

AGENDA – Iowa County Planning & Zoning Committee

Thursday, September 26, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=89692787760>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order.
2. Roll Call.
3. Approve of this agenda.
4. Approve the minutes of the August 22, 2024 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Tom & Carol Foster to zone 1.71 acres from A-1 Ag to AR-1 Agricultural Residential in the SW/NE of S11-T7N-R5E in the Town of Arena.
7. Petition by Bill Buckeridge for a Conditional Use Permit to allow a Tourist Cottage (short-term rental) on a 3.19-acre B-2 Hwy Bus lot being Lot 1 of CSM1046 in S20-T8N-R5E in the Town of Arena.
8. Petition by Lindsay Manning to zone 30.26 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NW & W1/2-NE of S3-T4N-R5E in the Town of Moscow.
9. Petition by Barry Rowe and Mark Gibbens to zone three lots of 5.34, 5.11, and 5.12 acres being Lots 1-3 of CSM167 from A-1 Ag to AR-1 Ag Res in S17-T5N-R4E in the Town of Waldwick.
10. Petition by Barry Rowe and Mark Gibbens to zone 5.16 acres being Lot 1 of CSM163 from A-1 Ag to AR-1 Ag Res in S17-T5N-R4E in the Town of Waldwick.
11. Petition by Gordon Greene to zone 29.986 acres from A-1 Ag to CR-1 Conservation Recreation in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming.
12. Petition by Gordon Greene for a Conditional Use Permit to allow a non-profit camp on a 29.986-acre CR-1 Con Rec lot in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming.
13. Motion to end the public hearings and resume the regular meeting.
14. Consideration of a Temporary Use Permit request by Katy Cleary Gollon for an equine event to be held on a 10.02-acre AB-1 Ag Bus lot at 4820 Brennan Rd in the Town of Dodgeville.
15. Consideration of draft revisions to Section 2.8 of the Iowa County Zoning Ordinance relating to violations.

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 09/10/2024

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.

Iowa County Planning & Zoning Committee minutes - unapproved

Thursday, August 22, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=82966342259>

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 to order at 6:00pm
2. Roll Call.

Committee present: Curt Peterson, Tim Lease, Ingmar Nelson, Don Leix, David Gollon

Committee absent: none

Staff present: Scott A. Godfrey

Other supervisors: none

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the July 25, 2024 meeting.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

6. Petition by Pat, Joe & Tom Reichling to zone 9.62 acres from A-1 Ag to AR-1 Agricultural Residential and the balance of tax parcel 018-0836, being approximately 39 acres, with the AC-1 Ag Conservancy overlay in the N ½ - NW of S13-T4N-R3E in the Town of Mineral Point.

Applicant present: Pat Reichling

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the conditions that the northwest part of tax parcel 018-0837 be combined by deed with adjacent A-1 land and the associated certified survey map be duly recorded within 6 months of County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

8. Consideration on the revisions adopted by the Town of Brigham to its Comprehensive Plan as a revision to the Iowa County Comprehensive Plan being Appendix J1. A public hearing was held on this matter May 23, 2024.

Motion to approve by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

9. Consideration of draft revisions to Section 11.0 of the Iowa County Zoning Ordinance relating to protests against a proposed amendment; basis of consideration for zoning changes/revisions; and notice procedures.

Director Godfrey overviewed the proposed revisions included in the meeting packet as reviewed and recommended by Corporation Counsel.

Mary Shulz asked for clarification and stated her support for the ability for neighbors to contest a petition.

Motion to include in revision package by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

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

Supervisor Leix mentioned the Iowa County Land Conservation Committee acted to revise the manure storage ordinance fees that are shared between the Land Conservation Department and Planning & Development

11. Director's report

Director Godfrey overviewed the report included in the meeting packet.

12. Next meeting date and time: September 26th at 6pm

13. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Peterson

Motion carries unanimously. Adjourned at 6:30pm

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: 3439
Tom & Carol Foster
5936 County Road K
Blue Mounds, WI 53517

Hearing Date: Sept. 26, 2024
Town of Arena
SW/NE S11-T7N-R5E
PIN: 002-0799.A

1. Request: This is a request to zone 1.71 acres from nonconforming A-1 Ag to AR-1 Ag Res.



2. Comments

1. In 1999, approximately 0.44 acre was sold to Iowa County to be right-of-way of County Road K, which made an existing legal nonconforming A-1 lot to become nonconforming. The original lot predated the enactment of the minimum 40-acre lot size for the A-1 district.
2. If approved, the AR-1 lot would be eligible for one single-family residence, accessory buildings and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a conditional use permit. The lot would also be eligible for zoning permits, which it is not while nonconforming.
3. The lot was created before description by certified map was 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 Arena is recommending approval.

Staff Recommendation: Staff recommends approval.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Tom & Carol Foster Address: 5936 Cty Hwy K
Tom and Carol City/Zip Code: Blue Mounds, WI
Foster 53517
Landowner: Foster Address: 5936 Cty Hwy K
(if other than applicant) City/Zip Code: Blue Mounds, WI 53517
Applicant Phone: 608-795-4611 Landowner Phone: 608-795-4611
Email: none Please contact by: email ☒ postal mail

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

in the Town of Arena Acreage of proposed lot(s) approximately 1.71 1.68 ac.

Section 11 Town 7 N Range 5 E SW 1/4 of the NE 1/4 PIN 0799A

on S line W of Cty K
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: ARI for the proposed use(s) of: _____

Requested Conditional uses (s): _____

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

II. Please explain the reason for the request and proposed plans: To correct the problem that our lot was made non conforming with the reconstruction of Hwy R in 1999 (Doc # 229125) by the Iowa County Hwy Dept.

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 has not been in agricultural use since 1972 when the parcel was created and our home was built

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 effect on the surrounding parcels

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

NA

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?

NA

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: Carol Foster Date: 8-28-24

Landowner(s) Signature: Thomas Foster Date: 8-28-24

Carol Foster

For Office Use Only: Rcv'd by SL Date 8-30-24 Fee 750 Check # 9540 Cash
A-1 present zoning Y/A floodplain Y/A shoreland/wetland

TOWN OF ARENA
PO Box 126, Arena, WI 53503
townofarena@gmail.com
LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$250.00 (non-refundable), payable to Town of Arena

Deadline: 5 days previous to the Plan Commission Meeting (last Monday of the month) by mail or email.

Instructions: Please fill out all information below that applies to your request.

Applicant: Tom & Carol Foster Address: 5936 Cty Rd K

City/State/Zip Code: Blue Mounds, WI 53517

Landowner: Thomas and Carol Foster
Revoc Trust Address: 5936 Cty Rd K

City/State/Zip Code: Blue Mounds, WI 53517

Applicant Phone: (608) 795-4611 Landowner Phone: (608) 795-4611

Applicant Email: None

Filing

This application is for:

☒ Land use change/rezone (\$250) non-refundable

☐ Conditional use (\$250) non-refundable

☐ Land division (\$250) non-refundable

Acreage of proposed lot(s): 1.68 ac

Section 11 Town 7 N Range 5 E SW 1/4 of the NE 1/4

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

Current zoning district of land: A1

Requested zoning district: AR1 for the proposed use(s) of: continuing to
live in our home. Parcel of record since 6/27/72

Requested conditional uses(s): _____

Reason for the request: To correct the problem (non-conforming lot) created
by Iowa County Hwy Dept with their reconstruction of
Hwy 15 in 1999 (Doc #229125)

Applicant(s) Signature: Carol & Foster
Thomas Foster Date: 8/5/2024

Landowner(s) Signature: Carol & Foster
Thomas Foster Date: 8/5/2024



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: 3440
Bill Buckeridge
PO Box 175
Arena, WI 53503

Hearing Date: Sept. 26, 2024
Town of Arena
L1 CSM1046 S20-T8N-R5E
PIN: 002-0287

1. Request: This is a request for a conditional use permit to allow short-term rental (Tourist Cottage) on a 3.19-acre B-2 Hwy Bus lot.



2. Comments

1. This lot was originally zoned B-2 Hwy Bus in 2000 (ZH 1666) with a CUP to allow a mini-warehouse and associated residence. At that time, it was a 5-acre lot. In 2006, a CUP was approved to divide the B-2 lot into two lots of 3.19 acres and 1.81 acres. It included the mini-warehouse, associated residence, and a sawmill on the now 3.19-acre lot.
2. This petition is to replace the associated residence use with short-term rental, which is defined as a Tourist Cottage in the zoning ordinance.
3. The mini-warehouse structure is currently under construction on the easterly part of the lot.

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

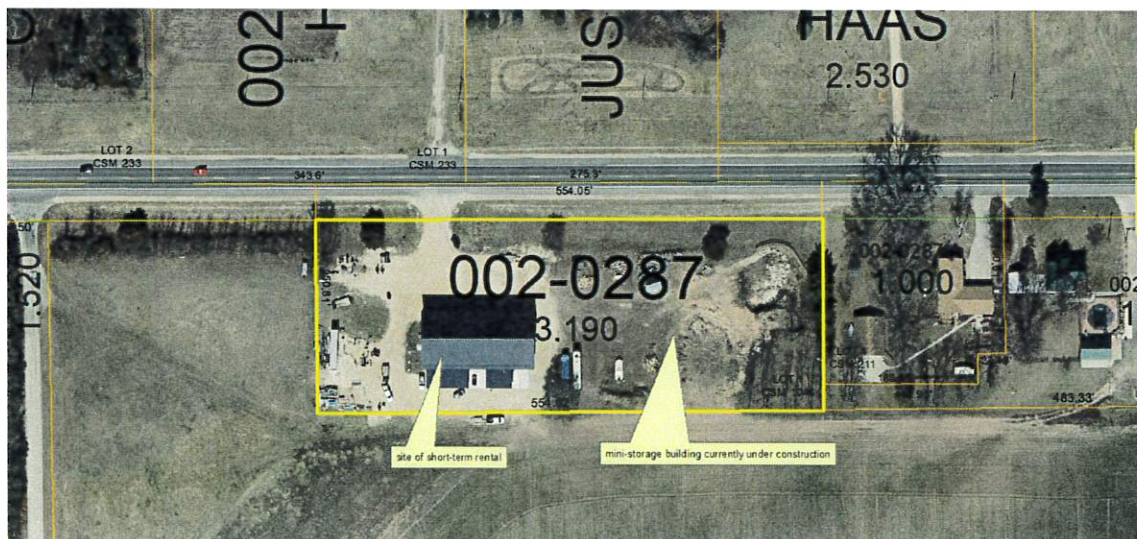
- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3)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

Town Recommendation: The Town of Arena is recommending approval with the recommended conditions:

- the short-term rental use is only for the existing westerly building
- all new construction must meet code as determined by the town inspector
- all state health licenses, permits and inspection are obtained

Staff Recommendation: Staff recommends approval with the following recommended conditions:

- 1) the short-term rental use is only for the existing westerly building
- 2) all new construction must meet code as determined by the town inspector
- 3) all state health licenses, permits and inspection are obtained
- 4) the previously approved uses of a construction business with associated residence (see ZH 3109) be terminated with this change in use to short-term rental
- 5) occupancy be restricted to the septic system sizing based on 2 people per bedroom (the currently system is sized for up to 6 bedrooms = 12 people)





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: Bill Buckenridge Address: Po Box 175
City/Zip Code: Arena WI 53503

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

Applicant Phone: (608) 206-6447 Landowner Phone: () _____

Email: Toni Buckenridge@yahoo.com Please contact by: _____ email _____ postal mail

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

in the Town of Arena Acreage of proposed lot(s) 3.19
21 csm 1046
Section 20 Town 8 N Range 5 E _____ 1/4 of the _____ 1/4 PIN 002-0287

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

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

**Present zoning district: B2 Requested zoning district: TH for the proposed use(s) of: _____

Requested Conditional uses (s):

short term rental

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

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

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

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

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

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

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

Town in agreement

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)?

perfect no impact

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 doing what is proposed by town ship

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?

