.0 acres from A-1 Ag to B-2 Hwy Bus in the NW/SE of S21-T6N-R2E in the Town of Linden.

Applicant present: William Neal

Town present: none

Director Godfrey gave the staff report

Public input: none

Motion to approve by Supervisor Lease 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

Second by Supervisor Gollon

Motion carries unanimously

12. Petition by William Neal for a Conditional Use Permit for a Tourist Cottage on a 1.0-acre B-2 Hwy Bus lot in the NW/SE of S21-T6N-R2E in the Town of Linden.

Applicant present: William Neal

Town present: none

Director Godfrey gave the staff report

Public comment: none

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

- 1) The associated zoning change is approved by the County Board and CSM recorded.
- 2) The Tourist Cottage can only be used for short-term rental and not as a residence without subsequent zoning approval.

Second by Supervisor Leix

Motion carries unanimously

13. Petition by Joshua & Dennis Welsh to zone 1.027 acres from A-1 Ag to AR-1 Ag Res & 40.0 acres with the AC-1 Ag Conservancy overlay in the NW of S10-T5N-R1E in the Town of Mifflin.

Applicant present: Dennis Welsh

Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Lease

Motion carries unanimously

14. Petition by Jeremiah & Dennis Welsh to zone 8.274 acres from A-1 Ag to AR-1 Ag Res & 31.726 acres with the AC-1 Ag Conservancy overlay in the NE/NW of S19-T5N-R1E in the Town of Mifflin.

Applicant present: Dennis Welsh

Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Masters
Motion carries unanimously

15. Petition by Ryan & Candy Temperly to zone 2.779 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NW/NE of S14-T4N-R1E in the Town of Mifflin.

Applicant present: none
Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Lease
Motion carries unanimously

16. Petition by Mark & Margo Aide and Daniel Aide et al. to zone 15.009 acres from A-1 Ag to AR-1 Ag Res in the SW of S34-T8N-R1E in the Town of Pulaski.

Applicant present: Mark & Margo Aide
Town present: none

Director Godfrey gave the staff report

Public comment:

- Liz Chilsen expressed concern about possible impacts to her well if a new well is drilled and what the future plans are for the rest of the parent property

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

Second by Supervisor Leix
Motion carries unanimously

17. Petition by Bryan & Fred Kendall to zone 14.456 acres from A-1 Ag to AR-1 Ag Res and 27.86 acres with the AC-1 Ag Conservancy overlay in the NW/NW & NW/NE of S18-T4N-R4E in the Town of Walldwick.

Applicant present: Bryan Kendall via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

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

none

20. Director's report

Supervisor Lease asked if the Access database for POWTS records will allow online record entry by service providers. Director Godfrey said it will not and that it is only making the records now in the AS400 system available for creating 3-year maintenance notices and reports.

Supervisor Gollon asked what the new model shoreland zoning ordinance changes consist of. Director Godfrey said he has not yet reviewed it but will provide that information to the committee.

21. Next meeting date and time : December 28, 2023 at 6pm

22. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:49pm

Scott A. Godfrey, Director



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

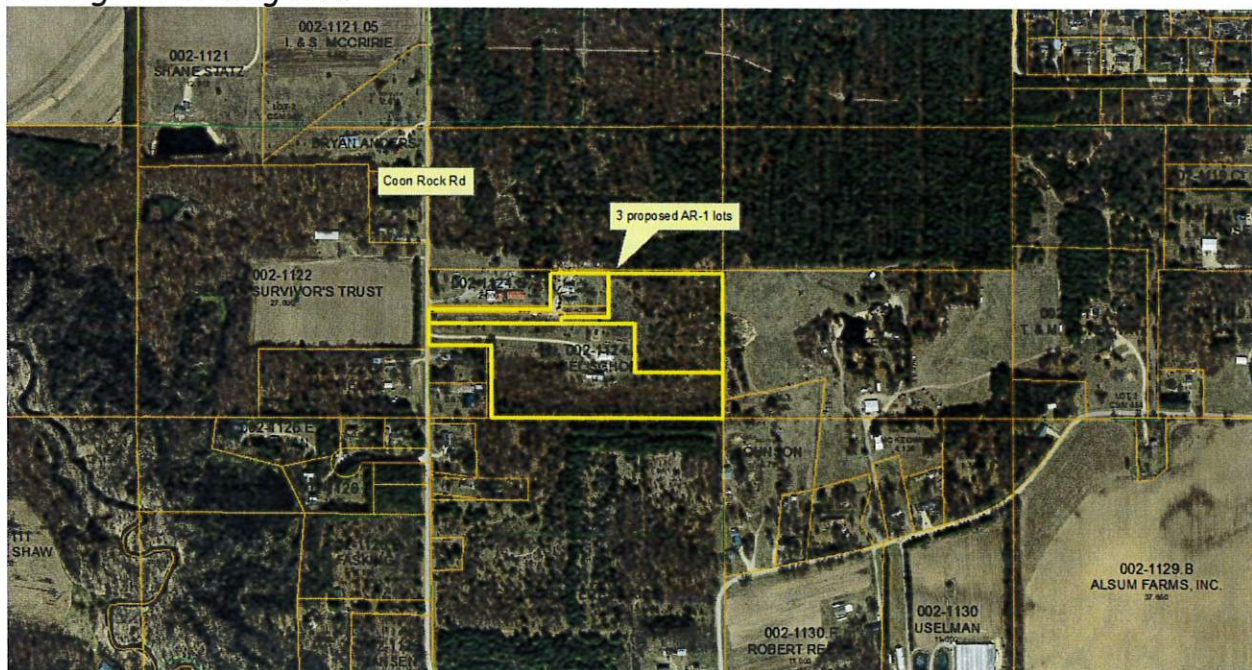
222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3389
Mabel Schofield
7071 Coon Rock Rd
Arena, WI 53503

Hearing Date: December 28, 2023
Town of Arena
SE/NW S23-T8N-R4E
PIN: 002-1124.A; 1124.C; 1124.05

Calvin Jensen
7075 Coon Rock Rd
Arena, WI 53503

1. Request: This is a request to zone 8.93 acres, 5.0 acres and 2.07 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. Currently, the Schofield land is nonconforming A-1 Ag due to being less than the minimum 40-acre lot size for that district and having been created since that lot size took effect. The Jensen land is legal nonconforming A-1 as it was created before the minimum 40-acre size took effect. This proposal to

alter both properties into 3 lots requires rezoning as none of the proposed lots meet the current minimum 40-acre lot size to remain A-1.

2. If approved, each lot would be eligible for one single family residence, accessory buildings and limited ag uses, including up to 3 animal units as defined in the Iowa County Zoning Ordinance, on the two larger lots but none on the smaller lot without a Conditional Use 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 those services.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Arena is recommending approval.

Staff Recommendation: Staff recommends approval with the 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: Mabel Schofield

Address: 7071 Coon Rock Rd

ALS: CALVIN JENSEN
7075 Coon Rock Rd
53533

City/Zip Code: Arena, WI 53503

Landowner: same

Address: _____

(if other than applicant)

City/Zip Code: _____

Applicant Phone: (608) 206-2341

Landowner Phone: () _____

Email: granmamabel@live.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Arena Acreage of proposed lot(s) 8.93
5.0
2.07

Section 23 Town 8 N Range 4 E SE 1/4 of the NW 1/4 PIN 002-1124.A; 1124.C; 1124.05

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

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

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

**Present zoning district: A1 Requested zoning district: AR for the proposed use(s) of: _____

Requested Conditional uses (s): _____

I. Please list any improvements currently on the land: house, garge, barn

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

current 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: *Nahel Solofield* Date: 10/6/23

Landowner(s) Signature: *Carlson* Date: 10/16/23

For Office Use Only: Rcv'd by *SE* Date 10-9-23 Fee 750 Check # Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Andrea Joo <andreatownofarena@gmail.com>
Sent: Tuesday, November 14, 2023 10:04 AM
To: Scott Godfrey
Subject: TOA Approvals

I see the clerk isn't getting back to you.

1-Yes the town approved and recommends Dilley's for a rezone and CUP of 1 Animal Use for chickens.

~~2~~2-Yes the town approved the Jensen and Schofield splits and rezones.

Let me know if you need anything else. Thx

Andrea Joo, Town Supervisor
Town of Arena Clerk
608-574-2092

Certified Survey Map No.

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ -NW $\frac{1}{4}$) OF SECTION 23, TOWN 8 NORTH, RANGE 4 EAST, TOWN OF ARENA, IOWA COUNTY, WISCONSIN.

FIELDWORK COMPLETED: APRIL 7, 2023

SURVEYED FOR: JET UNDERGROUND LLC
ATTN: CAL JENSEN
58617 5TH ST
PLAIN, WI 53577

JOB NUMBER: J60010

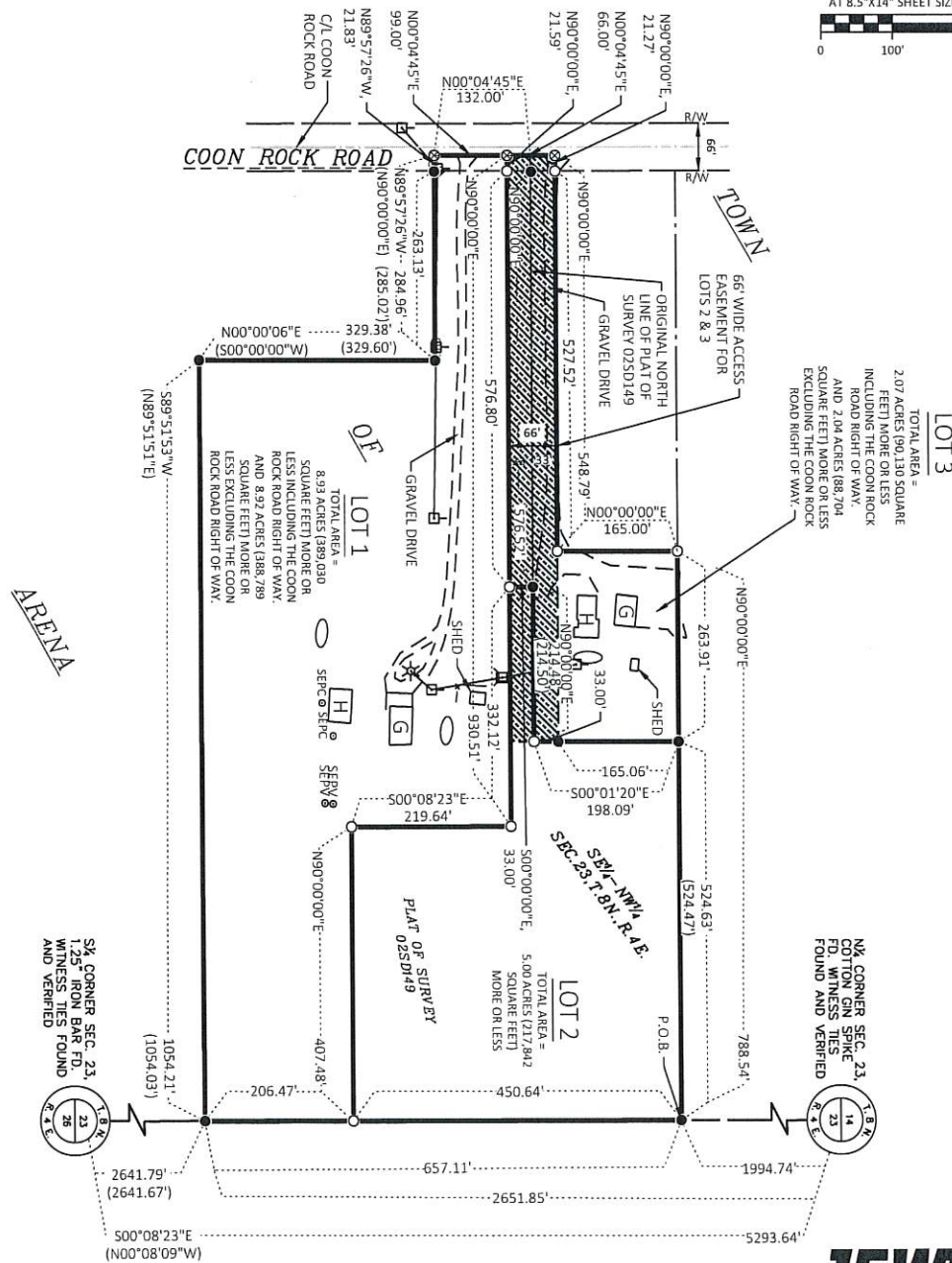
SURVEYED BY: NOAH E. ANLUKER, P.L.S. - 3265
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588

LEGEND			
●	FOUND .75" IRON ROD	☐	POWER POLE
⊗	UNMONUMENTED POINT	✱	LIGHT POLE
○	SET ¾" Ø X 24" LONG IRON REBAR WEIGHING 1.502 LB/FT	⊙	SEPV
H	HOUSE	⊙	SEPTIC COVER
G	GARAGE	⊙	TEL PED
○	LP TANK	⊙	GUY
		()	GUY ANCHOR
		()	RECORDED AS

NORTH

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW $\frac{1}{4}$ OF SEC. 23 BEARING N00°08'23"W

SCALE: 1" = 200'
AT 8.5"X14" SHEET SIZE





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: 3390
Brandon & Rachelle Dilley
7344 Demby Rd
Arena, WI 53503

Hearing Date: December 28, 2023
Town of Arena
SE/NW S19-T8N-R5E
PIN: 002-0273.B01

1. Request: This is a request to zone 1.0 acre from R-1 Single Family Residence to AR-1 Ag Res to make it eligible for chickens.



