

AGENDA – Iowa County Planning & Zoning Committee

Thursday, June 27, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 889 0065 4502

<https://us02web.zoom.us/j/88900654502>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

For information regarding access for the disabled, please call 608-935-0399.

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the May 23, 2024 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by the Gilbertson Poultry c/o Dennis Gilbertson to zone 5.97 acres from A-1 Ag to AR-1 Agricultural Residential in the SE/SE of S25-T8N-R2E in the Town of Clyde.
7. Petition by Darren & Carrie Hansen and Bob & Jane Hansen to zone 3.085 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res in the NE/NE of S25-T7N-R2E in the Town of Dodgeville.
8. Petition by Gene & Susan Iverson to zone 10 acres from A-1 Ag & R-1 SF Res to AR-1 Ag Res in the NW/NW of S20-T7N-R4E in the Town of Dodgeville.
9. Petition by William & Connie Johnson for a Conditional Use Permit for a second farm-related residence in the A-1 district in the SE/SE of S24-58N-51E in the Town of Moscow.
10. Petition by John Schwartzhoff to zone 26.02 acres from A-1 Ag to C-1 Conservancy and 18.58 acres from A-1 Ag to AR-1 Ag Res in the S1/2-SW of S11-T5N-R3E in the Town of Mineral Point.
11. Petition by Colby Reichling to zone 2.47 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S21-T6N-R4E in the Town of Ridgeway.
12. Petition by Colby Reichling for a Conditional Use Permit to allow up to 4 animal units on a 2.47-acre AR-1 lot in the SW/SE of S21-T6N-R4E in the Town of Ridgeway.
13. Petition by Heidi Jelinek, Karl Siebecker and Pam Richardson to zone 15.09 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NE of S32 and NW/NW of S33 all in T8N-R3E in the Town of Wyoming.
14. Public hearing on potential revisions to the Iowa County Zoning Ordinance. An annotated copy can be requested from the Planning & Development Office.
15. Motion to end the public hearings and resume the regular meeting.

16. Consideration of the Town of Mifflin's proposed naming of a public road in the E1/2-NW of S2-T4N-R1E to be Cowboy Lane.
17. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
18. Director's report
19. Next meeting date and time
20. Motion to adjourn

Scott A. Godfrey, Director

Posted 06/11/2024

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.

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

Thursday, May 23, 2024 at 6:30 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=89323766362>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

For information regarding access for the disabled, please call 608-935-0399.

1. Call to order.

Chair Peterson called the meeting to order at 6:50pm

2. Roll Call.

Committee Present: Curt Peterson, David Gollon, Ingmar Nelson

Committee Absent: Don Leix (excused); Tim Lease (excused)

Staff Present: Scott Godfrey

Other Supervisors: Dan Nankee

3. Approve of this agenda.

Motion to approve by Supervisor Nelson

Second by Supervisor Gollon

Motion carried unanimously

4. Approve the minutes of the May 8, 2024 meeting.

Motion to approve by Supervisor Gollon

Second by Supervisor Nelson

Motion carried unanimously

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

Motion to approve by Supervisor Nelson

Second by Supervisor Gollon

Motion carried unanimously

6. Petition by the Town of Brigham and the Bethel Cemetery Association to zone 1.15 acres from A-1 Ag to H-1 Historical in the SE/NW of S34-T7N-R5E in the Town of Brigham.

Applicant Present: none

Town Present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Nelson

Motion carried unanimously

7. Petition by Town of Brigham and the Bethel Cemetery Association for a Conditional Use Permit to allow a cemetery on a 1.15-acre H-1 Historical lot in the SE/NW of S34-T7N-R5E in the Town of Brigham.

Applicant Present: none

Town Present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Nelson

Motion carried unanimously

8. Petition by Mike Pink to zone 2.002 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S33-T7N-R1E in the Town of Highland.

Applicant Present: Mr. & Mrs. Pink

Town Present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Gollon

Motion carried unanimously

9. Petition by Jennifer Wolf to zone 0.58 acre from A-1 Ag to AR-1 Ag Res in the NW/SW of S13-T8N-R1E in the Town of Pulaski.

Applicant Present: Jennifer Wolf

Town Present: none

Director Godfrey gave the staff report.

Public Comment:

- Supervisor Gollon asked why the town did not provide a recommendation. Director Godfrey said he did not know, but the town was provided the opportunity. Jennifer Wolf commented she felt the town did not understand the process.

Motion to approve with the condition that the associated area variance is granted by the Iowa County Board of Adjustment within 12 months of County Board approval by Supervisor Gollon
Second by Supervisor Nelson
Motion carried unanimously

10. Petition by Jennifer Wolf for a Conditional Use Permit to allow a Residential Kennel on a 0.58-acre AR-1 Ag Res lot in the NW/SW of S13-T8N-R1E in the Town of Pulaski.

Applicant Present: Jennifer Wolf

Town Present: none

Director Godfrey gave the staff report.

Public Comment:

- Supervisor Nankee said his constituent has had ongoing issues with the applicant's dogs harassing their cattle
- Jamey Wardell (neighbor) said the applicant has not maintained fencing and her dogs have been on his property numerous times to the point his cattle are threatened. He added the Sheriff's Office have been called several times yet the issue continues. He said he may not be able to continue having cattle if her dogs are allowed to continue to run free.
- Jennifer Wolf said she has video showing cattle in the adjacent pasture and her dogs not barking. She added she has repaired the fence more than once after dogs have dug under it and she doesn't let them run without being present.
- Chair Peterson asked if the applicant has obtained the town dog licenses. Jennifer Wolf replied she has not and was unaware that it was necessary. Chair Peterson said most towns include the licensing information with the tax bills.
- Jennifer Wolf said she currently has 7 dogs and 5 adopted children. Each child has a dog for support and one of the dogs will be going to Arizona soon, leaving 6.
- Supervisor Nelson asked for clarification of what a Residential Kennel is. Director Godfrey explained how it is defined, the minimum standards and when a Conditional Use Permit is required.
- Chair Peterson clarified that a denial will allow the applicant to have up to 2 dogs.
- Ms. Wolf's sister stated Jennifer is doing the best she can and felt a denial would be punishment of having a small lot and unfair. She added the male dogs are fixed and the females will be too as finances allow.

Supervisor Gollon stated he cannot support this number of dogs on such a small lot that has so little area for the dogs to exercise. He added the past issues with containing the dogs on the applicant's property and the lack of getting town licenses, which is required everywhere, demonstrates a lack of compliance.

Supervisor Nelson stated he cannot support having that number of dogs on such a small lot and that it's not healthy for them to be inside either. He said his experience is that dogs will pack and create a nuisance if let to do so. He said it pains him to go against the request given the state support role of the dogs, but there are rules for a reason.

Motion by Supervisor Gollon to deny based on the reasons stated above

Second by Supervisor Nelson

Motion carried with Chair Peterson voting against

Jennifer Wolf asked what her options are now. Director Godfrey said the rezoning will go to the County Board and it's up to her if she pursues the conditioned area variance, given the primary purpose to rezone was to make the lot eligible for the Conditional Use Permit, which was denied. He said she can reapply if she feels she can make a better case or she can appeal the decision to the Iowa County Board of Adjustment, which will only look at whether the committee acted within its authority and not arbitrarily or capriciously.

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

Motion by Supervisor Gollon

Second by Supervisor Nelson

Motion carried unanimously

12. Consideration of a Temporary Use Permit for a fireworks stand by R and M Enterprises at 4894 County Road YZ in the Town of Dodgeville.

Director Godfrey gave the staff report.

Motion to approve by Supervisor Gollon with the following conditions:

- 1) The permit shall take effect on June 9, 2024 and terminate July 9, 2024.
- 2) The provided insurance must remain in effect during the duration of the permit.

Second by Supervisor Nelson

Motion carried unanimously

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

none

14. Director's report

Director Godfrey overviewed the report included in the packet.

15. Next meeting date and time: June 27th at 6pm to include a public hearing on the proposed revisions to the Iowa County Zoning Ordinance.

Supervisor Nelson suggested notifying the towns again so they can consider comments ahead of the hearing.

16. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Nelson

Motion carried unanimously. Adjourned at 7:38pm

Scott A. Godfrey, Director

1. This is an existing lot that is nonconforming A-1 Ag. It was created by deed in 1980 after which time the minimum lot size of 40 acres for the A-1 district was in effect.
2. The barn shown in the aerial is no longer on the property and the intent is to make it eligible for a residence.
3. If approved, the lot would be eligible for one single-family residence, accessory structures and limited agricultural uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
4. The proposed does not involve a land division, 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 the.
- 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
- 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
- 6) The petition will not be used to legitimize a nonconforming use or structure.
- 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
- 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Clyde is recommending approval noting the lot existed prior to the enactment of its minimum 15-acre residential lot size.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months after 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

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: Dennis Gilbertson Address: 3570 Cty Rd C
City/Zip Code: Spring Green WI 53588

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

Applicant Phone: (608) 341-9395 Landowner Phone: () _____

Email: gilbertsonfarm@q9h20.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Clyde Acreage of proposed lot(s) 5.97 Acres

Section 25 Town 8 N Range 2 E SE 1/4 of the SE 1/4 PIN 006 0320A

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: Cup^{A-1 NC} Requested zoning district: AR1 for the proposed use(s) of: Single story residence

Requested Conditional uses (s):

I. Please list any improvements currently on the land: 40x48 utility building

II. Please explain the reason for the request and proposed plans: Site was previously a poultry operation that suffered a fire & destroyed in fall of 23'

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?