They exist

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)

perfect

****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: 9/5/24

Landowner(s) Signature: [Signature] Date: 9/5/24

For Office Use Only: Rcv'd by 2 Date 9/5/24 Fee 250 Check # 3884 Cash
B-2 present zoning n/A floodplain n/A shoreland/wetland

Scott Godfrey

From: Arena Township <townofarena@gmail.com>
Sent: Thursday, August 8, 2024 4:33 PM
To: Scott Godfrey
Subject: Re: Foster Rezone; Buckeridge Cond. Use

Scott the board approved the CUP as a short term rental on the current westerly building only, contingent on all new construction that he's planning to be to code and inspected by T.Johnson and also contingent on him getting all the state health licenses, permits and inspection approval.

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

From: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Sent: Thursday, August 8, 2024 3:23:27 PM
To: Arena Township <townofarena@gmail.com>
Subject: RE: Foster Rezone; Buckeridge Cond. Use

Thank you, Cheryl.

Do you recall if there were any suggested conditions on the Buckeridge CUP?

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

From: Arena Township <townofarena@gmail.com>
Sent: Wednesday, August 7, 2024 1:50 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Foster Rezone; Buckeridge Cond. Use

If you have any questions, please let me know.

--

Cheryl Schmidt, Clerk
Town of Arena
www.townofarena.org
608-686-3448 (Text or Call)

TOWN OF ARENA
PO Box 126, Arena, WI 53503
townofarena@gmail.com
LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: \$250.00 (non-refundable), payable to Town of Arena

Deadline: 5 days previous to the Plan Commission Meeting (last Monday of the month) by mail or email.

Instructions: Please fill out all information below that applies to your request.

Applicant: Bill Buckridge / Tonya Cole Address: 7537 US Hwy 18

City/State/Zip Code: Arena WI 53503

Landowner: Same Address: Maitins Po Box 175

City/State/Zip Code: Arena WI 53503

Applicant Phone: (608) 206-6447 Landowner Phone: (608) 206-6447

Applicant Email: Toni Buckridge @ Yahoo - com

Filing

This application is for:

☐ Land use change/rezone (\$250) non-refundable

☒ Conditional use (\$250) non-refundable

☐ Land division (\$250) non-refundable

Acreage of proposed lot(s): 3

Section 26 Town 8 N Range 5 E 1/4 of the 1/4

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

Current zoning district of land: B2

Requested zoning district: _____ for the proposed use(s) of: _____

Requested conditional uses(s): short term Rental

Reason for the request: _____

Applicant(s) Signature: [Signature] Date: 8-5/24

Landowner(s) Signature: [Signature] Date: 8-5/24



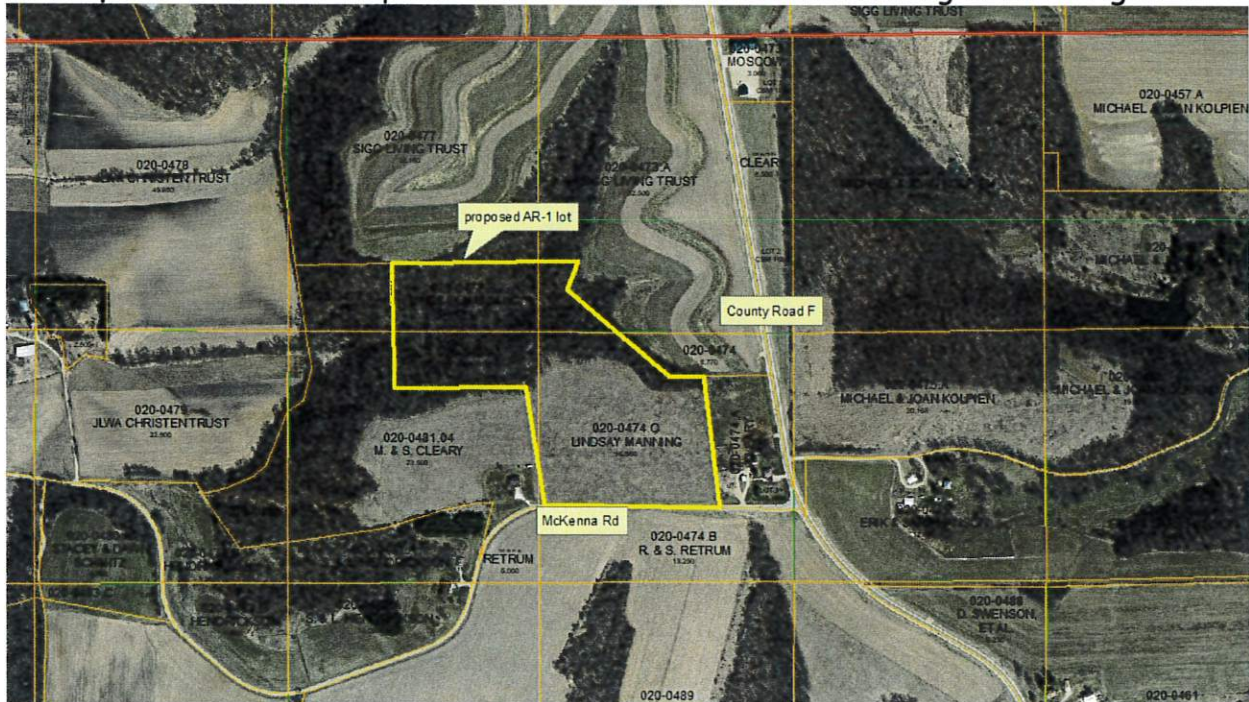
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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: 3441
Lindsay Manning
2214 Tomnan Rd
Blue Mounds, WI 53517

Hearing Date: Sept. 26, 2024
Town of Moscow
E1/2-NW & W1/2-NE S3-T4N-R5E
PIN: 020-0473.B; 0474.C; 0477.B; 0481

1. Request: This is a request to zone 30.26 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. This lot was created by land contract in 1994, at which time it became nonconforming A-1 Ag as it did not meet the minimum 40-acre lot size for the A-1 district. As such, it is not eligible for development. This petition is to make it conforming by zoning to AR-1 Ag Res.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 11 animal units as defined in the zoning ordinance.

3. The lot was created prior to the requirement for description by certified survey map.

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

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

Town Recommendation: The Town of 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: Lindsay Manning Address: 2214 Toman Rd
City/Zip Code: Blue Mounds, WI 53517

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

Applicant Phone: (715) 741-0355 Landowner Phone: ()

Email: lmanning1990@hotmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Moscow Acreage of proposed lot(s) 30.24

Section 3 Town 4 N Range 5 E E 1/2 - NW 1/4 & W 1/2 - NE 1/4
– 1/4 of the – 1/4 PIN 020-0473.B, 477.C, 477.B, 481

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

Requested Conditional uses (s): _____

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

II. Please explain the reason for the request and proposed plans: would like to build Ag shed/farm and build a home to live

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 will be still used for agricultural use but I would like to also live on the property

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?
Besides the small area for a house and yard the remaining land will be pasture land for animals. Woods will remain as woods

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?

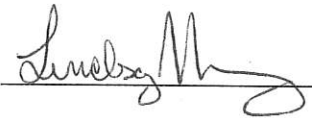
4. How can any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent?

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: 9/2/2024

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by SL Date 9-3-24 Fee 750 Check # 2064 Cash
A-1 4E present zoning 7/A floodplain 4/A shoreland/wetland

CALAZED 1998 SO 2 CSM R&D.



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: Lindsay Manning

Town Board Hearing Date: Aug 12, 2024 Sept. 3, 2024

<u>Complies</u>	<u>Criteria</u>	<u>How (does it meet the towns standards)</u>
<u>X</u> Y <u>N</u>	Minimum Lot Size	<u>30 acres</u>
<u>X</u> Y <u>N</u>	Driveway Standards	<u>width is greater than 12' / Driveway surface will be 6" gravel / slopes in compliance / visual clearance down McKenna</u>
<u>X</u> Y <u>N</u>	Compliance with Town Ordinance	
<u>X</u> Y <u>N</u>	Slope	<u>not to exceed 10%</u>
<u>X</u> Y <u>N</u>	Impacts on Town Roads	
<u>X</u> Y <u>N</u>	GPS map and Certified Survey Map	
<u>Y</u> <u>X</u> N	List of Current/Proposed Easements	<u>None</u>
<u>X</u> Y <u>N</u>	Required Viewing of Any Conditional Use Sites	
<u>X</u> Y <u>N</u>	Fees Required Before Any Site Viewing	

over

Rezoning

Requested Zoning District: AR-1

Number of acres requested to be rezoned 30

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: 9-3-2024



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: 3442

Barry Rowe

158 N. Iowa St.

Dodgeville, WI 53533

Hearing Date: Sept. 26, 2024

Town of Waldwick

Lots 1-3, CSM 167 S17-T5N-R4E

PIN: 026-0790; 0791; 0792

Mark Gibbens

5669 Bellbrook Rd

Brooklyn, WI 53521

1. Request: This is a request to zone three existing lots of 5.34, 5.11, and 5.12 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

1. These lots were created by a certified survey map recorded in 1978, prior to the enactment of the minimum 40-acre lot size for the A-1 district. That means the lawful uses existing at that time may continue. The proposal now to build a residence on each lot would require either a conditional use permit or rezoning, with the latter being this petition.