2. Comments

1. This lot was zoned R-1 SF Res when zoning was originally adopted as part of an area of existing residential development. The R-1 district doesn't provide for animal units, as defined in the Iowa County Zoning Ordinance, which includes chickens. The applicants want to have up to 25 chickens (1 animal unit) as a Conditional Use Permit associated with this petition. The AR-1 district allows animal units.
2. If approved, the AR-1 lot would allow one single family residence (existing), accessory structures and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance, without a Conditional Use Permit.

3. There is no land division proposed, so a certified survey map is not required.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

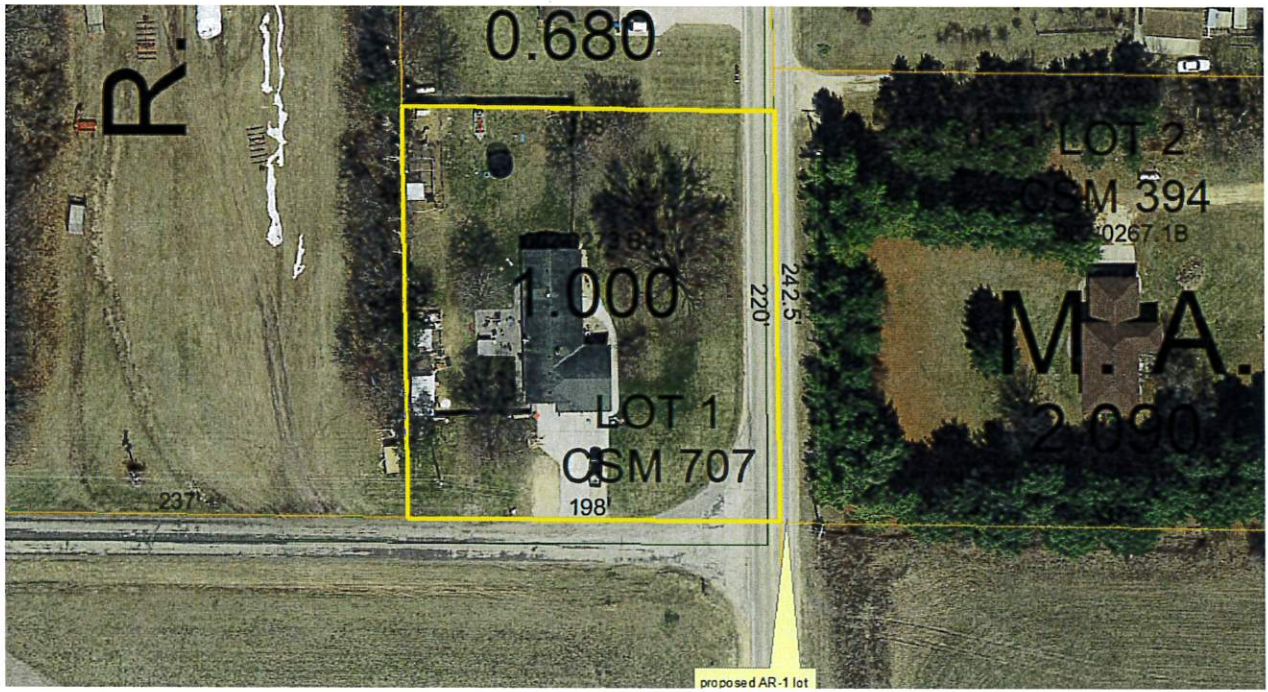
- 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
- 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, 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 those services.
- 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 Arena is recommending approval of both the zoning change and Conditional Use Permit.

Staff Recommendation: Staff recommends approval of the zoning change. Staff recommends approval of the Conditional Use Permit with the condition that the animal unit consists only hen chickens due to being in an area of smaller, residential lots.





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: Brandon & Rachelle Dille Address: 7344 Demby Rd
City/Zip Code: Arena, 53503

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

Applicant Phone: (608) 574-5703 Landowner Phone: ()

Email: bdille21@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 Arena Acreage of proposed lot(s) 1.000

Section 19 Town 8 N Range 5 E SE 1/4 of the NW 1/4 PIN 002-0273. B01

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: R-1 Requested zoning district: AR-1 for the proposed use(s) of: chickens

Requested Conditional uses (s):

We would like 1 animal unit for up to 25 chickens.

I. Please list any improvements currently on the land: 8'x8' Chicken Coop
on Skids

II. Please explain the reason for the request and proposed plans: we like raising
Poultry

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

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

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

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

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

we are rezoning to AR-1 so that
we can have chickens

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)?

we compost all litter from chickens. Hauling
it to my cousin's farm. we get rid of roosters
so there is minimal noise.

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

No. we are Rezoning for chickens

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: Brian Dye Date: 11-1-23

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 11-6-23 Fee 280 Check # 6028 Cash
2-1 present zoning 2/A floodplain 2/A shoreland/wetland

TOWN OF ARENA

Town Board Minutes

September 5, 2023

Town Board Members Present: David Lucey, Bill Gauger, Andrea Joo, Minnie Gauger

Others Present: Eric Henning, Janna Johnson, Heidi Bauer, Cody Dummer, Eric Lewis

Meeting called to order by Lucey at 7:04 pm

1. Roll call taken. All board members present.
2. Gauger motions to approve the current agenda, Joo seconded. Motion carried.
3. Verification of proper public notice: Town Hall, Arena Post Office, TOA Website, TOA FB.
4. Gauger motioned to approve the previous month's minutes. Joo seconded. Motion carried.
5. Patrolman report: Discussion on the salt shed and repair, Lucey talked with L. Hooks on more bracing; and the stickers will only be put on the new signs as they go up. Another sign on Helena Road has been stolen.
6. Janna Johnson and neighbor Heidi Bauer-farm equipment and cars going too fast on Demby Road, State statute states unmarked roads have a speed limit of 55 mph. Discussion on Sheriff Dept. assistance and signs.
7. Eric Lewis, inquiring about ordinances as they pertain to electrical permits. He was provided with copies of our building ordinances.
8. Kyle Miklasz, 7571 US Hwy 14, Gauger motions a conditional use permit for a short-term rental of the barn/house and sunset any other conditional uses on the rest of the property. Joo seconded. Motion carried.
- ★ 9. Brandon & Rachel Dilley, 7344 Demby Road, County clarified over 1 acre, Joo motion to change the zoning from R1 to AR-1 and conditional use for 1 animal unit.
10. Terry Ruchti-representing his client Nancy Morse, property at the corner of River Road and Helena Road. He has to go to the Planning & Zoning meeting to rezone the whole property as it's all 1 deed, to AR-1.
11. Board of Review. Nothing to discuss.
12. Humane Society contract. Joo signed it after clarifying the terms. It's a pay as you go plan. Lucey okayed the signing.
13. Bills and bank accounts were reviewed. Gauger motion to approve of the bills and accounts. Joo seconded. Motion carried.
14. Public Comment. None.
15. Adjournment. Gauger motioned to adjourn; Joo seconded. Meeting adjourned at 8:10 pm.

Submitted September 19, 2023 by Cheryl Schmidt, Town Clerk



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: 3391

William Trainor

4956 County Road K

Barneveld, WI 53507

Hearing Date: December 28, 2023

Town of Brigham

W1/2-NE S26 T7N-R5E

PIN: 004-0126; 0127

1. Request: This is a request to zone 32.78 acres from A-1 Ag to C-1 Conservancy.



2. Comments

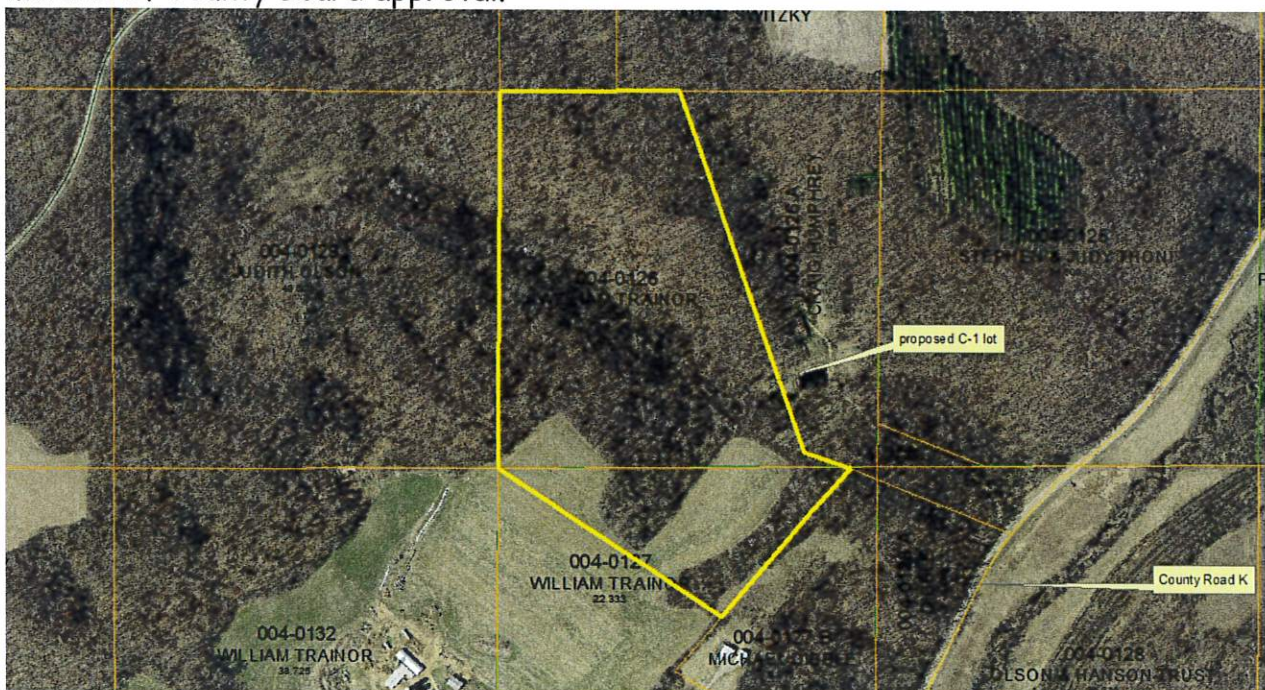
1. The A-1 district has a minimum 40-acre lot size, so the proposed lot would require rezoning to be legally created.
2. The intent is to sell this lot for open-space use only, which the C-1 district allows but prohibits structures or buildings .
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

- 1) The petition is consistent with the Iowa County Comprehensive Plan and the

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

Town Recommendation: The Town of Brigham is recommending approval.

Staff Recommendation: Staff recommends approval of the zoning change with the condition that 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: William Trainor Address: 4950 County Rd. V
City/Zip Code: Blue Mounds, WI 53517

Landowner: William Trainor Address: 4950 County Road K
(if other than applicant) City/Zip Code: Blue Mounds, WI 53517

Applicant Phone: 608 206-1392 Landowner Phone: 608 206-1392

Email: WTrainor2009@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 Brighton Acreage of proposed lot(s) 32.78
Section 24 Town 7 N Range 5 E SW 1/4 of the SW 1/4 PIN Sec E-mail

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: NS Requested zoning district: C-1 for the proposed use(s) of: Hunting & Rec use only

Requested Conditional uses (s):

004-0126; 0127

I. Please list any improvements currently on the land: NONE - WOODS
WITH 3 ACRES OF HE AG LAND

II. Please explain the reason for the request and proposed plans: SELLING THE
PARCEL FOR HUNTING. NEED REZONE AS
PARCEL IS LESS THAN 30 ACRES

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

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

THE MAJORITY BUILD OF THE PARCEL IS
WOODLAND HAS NOT BEEN USED AS
PASTURE (AGLAND) SINCE THE 50'S
PARCEL HAS BEEN USED FOR HUNTING & TIMBER
SINCE 1979

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 AFFECT ON
EXISTING AG LAND THAT IS FARMED

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: Wendy P. T... Date: 11-3-23

Landowner(s) Signature: Wendy P. T... Date: 11-3-23

For Office Use Only: Rev'd by SL Date 11-6-23 Fee 750 Check # 682 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

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

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

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

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

Town Board Meeting Date: 11/8/2023

Property Owner/Applicant's Name: William Trainor

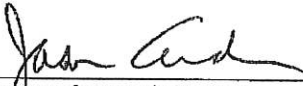
Request:

- Land Division – divide ≈ 30.00 acres from Parcels 004-0126 and 004-0127 for creation of new parcel
- Zoning Change – rezone newly created parcel from A-1 to C-1

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

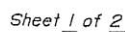


Signature of Town Chairperson

12/16/23

Date

LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼, THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼, SECTION 26, TOWN 7 NORTH, RANGE 5 EAST, TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN.