NA

- 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?

doesn't effect any crop land around it

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

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

NA.

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

NA

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

NO.

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

NA

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

driveway

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

None

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

trying to make use of the parcel
without disturbing any agricultural crop
land

****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: [Signature] Date: 5/25/24

Landowner(s) Signature: [Signature] Date: 5/25/24

For Office Use Only: Rcv'd by SL Date 5-28-24 Fee 750 Check # 8353 Cash
A-1 N/C present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: Leah Spicer <townclerkclyde@gmail.com>
Sent: Friday, May 17, 2024 8:06 AM
To: Scott Godfrey
Subject: Re: Gilbertson Rezoning Application - Town Board and Long Range Planning Committee Minutes

Hey all!

Dennis asked about this zoning situation this morning.

Is there anything else that you need from me to process this zoning change for Dennis Gilbertson.

Thanks,

Leah

On Apr 17, 2024, at 7:33 AM, Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Thank you, Leah.

From: Leah Spicer <townclerkclyde@gmail.com>
Sent: Tuesday, April 16, 2024 8:43 PM
To: Dennis Gilbertson <gilbertsonfarms@yahoo.com>; Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Gilbertson Rezoning Application - Town Board and Long Range Planning Committee Minutes

Good Evening Dennis and Scott,

Attached please find the minutes from the LRPC Meeting and the Town Board Meeting concerning the Gilbertson rezoning application!

The LRPC Meeting Approved the rezoning application unanimously, and the Town Board approved their recommendation unanimously.

Leah Spicer
Town of Clyde Clerk
6281 State Road 130
Avoca, WI 53506
608-217-1137



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: 3427
Darren & Carrie Hansen
3589 Hunter Hollow Rd
Dodgeville, WI 53533

Hearing Date: June 27, 2024
Town of Dodgeville
NE/NE S25-T7N-R2E
PIN: 008-1628; 1628.02

Bob & Jane Hansen
3585 Hunter Hollow Rd
Dodgeville, WI 53533

1. Request: This is a request to enlarge an existing AR-1 by zoning 3.085 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.



2. Comments

1. The proposal is to increase an existing 2.085-acre AR-1 lot to 3.085 acres with land current zoned A-1 Ag.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit.

3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is 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: Darren & Carrie Hansen Address: 3581 Hunter Hollow Rd.
City/Zip Code: Dodgeville, WI 53533
Landowner: above and Bob & Jane Hansen Address: 3585 Hunter Hollow Rd.
(if other than applicant) City/Zip Code: Dodgeville, WI 53533

Applicant Phone: (608) 712-1979 Landowner Phone: (608) 204-3343

Email: carrieanddarrenhansen@gmail.com Please contact by: ☒ email ☐ postal mail
OR driftlessrvrenovators@gmail.com

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

in the Town of Dodgeville Acreage of proposed lot(s) 3.085

Section 25 Town 7 N Range 2 E NE 1/4 of the NE 1/4 PIN 008-1428.02; 1428

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

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

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

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

Requested Conditional uses (s):

I. Please list any improvements currently on the land: home + shed

II. Please explain the reason for the request and proposed plans: addition to shed requires additional land to meet building requirements.

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 proposed 1.315 A-1 land borders our current AR-1 lot and the terrain is less than ideal for agriculture.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
it's only 1.315 acres which will not substantially impair or limit current or future ag 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: 5/23/24

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 5-23-27 Fee 750 Check # 118 Cash

A-1 1-2-7 present zoning 2/1 floodplain 2/1 shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Tuesday, May 14, 2024 4:00 PM
To: Scott Godfrey
Cc: 'Driftless RV Renovators'
Subject: Recommendation (Darren & Carrie Hansen & Robert & Jane Hansen Revocable Trust)

Importance: Low

Scott:

Here are the following recommendations for the petition submitted by Darren & Carrie Hansen & Robert & Jane Hansen Revocable Trust.

Planning Commission Recommendation:

Peter Vanderloo made a motion to recommend the approval of the rezoning application of Darren & Carrie Hansen and Robert & Jane Hansen Revocable Trust to rezone a 3.085 acre parcel more or less from A-1 & AR-1 to AR-1 to enlarge an existing AR-1 lot located in the NE ¼ of the NE ¼ of Section 25, Town 7 North, Range 2 East located at 3589 Hunter Hollow Road. Julie Dolan seconded the motion. Motion carried.

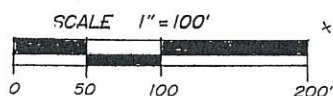
Town Board Recommendation:

Peter Vanderloo made a motion to recommend the approval of the rezoning application of Darren & Carrie Hansen and Robert & Jane Hansen Revocable Trust to rezone a 3.085 acre parcel more or less from A-1 & AR-1 to AR-1 to enlarge an existing AR-1 lot located in the NE ¼ of the NE ¼ of Section 25, Town 7 North, Range 2 East located at 3589 Hunter Hollow Road. Kyle Levetzow seconded the motion. Motion carried.

Thanks,
Sara Olson



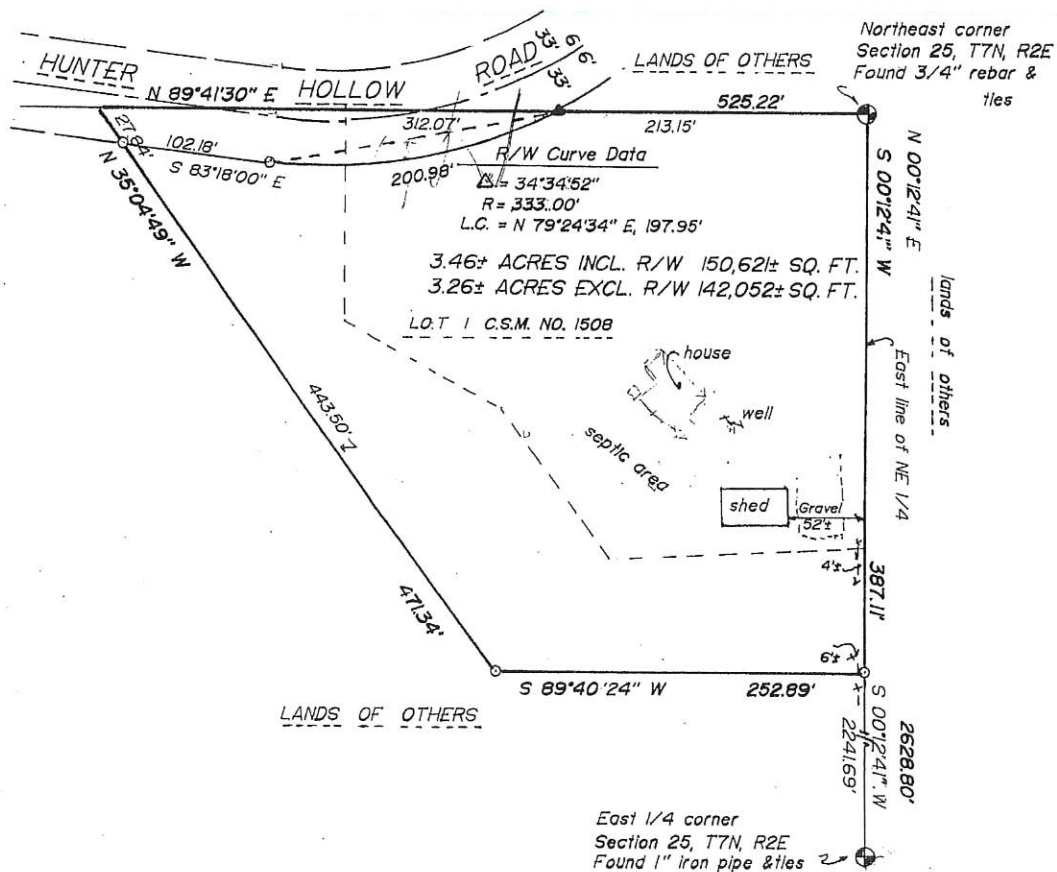
Bearings are referenced to the East line of the NE 1/4 of Section 25 which bears N 00°12'41" E based on the Wisconsin County Coordinate System, Iowa County Zone, NAD 83 (2011)



LEGEND AND NOTES

- ▲ Found 3/4" rebar
- ◊ Set 3/4"x24" iron rebar weighing 1.50 lbs./lin. ft.
- Existing fence

OWNER: Darrin P. & Carolyn L. Hansen
3589 Hunter Hollow Road
Dodgeville, WI 53533



LEGAL PARCEL TO BE REZONED FROM AR-1

A part of the Northeast $\frac{1}{4}$ -Northeast $\frac{1}{4}$ of Section 25, Town 7 North, Range 2 East, Town of Dodgeville, Iowa County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 25; thence S $00^{\circ}12'41''$ W, 300.11 feet along the East line of the NE $\frac{1}{4}$ of said Section 25 to the point of beginning; thence S $87^{\circ}15'00''$ W, 176.28 feet; thence N $34^{\circ}52'26''$ W, 128.01 feet; thence N $61^{\circ}23'00''$ W, 122.48 feet; thence N $00^{\circ}12'41''$ E, 142.96 feet to a point on the North line of said NE $\frac{1}{4}$; thence S $89^{\circ}41'30''$ W, 167.85 feet along the North line of said NE $\frac{1}{4}$; thence S $35^{\circ}04'49''$ E, 471.34 feet; thence N $89^{\circ}40'24''$ E, 252.89 feet; thence N $00^{\circ}12'41''$ E, 87.00 feet along the East line of the NE $\frac{1}{4}$ of said Section 25 to the point of beginning, containing 1.375 acres, more or less.