2. If approved, each lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 3 animal units as defined in the zoning ordinance.
3. The 40-acre residential density in the Town of Waldwick Comprehensive Plan only applies to land divisions proposed after the plan's enactment in 2005. These lots were created in 1978 so are exempt from the density requirement.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Waldwick 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: Barry Lowe

Address: 158 N Iowa St
City/Zip Code: Dodgeville WI 53533

Landowner: Mark Gibbens
(if other than applicant)

Address: 5669 Bellbrook Rd
City/Zip Code: Brooklyn WI 53521

Applicant Phone: (608) 574-5179

Landowner Phone: (608) 354-2938

Email: browe@pottertownrule.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only 026-0780 - 5.16 acres
☐ Conditional Use only 026-0790 - 5.34 acres
☐ Both L 1-3, csm 167 026-0791 - 5.11 acres
026-0792 - 5.12 acres

in the Town of Waldwick Acreage of proposed lot(s) 026-0792 - 5.12 acres

Section 17 Town 5 N Range 4 E SW 1/4 of the NE 1/4 PIN _____

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: making land buildable

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: Seller proposes to sell the lots to buyers with the intention of building homes on the land

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?

This Land is 99% wooded and was parceled out to 5 acre lots in 1977/78. The land is untouched currently and unable to be used for tillable land the way it sits.

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?

Again this land is all wooded. And not used for Ag. use. Rezoning and building homes will have zero effects on neighboring parcels.

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

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

We propose to sell the land to buyers who want to build homes on the land. The adjacent lots on turn bridge Rd are developed. The development of the main Rd lots will be an extension of that.

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

The proposed use is the same as what has been created on turn bridge Rd. As this is a dead end road the only additional traffic will be land owners.

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?

There will not be significant adverse impacts. buyers will build homes on the lots which will not impact on neighboring parcels.

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

If any adverse issue arise they can be brought
up to town board

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?

None presently

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

Land owners will be responsible for maintaining
their property. Town of Wildwick maintains road
to the end of the pavement.

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

I feel developing the Cain Rd lots is consistent
with the plan. Since the Tavin Bridge lots
are developed Cain Rd would be an extension of
that. Also creating more tax revenue for town/cnty.

****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: Bauer Date: 8/16/2024
Landowner(s) Signature: Mark H Gibbens Date: 08/16/24

For Office Use Only: Rcv'd by SE Date 8/23/24 Fee 780 Check # 2113 Cash
A-1 represent zoning NA floodplain NA shoreland/wetland

Scott Godfrey

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Tuesday, August 13, 2024 7:45 AM
To: Scott Godfrey
Subject: Cain Road rezoning - Town of Waldwick

Scott,

Barry Rowe from Potterton Rule attended the Waldwick Town Board meeting last night requesting the rezoning of lots on Cain Road. The Board approved the request and they are good to go.

Thanks,

Mike Doyle

CERTIFIED SURVEY MAP NO. 167

134861

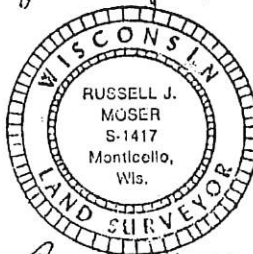
Page 1 of 2.

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	BEARING
(2) (3)	313.79'	40°50'16"	218.95'	N28°22'35"E
(4) (5)	733.00'	10°35'28"	135.30'	N35°54'34"W
(5) (6)	346.57'	23°13'06"	139.48'	N42°13'23"W
(6) (7)	327.19'	38°40'16"	216.66'	N34°29'48"W
(8) (9)	720.22'	1°49'20"	22.91'	N14°15'00"W

NOTE: Distances shown on curves are Arc dimensions.

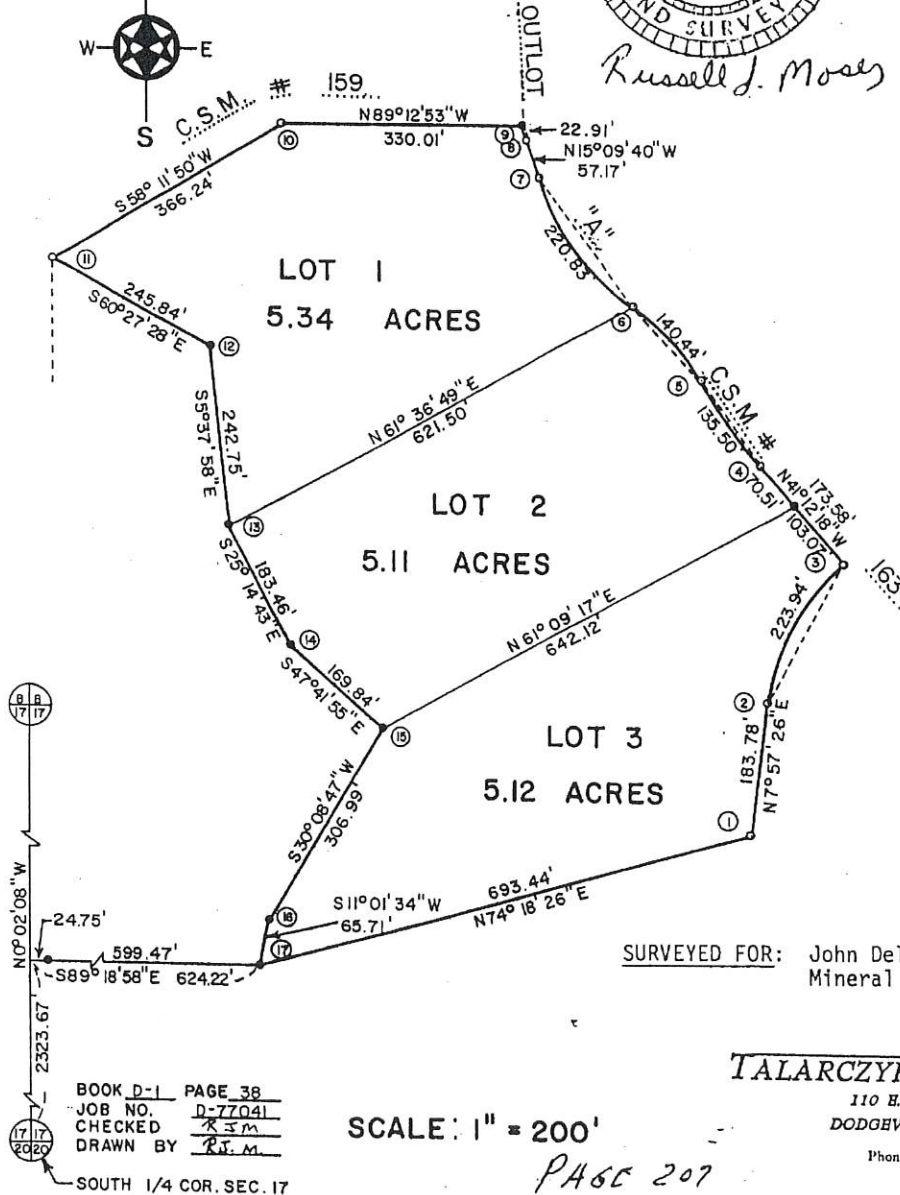
January 5, 1978



Russell J. Moser

INTERIOR ANGLES

(1)	113°39'00"
(2)	200°25'08"
(3)	110°25'08"
(4)	185°17'44"
(5)	173°41'11"
(6)	187°43'35"
(7)	199°20'08"
(8)	180°54'40"
(9)	105°02'07"
(10)	147°24'43"
(11)	61°20'42"
(12)	234°49'30"
(13)	160°23'15"
(14)	157°32'48"
(15)	257°50'42"
(16)	160°52'47"
(17)	63°16'52"



LEGEND

- 3/4" x 24" Round Iron Rod Set, Weigh. 1.50 Lbs./ Lin. Ft.
- 3/4" Round, Iron Rod Found

SURVEYED FOR: John Delaney & Burnell Rowley
Mineral Point, Wisc. 53565

TALARCZYK & ASSOC., INC.

110 E. Division Street
DODGEVILLE, WI 53533

Phone 608/935-5301

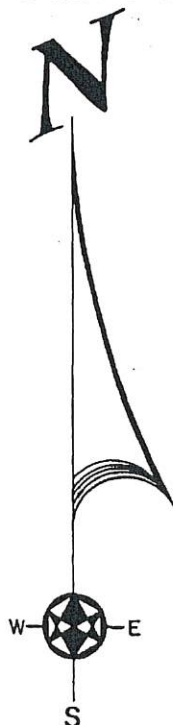
SCALE: 1" = 200'

PAGE 207

CERTIFIED SURVEY MAP NO. 167

134861

Page 2 of 2.



Those parts of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 & of the Northwest 1/4 of the Southeast 1/4, all being in Section 17, Town 5 North, Range 4 East, Waldwick Township, Iowa County, Wisconsin, more fully described as:

Commencing at the Southwest corner of the said Southeast 1/4; thence $N0^{\circ}02'08''W$ along the West line thereof, 2323.67 ft.; thence $S89^{\circ}18'58''E$, 624.22 ft. to the point of beginning; thence $N74^{\circ}18'26''E$, 693.44 ft. to the West-erly line of Outlot A of Certified Survey Map No. 163; thence $N7^{\circ}57'26''E$, 183.78 ft. to the point of curvature of a 313.79 ft. radius curve to the right whose central angle is $40^{\circ}50'16''$, making a long chord of 218.95 ft. which bears $N28^{\circ}22'35''E$; thence Northeasterly along the arc of said curve, 223.94 ft.; thence $N41^{\circ}12'18''W$, 173.58 ft. to the point of curvature of a 733.00 ft. radius curve to the right whose central angle is $10^{\circ}35'28''$, making a long chord of 135.30 ft. which bears $N35^{\circ}54'34''W$; thence North-westerly along the arc of last said curve 135.50 ft. to the point of tang-ency with a reverse curve to the left whose radius is 346.57 ft. and whose central angle is $23^{\circ}13'06''$, making a long chord of 139.48 ft. which bears $N42^{\circ}13'23''W$; thence Northwesterly along the arc of last said curve, 140.44 ft. to the point of tangency of a 327.19 ft. radius curve to the right whose central angle is $38^{\circ}40'16''$, making a long chord of 216.66 ft. which bears $N34^{\circ}29'48''W$; thence Northwesterly along the arc of last said curve, 220.83 ft.; thence $N15^{\circ}09'40''W$, 57.17 ft. to the point of curvature of a 720.22 ft. radius curve to the right whose central angle is $1^{\circ}49'20''$, making a long chord of 22.91 ft. which bears $N14^{\circ}15'00''W$; thence Northwesterly along the arc of last said curve, 22.91 ft. to the intersection of the South line of Lot 1 of Certified Survey Map No. 159 and the West line of Outlot "A" of Certified Survey Map No. 163; thence $N89^{\circ}12'53''W$ along the South line of said Lot 1, 330.01 ft.; thence continuing along the said South line, $S58^{\circ}11'50''W$, 366.24 ft.; thence $S60^{\circ}27'28''E$, 245.84 ft.; thence $S5^{\circ}37'58''E$, 242.75 ft.; thence $S25^{\circ}14'43''E$, 183.46 ft.; thence $S47^{\circ}41'55''E$, 169.84 ft.; thence $S30^{\circ}08'47''W$, 306.99 ft.; thence $S11^{\circ}01'34''W$, 65.71 ft. to the point of beginning; containing 15.57 Acres and being subject to any and all recorded easements and rights-of-way.