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼, THE SOUTHWEST ¼ OF THE
NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼, SECTION 26, TOWN 7
NORTH, RANGE 5 EAST, TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 26, Town 7 North, Range 5 East, Town of Brigham, Iowa County, Wisconsin, more particularly described as follows:

Beginning at the North ¼ corner of said Section 26; thence N 89°38'49" E, 617.70 feet along the North line of the NE ¼ of said Section 26; thence S 18°57'36" E, 1327.54 feet; thence S 70°49'40" E, 167.51 feet; thence S 40°59'14" W, 684.39 feet; thence N 56°11'55" W, 923.22 feet to the Southwest corner of the NW ¼ -NE ¼ of said Section 26; thence N 00°23'08" E, 1309.76 feet along the West line of said NW ¼ -NE ¼ to the point of beginning, containing 32.78 acres, more or less.

Together with the following described 66 foot wide access easement for ingress and egress purposes located in the SW ¼-NE ¼ and the SE ¼-NW ¼ of Section 26, Town 7 North, Range 5 East, the centerline of which is described as follows:

Beginning at the North ¼ corner of said Section 26; thence S 00°23'08" W, 1309.76 feet along the West line of the NE ¼ of said Section 26 to the Southwest corner of the NW ¼-NE ¼ of said Section 26; thence S 56°11'55" E, 46.75 feet to the point of beginning of said centerline; thence S 78°54'00" W, 208.66 feet; thence S 31°06'00" W, 243.50 feet; thence S 15°08'00" W, 184.50 feet; thence S 29°30'00" W, 53.00 feet; thence S 45°16'00" E, 232.13 feet; thence S 32°05'00" W, 140.00 feet; thence S 15°15'00" W, 111.67 feet; thence S 01°30'00" E, 40.47 feet; thence Southeasterly, 233.22 feet along the arc of a curve to the left having a central angle of 33°24'20" and a radius of 400.00 feet, the long chord of which bears S 34°16'44" E, 229.93 feet; thence S 53°59'30" E, 73.24 feet.

That I have prepared the above certified survey map at the request of William Trainer.

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 division thereof made.

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

TOWN OF BRIGHAM APPROVAL:

Approved for recording by the Town of Brigham this _____ day of _____, 2023.

Megan Mieden
Date

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director
Date

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 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

1. This lot was zoned B-2 in 1977 for a hotel facility. Subsequently and before the land division ordinance, the original lot was divided into the current configuration of 3 lots, which caused a nonconformity as the new lot lines

bisect the existing building and two lots do not meet the minimum 1-acre lot size for the B-2 district. This proposal includes consolidating the property with a Certified Survey Map to resolve the nonconformities.

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

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

- 1) A security fence would be placed on the north and south of the property.
- 2) A security fence would be placed on the back side of the property to be agreed upon by the Town Board.
- 3) If ownership changes the, the permit would need to be reviewed by all committees.
- 4) The permit allows only for a voluntary admission facility.
- 5) All outdoor lighting be directed downward so as to minimize impact to traffic on State Road 23 and neighboring properties.

Staff Recommendation: Staff recommends approval with the town's recommendations and that the total property is consolidated by recording a certified survey map within 6 months.





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: SUNSHINE BEHAVIORAL HEALTH Address: 2955 E 1st AVE. SUITE 200
City/Zip Code: DENVER, CO 80206

Landowner: SUSAN DONALDSON Address: 3591 STATE HWY 23
(if other than applicant) City/Zip Code: DODGEVILLE / 53533

Applicant Phone: (949) 877-6873 Landowner Phone: (608) 935-3639

Email: STEPHENV@SUNSHINEBH.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) 17.39 / 16.886

Section 21 Town 6 N Range 3 E SW 1/4 of the SE 1/4 PIN 008-1089.D,
Section 16 1089.09 AND PART OF TAX PARCEL NO.
008-1185.C

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: B2 Requested zoning district: B-2 for the proposed use(s) of: _____

Requested Conditional uses (s):

BEHAVIORAL HEALTH RESIDENTIAL CARE FACILITY

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

II. Please explain the reason for the request and proposed plans: USE CHANGE OF PROPERTY FROM HOTEL (VACANT) TO BEHAVIORAL HEALTH TREATMENT FACILITY

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?

CONDITIONAL USES FOR B-2 INCLUDED IN ORDINANCE ARE C) HOTELS/MOTELS & Q) OFFICE OF PROFESSIONAL SERVICES INCLUDING HEALTH CARE PROVIDERS. PROPOSED USE IS A COMBINATION OF C & Q.

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)?

PROPOSED USE WILL NOT SIGNIFICANTLY ALTER ANY OPERATING CHARACTERISTICS, SCALE, OR DESIGN. FULLY COMPATIBLE.

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?

NO ADVERSE IMPACTS ANTICIPATED.

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

YES.

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

LICENSING & ACCREDITATION STANDARDS DEMAND STRICT MAINTENANCE TO ENTIRE ENVIRONMENT OF CARE. ORGANIZATION IS SURVEYED CONSISTENTLY TO ENSURE STANDARDS ARE MET.

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

PROPOSED USE MAINTAINS PROTECTION OF TOWN'S AGRICULTURAL LANDS & IS CONSISTENT WITH ADAPTIVE REUSE OUTLINED IN TABLE H.I.C.-6a. PROPERTY SAFETY & AESTHETICS WILL BE ENHANCED SIGNIFICANTLY IN ACCORDANCE WITH H.I.C "NATURAL BEAUTY & RURAL CHARACTER."

****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: November 3, 2023

Landowner(s) Signature: Susan A Donaldson

Date: _____

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

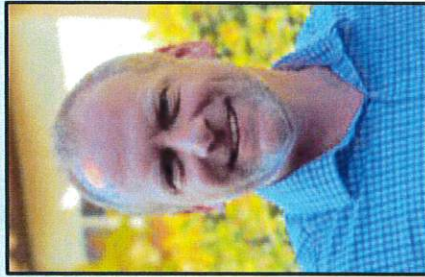


Community Introduction



Jeremy Woods – Director of Development

Jeremy has worked in the healthcare industry for over a decade. He earned his bachelor's degree in Biology/Pre-Medicine from Millikin University in Decatur, IL. After graduation, he attended SIU School of Medicine and then realized he preferred to work on the administrative side of health care. He received his Master of Business Administration in 2019 from Millikin University. Having both a medical and business background gives Jeremy the unique opportunity to understand both the clinical and administrative needs of our clients. Jeremy is a proud U.S. Navy Veteran and volunteers with numerous veterans' causes. In his free time Jeremy enjoys spending time with his family, fishing, bow hunting, and being outdoors.



Stephen VanHooser – Director of Compliance and Regulatory Affairs

Stephen has worked in behavioral healthcare since 2013. He received his bachelor's degree in psychology from CSU-Fullerton and his master's degree in hospital administration from CSU-East Bay. Stephen maintains credentials as a Certified Alcohol and Drug Counselor, Certified Professional in Healthcare Quality, and Certification in Healthcare Leadership from Duke University. Stephen spends his free time raising two young children, coaching youth sports, and woodworking.

Sunshine Behavioral Health is a private, for-profit company that operates residential substance abuse treatment facilities in the United States.

With corporate headquarters in Denver, Sunshine currently operates facilities in Colorado, California, Texas, and Illinois.

Sunshine provides high quality care and hospitality in campus resort settings to over 300 clients each day. The organization has helped thousands of clients and their families.

All Sunshine facilities are licensed by state departments of healthcare and internationally accredited by the Joint Commission.

Sunshine works with major insurance providers, including Blue Cross Blue Shield, Aetna, Optum, and Tricare.

Clients come from all professions, cultures, and backgrounds.

Client admission is a voluntary process. Sunshine does not accept legally or medically mandated admissions.

All clients undergo a background check and preadmission assessment to ensure they are appropriate for our facility and ability to treat.

Clients can – and are encouraged to – work while in treatment after an initial introduction period. They learn to navigate life on life’s terms while in a controlled environment.

Clients have private health insurance or the means to pay for treatment out-of-pocket.

Our clients’ average length of stay is over 30 days.

The majority of our clients live within a 200-mile radius of the program and are picked up by our staff at their homes.

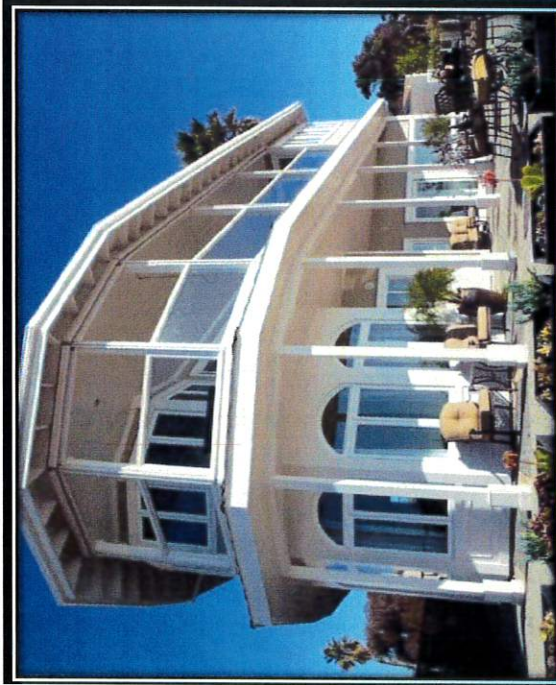
Clients go through detoxification (3-7 days), residential treatment (23-30 days), and on to lower levels of care with increasing reintegration to personal life.

Sunshine uses a combination of Cognitive Behavioral Therapy, group therapy, private therapy sessions, and mild medication when appropriate.

Sunshine allows clients to keep their cell phones and laptops so they may stay connected with family, friends, and work.

Sunshine operates closed campuses. Clients are not allowed off facility property without staff escort. Scheduled and supervised visitation occurs every Sunday, as well as outings to local tourist attractions, state parks, and outdoor wellness activities.

Post discharge, clients return home by the same method they arrived.