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

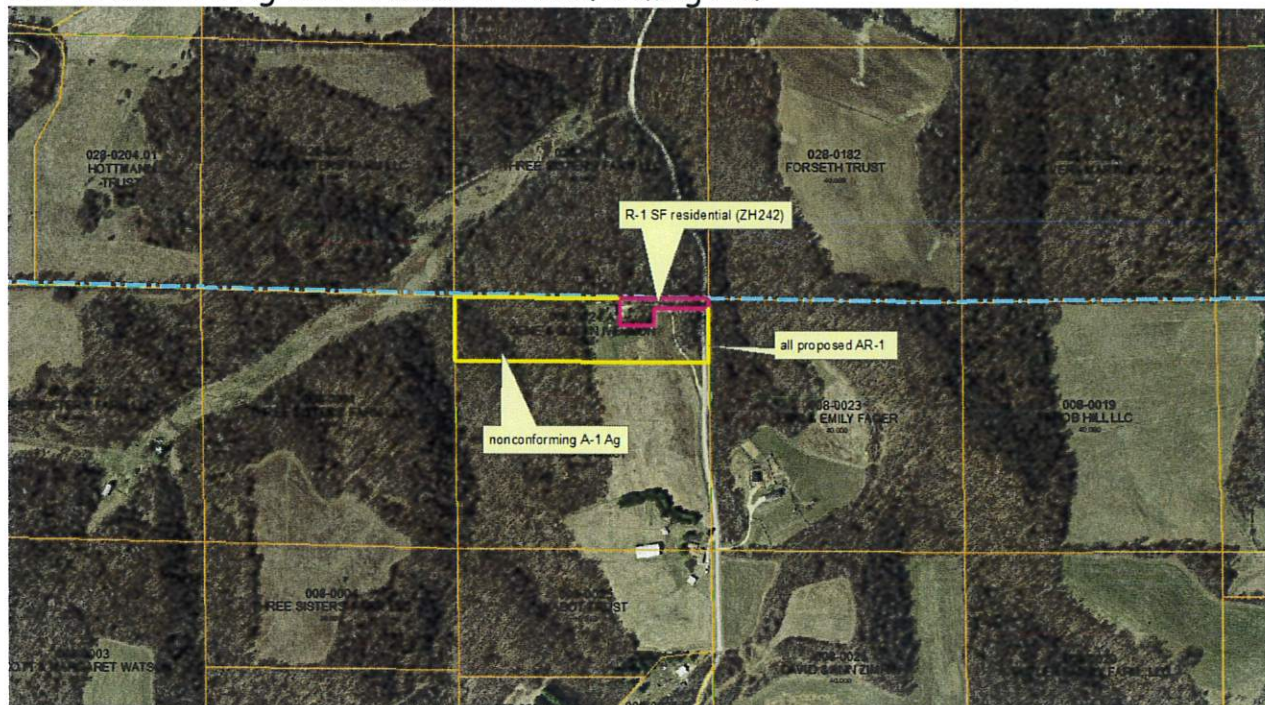
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3428
Gene & Susan Iverson
5386 N. Clay Hill Rd
Spring Green, WI 53588

Hearing Date: June 27, 2024
Town of Dodgeville
NW/NW S20-T7N-R4E
PIN: 008-0024.A

1. Request: This is a request to zone an existing 10-acre lot from A-1 Ag & R-1 SF Res to all AR-1 Ag Res to make it a conforming lot.



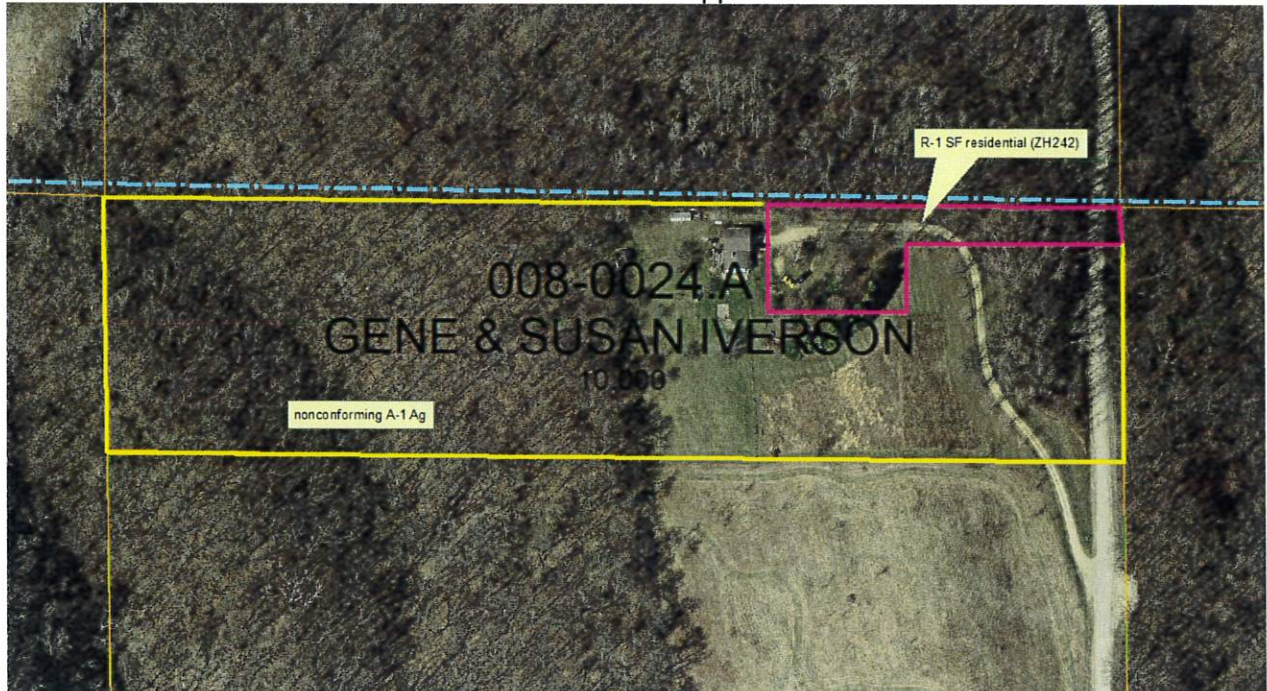
2. Comments

1. In 1979, the current owners applied to rezone the 10 acres to residential. For some reason, only approximately 1 acre of the 10 was approved which left the remaining 9 acres nonconforming A-1 Ag. The lack of a proper description of the 1 acre resulted in it not including where the house is.
2. If approved, the entire 10 acres would be a conforming lot eligible for permits. The AR-1 lot would allow one single family residence, accessory buildings, and limited ag uses including up to 5 animal units as defined in the Iowa County Zoning Ordinance.

3. The proposal does not involve a land division so there is no associated certified survey map.
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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: GENE & SUSAN Address: 5386 N. CLAY HILL RD.
IVERSON City/Zip Code: SPRING GREEN
53588

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

Applicant Phone: 608-574-8165 Landowner Phone: () _____

Email: SGIVER@MHTC.NET Please contact by: ☒ email ☒ postal mail

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

Both! Please

in the Town of DODGEVILLE Acreage of proposed lot(s) 10.0

Section 20 Town 7 N Range 4 E SW 1/4 of the SW 1/4 PIN 008-0024-A

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

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

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

Requested Conditional uses (s):

2/A

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

II. Please explain the reason for the request and proposed plans: make smaller LOT CONFORMING

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?

YES - CAN SUE CAMP IF WANT

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

NO CHANGE 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: 4-27-24

Landowner(s) Signature: _____

Date: 4-27-24

For Office Use Only: Rcv'd by TVL Date 4-29²⁴ Fee 750⁰⁰ Check # 1329 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: twnclerk@mhtc.net
Sent: Wednesday, June 5, 2024 1:23 PM
To: Scott Godfrey
Subject: Susan & Gene Iverson Recommendations

Importance: Low

Scott:

Here is the **Planning Commission recommendation** for Susan & Gene Iverson

Curt Peterson made a motion to recommend the rezoning application of Gene & Susan Iverson to rezone a 10 acre parcel from R-1 & A-1 Ag Legal Non-Conforming to AR-1 located in part of the NW ¼ of the NW ¼ of Section 20, Town 7 North, Range 4 East at 5386 N. Clay Hill Road. Julie Dolan seconded the motion. Motion carried.