I hereby certify that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands described hereon and that this map is a correct representation in accordance with the infor-mation furnished.

January 5, 1978

Russell J. Moser
Russell J. Moser

REGISTER OF DEEDS CERTIFICATE:

Received for record this 12 day of January, 1978,
at 2:00 o'clock P.M., and recorded in Volume
1 of CERTIFIED SURVEY MAPS of Iowa County, on
Page 207.

Reuben E. Holmes
Reuben E. Holmes

NOTE: Bearings are referenced to the East line of the SE 1/4 of Section 17 which is recorded as North.



BOOK D-1 PAGE 38
JOB NO. D-77041
CHECKED BY
DRAWN BY

SCALE: 1" =

PAGE 208

TALARCZYK & ASSOC., INC.

110 E. Division Street
DODGEVILLE, WI 53533

Phone 608/935-5301



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

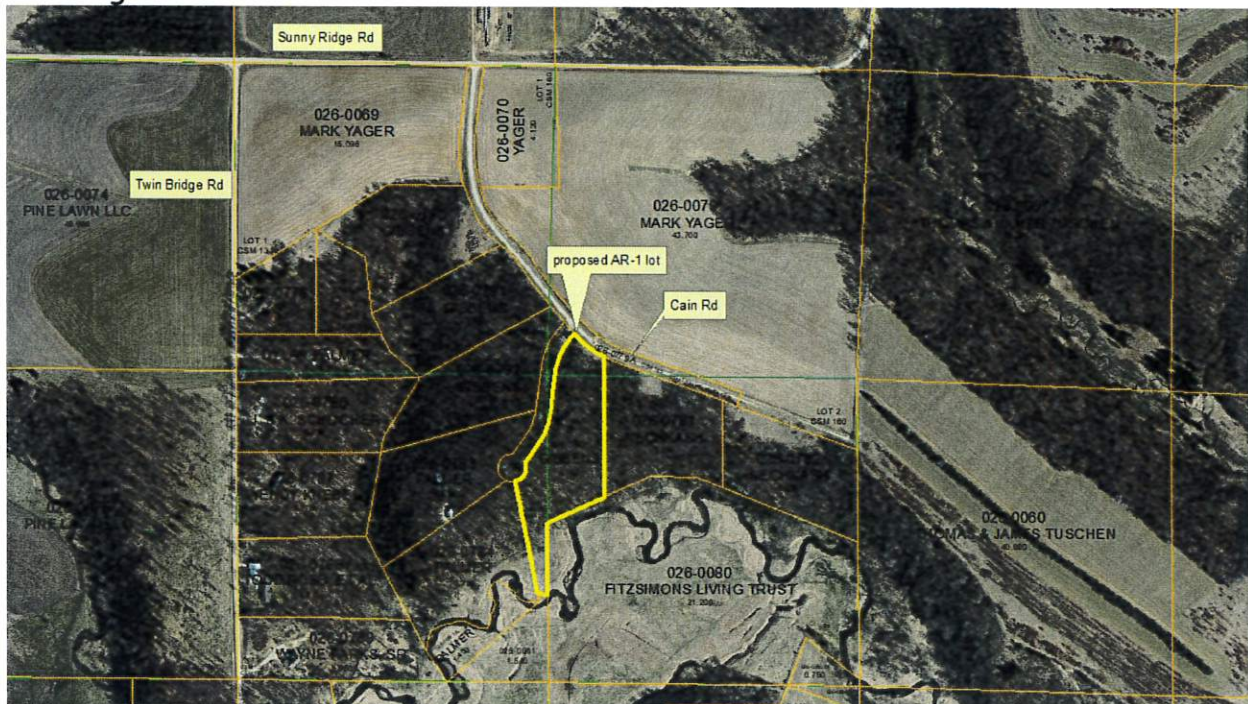
222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3443
Barry Rowe
158 N. Iowa St.
Dodgeville, WI 53533

Hearing Date: Sept. 26, 2024
Town of Waldwick
Lots 1 CSM 163 S17-T5N-R4E
PIN: 026-0780

Mark Gibbens
5669 Bellbrook Rd
Brooklyn, WI 53521

1. Request: This is a request to zone an existing lot of 5.16 acres from A-1 Ag to AR-1 Ag Res.



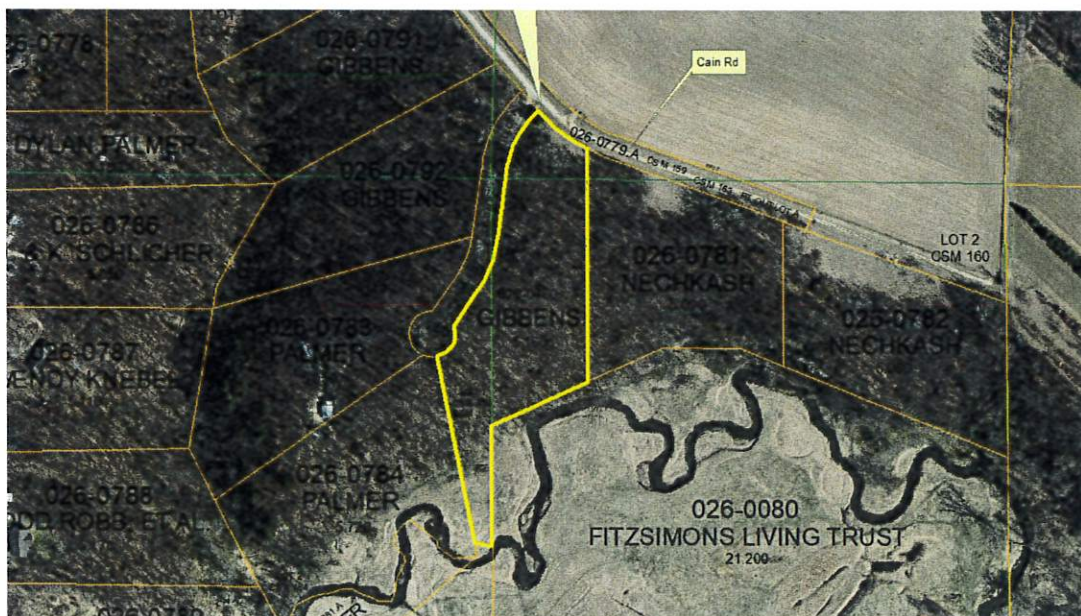
2. Comments

1. This lot was created by a certified survey map recorded in 1977, prior to the enactment of the minimum 40-acre lot size for the A-1 district. That means the lawful uses existing at that time may continue. The proposal now to build a residence on the lot would require either a conditional use permit or rezoning, with the latter being this petition.

2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 3 animal units as defined in the zoning ordinance.
3. The 40-acre residential density in the Town of Waldwick Comprehensive Plan only applies to land divisions proposed after the plan's enactment in 2005. This lot was created in 1977 so is exempt from the density requirement.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
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 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Waldwick is recommending approval

Staff Recommendation: Staff recommends approval





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: Barry Lowe

Address: 158 N Iowa St
City/Zip Code: Dodgeville WI 53533

Landowner: Mark Gibbens
(if other than applicant)

Address: 5669 Bellbrook Rd
City/Zip Code: Brooklyn WI 53521

Applicant Phone: (608) 574-5179

Landowner Phone: (608) 354-2938

Email: browe@pottersrule.com Please contact by: ☒ email ☐ postal mail

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

026-0780 - 5.16 acres
~~026-0790 - 5.34 acres~~
~~026-0791 - 5.11 acres~~
~~026-0792 - 5.12 acres~~

in the Town of Waldwick Acreage of proposed lot(s) 21 csm 163

Section 17 Town 5 N Range 4 E SW 1/4 of the NE 1/4 PIN 026-0780

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: making land buildable

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: Seller proposes to sell the lots to buyers with the intention of building homes on the land

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?
This Land is 99% wooded, and was parceled out to 5 acre lots in 1977/78. The land is untouched currently and unable to be used for tillable land the way it sits.
- 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?
Again this land is all wooded. And not used for Ag. use. Rezoning and building homes will have zero effects on neighboring parcels.

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?
We propose to sell the land to buyers who want to build homes on the land. The adjacent lots on turn bridge Rd are developed. The development of the main Rd lots will be an extension of that.
2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?
The proposed use is the same as what has been created on turn bridge Rd. As this is a dead end road the only additional traffic will be land owners.
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?
There will not be significant adverse impacts. buyers will build homes on the lots which will not impede on neighboring parcels.

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

If any adverse issue arise they can be brought up to town board

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?

None presently

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

Land owners will be responsible for maintaining their property. Town of Wildwick maintains road to the end of the pavement.

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

I feel developing the Cain Rd lots is consistent with the plan. Since the Tavin Bridge lots are developed Cain Rd would be an extension of that. Also creating more tax revenue for town/canty.

****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: Bauer Date: 8/16/2024

Landowner(s) Signature: Mark H Gibbens Date: 08/16/24

For Office Use Only: Rcv'd by SG Date 8/23/24 Fee \$118 Check # 213 Cash
 N-1 present zoning YA floodplain YA shoreland/wetland

Scott Godfrey

From: Mike and Cindy Doyle <windsong@chorus.net>
Sent: Tuesday, August 13, 2024 7:45 AM
To: Scott Godfrey
Subject: Cain Road rezoning - Town of Waldwick

Scott,

Barry Rowe from Potterton Rule attended the Waldwick Town Board meeting last night requesting the rezoning of lots on Cain Road. The Board approved the request and they are good to go.

Thanks,

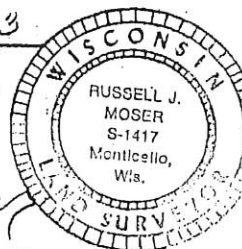
Mike Doyle

CERTIFIED SURVEY MAP NO. 163

NOTE: BEARINGS ARE REFERENCED TO THE EAST LINE OF THE
SOUTHEAST 1/4 OF SECTION 17, WHICH IS RECORDED AS
SOUTH.
DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.