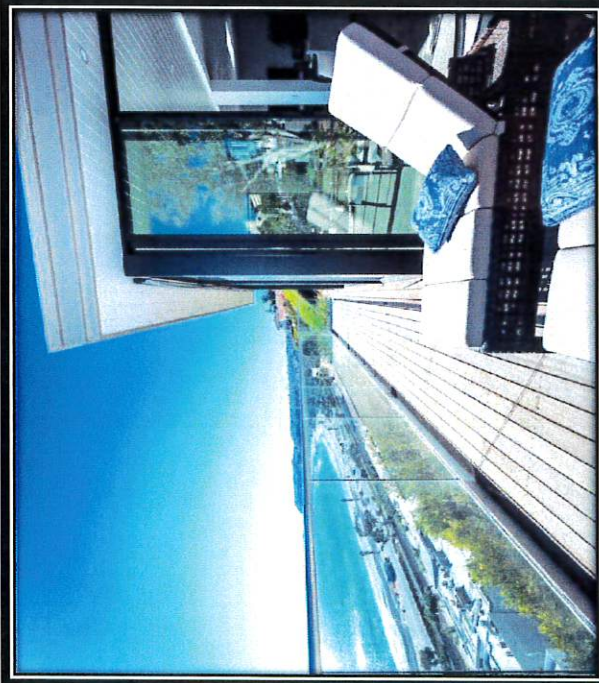




Chapters
CAPISTRANO

Dana Point, CA
Established 2014

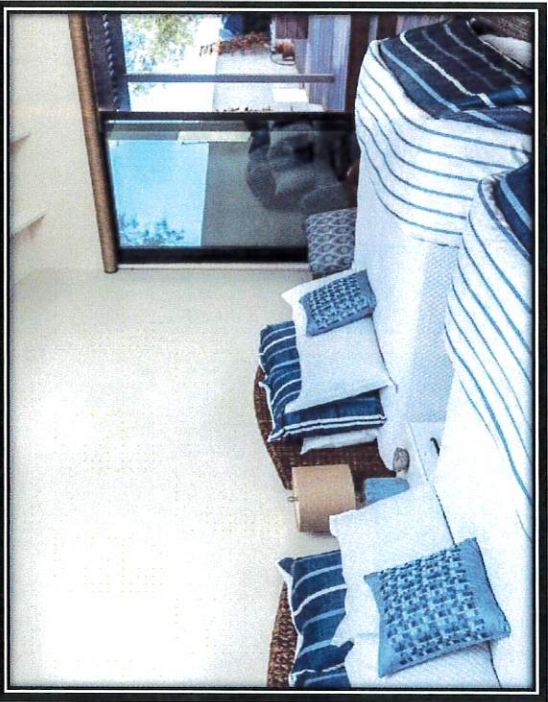
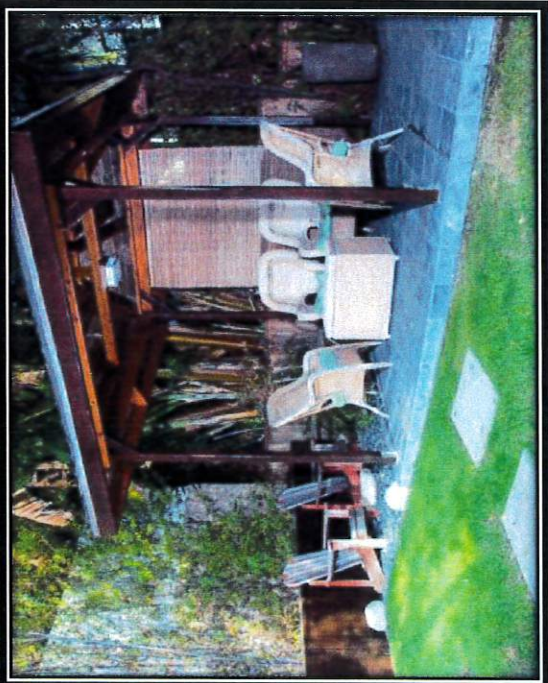


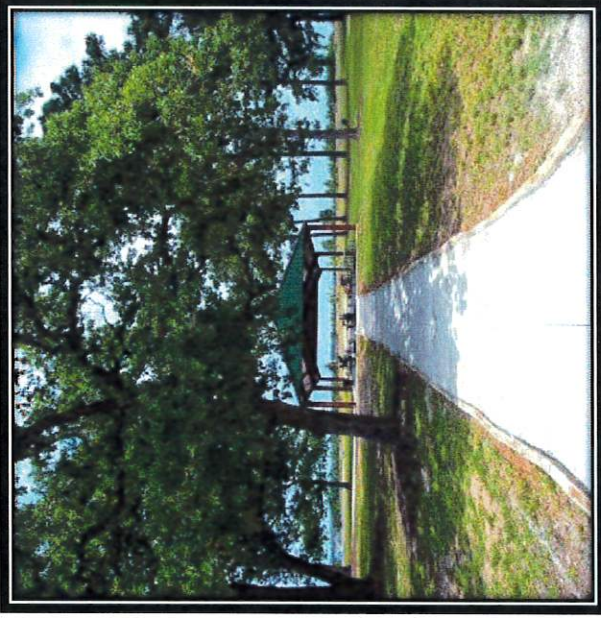
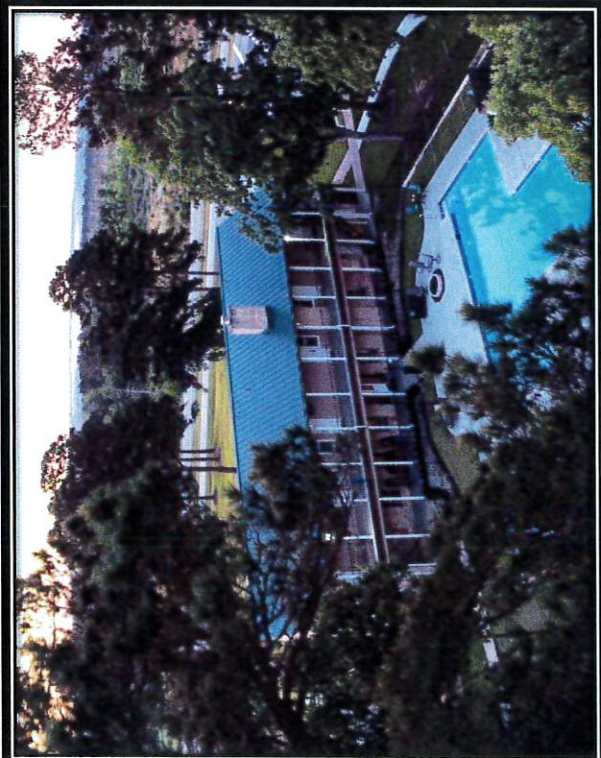
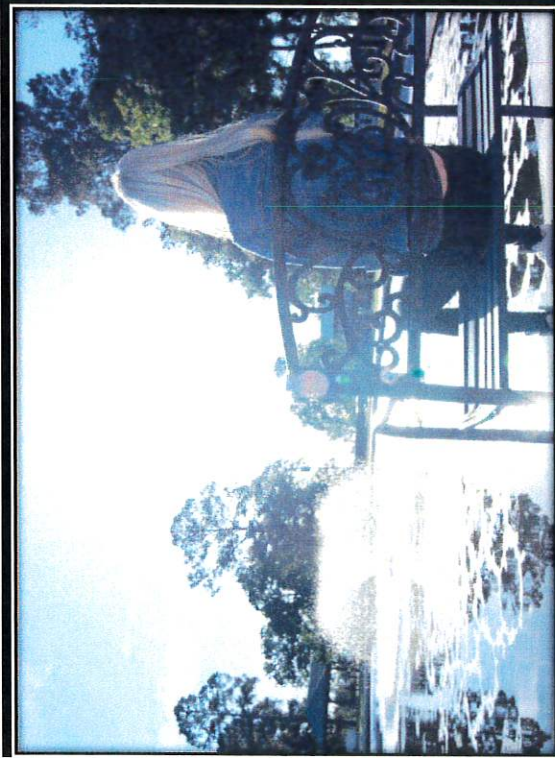


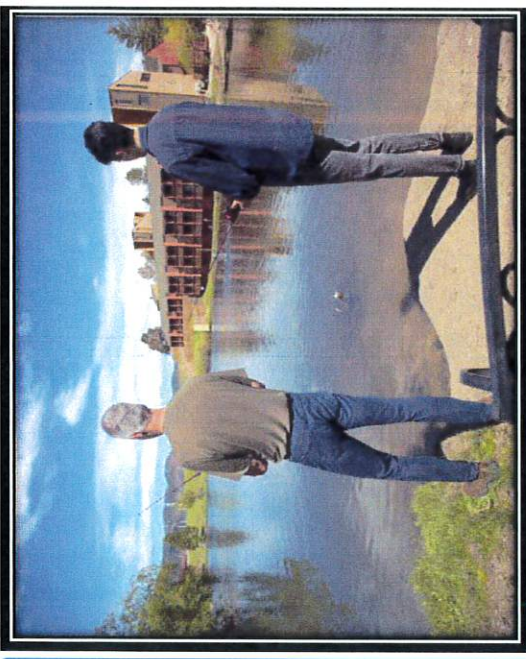


Monarch Shores

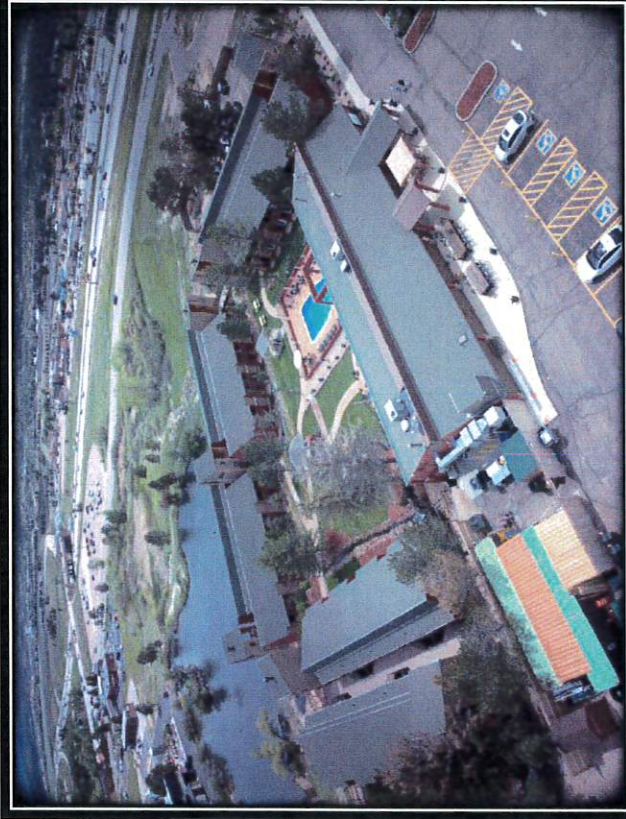
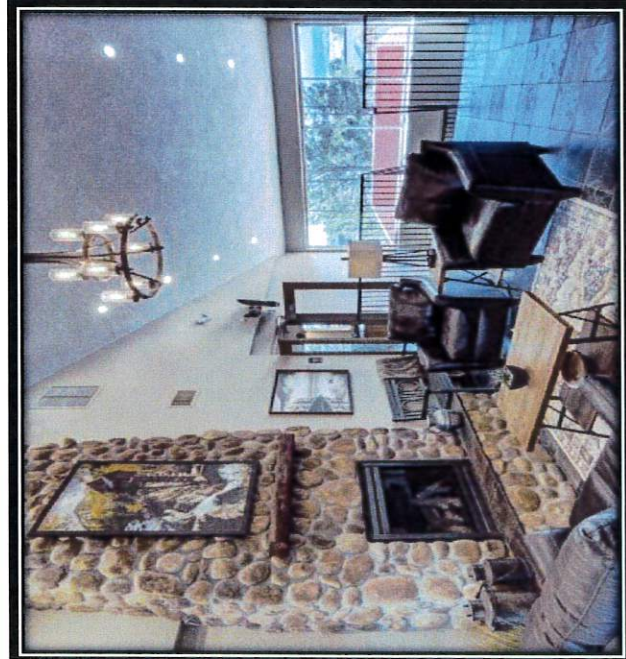
San Juan Capistrano, CA
Established 2016

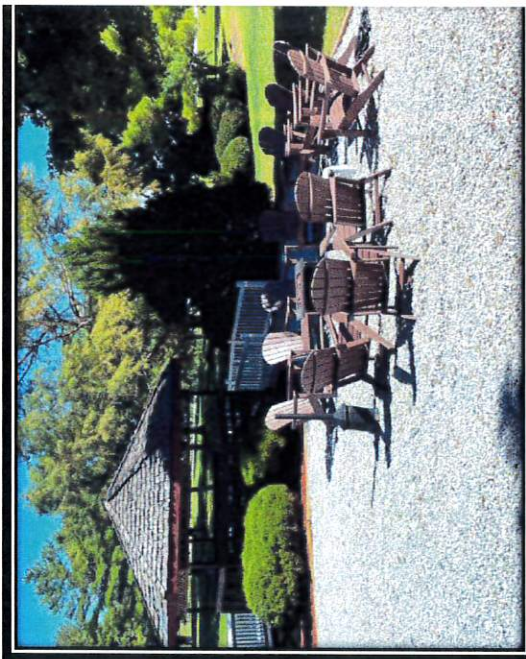
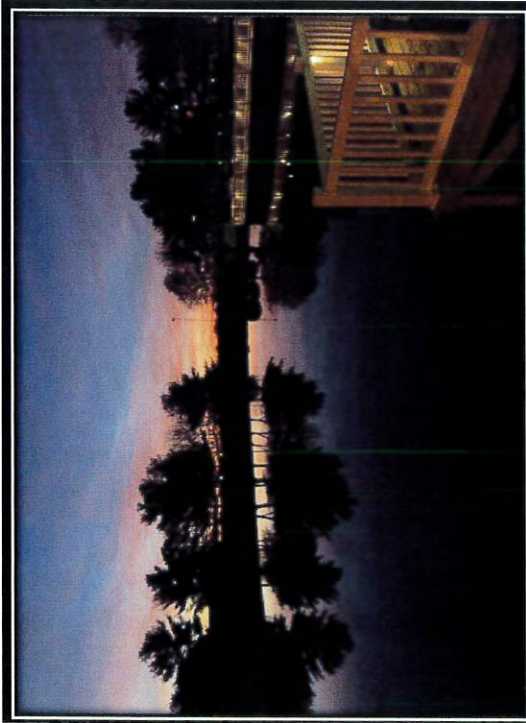