Town Boards recommendation:

Kyle Levetzow made a motion to recommend the rezoning application of Gene & Susan Iverson to rezone a 10 acre parcel from R-1 & A-1 Ag Legal Non-Conforming to AR-1 located in part of the NW ¼ of the NW ¼ of Section 20, Town 7 North, Range 4 East at 5386 N. Clay Hill Road. Pam Johnson-Loy seconded the motion. Motion carried.

Thanks,
Sara Olson



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3429
William & Connie Johnson
8923 County Road A
Hollandale, WI 53544

Hearing Date: June 27, 2024
Town of Moscow
SE/SE S24-T5N-R5E
PIN: 020-0207

1. Request: This is a request for a Conditional Use Permit to allow a second farm-related residence to be built outside the cluster of existing buildings, ie. more than 300 feet away.



2. Comments

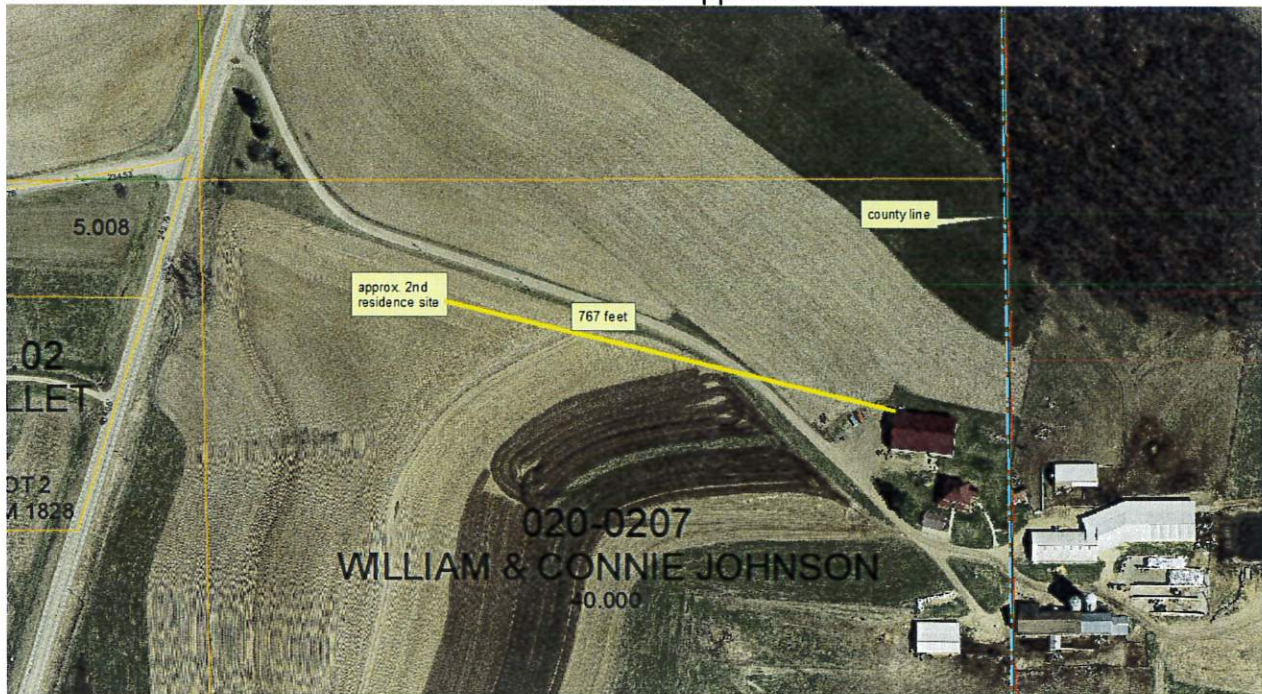
1. In the A-1 Ag district on lots of 40 or more acres, a second farm-related residence is allowed if both residences are served by the same driveway and they are within a 300-foot cluster. Proposing differently requires a Conditional Use Permit.
2. This proposal is to use the same driveway but the proposed second residence site is about 700-800 feet from the existing buildings.
3. The proposal does not involve a land division so there is no associated certified survey map.

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 Moscow is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: William + Connie Johnson Address: 8923 County Road A
City/Zip Code: Hollandale, WI 53544

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

Applicant Phone: Bill 279-4659 Landowner Phone: () _____
(US) Connie 279-4651

Email: Connie.johnson@icwi.org 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) 4.0

Section 24 Town 5 N Range 5 E SE 1/4 of the SE 1/4 PIN 020-0207

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

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

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

**Present zoning district: A-1 Requested zoning district: A-1 for the proposed use(s) of: Conditional Use Adding another residence

Requested Conditional uses (s):

To add a second residence

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

II. Please explain the reason for the request and proposed plans: Adding a additional house at the other end of the 40 Ac. Parcel

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?

Per Scott Godfrey A-1 Agricultural does allow a second farm-related residence

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

Compatible

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?

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?

yes

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)

Plan allows for second related residence

****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: [Signature] Date: 5/4/24

Landowner(s) Signature: [Signature] Date: 5-4-24

For Office Use Only: Rcv'd by ST Date 5-16-24 Fee \$ 70 Check # 3634 Cash
A1 present zoning N/A floodplain N/A shoreland/wetland

Scott Godfrey

From: Scott Godfrey
Sent: Tuesday, June 18, 2024 8:01 AM
To: 'Richard Rolfsmeyer'
Subject: RE: Johnsons

Thank you, Ricky. I'll provide this to the committee and include it in the hearing file.

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

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

From: Richard Rolfsmeyer <rickyr@mhtc.net>
Sent: Friday, June 14, 2024 7:56 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Johnsons

Hi Scott:

I want you to know that I approve of the zoning request submitted by Bill and Connie Johnson. I think they've dealt with a ton of storm damage. Thank you.

Ricky R, #13

--

This email has been checked for viruses by Avast antivirus software.
www.avast.com



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: Bill & Connie Johnson

Town Board Hearing Date: 6-3-24

Complies	Criteria	How (does it meet the towns standards)
☐ Y ☐ N	Minimum Lot Size	<u>N/A</u>
☒ Y ☐ N	Driveway Standards	
☒ Y ☐ N	Compliance with Town Ordinance	
☒ Y ☐ N	Slope	
☐ 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	
☒ Y ☐ N	Fees Required Before Any Site Viewing	

over

Rezoning

Requested Zoning District: N/A

Number of acres requested to be rezoned N/A

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

Conditional Use Permit

Request: SECOND RESIDENCE FOR FARM OUTSIDE
BUILDING CLUSTER

(if none, please indicate none)

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

Conditions or comments: (if any)

Town Chairman: Joseph M. Hendricks Date: 6/3/24



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: 3430
John Schwartzhoff
PO Box 56
Lansing, IA 52151

Hearing Date: June 27, 2024
Town of Mineral Point
NE/NE S25-T7N-R2E
PIN: 018-0088; 0090

1. Request: This is a request to divide a 44.6-acre A-1 lot and rezone 18.58 acres AR-1 Ag Res and 26.02 acres C-1 Conservancy.



2. Comments

1. The A-1 district has a minimum 40-acre lot size so dividing this 44.6-acre lot as proposed requires rezoning each subsequent lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, and up to 8 animal units as defined in the Iowa County Zoning Ordinance.
3. The C-1 is proposed to prohibit development and meet the town's 40-acre residential density standard.
4. The associated certified survey map has been submitted for formal review.

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

- 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
- 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
- 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide 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 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: John Schwartzhoff Address: PO BOX 56
City/Zip Code: Lansing, IA 52151

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

Applicant Phone: 563 419-0242 Landowner Phone: () _____

Email: j. Schwartzhoff logging@outlook.com Please contact by: ☒ email ☐ postal mail

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

26.02 → C-1
18.58 → AR-1

in the Town of Mineral Point Acreage of proposed lot(s) 44.24 018-0088
018-0090

Section 11 Town 5 N Range 3 E SW 1/4 of the SW 1/4 PIN _____

11 Town 5 N Range 3 E SE 1/4 of SW 1/4

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

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

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

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

Requested Conditional uses (s): _____

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

II. Please explain the reason for the request and proposed plans: To Split the land by the road, County J. Two parcels per each side of J per the town of mp Board recommendation

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

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

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

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

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

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

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

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

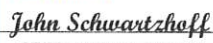
5. Are public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development?

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

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

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

Applicant(s) Signature:  Date: 04/05/2024
Authentisign 4/5/2024 7:37:51 AM CDT

Landowner(s) Signature:  Date: 04/05/2024
Authentisign 4/5/2024 7:36:19 AM CDT

=====

For Office Use Only: Rcv'd by SL Date 4-8-24 Fee 750 Check # 9527 Cash
_____ present zoning _____ floodplain _____ shoreland/wetland

DRAFT MINUTES

Wednesday, March 13th, 2024

Mineral Point Town Board following the Planning Commission meeting @ 6:00 p.m.