December 15, 1977

Russell J. Moser



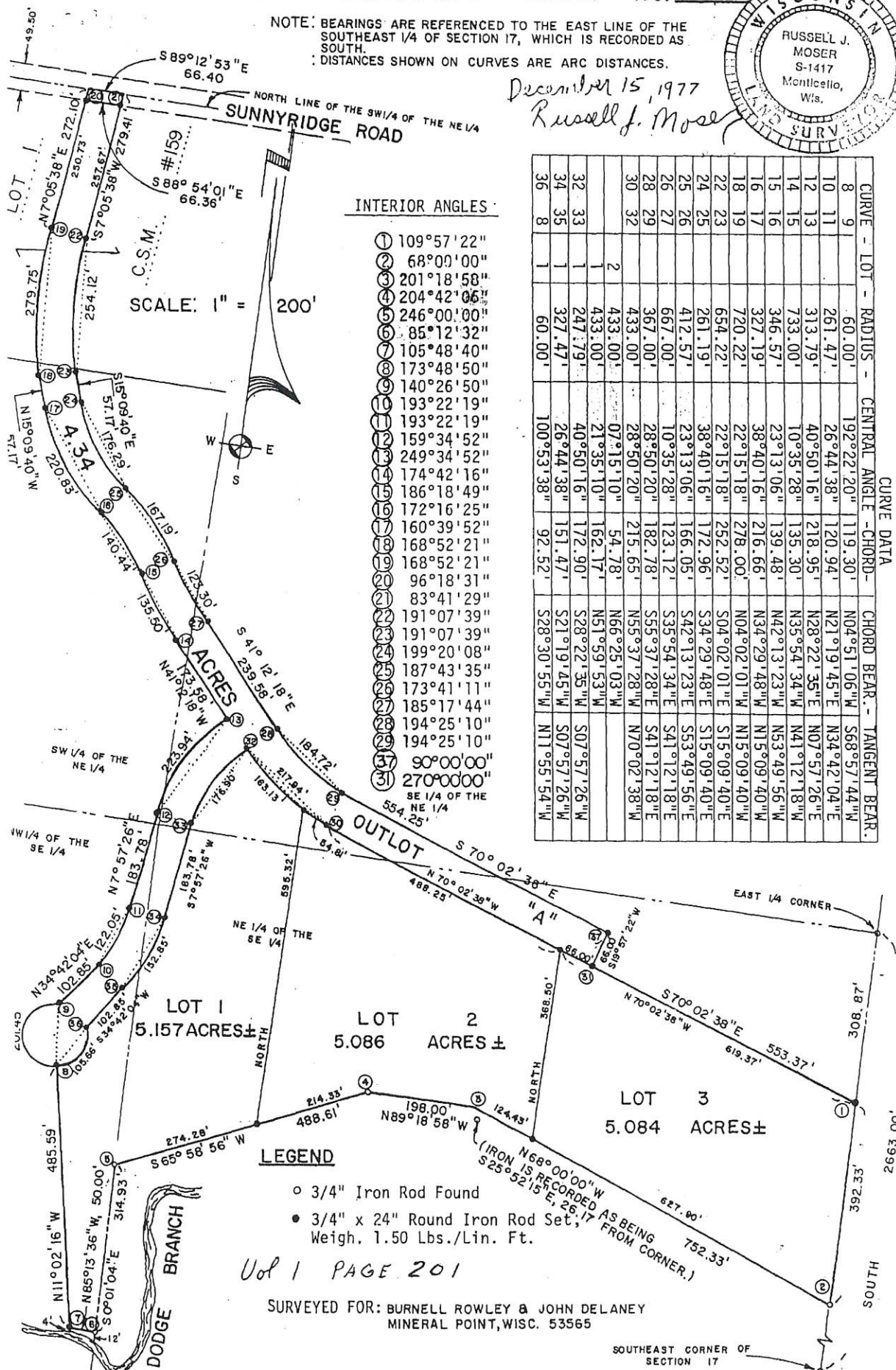
SCALE: 1" = 200'

INTERIOR ANGLES

- ① 109°57'22"
- ② 68°00'00"
- ③ 201°18'58"
- ④ 204°42'06"
- ⑤ 85°12'32"
- ⑥ 105°48'40"
- ⑦ 173°48'50"
- ⑧ 140°26'50"
- ⑨ 193°22'19"
- ⑩ 193°22'19"
- ⑪ 159°34'52"
- ⑫ 249°34'52"
- ⑬ 174°42'16"
- ⑭ 186°18'49"
- ⑮ 172°16'25"
- ⑯ 160°39'52"
- ⑰ 168°52'21"
- ⑱ 168°52'21"
- ⑲ 96°18'31"
- ⑳ 83°41'29"
- ㉑ 191°07'39"
- ㉒ 191°07'39"
- ㉓ 199°20'08"
- ㉔ 187°43'35"
- ㉕ 173°41'11"
- ㉖ 185°17'44"
- ㉗ 194°25'10"
- ㉘ 194°25'10"
- ㉙ 90°00'00"
- ㉚ 270°00'00"

CURVE DATA

CURVE - LOT	RADIUS -	CENTRAL ANGLE - CHORD -	CHORD BEAR.	TANGENT BEAR.
8	60.00'	192°22'20"	119.30'	N04°51'06"W
9	261.47'	26°44'38"	120.94'	N21°19'45"E
10	313.79'	40°50'16"	218.95'	N28°22'36"E
11	733.00'	10°35'28"	135.30'	N35°54'34"W
12	346.57'	23°13'06"	139.48'	N42°13'23"W
13	327.19'	38°40'16"	216.66'	N34°29'48"W
14	720.22'	22°15'18"	278.00'	N04°02'01"W
15	654.22'	22°15'18"	252.52'	S04°02'01"E
16	261.19'	38°40'16"	172.96'	S34°29'48"E
17	412.57'	23°13'06"	166.05'	S42°13'23"E
18	667.00'	10°35'28"	123.12'	S35°54'34"E
19	367.00'	28°50'20"	182.78'	S55°37'28"E
20	433.00'	28°50'20"	215.65'	N55°37'28"W
21	433.00'	07°15'10"	54.78'	N66°25'03"W
22	433.00'	21°35'10"	162.17'	N51°59'53"W
23	247.79'	40°50'16"	172.90'	S28°22'36"W
24	327.47'	26°44'38"	151.47'	S21°19'45"W
25	60.00'	100°53'38"	92.52'	S28°30'55"W
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				



134534 CERTIFIED SURVEY MAP No. 163

Those parts of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 17, Town 5 North, Range 4 East, Waldwick Township, Iowa County, Wisconsin, more fully described as: Commencing at the East $\frac{1}{4}$ corner of Section 17; thence South along the East line of the SE $\frac{1}{4}$ thereof, 308.87', to the point of beginning; thence continuing South along the said East line, 392.33'; thence N68°00'00"W, 752.33'; thence N89°18'58"W, 198.00'; thence S65°58'56"W, 488.61', to the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17; thence S0°01'04"E along the said West line, 314.93', to a meander corner; thence N85°13'36"W along a meander line, 50.00', to a meander corner; thence N11°02'16"W, 485.59', to the point of curvature of a 60.00' radius curve to the right which has a central angle of 192°22'20" and a long chord of 119.30' which bears N40°51'06"W; thence Northwesterly along the arc of said curve 201.45'; thence N34°42'04"E, 102.85' to the point of curvature of a 261.47' radius curve to the left which has a central angle of 26°44'38" and a long chord of 120.94' which bears N21°19'45"E; thence Northeasterly along the arc of said curve, 122.05'; thence N7°57'26"E, 183.78' to the point of curvature of a 313.79' radius curve to the right which has a central angle of 40°50'16" and a long chord of 218.95' that bears N28°22'35"E; thence Northeasterly along the arc of said curve, 223.94'; thence N41°12'18"W, 173.58' to the point of curvature of a 733.00' radius curve to the right which has a central angle of 10°35'28" and a long chord of 135.30' that bears N35°54'34"W; thence Northwesterly along the arc of said curve, 135.50' to the point of curvature of a 346.57' radius curve to the left which has a central angle of 23°13'06" and a long chord of 139.48' that bears N42°13'23"W; thence Northwesterly along the arc of said curve, 140.44' to the point of curvature of a 327.19' radius curve to the right which has a central angle of 38°40'16" and a long chord of 216.66' that bears N34°29'48"W; thence Northwesterly along the arc of said curve, 220.83'; thence N15°09'40"W, 57.17' to the point of curvature of a 720.22' radius curve to the right which has a central angle of 22°15'18" and a long chord of 278.00' that bears N4°02'01"W; thence Northwesterly along the arc of said curve, 279.75'; thence N7°05'38"E, 272.10' to the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the aforesaid Section 17; thence S89°12'53"E, along the said North line, 66.40'; thence S7°05'38"W, 279.41' to the point of curvature of a 654.22' radius curve to the left which has a central angle of 22°15'18" and a long chord of 252.52' that bears S4°02'01"E; thence Southeasterly along the arc of said curve, 254.12'; thence S15°09'40"E, 57.17' to the point of curvature of a 261.19' radius curve to the left which has a central angle of 38°40'16" and a long chord of 172.96' that bears S34°29'48"E; thence Southeasterly along the arc of said curve, 176.29' to the point of curvature of a 412.57' radius curve to the right which has a central angle of 23°13'06" and a long chord of 166.05' that bears S42°13'23"E; thence Southeasterly along the arc of said curve, 167.19' to the point of curvature of a 667.00' radius curve to the left which has a central angle of 10°35'28" and a long chord of 123.12' that bears S35°54'34"E; thence Southeasterly along the arc of said curve, 123.30'; thence S41°12'18"E, 239.58' to the point of curvature of a 367.00' radius curve to the left which has a central angle of 28°50'20" and a long chord of 182.78' that bears S55°37'28"E; thence Southeasterly along the arc of said curve, 184.72'; thence S70°02'38"E, 554.25'; thence S19°57'22"W, 66.00'; thence S70°02'38"E, 553.37' to the point of beginning. Containing 19.67 Acres, more or less, and including all the lands lying between the said meander line and the center of the Dodge Branch, and reserving Outlot "A" for roadway purposes.

I hereby certify that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed and mapped the lands described hereon and that this map is a correct representation in accordance with the information furnished.

December 15, 1977

Russell J. Moser
Russell J. Moser R.L.S.-1417

REGISTER OF DEEDS CERTIFICATE :

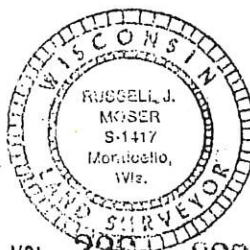
Received for record this 15 day of December 1977, at 8:45 o'clock A.M. and recorded in Volume 1 of CERTIFIED SURVEY MAPS of Iowa County on Page 200.

Reuben E. Holmes

Reuben E. Holmes
Register of Deeds

TALARCZYK & ASSOC., INC.

110 EAST DIVISION ST.
DODGEVILLE, WISC. 53533
PHONE: 608/935-5301



VOL 326 PAGE 233

Job No. D-77027

PAGE 1 OF 3

1. This petition is the result of the property being used for training/teaching events referred to as the Spring Green Dojo. The advertised uses are not consistent with the uses allowed in the current A-1 Agricultural zoning. The request is to change the zoning to the CR-1 Conservation Recreation district with a Conditional Use Permit to operate a "not-for-profit camp", which is a potential use in the CR-1 district as follows:

Not-for-profit camps, which may contain lodging accommodations, including motels, hotels, cottage type facilities or tents owned by the management, eating and drinking establishments may be requested.