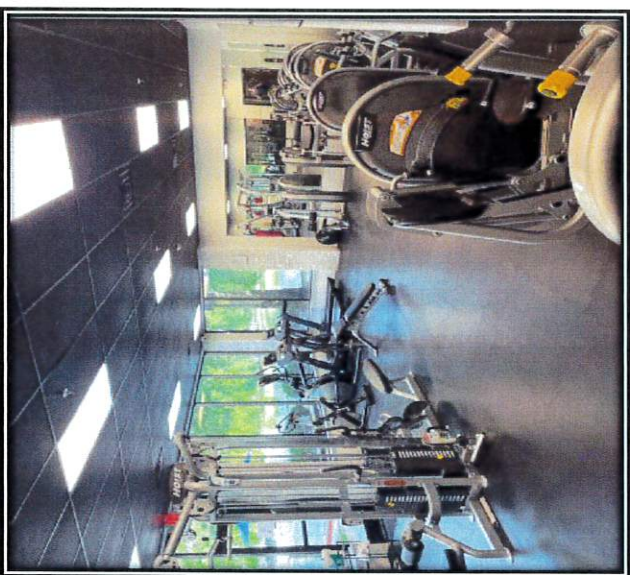
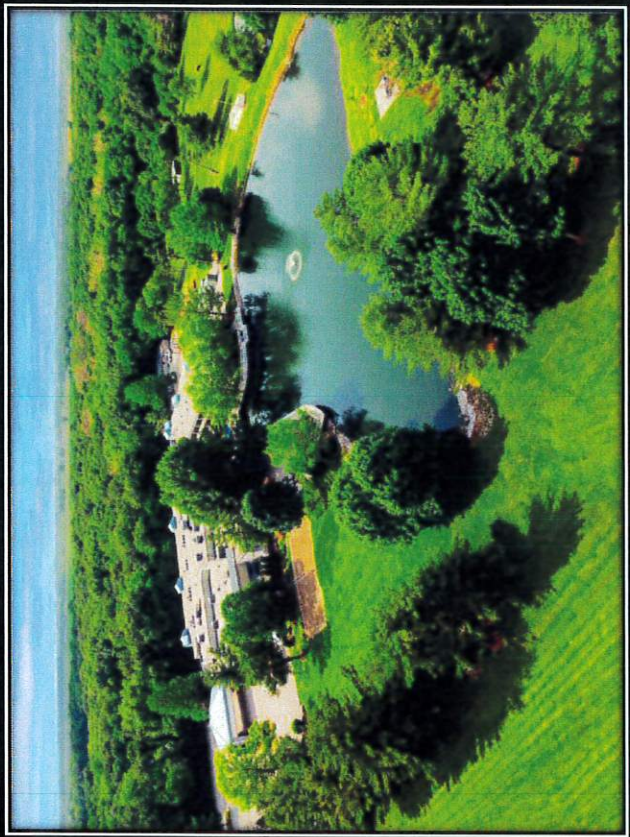
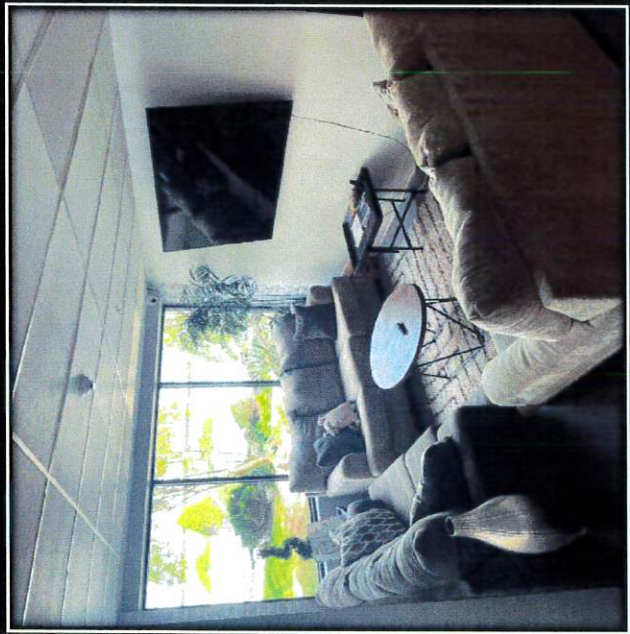


Monument, CO
Established 2019





Raymond, IL
Established 2021



Scott Godfrey

From: twnclerk@mhtc.net
Sent: Thursday, November 9, 2023 4:41 PM
To: Scott Godfrey
Subject: Planning Commission & Town Board Recommendations

Importance: Low

Planning Commission Recommendation:

Tom Joestgen made a motion to recommend the approval of the conditional use application of Kay D. Randall & Sherrill B Randall Revocable Trust for the purpose of a recreational residential rental on 17.96 acres zoned A-1 Ag located in part of the NE ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East located at 5050 Dyreson Road with the condition that the individual comply with the State of Wisconsin licensing requirements. Peter Vanderloo seconded the motion. Motion carried.

Town Board Recommendation:

Peter Vanderloo made a motion to recommend the approval of the conditional use application of Kay D. Randall & Sherrill B Randall Revocable Trust for the purpose of a recreational residential rental on 17.96 acres zoned A-1 Ag located in part of the NE ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East located at 5050 Dyreson Road with the condition that the individual comply with the State of Wisconsin licensing requirements. David Pope seconded the motion. Motion carried.

Planning Commission Recommendation:

Curt Peterson made a motion to recommend the approval of the application of Vivid, Inc. and Sunshine Behavioral Health for the purpose of a behavior health residential care facility on 17.39 acres zoned B-2 located in part of the SW ¼ of the SE ¼, Section 16, Town 6 North, Range 3 East and part of the NW ¼ of the NE ¼ of Section 21, Town 6 North, Range 3 East at 3591 State Road 23 with the conditions:

1. A security fence would be placed on the north, south and back side of the property.
2. If ownership changes the conditional use permit would need to be reviewed by all committees.
3. It remains a voluntary admission facility.
4. No upward lighting

Tom Joestgen seconded the motion. Motion carried.

Town Board Recommendation:

Peter Vanderloo made a motion to recommend the approval of the application of Vivid, Inc. and Sunshine Behavioral Health for the purpose of a behavior health residential care facility on 17.39 acres zoned B-2 located in part of the SW ¼ of the SE ¼, Section 16, Town 6 North, Range 3 East and part of the NW ¼ of the NE ¼ of Section 21, Town 6 North, Range 3 East at 3591 State Road 23 with the conditions:

1. A perimeter fence would be placed on the north and south side of the property.
2. A security fence would be placed on the back side of the property to be agreed upon by the Town Board.
3. If ownership changes the conditional use permit would need to be reviewed by all committees.

4. It remains a voluntary admission facility.
5. No upward lighting.

Pam Johnson-Loy seconded the motion. Motion carried. Kyle Levetzow voted present (abstained).

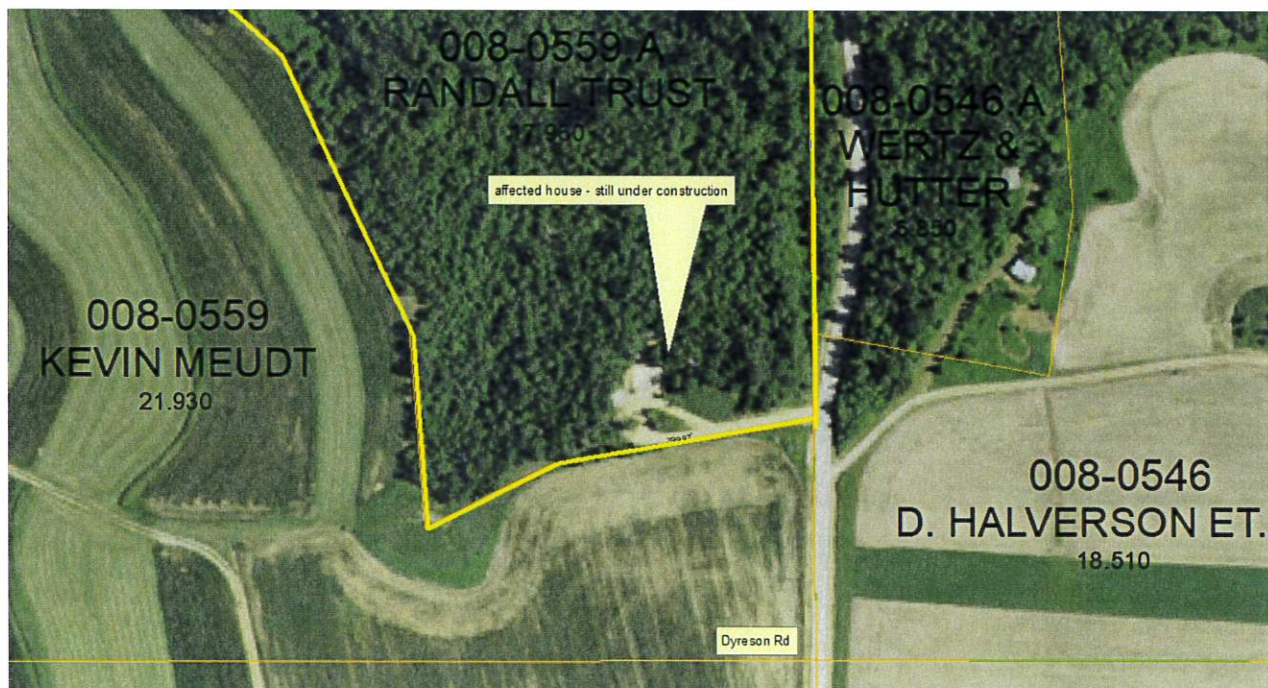
1. The residence at issue was allowed with a Conditional Use Permit in 2021 as a second farm-related residence due to being more than 300 feet from the first residence on this A-1 lot.

2. In the A-1 district, the short-term rental of one's residence for part of the year may be considered as a Conditional Use Permit. The use is called a Recreational Residential Rental.
3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Dodgeville is recommending approval with the condition that the individual comply with State of Wisconsin licensing requirements.

Staff Recommendation: Staff recommends approval with the following conditions:

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. 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: Tanya Randall-Tanner Address: 5050 Dyerson Rd
City/Zip Code: Dodgeville WI 53533
Landowner: Douglas & Sherrill Address: 2505 Nina Ct
(if other than applicant) Randall City/Zip Code: Middleton WI 53562
Applicant Phone: (608) 514-2104 Landowner Phone: (608) 831-9095
Email: DriftlessBliss@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) N/A

Section 26 Town 7 N Range 3 E NE 1/4 of the NE 1/4 PIN 008 0559.A Home site

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No 0517.A
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: N/A Requested zoning district: _____ for the proposed use(s) of: _____

Requested Conditional uses (s):

Recreational Residential Rental
within occupied residence in Town
of Dodgeville at 5050 Dyerson Rd

I. Please list any improvements currently on the land: New house with
3 bed 2 bath Septic.
Small Shed under 99 sq ft

II. Please explain the reason for the request and proposed plans: To have a single guest room as
a recreational residential Rental

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

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

N/A

- 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?

N/A

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?

It would be in compliance
with the current zoning + septic
requirements.

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)?

minimal auto traffic from road to
home. similar to a single family.

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 significant adverse impacts,
Only 1 or 2 people in a car,
arriving and departing daily.

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

N/A

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

All current utilities & services
are already in effect at 5050
Dyersoa Rd.

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

General maintenance & upkeep are
already part of the home site.
For example, snow plowing in the
winter, gravel replacement & grading
in the summer.

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

The proposed use of a single guest
room is consistent with 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: Tanya Randall-Tanner Date: 11-1-23

Landowner(s) Signature: Hay Douglas Randall Date: 10-29-23

Sherrill B. Randall 10-29-23

For Office Use Only: Rcv'd by SE Date 11-2-23 Fee 705 Check # 1108 Cash
A-J present zoning N/A floodplain N/A shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Thursday, November 9, 2023 4:41 PM
To: Scott Godfrey
Subject: Planning Commission & Town Board Recommendations

Importance: Low

Planning Commission Recommendation:

Tom Joestgen made a motion to recommend the approval of the conditional use application of Kay D. Randall & Sherrill B Randall Revocable Trust for the purpose of a recreational residential rental on 17.96 acres zoned A-1 Ag located in part of the NE ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East located at 5050 Dyreson Road with the condition that the individual comply with the State of Wisconsin licensing requirements. Peter Vanderloo seconded the motion. Motion carried.