The March 2024 Regular Monthly meeting was called to order by Chairman Sullivan @ 6:46 p.m. He announced that there was a Quorum with Supervisor Lindsey and Argall present. Clerk Debi Heisner was also present.

Meeting was properly noticed in the Democrat with a motion by Lindsey and seconded by Argall. The agenda was in the paper but was reposted on Monday the 19th. All in favor motion – carried.

The February 2024 minutes were reviewed and approved with a motion by Argall and a second by Lindsey. All in favor – motion carried.

The Financial Report was read and there was a motion by Lindsey and a second by Sullivan to approve as read.

There was no one present for Public Comment.

In Chairman Correspondence – Chairman Sullivan attended the Road Aid meeting held @ Iowa County HHS.

Clerks Correspondence – April 2nd is the next election. We will be voting on County Board members, School Boards, Presidential Preference and 2 state referendums. There is nothing for the Town on this ballot.

No old Business - none

New Business:

There was a recommendation from the Planning Commission to approve the request from Luke Fitzsimmons to re-zone .01 acres from A1 to conservancy for parcel 018-0498.03. There was a motion by Argall and a second by Lindsey to approve. All in favor motion carried.

There was a recommendation from the Planning Commission to approve the request from Gerry Anderson to re-zone Parcels 018-0355 & 0352. There was a motion by Argall and a second by Lindsey to approve. All in favor motion carried.

X There was a recommendation from the Planning Commission to approve the CSM presented by John Schwartzoff, CTH Y – Parcels 018-0088 & 0090. These parcels are divided by CTH Y. They are requesting 4 lots be made. There was a motion by Lindsey and a second by Argall to approve. All in favor motion carried.

No Operators to approve.

There was a motion by Lindsey and a second by Argall to schedule the Annual Meeting for April 17th, 2024.

There was a motion by Lindsey and a second by Argall to pay the bills as presented. All in favor Motion carried.

Upcoming Dates:

April 2nd Spring Election and Presidential Preference Election. April 10th, Regular Town Board meeting.

There was a motion by Lindsey and a second by Argall to adjourn the March 2024 meeting.

Debi Heisner, Town Clerk,

Chairman, Gary Sullivan

Supervisors Everett Lindsey & Eric Argall

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

LOCATED IN THE FRACTIONAL SW $\frac{1}{4}$ - SW $\frac{1}{4}$ AND THE FRACTIONAL SE $\frac{1}{4}$ - SW $\frac{1}{4}$ OF SECTION 11, ALL IN TOWNSHIP 05 NORTH, RANGE 03 EAST, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 11-05-03 MEASURED AS BEARING N88°49'35"W

GRAPHIC SCALE: 1" = 200'

**SURVEY LEGEND**

▣ PUBLIC LAND CORNER AS NOTED

▲ FOUND NAIL

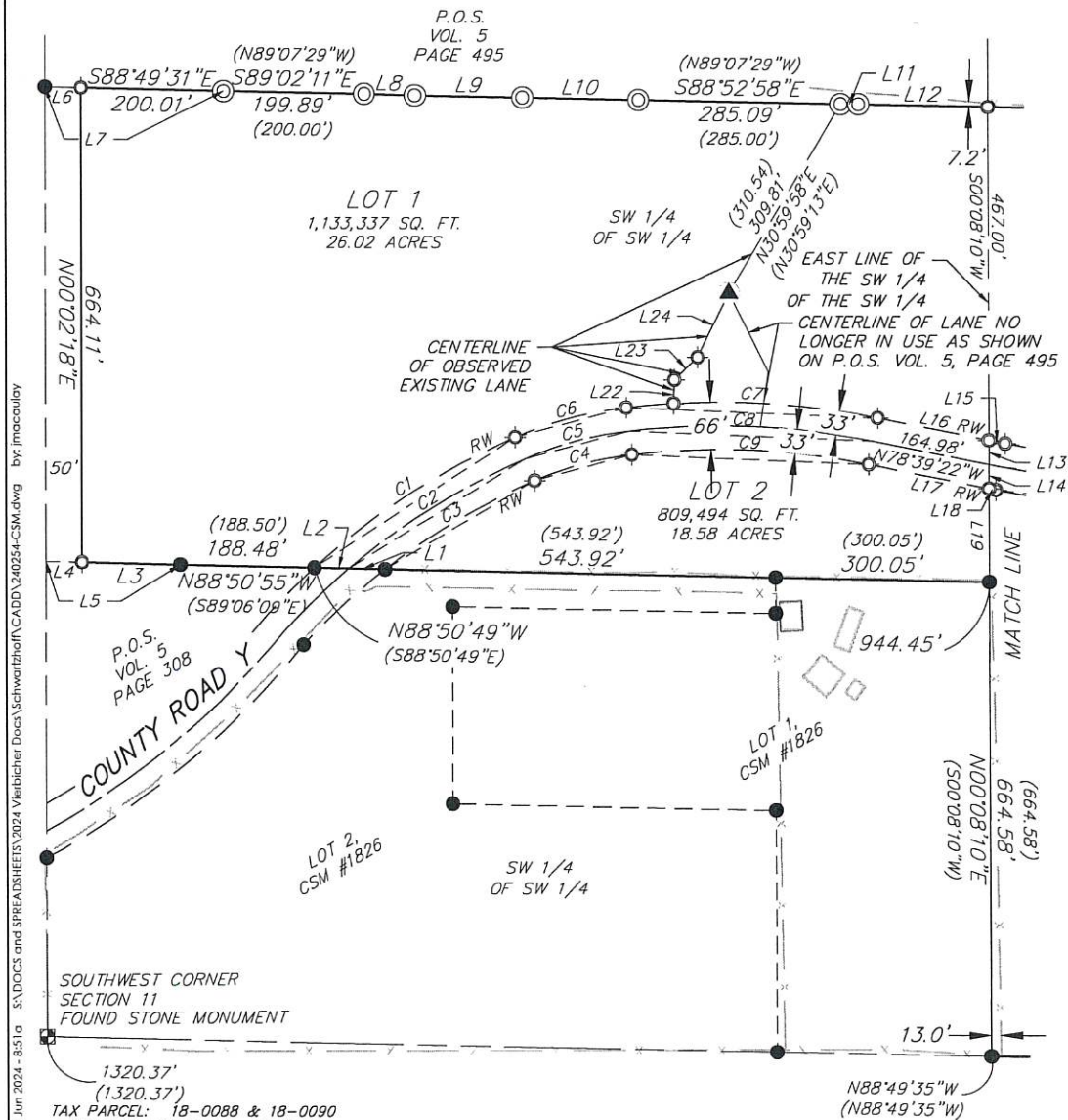
○ FOUND 1" Ø IRON PIPE

● FOUND 3/4" Ø IRON ROD

⊙ SET 3/4" Ø IRON ROD WEIGHING 1.502 LBS./LIN. FT.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



vierbicher
planners | engineers | advisors



Job #: 240254
Date: 05/21/2024
Rev: 06/06/2024
Drafted By: JMAC
Checked By: KDAL

SURVEYED FOR:
John Schwartzhoff
P.O. BOX 56
LANSING, IA 52151

SURVEYED BY:
Vierbicher Associates, Inc.
2600 County Road Y
Dodgeville, WI 53533
(608) 935-3310

SHEET
1 OF 5

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

LOCATED IN THE FRACTIONAL SW $\frac{1}{4}$ - SW $\frac{1}{4}$ AND THE FRACTIONAL SE $\frac{1}{4}$ - SW $\frac{1}{4}$ OF SECTION 11, ALL IN TOWNSHIP 05 NORTH, RANGE 03 EAST, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 11-05-03 MEASURED AS BEARING N88°49'35"W

GRAPHIC SCALE: 1" = 200'