2. The CR-1 district has the following intent: *The intention of this district is to provide for a recreational use of property that does not involve commercial activities*
 3. If approved, any use other than agricultural cropping and pasturing requires approval as a conditional use permit, provide the proposed use is listed as an option in the CR-1 district. The applicant proposes to operate a Zen dojo as a not-for-profit camp.
 4. The associated certified survey map has been submitted for formal review. The balance of the parent property will require either 50 feet of frontage to Sneed Creek Rd or an easement to the road of at least 66 feet in width.
 5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).
 7. The applicant proposes the following conditions for the conditional use permit:
 - 1) All Town of Wyoming and Iowa County ordinances will continue to apply to full effect.
 - 2) There will be no motel, hotel, commercial eating or drinking establishments on the property.
 - 3) If the 30 acres are transferred to anyone other than Chosei Zen Inc. the conditional use for this property will lapse and only the principal permitted use will apply.
-

- 4) If the 30 acres are transferred to Chosei Zen Inc. it will be on the condition that they will continue to respect all elements of the conditional use agreement.
- 5) If the 30 acres are transferred to any tax-exempt organization it will be on the condition that they will negotiate in good faith with the township regarding compensation for township services such as road maintenance, garbage and recycling disposal, and emergency services.
- 6) There will be no use of amplified sound for any activity on the property, including for use with music or public presentations.
- 7) We will have controlled an permitted burns on the prairie and oak savanna areas of the property and in our woodlands in order to sustain the health of those ecosystems. No burns will be conducted during the annual "gun week" of deer hunting.
- 8) We will not have a sign posted on Sneed Creek Road.
- 9) We will not promote Spring Green Dojo as a tourist venue; people only come here as registered participants in events.
- 10) Here are the current number of events taking place and the additional events we would like to add if we have approval.

Type of event	Current Use #/ year	Requested use #/ year	Maximum # of participants
4 – 6-day formal Zen training	3	4	35
3-day educational event (e.g. leadership development, resilience for health professionals, sustainable forestry practices	1	3	15
3-day ceramics kiln firings	1	2	10
Evening educational community gathering (e.g. health and climate change, aging in place)	1	6	35
Morning meditation class	0	1/week	10
Morning Japanese archery class	0	1/week during warm weather	8
3-week class: Zen training for college students	0	1	6

8. 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

9.

Town Recommendation - zoning change: The Town of Wyoming is recommending approval

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

Town Recommendation - CUP: The Town of Wyoming is recommending approval with the conditions provided by the applicant listed in #7 above.

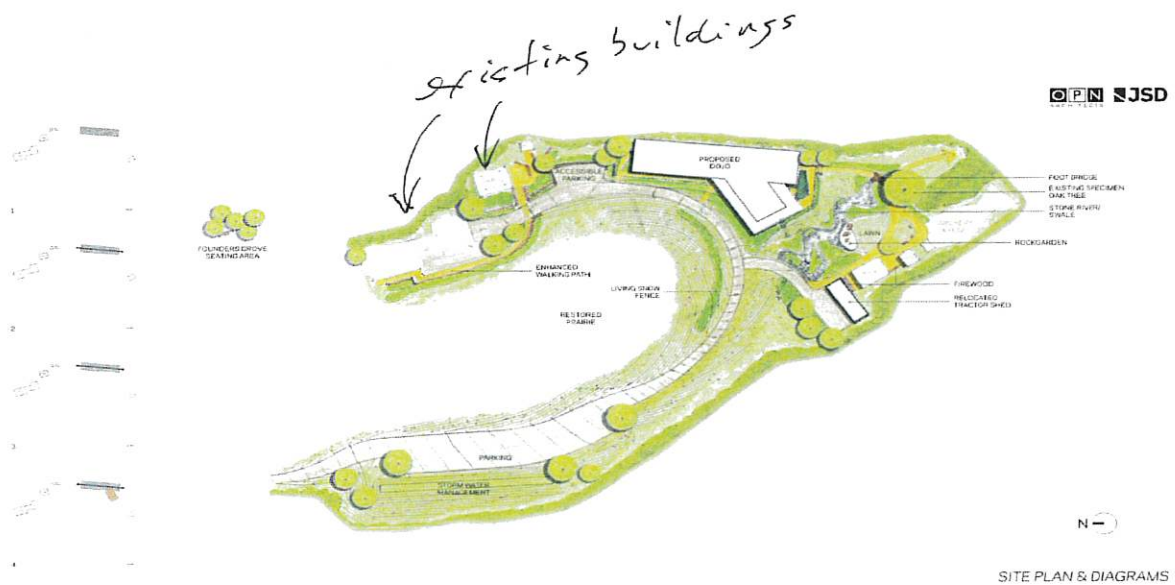
Staff Recommendation - CUP: Staff is not prepared to provide a recommendation until the following is addressed:

- 1) What documentation will be required to verify that the proposed use will be not-for-profit? There is no precedent to follow. There has only been one zoning change to the CR-1 district and it did not involve a CUP for a not-for-profit camp. It is the not-for-profit status that differentiates between the CR-1 district and RB-1 Recreation Business district where resorts and other camps, such as boys/girls/church camps can be requested.
 - 2) At present, there is one residence on the property with a septic system sized for up to 3 bedrooms, which equates to sized for 6 people. The maximum number of anticipated participants for the events is 35 for up to a 6-day period. The applicant has provided the information below about potential future building that would include participant housing, bathrooms, etc.
-

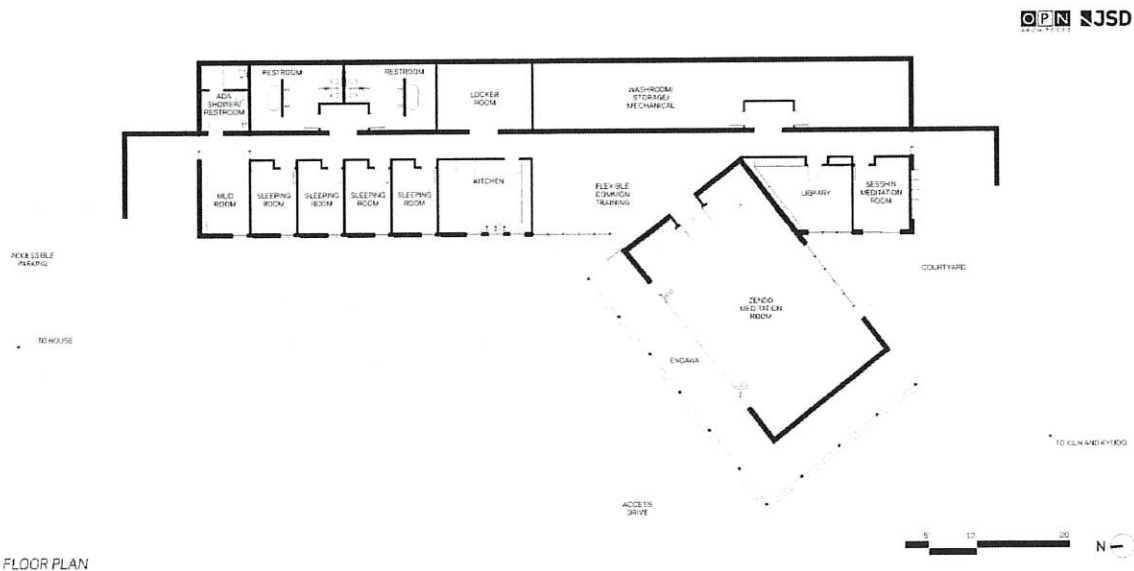
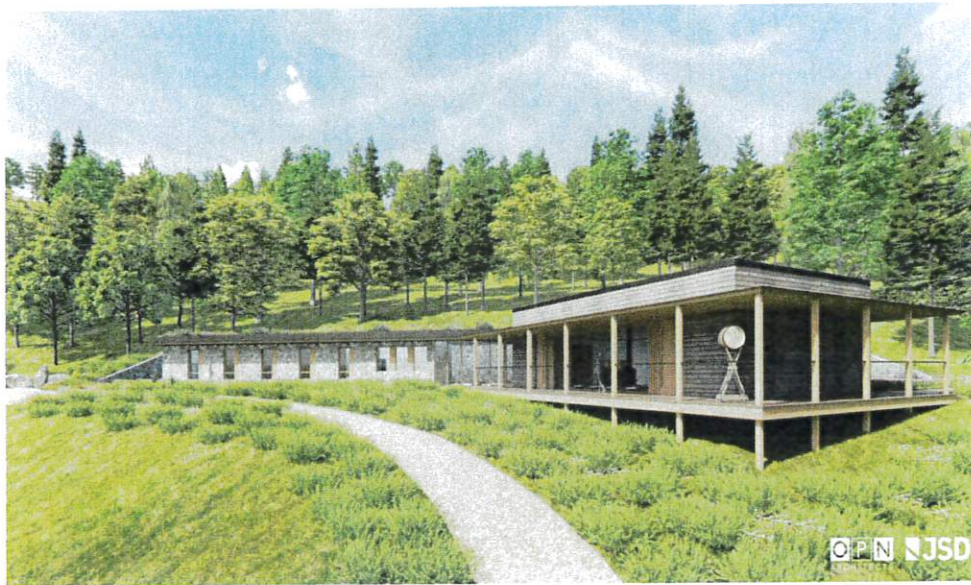


existing house

new building
photoshopped
into photograph



Speed Creek Rd



At present, there aren't adequate facilities to house the anticipated maximum of 35 participants for multi-day events, presuming the participants are staying overnight.

The current septic system also is not adequately sized for the proposed events, even if only to be day events. The county's sanitary ordinance does provide for the use of portable toilets with the intention of being "...on a temporary basis for short-term events..." It further states they are not to be used as a substitution for an approved septic system. This has historically

been interpreted to allow portable toilets for a special event but not for multiple events planned to occur year after year.

What is the anticipated timeline of constructing the new building?

If the events are approved to take place before the new building is built, what will the conditions be to address bathroom facilities?





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: Gordon Greene Address: 6743 Sneed Creek Rd.
City/Zip Code: Spring Green 53593

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

Applicant Phone: 608-345-9399 Landowner Phone: () _____
Email: gmgreen@choseizen.org Please contact by: ☒ email ☐ postal mail

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

in the Town of Wysoming Acreage of proposed lot(s) 3 acres 29.986
Section 28 Town 9 N Range 3 E SW 1/4 of the SE 1/4 PIN 028-0354; 0355

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: CR-1 for the proposed use(s) of:

ongoing stewardship of 27 acres of forest and non-commercial use of 3 acres

Requested Conditional uses (s):

non-profit camp

see attached text

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

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

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

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

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

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

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

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

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

see attached text

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: Aug 22, 2024
Landowner(s) Signature:  Date: "

=====

For Office Use Only: Rcv'd by SL Date 8/22/24 Fee 750 Check # 2347 Cash
A-1 present zoning NA floodplain NA shoreland/wetland

Iowa County Land Use Change/ Conditional Use Application

Application for rezoning and conditional use of 30 acres

by Gordon Greene and Patricia Greene

August 21, 2024

6743 Sneed Creek Road, Spring Greene – Wyoming Township

608-345-7506

Text for pages 3 & 4

I – Please list any improvements currently on the land

1. Ground mount solar panel array
2. Tractor and lumber drying shed
3. Utility building #1
4. Ceramics kiln
5. Sleeping hut (10' x 10')
6. Target house for archery
7. Outhouse
8. Utility building #2
9. Bath house (10' x 10')
10. Residence and garage

II – Please explain the reason for the request and proposed plans

We are requesting rezoning from A-1 to CR-1 in order to bring our current non-profit camp activities into compliance with the Iowa County Zoning Ordinance.