Town Board Recommendation:

Peter Vanderloo made a motion to recommend the approval of the conditional use application of Kay D. Randall & Sherrill B Randall Revocable Trust for the purpose of a recreational residential rental on 17.96 acres zoned A-1 Ag located in part of the NE ¼ of the NE ¼ of Section 26, Town 7 North, Range 3 East located at 5050 Dyreson Road with the condition that the individual comply with the State of Wisconsin licensing requirements. David Pope seconded the motion. Motion carried.

Planning Commission Recommendation:

Curt Peterson made a motion to recommend the approval of the application of Vivid, Inc. and Sunshine Behavioral Health for the purpose of a behavior health residential care facility on 17.39 acres zoned B-2 located in part of the SW ¼ of the SE ¼, Section 16, Town 6 North, Range 3 East and part of the NW ¼ of the NE ¼ of Section 21, Town 6 North, Range 3 East at 3591 State Road 23 with the conditions:

1. A security fence would be placed on the north, south and back side of the property.
2. If ownership changes the conditional use permit would need to be reviewed by all committees.
3. It remains a voluntary admission facility.
4. No upward lighting

Tom Joestgen seconded the motion. Motion carried.

Town Board Recommendation:

Peter Vanderloo made a motion to recommend the approval of the application of Vivid, Inc. and Sunshine Behavioral Health for the purpose of a behavior health residential care facility on 17.39 acres zoned B-2 located in part of the SW ¼ of the SE ¼, Section 16, Town 6 North, Range 3 East and part of the NW ¼ of the NE ¼ of Section 21, Town 6 North, Range 3 East at 3591 State Road 23 with the conditions:

1. A perimeter fence would be placed on the north and south side of the property.
2. A security fence would be placed on the back side of the property to be agreed upon by the Town Board.
3. If ownership changes the conditional use permit would need to be reviewed by all committees.

4. It remains a voluntary admission facility.
5. No upward lighting.

Pam Johnson-Loy seconded the motion. Motion carried. Kyle Levetzow voted present (abstained).



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

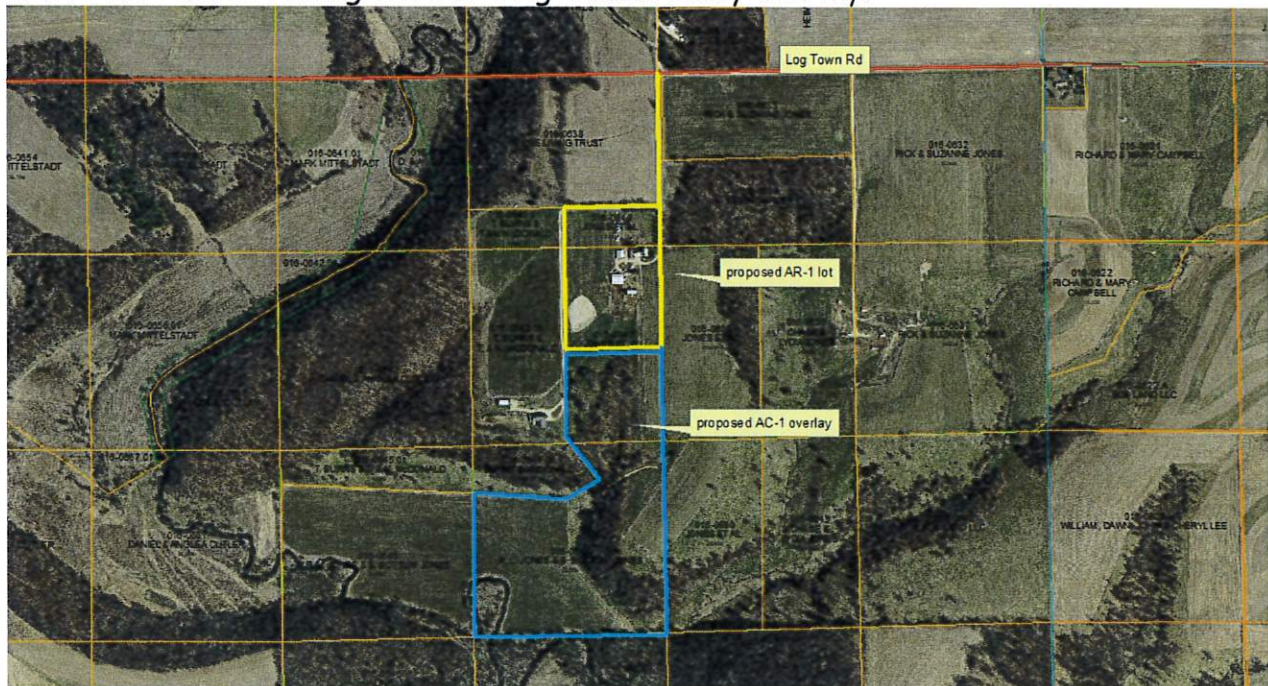
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3394
Rick Jones
898 Log Town Rd
Mineral Point, WI 53565

Hearing Date: December 28, 2023
Town of Mifflin
E1/2-NW S2-T4N-R1E
PIN: 016-0643; 0644; 0640

1. Request: This is a request to rezone 15.0 acres from A-1 Ag to AR-1 Ag Res with 43.62 acres having the AC-1 Ag Conservancy overlay.



2. Comments

1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required to legally create the proposed lot. The AC-1 overlay is required to comply with the town's 1:40 acre residential density.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses but including up to 8 animal units as defined in the Iowa County Zoning Ordinance. The AC-1 area would allow all uses allowed in the underlying A-1 district but prohibits all building or structures.

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 those services.
- 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
- 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Mifflin is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that there be a minimum 66-foot wide easement to Log Town Rd provided to the proposed lot and that the associated certified survey map is recorded within 6 months of the County Board approval of the zoning change.





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: Rick Jones Address: 898 Log Town Rd
City/Zip Code: Mineral Point, WI 53565

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

Applicant Phone: (608) 732-7771 Landowner Phone: () _____

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

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

in the Town of Mifflin Acreage of proposed lot(s) 15 acre - AC-1
5 1/2
Section 2 Town 4 N Range 1 E 1/4 of the SW 1/4 PIN 616-0643, 0649

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

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

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

**Present zoning district: A1 Requested zoning district: AR1 ^{1/2 AC-1} for the proposed
use(s) of: separating house for sale.

Requested Conditional uses (s):

I. Please list any improvements currently on the land: House, Barn, pole building,
Tractor shed, 2 small garages

II. Please explain the reason for the request and proposed plans: Separating buildings
and house with 15 acres to sell.

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

1) How is this land better suited for a non-agricultural use?
The 15 acre is predominately used
currently, as pasture ground.

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?
Sale will include an easement
to surrounding parcels and field ground.
All agricultural land will stay in 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?

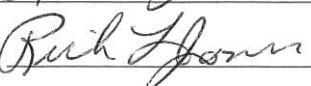
5. Are public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development?

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:  Date: 11/28/23

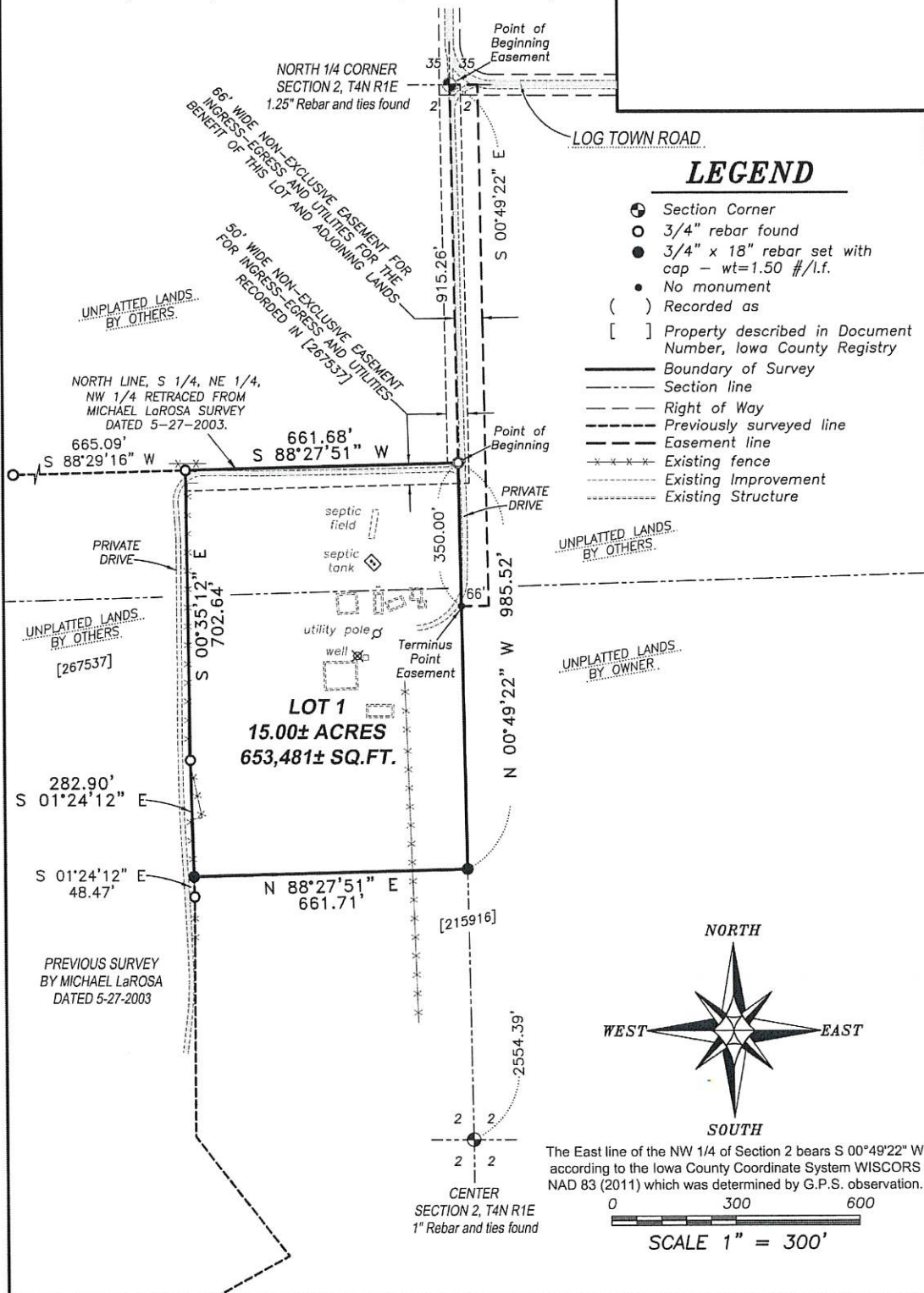
Landowner(s) Signature:  Date: 11/28/23

=====

For Office Use Only: Rcv'd by SL Date 11-29-23 Fee 250 Check # 1457 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE 1/4-NW 1/4 AND SE 1/4-NW 1/4 OF
SECTION 2, T4N R1E, TOWN OF MIFFLIN, IOWA COUNTY, WI



Austin
Engineering LLC
austinenengineeringllc.com

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

Prepared for: RICK JONES

JOB NO: 23S190
H:\CRD\23S190
H:\PLAT\T4NR1E\02\23S190-JONES

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

SHEET 1 OF 3

✓
15 acres

Rezoning

Requested Zoning District: Mofflon

Number of acres requested to be rezoned 15 acres
A1 to AR1

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

Conditional Use Permit

Request: _____

(if none, please indicate none)

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

Conditions or comments: (if any)

Substantial evidence to support recommended conditions:

Town Chairman: Darrin Stanton

Date: 11.20.2023



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-3024

✓ Jones
1542

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: Rick & Suzanne Jones

Town Board Hearing Date: 11-20-2023

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.)	
--	---	--

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

☒ 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.)	
--	---	--

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

over



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

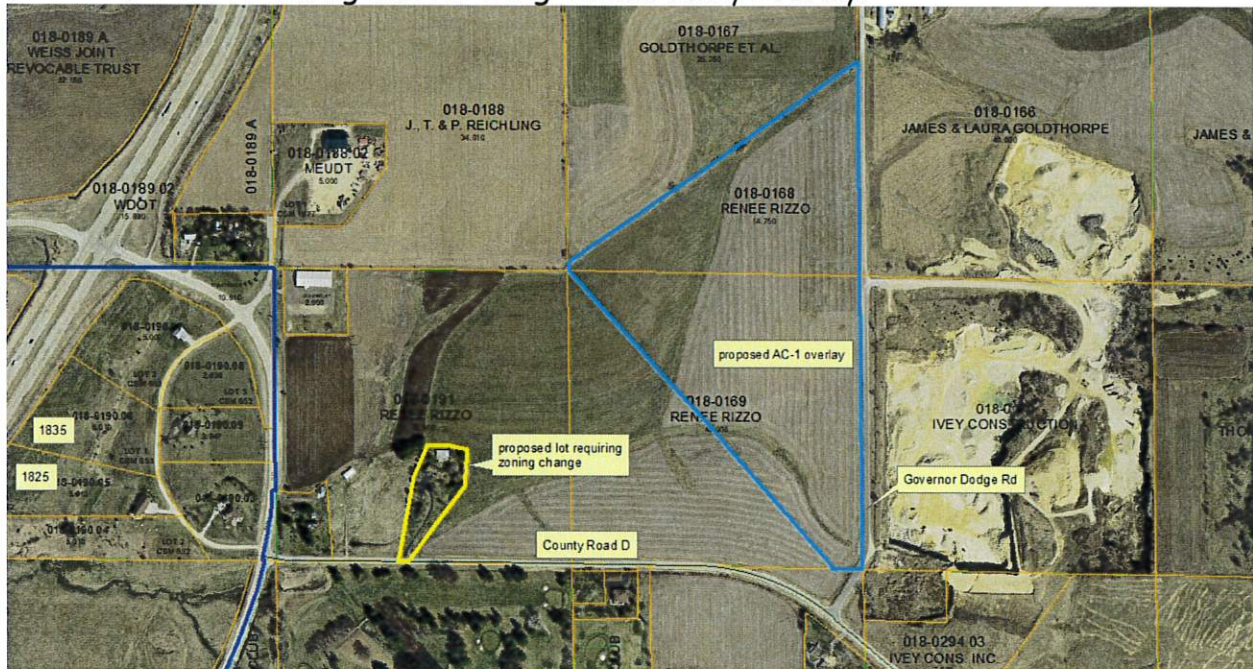
Zoning Hearing: 3395

Renee M. Rizzo
9218 Windy Point
Verona, WI 53593

Hearing Date: December 28, 2023

Town of Mineral Point
SE/SE S16-T5N-R3E
PIN: 018-0168; 0169; 0191

1. Request: This is a request to rezone 2.02 acres from A-1 Ag to AR-1 Ag Res with 37.98 acres having the AC-1 Ag Conservancy overlay.



2. Comments

1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required in order to legally create the proposed lot. The AC-1 overlay is required to comply with the town's 1:40 acre residential density.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit. The AC-1 area would allow all uses allowed in the underlying A-1 district but prohibits all building or structures.
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 those services.
- 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 Mineral Point is recommending approval.

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





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: Renee M. Rizzo Address: 9218 Windy Point
City/Zip Code: Verona, WI 53593

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

Applicant Phone: (608) 698-5389 Landowner Phone: (+)

Email: MSR12601@gmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Mineral Point Acreage of proposed lot(s) 2.02 to AC-1

Section 16 Town 5 N Range 3 E SE 1/4 of the SE 1/4 PIN 018-0191

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No 0168; 0169
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 5 AC-1
use(s) of: Homestead

Requested Conditional uses (s):

N/A

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

II. Please explain the reason for the request and proposed plans: Parcel approx. 2 acres from Parcel # 018-0191 that has an existing homestead (currently zoned A-1 Agricultural); Request re-zone to AR-1 Agricultural Residential

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

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

Currently not used as agriculture. These 2 acres support an existing homestead built in 1977. Town of Mineral Point Planning Commission has determined that this property should be grandfathered due to age of construction which occurred before the Smart Growth Plan was adopted and therefore exempt from AC-1 Ag Conservation overlay status.

- 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?

I also own the surrounding parcels (#018-0168, #018-0169 + remainder of #018-0191) which have always been used for agricultural purpose. It is my intent that these 88 acres will retain the 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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Applicant(s) Signature: Brian Rizzo Date: 10/12/23

Landowner(s) Signature: Brian Rizzo Date: 10/12/23

=====

For Office Use Only: Rcv'd by JS Date 10/24/23 Fee 205 Check # 4848 Cash
A-1 present zoning N/A floodplain N/A shoreland/wetland

Scott Godfrey

From: Debi Heisner Clerk Treasurer <mptownclerk@gmail.com>
Sent: Thursday, December 14, 2023 7:47 PM
To: Scott Godfrey
Subject: Renee Rizzo

Hey
Forgot to mention that the Town board approved Renee's rezone request last night.
Thanks
Debi

Get [Outlook for Android](#)

PRELIMINARY

Certified Survey Map No. _____

of Iowa County, being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Town 5 North, Range 3 East, Town of Mineral Point, Iowa County, Wisconsin.

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

:That I have surveyed, divided, mapped and monumented that part of the Southeast quarter of the Southeast quarter of Section 16, Town 5 North, Range 3 East, Town of Mineral Point, Iowa County, Wisconsin, being more particularly described as:

Commencing at Southeast corner of said Section 16; thence N $89^{\circ}42'24''$ W along the South line thereof, 736.98' to the point of beginning; thence continuing N $89^{\circ}42'24''$ W, 45.58'; thence N $10^{\circ}22'05''$ E, 391.10'; thence N $22^{\circ}55'40''$ E, 163.71'; thence S $86^{\circ}58'06''$ E, 103.62'; thence S $77^{\circ}17'46''$ E, 77.39'; thence S $3^{\circ}31'18''$ W, 168.65'; thence S $36^{\circ}42'48''$ W, 430.24' to the point of beginning. Parcel contains 2.02 acres (87,978 square feet), more or less, and is subject to any and all easements and rights-of-way of record and or usage.

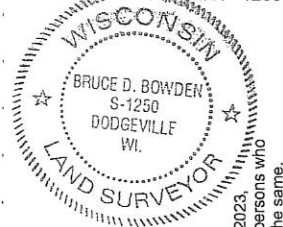
:That I have made such survey and land division under the direction of Ms. Renee Rizzo.

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

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

Dated this 15th day of FEB, 2023.

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



As owner, I hereby certify that I have caused the lands described hereon to be surveyed, described, mapped and monumented as represented hereon. Dated this _____ day of May, 2023.

Renee Rizzo, owner

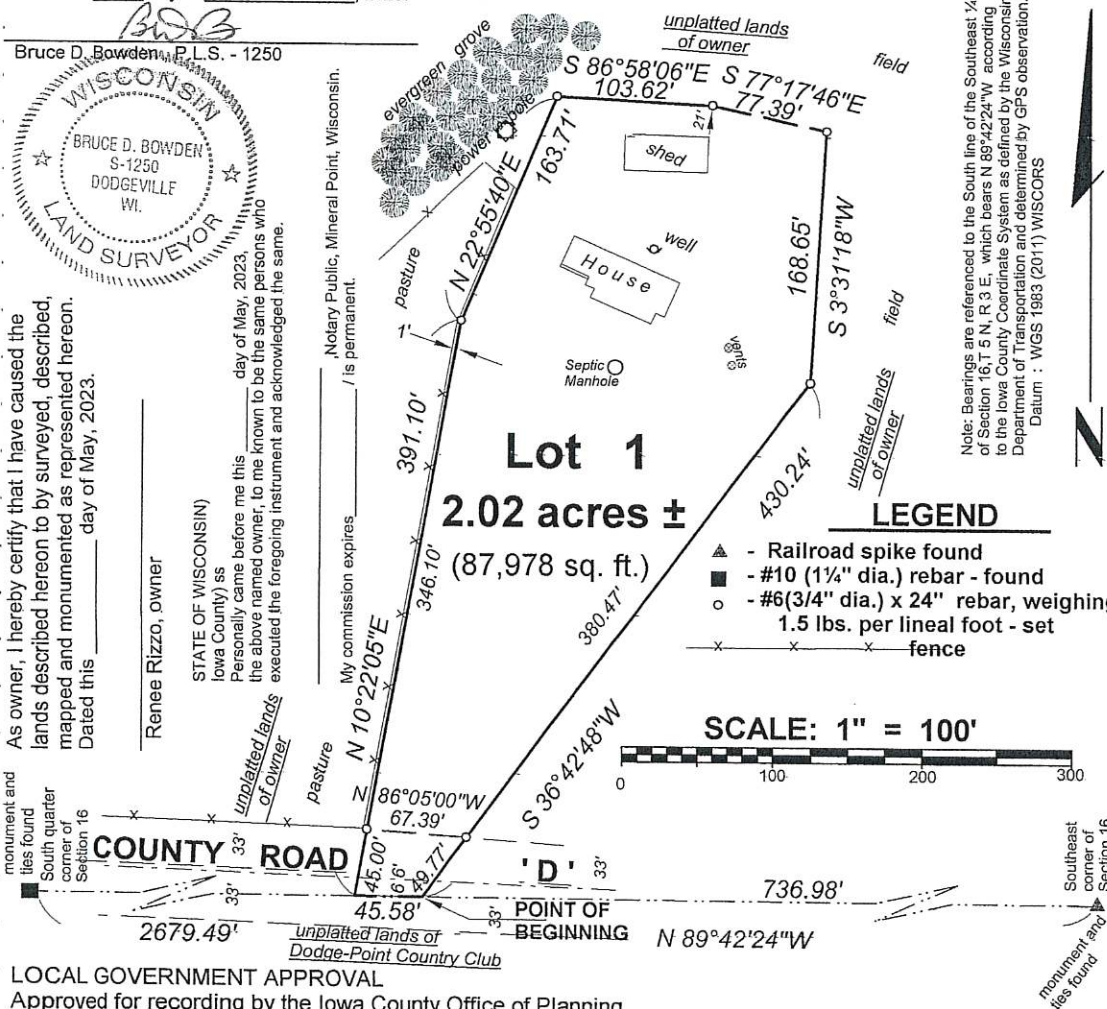
STATE OF WISCONSIN

Iowa County ss

Personally came before me this _____ day of May, 2023,

the above named owner, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Mineral Point, Wisconsin.
My commission expires _____ / is permanent.



Note: Bearings are referenced to the South line of the Southeast $\frac{1}{4}$ of Section 16, T 5 N, R 3 E, which bears N $89^{\circ}42'24''$ W according to the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS observation. Datum : WGS 1983 (2011) WISCONSIN

LOCAL GOVERNMENT APPROVAL

Approved for recording by the Iowa County Office of Planning and Development on this _____ day of _____, 2023.

Scott Godfrey, Director

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 Page _____.

Bowden Surveying, Ltd.

4600 Penny Lane
Dodgeville, WI 53533
Phone (608)935-5513
Job No. 31043

Conservancy Survey Map for Renee Rizzo

being part of the West ½ of the Southwest ¼ of Section 15, Town 5 North, Range 3 East, Town of Mineral Point, Iowa County, Wisconsin,

more fully described as : Commencing at Southwest corner of said Section 15; thence N 0°42'20"W, 1335.70' to the Northwest corner of the Southwest quarter of the Southwest quarter being the point of beginning; thence continuing N 0°42'20"W, 22.04'; thence N 55°24'30"E, 1608.61'; thence S 0°31'46"E, 961.78' to the NE corner of the SW quarter of the SW quarter; thence S 0°31'46"E, 1333.95' to the SE corner thereof; thence N 88°55'58"W, 165.10'; thence N 41°00'21"W, 1798.57' to the point of beginning. Parcel contains 37.98 acres (1,654,515 square feet), more or less, and is subject to any and all easements and rights-of-way of record and or usage.

monument and
ties found
West quarter
corner of
Section 15

S 88°47'37"E (East 20 chains) 1337.27'

SCALE: 1" = 300'

Surveyed for :

Ms. Renee Rizzo
9218 Windy Point
Verona, WI 53593

(North 19 chains 67 links) (1298.22')
(South) (5 chains 58 links) (368.28')
(S 55°W) N 55°24'30"E (24 chains 40 links) (1610.04')
1608.61'

N 0°42'20"W
22.04'
(33 links) (21.78')

POINT OF BEGINNING
Northwest corner of
the Southwest ¼ of the
Southwest ¼ of Section 15

37.98 acres ±
(1,654,515 sq. ft.)

GOVERNOR DODGE ROAD

N 0°42'20"W
1335.70'

Note: Bearings are referenced to the South line of the Southwest ¼ of Section 15, T.5N, R.3E, which bears N 89°42'24"W according to the Iowa County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS observation. Datum : WGS 1983 (2011) WISCONSIN

Southwest corner of
Section 15
monument and
ties found

COUNTY ROAD

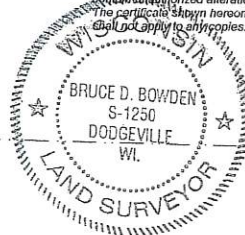
N 88°55'58"W 2657.91'

I, Bruce D. Bowden, Professional
Wisconsin Land Surveyor - 1250,
agent of Bowden Surveying, Ltd.,
do hereby certify that I have
surveyed, described, mapped and
monumented the property shown
hereon in accordance with the
instructions of Renee Rizzo and
that this map is a correct repre-
sentation thereof to the best of
my knowledge and belief.