SURVEY LEGEND

■ PUBLIC LAND CORNER AS NOTED

▲ FOUND NAIL

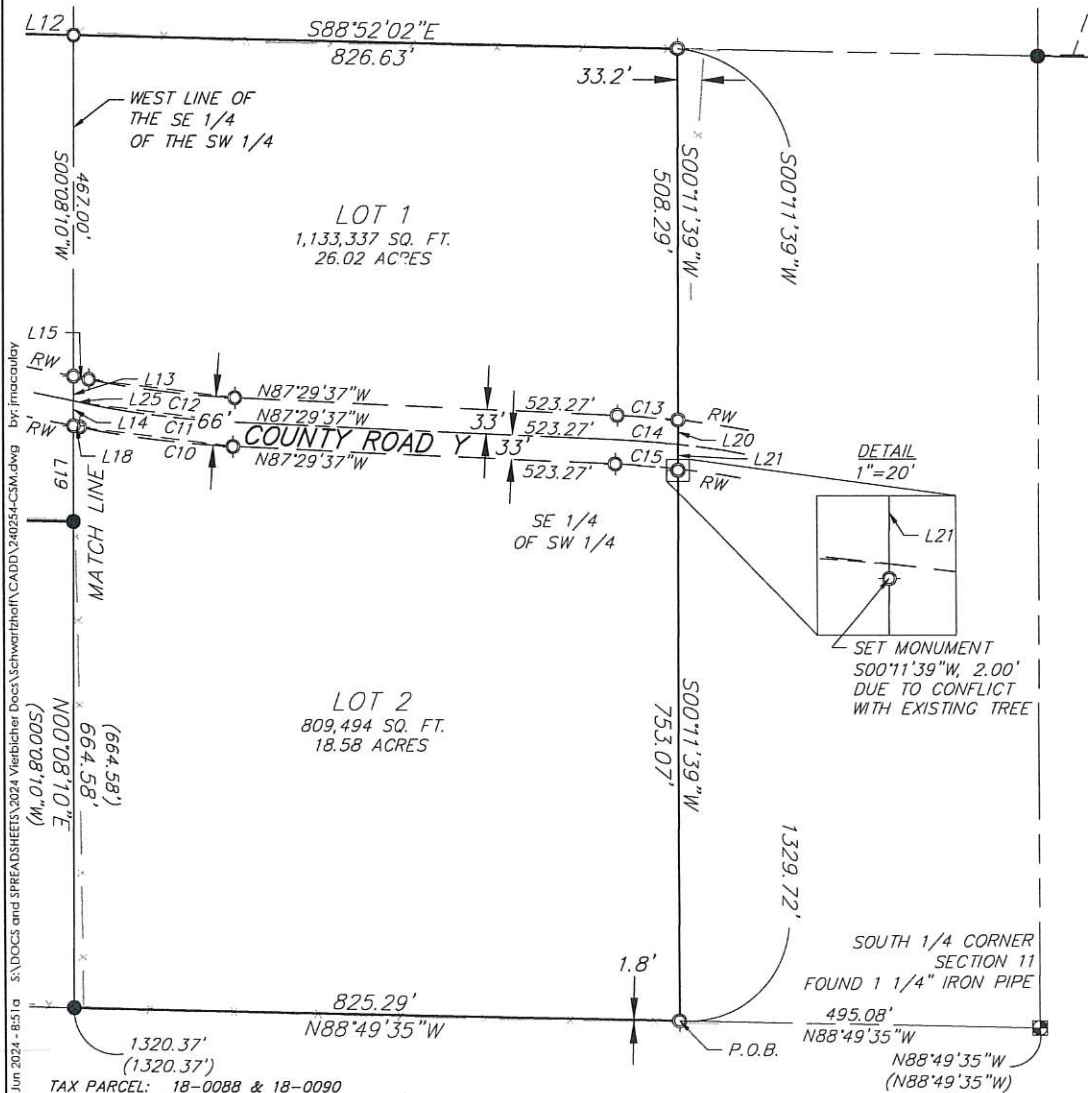
○ FOUND 1" Ø IRON PIPE

● FOUND 3/4" Ø IRON ROD

⊙ SET 3/4" Ø IRON ROD WEIGHING 1.502 LBS./LIN. FT.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



TAX PARCEL: 18-0088 & 18-0090
FIELDWORK COMPLETED: 05/01/24

vierbicher
planners | engineers | advisors



Job #: 240254
Date: 05/21/2024
Rev: 06/06/2024
Drafted By: JMAC
Checked By: KDAL

SURVEYED FOR:
John Schwartzhoff
P.O. BOX 56
LANSING, IA 52151

SURVEYED BY:
Vierbicher Associates, Inc.
2600 County Road Y
Dodgeville, WI 53533
(608) 935-3310

SHEET
2 OF 5



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: 3431
Colby Reichling
230 County Road K
Blanchardville, WI 53516

Hearing Date: June 27, 2024
Town of Ridgeway
SW/SE S21-T6N-R4E
PIN: 024-0459.B

1. Request: This is a request to zone 2.47 acres from A-1 Ag to AR-1 Ag Res with a Conditional Use Permit for animal units.



2. Comments

1. The A-1 district has a minimum 40-acre lot size. The intent is to divide the house off of the farm on a 2.47-acre lot, so rezoning the lot is necessary in order to legally create the lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit. A Conditional Use Permit to allow up to 4 animal units is part of this proposal.
3. The associated certified survey map has been submitted for formal review.

4. If the applicant intends to retain use of the existing drive crossing the proposed 2.47-acre lot, an easement will need to be described on the associated certified survey map or a new access approved off the county road to the buildings to be retained.
5. Since the address of the property will remain with the house being split off with the proposed lot, a new address will need to be applied for and assigned for the buildings to be retained.
6. 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).

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

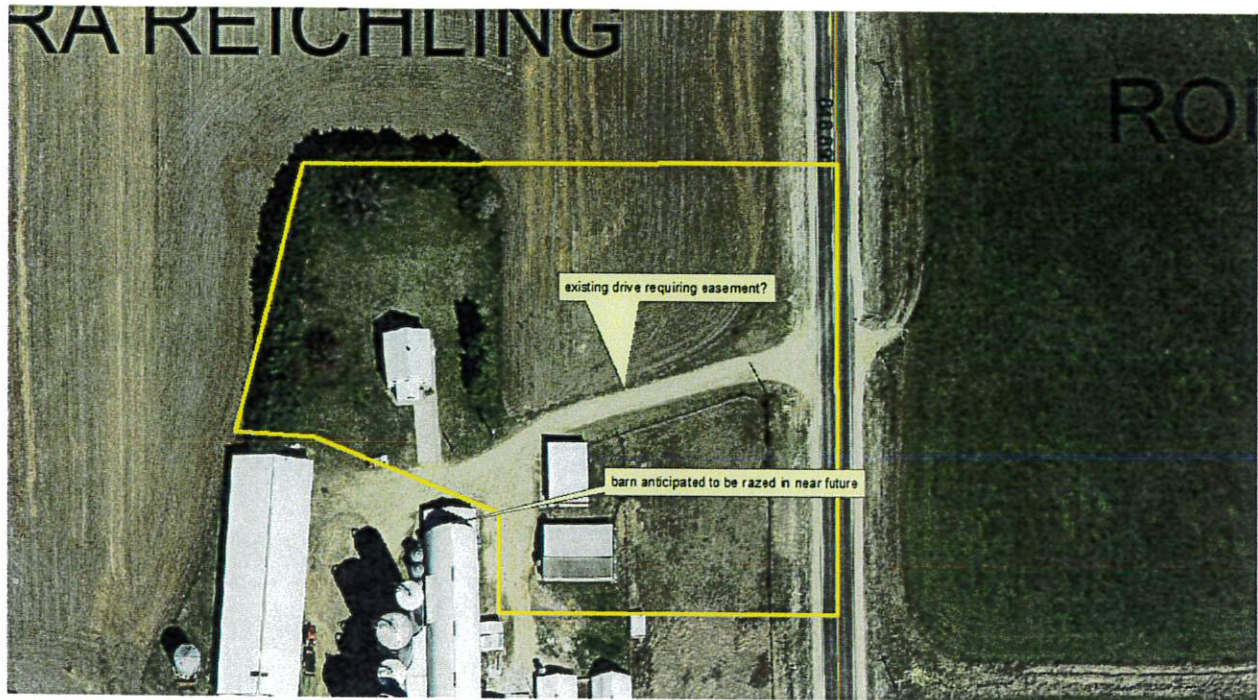
- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) 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 Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval with the conditions that the associated certified survey map is recorded and application made for a new address for the retained property within 6 months of County Board approval.

(Note: the matter of access/easement will need to be addressed in order to record the easement)

Staff recommends approval of the Conditional Use Permit provided the associated zoning change goes into effect. Any proposed conditions on the number and type of animals should be considered at this time.





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: Colby Reichling Address: 230 County Road K
City/Zip Code: Daneshville WI

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

Applicant Phone: () 608 574 4850 Landowner Phone: () _____

Email: Colby@equipment.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Ridgeway Acreage of proposed lot(s) 2.47

Section 21 Town 4 N Range 4 E SW 1/4 of the SE 1/4 PIN 024-0459.15

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

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

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

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

Requested Conditional uses (s):

up to 4 animal units

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

They cannot

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?

~~The new owner~~ Trick question??

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

It follows there instructions

****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: Ed Reilly Date: 3/27/24
Landowner(s) Signature: Calley Reilly Date: 3/26/24

For Office Use Only: Rcv'd by SL Date 3-27-24 Fee 70 Check # 4105 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

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

II. Please explain the reason for the request and proposed plans: Selling House
and (2) Garages

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

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

It is a ~~house~~ home for a person in Ag

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 is a house & (2) Garages which
will not grow crops

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 complies with all

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)?

It is All 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

CERTIFIED SURVEY MAP

Being part of the SW 1/4 of the SE 1/4 of Section 21,
T6N, R4E, Town of Ridgeway, Iowa County, Wisconsin



N 1/4 corner of 28-6-4
S 1/4 corner of 21-6-4
Fd. Conc. mon. w/brass cap

845.25'

Plat bearings are oriented toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the South Line of the SE 1/4 of 21-6-4, which line was measured by GPS observation to bear S 88°47'03" W.