November 27, 2023

Bruce D. Bowden, P.L.S. - 1250
Agent of Bowden Surveying, Ltd.

If this stamp is not red colored
and the surveyor's signature is
not in blue ink, the map should
be assumed to be a copy and may
contain unauthorized alterations.
The certificate shown hereon
does not apply to photocopies.



LEGEND

- ▲ - Railroad spike found
- - #10 (1¼" dia.) rebar - found
- - #6(¾" dia.) x 24" rebar, weighing 1.5 lbs. per lineal foot - set fence

Bowden Surveying, Ltd.
4600 Penny Lane
Dodgeville, WI 53533
Phone (608)935-5513

Job No. 31043-B

monument and
ties found

South quarter
corner of
Section 15



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: 3396

Douglas Ihm

8635 State Road 39

Hollandale, WI 53544

Hearing Date: December 28, 2023

Town of Moscow

W1/2-SE S35-T5N-R5E

PIN: 020-0405.A; 0404.A

Robert Ihm c/o Greg Ihm

206 Belle Ave.

Belleville, WI 53508

1. Request: This is a request to zone 5.005 acres from A-1 Ag lot to AR-1 Ag Res.



2. Comments

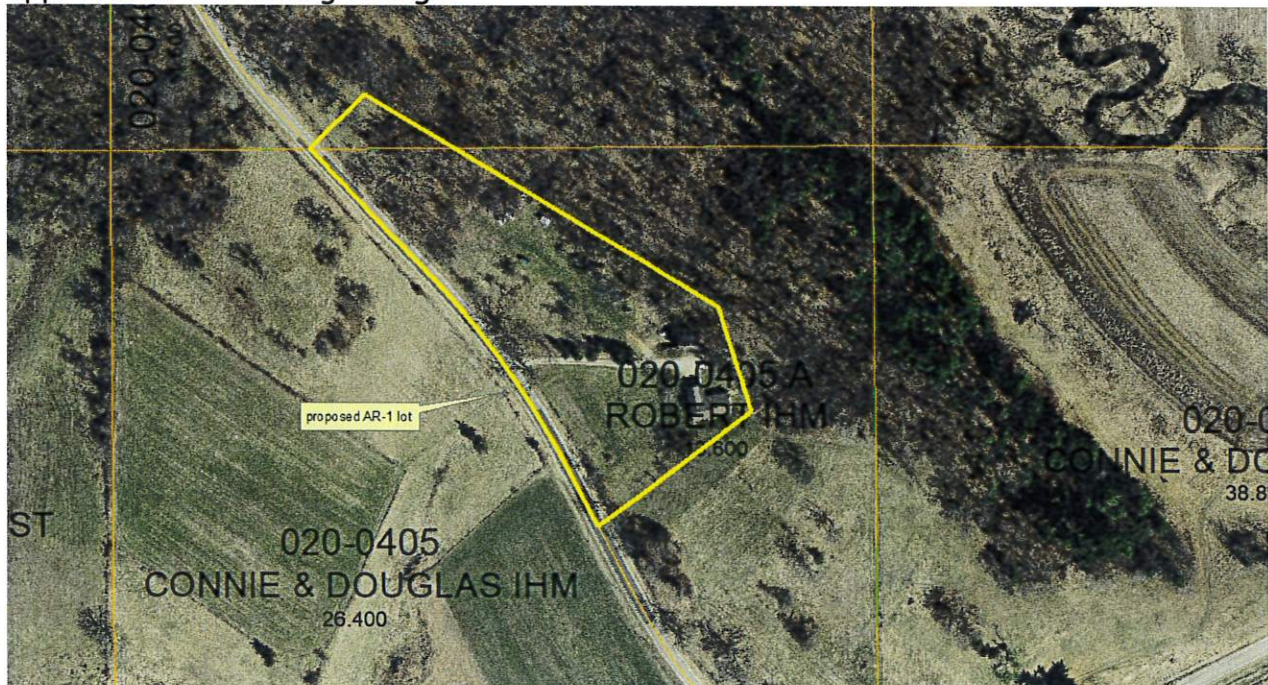
1. The minimum lot size for the A-1 district is 40 acres, so rezoning is required in order to legally create the proposed lot.
2. If approved, the AR-1 lot would be eligible for one single family residence (existing), accessory structures and limited ag uses and one animal unit as defined in the Iowa 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 those services.
- 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
- 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Moscow is recommending approval.

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





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: Douglas Robert Ihm

Address: 8635 State Rd 39
City/Zip Code: Hollandale WI 53544

Landowner: Robert Ihm
(if other than applicant)

Address: c/o Greg Ihm, 206 Belle Ave
City/Zip Code: Belleville WI 53508

Applicant Phone: (608) 669-7469

Landowner Phone: ()

Email: cihm@foley.com

Please contact by: ☒ email ☐ postal mail

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

in the Town of MOSCOW Acreage of proposed lot(s) 5.005

Section 35 Town 5 N Range 5 E NW 1/4 of the SE 1/4 PIN 020-0405.A; 0404.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 see proposed GM already submitted
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: L-4.5 A-1 Requested zoning district: AR-1 for the proposed
use(s) of: residence

Requested Conditional uses (s): None

I. Please list any improvements currently on the land: house + garage

II. Please explain the reason for the request and proposed plans: we are purchasing all land except 5.005 acres with buildings.

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?
Five acres w/ home for eventual sale.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
Surrounding parcels will remain agricultural as are being put back with farm.

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: Daryl Rell Date: 10-28-23

Landowner(s) Signature: (X) Bob Thompson Date: _____

=====

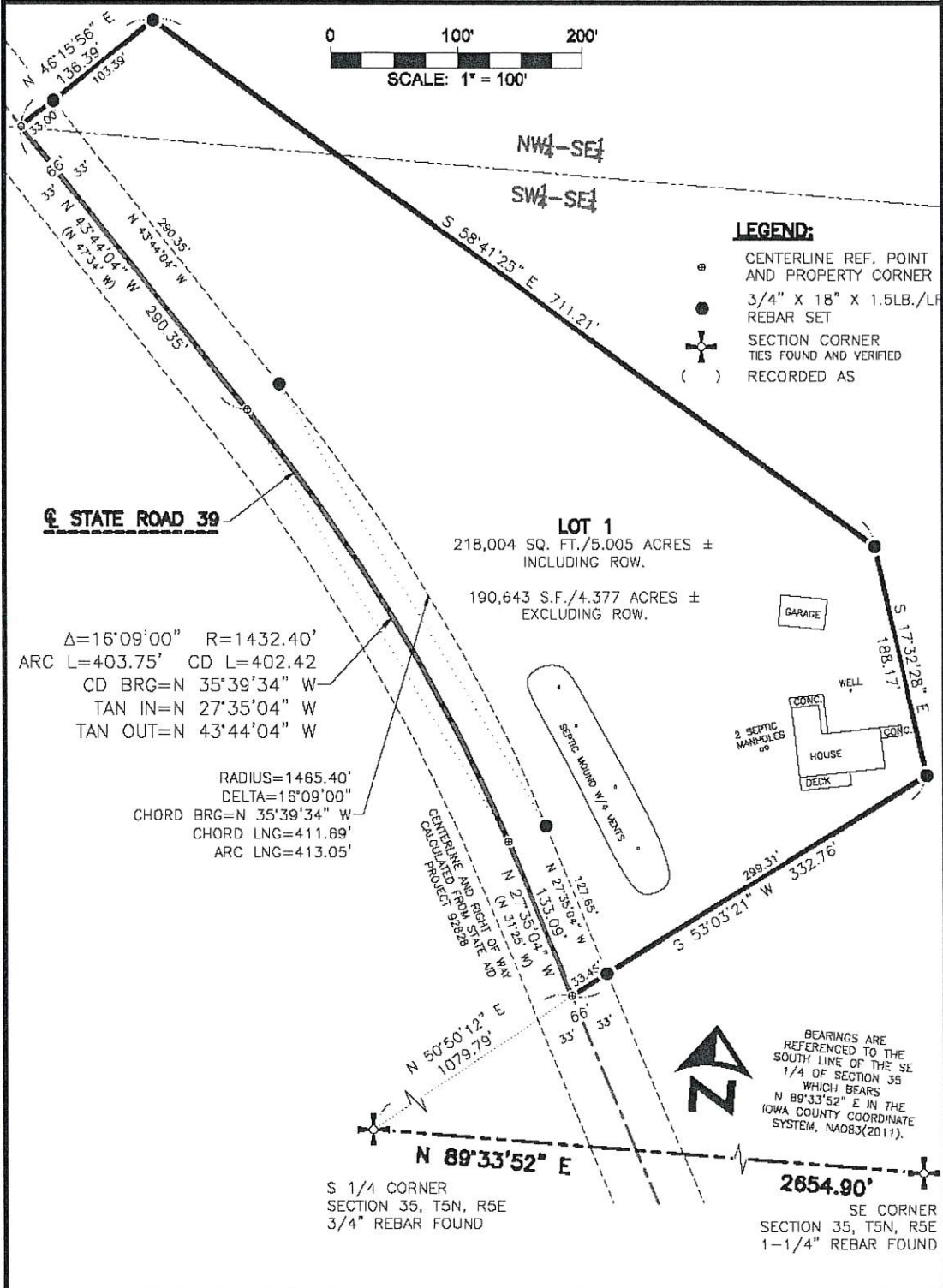
For Office Use Only: Rcv'd by _____ Date _____ Fee _____ Check # _____ Cash
_____ present zoning _____ floodplain _____ shoreland/wetland

PRELIMINARY 10/27/2023

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NW & SW 1/4's of the SE 1/4 of Section 35, T5N, R5E, Town of Moscow, Iowa County, Wisconsin.

FOR: ROBERT F IHM
C/O DOUG IHM
206 BELLE AVE
BELLEVILLE, WI 53508



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53532
608-935-0294
www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 230411C
FIELD CREW: MGR
FIELD WORK COMPLETED 10/16/2023



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-3024

Town Recommendation to Iowa County

Town of Moscow Rural Siting Criteria

This form is required and should be attached to the Land Use Change (Rezoning)/Conditional use request form when the application is made at the county level

Applicants Name: Douglas + Connie Ihm

Town Board Hearing Date: ~~11-15-23~~ 12-4-23

Complies	Criteria	How (does it meet the towns standards)
☒ Y ☐ N	Minimum Lot Size	
☒ Y ☐ N	Driveway Standards	
☒ Y ☐ N	Compliance with Town Ordinance	
☒ Y ☐ N	Slope	<u>12</u>
☐ Y ☐ N	Impacts on Town Roads	<u>N/A</u>
☒ Y ☐ N	GPS map and Certified Survey Map	
☒ Y ☐ N	List of Current/Proposed Easements	
☐ Y ☐ N	Required Viewing of Any Conditional Use Sites	<u>N/A</u>
☒ Y ☐ N	Fees Required Before Any Site Viewing	

over

Rezoning

Requested Zoning District: A R-1

Number of acres requested to be rezoned 5

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

Conditional Use Permit

Request: _____

(if none, please indicate none)

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

Conditions or comments: (if any)

Town Chairman: Joseph M. Hendrickson Date: Dec 4 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

Director's Report: December 2023

	Since last report	Year to date	same time 2022	Comments
Zoning permits	22	212	257	
Permit project value	\$2,413,379	\$30,176,779	\$53,943,456	
New residences	4	42	45	
Accessory structures	12	111	115	
Ag buildings	4	75	81	
Solar	2	12	16	
Airport zoning permits	1	11	9	
Floodplain/Shoreland pts	3	24	32	
Complaints/Violations	3	44	63	
Certified survey map review	6	44	57	
Zoning Hearings	10	69	85	
Board of Adj hearings	0	4	2	
Sanitary Permits	1	72	79	
Soil Tests Reviewed	3	54	57	
as of November 30, 2023				

Other Updates

- Completed annual nonmetallic mine inspections and draft annual reports – 27 sites
 - Continuing effort at strategic planning for Bloomfield prairie property
 - Continuing collaboration on County Road T project
 - Wind Siting Council met on Nov. 15th: completed review of health impact papers; to start review of other state policies in December with PSC legal counsel available for questions
 - Planning on public hearing in January on proposed zoning ordinance revisions
 - Scheduled on-sites of multiple sites with ICSO detective relating to dog/kennel issues
 - Assisting County Administrator with In-Fill Development Project
 - 11 citations went to court for failure to perform statutory required 3-year septic system maintenance (total notices this year = 1632)
 - Shoreland zoning ordinance update being postponed – challenges being made to DNR model ordinance
-