Sheet 1 of 2

LEGEND:

- ▲ SET 3/4" X 18" X 1.5LB/LF
- () RECORDED AS

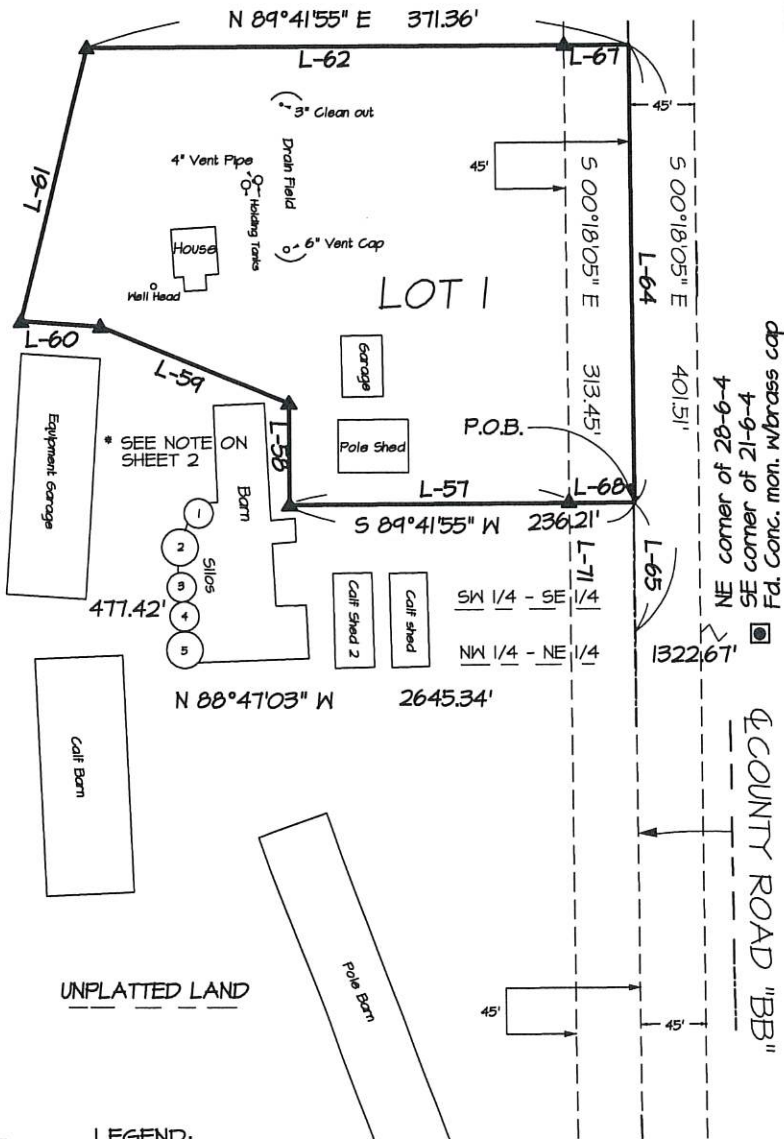
Laurence E. Schmit

date:

UNPLATTED LAND

UNPLATTED LAND

UNPLATTED LAND



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

Phone/Fax: 608/924/2247

Email: TWNRIDGE@MHTC.NET

TO: Ridgeway Town Board Members
FROM: Land Use Commission
RE: Colby and or Ed Reichling- Landowner

On April 24, 2024, the Land Use Commission met to review the Land Use Change Application.

Parcel #024-0459.B, Section 21, T6N, R4E, SW 1/4, SE 1/4. 2.47 (+/-) acres from A1 to AR1.

A motion was made and seconded by the Land Use Commission Members to approve the property division.

Nicole Wieczorek/Clerk

Presented at the Ridgeway Town Board Monthly Meeting on Tuesday, May 7th, 2024. A motion was made & seconded to accept the Land Use Commissions approval of the above request on May 7 2024.

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

Joe Thomas

Joe Thomas, Chair

E J Bures

Ed Bures, Supervisor

Rick Carlson

Rick Carlson, Supervisor



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: 3432

Heidi Jelinek
803 Clyde St.
Avoca, WI 53506

Hearing Date: June 27, 2024

Town of Wyoming
E1/2-NE S32-T8N-R3E
NW/NW S33-T8N-R3E
PIN: 028-0378; 0381; 0403

Karl Siebecker/Pam Richardson
6582 Sneed Creek Rd
Spring Green, WI 53588

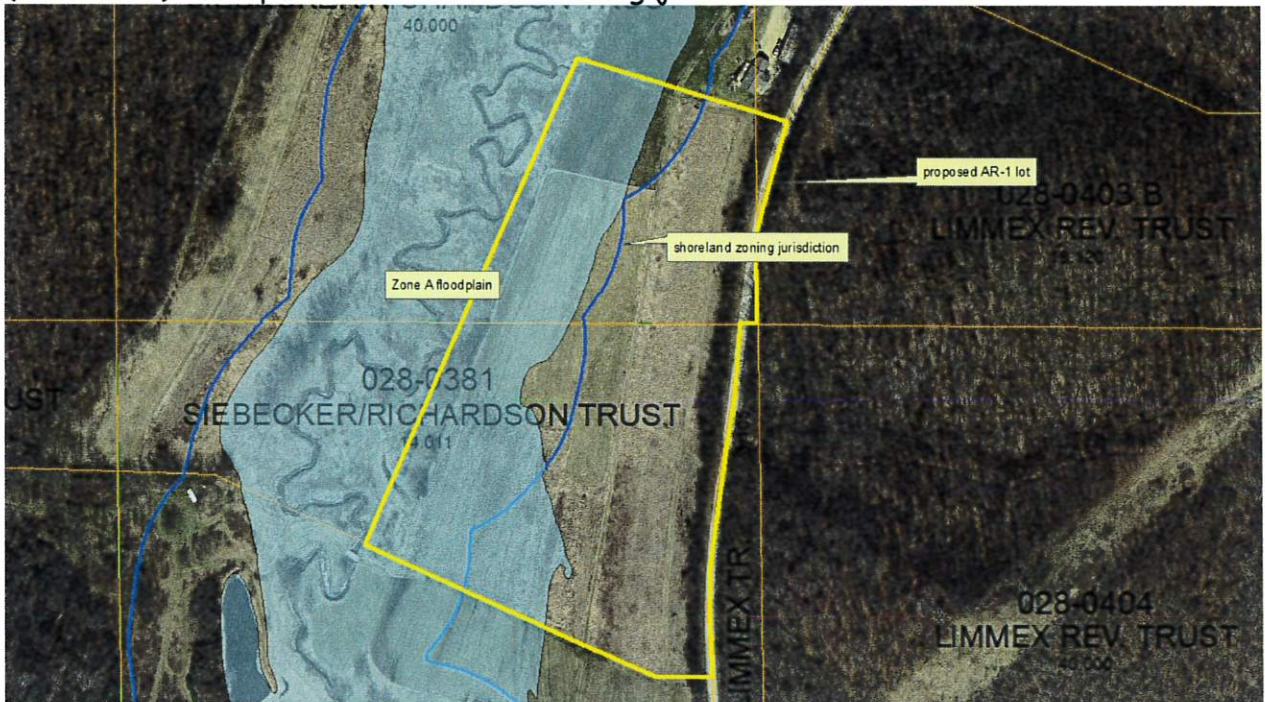
1. Request: This is a request to zone 15.09 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the 15.09-acre lot.
2. If approved, the AR-1 lot is eligible for one single-family residence, accessory uses and limited ag uses including up to 8 animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit.
3. The associated certified survey map has been submitted for formal review.

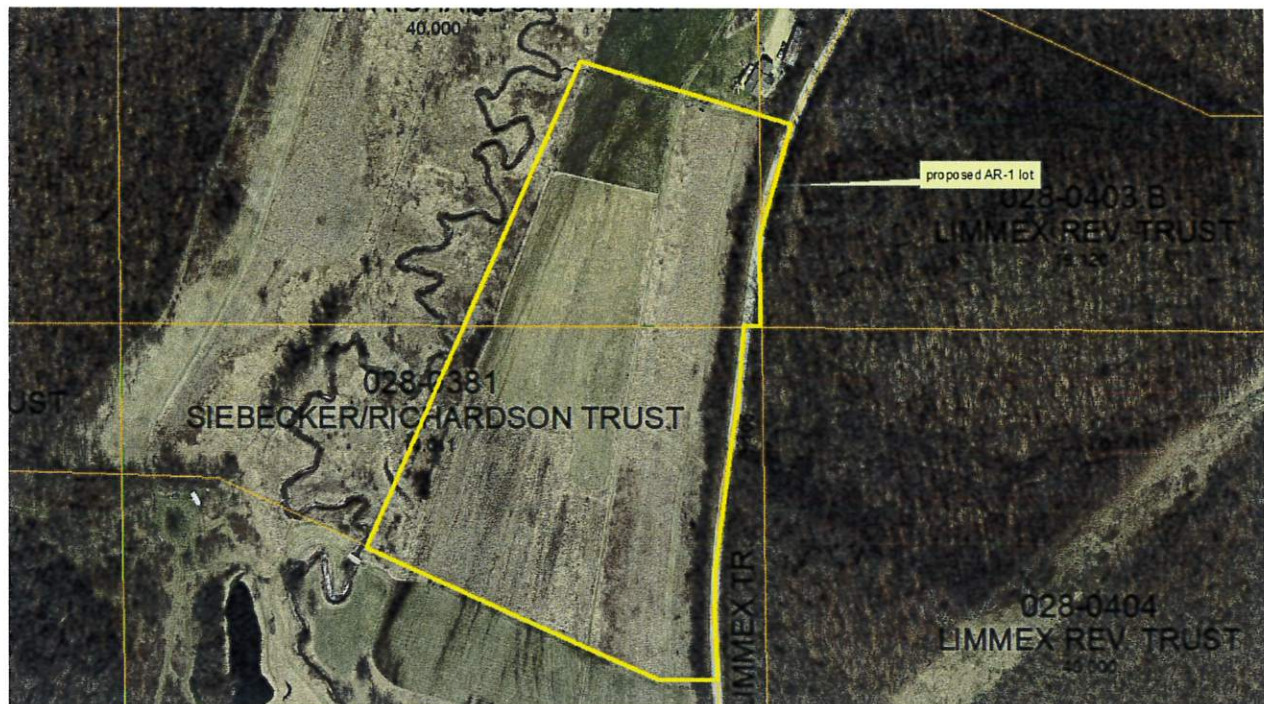
4. Part of the westerly area of the proposed lot is encumbered with Zone A (unstudied) floodplain and shoreland zoning jurisdiction.



5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
- 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide 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 Wyoming is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is 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: Heidi Jelinek Address: 803 Clyde St
City/Zip Code: Avoca, WI 53506

Landowner: Karl Siebecker & Pam Richardson Address: 6582 Sneed Creek Rd.
(if other than applicant) City/Zip Code: Spring Green, WI 53588

Applicant Phone: (608) 604-3155 Landowner Phone: (608) 588-2809

Email: heidi.jelinek@gmx.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Wyoming Acreage of proposed lot(s) 15.09
32 NE 7 1/2 NE
Section 32 Town 8 N Range 3 E SE 1/4 of the NE 1/4 PIN 028-0378, 028-0405
33 NW NW 028-0381

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

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

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed
use(s) of: Horse barn/personal indoor arena, pasture, hay fields

Requested Conditional uses (s):
N/A

I. Please list any improvements currently on the land: Field roads, pasture fencing

II. Please explain the reason for the request and proposed plans: _____
The horses have been pastured on the land for the last 6 years. The barn/arena would provide shelter and the necessary means to keep the horses housed and ridden year round.

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

- 1) How is this land better suited for a non-agricultural use?
The land would still be used for agricultural purposes. The requested rezoning requirement pertains to purchasing less than 40 acres. Creating the 15 acre lot would provide a safer environment for the horses currently occupying the land.
- 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?
The future use would remain agricultural in nature. The two families are close and have been close for over 20 years. There is a possibility of purchasing more land in the future to help keep all the land agricultural.

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: Heidi Schul Date: 05-28-2024

Landowner(s) Signature: Karl T. Siebert Date: 5-28-2024

For Office Use Only: Rcv'd by SL Date 5-28-24 Fee 750 Check # 2681 Cash
A-1 present zoning floodplain shoreland/wetland

Revised

CERTIFIED SURVEY MAP No. _____

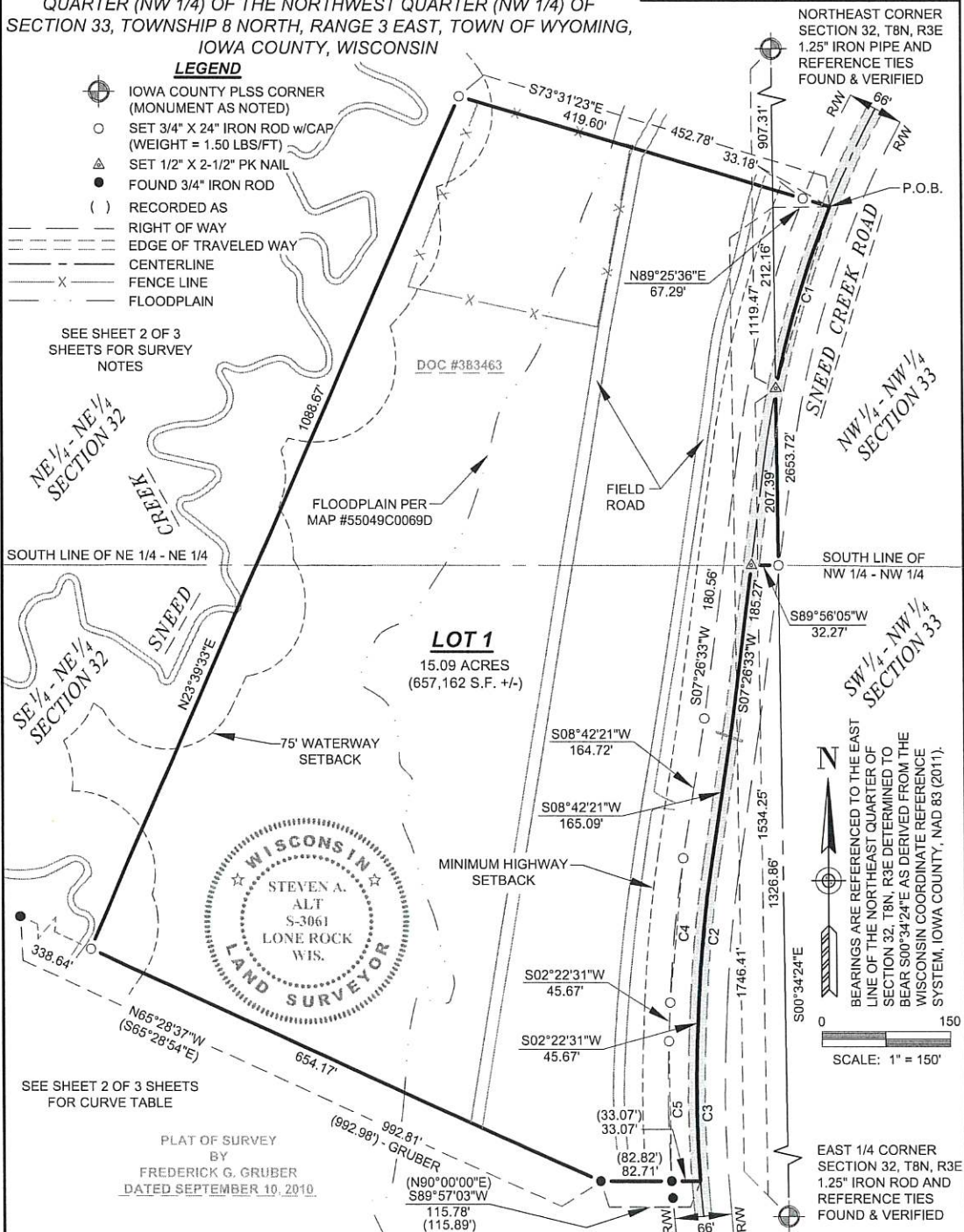
A PARCEL

LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32 AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 3 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN

LEGEND

- IOWA COUNTY PLSS CORNER (MONUMENT AS NOTED)
- SET 3/4" X 24" IRON ROD w/CAP (WEIGHT = 1.50 LBS/FT)
- SET 1/2" X 2-1/2" PK NAIL
- FOUND 3/4" IRON ROD
- () RECORDED AS
- RIGHT OF WAY
- EDGE OF TRAVELED WAY
- CENTERLINE
- FENCE LINE
- FLOODPLAIN

SEE SHEET 2 OF 3
SHEETS FOR SURVEY
NOTES



TEAM
ENGINEERING

118 EAST MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

PREPARED FOR: KARL SIEBECKER & PAMELA RICHARDSON
6582 SNEED CREEK ROAD
SPRING GREEN, WI 53588

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 5/20/2024
SHEET 1 OF 3 SHEETS

Scott Godfrey

From: Michael Degen <supervisora@townofwyomingwi.gov>
Sent: Wednesday, May 15, 2024 7:46 AM
To: Scott Godfrey
Subject: Re: Siebeckeer/Jelinek Approval

Strictly personal.

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Wednesday, May 15, 2024 7:45 AM
To: Michael Degen <supervisora@townofwyomingwi.gov>
Subject: RE: Siebeckeer/Jelinek Approval

Thank you, Mike.

Do you know if the proposed riding arena is for personal use or public use?

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

From: Michael Degen <supervisora@townofwyomingwi.gov>
Sent: Wednesday, May 15, 2024 7:40 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Cc: Heidi Jelinek <heidi.jelinek@gmx.com>; Pam Richardson <boston@mhtc.net>
Subject: Siebeckeer/Jelinek Approval

Good morning, Scott.

At our May 14, 2024, Board meeting, the Town of Wyoming made the following approvals and recommendations.

Siebeckeer/Jelinek, 6582 Sneed Creek Road, Spring Green, WI

Approvals:

- building siting (riding arena)
- driveway access
- internal driveway
- land division

Recommend approval:

- rezoning 15 acres from A-1 to AR-1

Mike Degen