III – If this is a petition to zone land from A – 1 Agricultural, please explain how each of the following are satisfied

III-1 – How is this land better suited for non-agricultural use?

When this land was purchased in 2005, of the 30 acres under consideration, 3 acres were cropped with corn and 27 acres was woodland. Since then, we have restored 1.5 acres of the open land into prairie. There are two buildings on the other 1.5 acres, but the long-term plan is to shift those buildings to the periphery of the woodland and to restore the additional 1.5 acres to prairie or to establish agroforestry.

III-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 30-acre parcel of land is bound on 3 sides by woodlands owned by the applicants. A portion of the west side of the parcel is bound by a neighbor's 1 acre corn field.

IV – For all Conditional Use Permit Requests please describe how the following are either currently being complied with or can be complied with.

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

The one conditional use possible on CR-1 land is a “non-profit camp.” That is the current and intended use.

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

The township examined all of these considerations during the application process for rezoning and conditional use – the township board was satisfied there were no compatibility issues. In the interest of full disclosure, we are noting that there will be increased traffic when the non-profit organization hosts events. However, the increase is minor, periodic, and will not approach the 250 cars/day capacity of Sneed Creek Road.

IV-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 foresee no measurable adverse impacts to our immediate neighbors.

IV-4 – How can any adverse impacts resulting from the use be mitigated or offset to the maximum practical extent?

The last page of this narrative contains a list of provisions that we provided to the township when they granted their approval for our rezoning and conditional use. In this document we describe additional conditions that we accept for the purpose of mitigating any potential negative impacts.

IV-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?

This proposed change has no impact on public safety, public services or utility facilities.

IV-6 – What assurances can be provided for potential continuing maintenance associated with the use?

My wife and I are in residence full-time on these 30 acres and we have every incentive to continue maintenance.

IV-7 – How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan?

The Comprehensive Plan emphasizes a continuing need to maintain both the agricultural and natural resources quality of the County. Our plan for these 30 acres is to preserve the open 3 acres for prairie and/or agroforestry and to continue to serve as stewards for the 27 acres of woodland.

Conditional Use and additional constraints -- FINAL
Gordon and Patricia Greene
6743 Sneed Creek Road, Spring Green
July 2, 2024

Zoning language for CR-1 Conservancy Recreational District

- “The intention of this district is to provide for a recreational use of property that does not involve commercial activity.”
- “Principal Permitted Uses: Agricultural uses, such as but not limited to cropping and pasturing...”
- “Conditional Uses: Not-for-profit camps which may contain lodging accommodations, including motels, hotels, cottage type facilities or tents owned by the management, eating and drinking establishments may be requested.”

Pat and Gordon agree that:

- 1 All Town of Wyoming and Iowa County ordinances will continue to apply to full effect
- 2 There will be no motel, hotel, commercial eating or drinking establishments on the property
- 3 If the 30 acres are transferred to anyone other than Chosei Zen Inc. the conditional use for this property will lapse and only the principal permitted use will apply
- 4 If the 30 acres are transferred to Chosei Zen Inc it will be on the condition that they will continue to respect all elements of the conditional use agreement
- 5 If the 30 acres are transferred to any tax-exempt organization it will be on the condition that they will negotiate in good faith with the township regarding compensation for township services such as road maintenance, garbage and recycling disposal, and emergency services
- 6 There will be no use of amplified sound for any activity on the property, including for use with music or public presentations
- 7 We will have controlled and permitted burns on the prairie and oak savanna areas of the property, and in our woodlands in order to sustain the health of those ecosystems. No burns will be conducted during the annual “gun week” of deer hunting.
- 8 We will not have a sign posted on Sneed Creek Road

Scott Godfrey

From: Michael Degen <supervisora@townofwyomingwi.gov>
Sent: Friday, July 19, 2024 1:54 PM
To: Scott Godfrey
Cc: Richard Cates
Subject: Recent Town of Wyoming Actions
Attachments: Spring Green Zen Dojo Conditional Use constraints[47767].docx

On July 9, 2024, the Town of Wyoming took the following actions.

1. Nick Solomon, 1704 South Springs Drive – approve land division recommend approval of conditional use for future building
2. Gordon and Patricia Greene, 6743 Sneed Creek Road – approve land division and recommend approval of rezoning to CR-1 and conditional use for Zen dojo with recommended conditions in attached file.

Sent from Mail for Windows

CERTIFIED SURVEY MAP NO.

NW CORNER
OF SE 1/4
SECTION 28-08-03
FOUND 1" REBAR

NORTH LINE OF SOUTHEAST 1/4
S89°22'29"E 2624.61' (TO SEC.)

NE CORNER
OF SE 1/4
SECTION 29-08-03
FOUND 1" IRON PIPE

SNEED CREEK RD.

LOT 1

29.986 AC (GROSS)
1306209 S.F. (GROSS)

29.897 AC (NET)
1302299 S.F. (NET)

EXISTING 50 FT WIDE
INGRESS-EGRESS
EASEMENT (SEE NOTE 4)

UNPLATTED
LANDSUNPLATTED
LANDS

north

SCALE IN FEET

300' 0 300'

NOTES

1. FIELD WORK PERFORMED ON JULY 17, 2024.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY. THE WEST LINE OF THE SE QUARTER OF SECTION 28-08-03, BEARS N00°29'19"W.
3. SEE SHEET 3 FOR CURVE AND LINE TABLE.
4. INGRESS-EGRESS TO SNEED CREEK RD. BY EXISTING ACCESS EASEMENT AGREEMENT PER DOCUMENT NO. 387528.

LEGEND

GOVERNMENT CORNER
3/4" REBAR FOUND
3/4" x 24" REBAR SET
(1.50 LBS/LF)

_____ PLAT BOUNDARY
 CHORD LINE
 - - - - - CENTERLINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - PLATTED LOT LINE
 - - - - - SECTION LINE
 - EASEMENT LINE
 - - - - - SETBACK LINE

POINT OF
BEGINNING

L-1

SW CORNER
OF SE 1/4
SECTION 28-08-03
FOUND 1" REBAR

S89°25'42"W 2638.87' (TO SEC. 1)
SOUTH LINE OF SOUTHEAST 1/4

SE CORNER
OF SE 1/4
SECTION 28-08-03
FOUND 1" IRON PIPE

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W 238 N1610, SUITE 100
WAUKESHA, WI 53188
P. 262.513.0866

SURVEYED FOR:
GORDON GREENE
6743 SNEED CREEK RD
Spring Green, WI 53588

PROJECT NO: 23-13240S
FIELDBOOK/PG: E-FILE
SHEET NO: 1 OF 4

SURVEYED BY: SMN
DRAWN BY: JIM

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

\\fsninc\projects2\2023\2313240\DWG\SURVEY\2313240 CSM P.dwg Layout: CSM 1 of 4 User: jmorrow Plotted: Aug 21, 2024 - 8:42am

PRELIMINARY

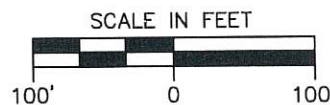
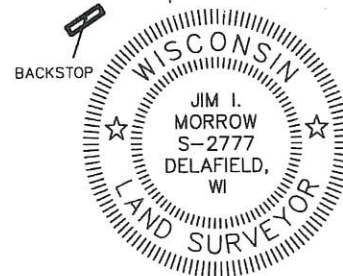
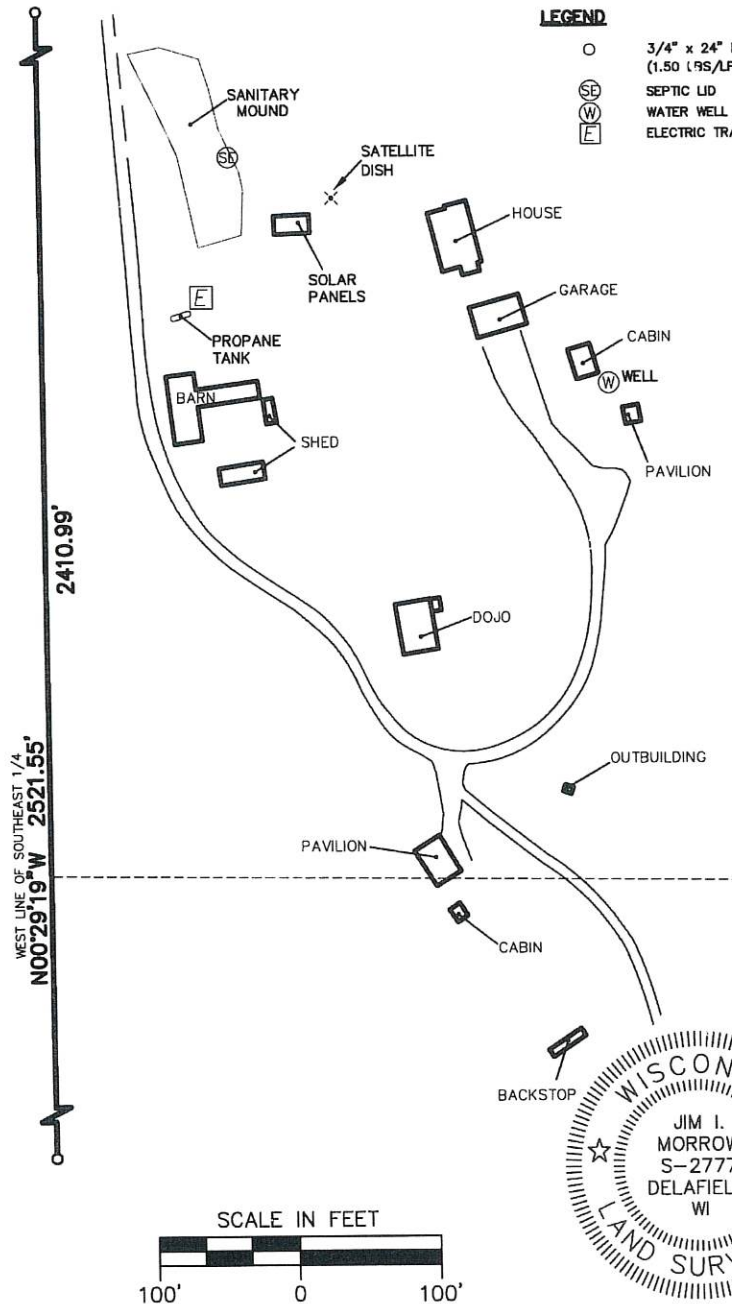
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 03 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN



LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊙ SEPTIC LID
- ⊙ WATER WELL
- ⊙ ELECTRIC TRANSFORMER



File: \\JSD\NC\project2\2023\2313240\DWG\SURVEY\2313240 CSM P.dwg Layout: CSM 2 of 4 User: jmorrow Plotted: Aug 21, 2024 - 8:43am

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
W233 N 1810 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.613.0668

SURVEYED FOR:

Gordon Greene
6743 Sneed Creek Rd.
Spring Green, WI 53588

PROJECT NO: 23-13240S

FIELDBOOK/PG: E-FILE

SHEET NO: 2 OF 4

SURVEYED BY: SMN

DRAWN BY: JIM

VOL. _____ PAGE _____

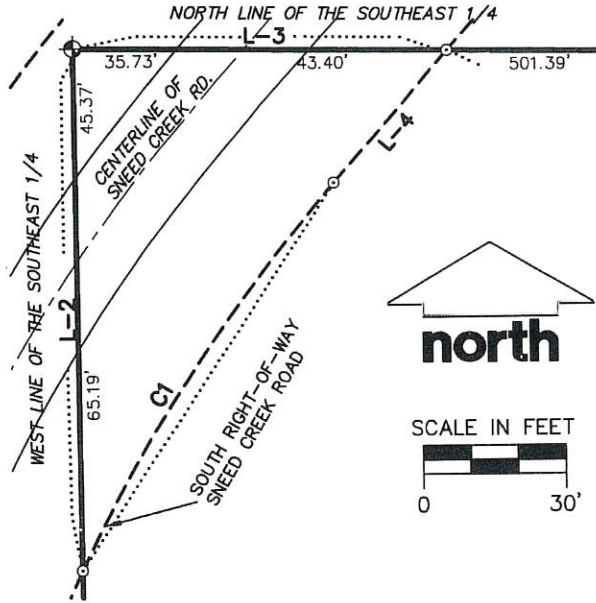
DOC. NO. _____

C.S.M. NO. _____

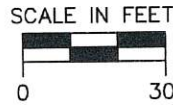
PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 03 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N0°29'19"W	117.35'
L-2	N0°29'19"W	110.56'
L-3	S89°22'29"E	79.13'
L-4	S41°07'38"W	37.09'



CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	361.18'	15°34'21"	S33°20'28"W	97.86'	98.17'	S41°07'38"W	S25°33'17"W

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N00°29'19"W ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 117.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°29'19"W ALONG THE SAID WEST LINE, A DISTANCE OF 2521.55 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE S89°22'29"E, 580.52 FEET ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE S00°29'19"E 1979.43 FEET; THENCE S47°03'56"W 786.55 FEET TO THE POINT OF BEGINNING.

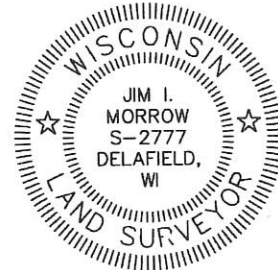
CONTAINING 1306209 SQUARE FEET OR 29.986 ACRES.

SURVEYOR'S CERTIFICATE

I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR S-2777, DO HEREBY CERTIFY THAT BY DIRECTION OF GORDON M. GREENE, TRUSTEE, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE IOWA COUNTY SUBDIVISION AND LAND DIVISION ORDINANCE, AND THE TOWN OF WYOMING LAND DIVISION ORDINANCE.

JIM I. MORROW, S-2777
PROFESSIONAL LAND SURVEYOR

DATE



SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W230 N 1610 BUSSE ROAD, SUITE 100
WALKEESHA, WISCONSIN 53188
P. 262.813.0888

SURVEYED FOR:
Gordon Greene
6743 Sneed Creek Rd.
Spring Green, WI 53588

PROJECT NO: 23-13240S
FIELDBOOK/Pg: E-FILE
SHEET NO: 3 OF 4

SURVEYED BY: SMN
DRAWN BY: JIM

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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TOWN BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF WYOMING, GORDON M. GREENE AND PATRICIA D. GREENE JOINT REVOCABLE TRUST, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DICK CATES, TOWN CHAIRMAN

DATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF WYOMING ON THIS _____ DAY OF _____, 2024.

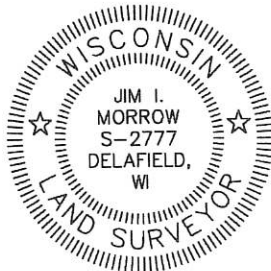
MARY LLOYD-JONES, CLERK
TOWN OF WYOMING

IOWA COUNTY APPROVAL

RESOLVED, THAT THE CERTIFIED SURVEY MAP IN THE TOWN OF WYOMING, GORDON M. GREENE AND PATRICIA D. GREENE JOINT REVOCABLE TRUST, OWNER, IS HEREBY APPROVED FOR RECORDING PER THE IOWA COUNTY PLANNING AND ZONING COMMITTEE.

SCOTT GODFREY, DIRECTOR
PLANNING & DEVELOPMENT

DATE



OFFICE OF THE REGISTER OF DEEDS

IOWA COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT ____ O'CLOCK ____ M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

SURVEYED BY:

JSD

MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, STE. 100
WALKEISHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

Gordon Greene

6743 Sneed Creek Rd.
Spring Green, WI 53588

PROJECT NO: 23-13240S

FB/PG: E-FILE

SHEET NO: 4 OF 4

SURVEYED BY: SMN

DRAWN BY: JIM

Scott Godfrey

From: Pam Richardson <boston@mhtc.net>
Sent: Wednesday, September 18, 2024 3:04 PM
To: Scott Godfrey
Subject: Rezoning request for Greene property on Sneed Creek Rd.

TWIMC;

While we are not interested in stopping anyone from using and enjoying their property in any way that is lawful. We are opposed to having that property removed from the tax roles using the excuse that it will be used for "religious activities". In addition we are concerned about how increased traffic will impact the already marginal condition of Sneed Creek Rd. We hope you will take these issues into consideration.

Thank you,
Pam Richardson
Karl Siebecker
6582 Sneed Creek Rd.
Spring Green WI

Scott Godfrey

From: Samantha Atkinson <smarkin32@gmail.com>
Sent: Wednesday, September 18, 2024 11:06 AM
To: Scott Godfrey

I wanted to let you know that I am against the rezoning of Zen Church on Sneed Creed Road from AG to CR1. I'm happy to elaborate if you need further detail. Please take my stance as a resident into consideration. It goes against our comprehensive plan on several issues. To remove the property from the tax rolls creates a tax burden on all the other taxpayers, the Greenes have a history of being noncompliant with the rules. I believe issuing a conditional use permit in this case will be a burden to the county.

Samantha Atkinson
Wyoming town resident

To: Iowa County Board of Supervisors, Planning & Zoning Committee
From: Mary & George Schultz, 6631 Sneed Creek Road, Town of Wyoming
With support from Allison Markoski, 6204 State Road 23, Town of Wyoming
Date: September 18, 2024
Re: Supplement to the Recommendation to Planning & Zoning Committee to **Deny the Petition** by Gordon Greene for a Conditional Use Permit to allow a non-profit camp on a 29.986-acre CR-1 Con Rec lot in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming

I am hoping the Board can provide answers to these two questions:

- (1) Does the Petition comply with the specific requirements for CR-1 Conservancy Recreational District? If so, how?
- (2) What benefit is it to Iowa County, the Town of Wyoming, or both, to issue a conditional use permit to a family who has a history of not complying with the rules?

**CR-1 CONSERVANCY RECREATIONAL DISTRICT:
PETITION DOES NOT COMPLY WITH THE LAW**

The primary purpose of the Petition is to disguise a religious organization who uses a privately owned, A-1 zoned agricultural property to engage in - as its primary purpose - commercial activity as a “not-for-profit-camp” for “recreational use that does not involve commercial activity” by using their 501(c)(3) tax exempt status as a religious organization as the cover.

- “The intention of this district is to provide for a recreational use of property that does not involve commercial activity.”
 - The Petition is not for occasional recreational use of an agricultural property: To be sure, the Petition, and records back to 2006, demonstrate, the primary use of this property has been commercial.
 - A non-profit, designated as a 501(c)(3), is *still* a business.
 - Religious organizations, deemed a 501(c)(3) by the IRS, *still engage in commercial activity* in some circumstances.
 - **Whether the Greene’s/Chosei Zen engage in commercial activity is the question.**
 - **In this case, the answer is, yes, the Greene’s Petition, and their record, explicitly demonstrate commercial activity.**
 - Gordon Greene is paid a salary from the nonprofit.
 - The Greene’s have engaged in and continue to engage in commercial activity that exceeds the scope of a cottage farm: A lumber mill that processes and sells off-farm lumber and fee-generating workshops open to the public.
 - The nonprofit accepts donations, as well.
- “Principal Permitted Uses: Agricultural uses, such as but not limited to cropping and pasturing...”
 - *The acres at issue are not primarily used for agriculture: These acres are not now used for agriculture, nor will they be if the Petition is granted.*
- “Conditional Uses: Not-for-profit camps which may contain lodging accommodations, including motels, hotels, cottage type facilities or tents owned by the management, eating and drinking establishments may be requested.”
 - **The property is designed to be and run as commercial activity:**
 - **Even religions engage in commercial activity.**

- **This IRS gives their commercial activity a special tax status as a non-profit.**

The Greene are notorious for changing their verbiage and presentation to, on paper, comply with the zoning rules. In practice, the Greene's have been noncompliant with zoning since 2006.

For example: Pat and Gordon Greene ran fee-generating Zen workshops from the beginning - 2006. When questioned about this business activity, they stated the fee paying customers/students/participants were their guests. In calling them "guests," local officials were misled to conclude that the Greene's business was compliant with "cottage industry" activity.

More documented examples of the Greene's changing the verbiage to fit the zoning regulations:

Greene's State	Reality
Greene's built cabin: Proposed as a second house on farm land	Cabin was built for fee-paying workshop participants
6 adults staying on site were their "guests"	These were fee-paying workshop participants. Their participants have stayed on-site from the beginning.
"I don't think we are holding a camp on our property!"	Workshops have a registration form, a set fee, and registration is open to the public
The Greene's built a platform for personal use	Fee-paying students built "Zen training hall," starting 2006, confirmed by zenleader.global
Ceramics 2-3 kiln firings	These are ceramics classes, as part of their business
"Workday"	Participants pay to complete routine country land maintenance
"Donation-based"	Mr. Greene is a Zen priest who is paid through the non-profit he founded. Fees are established for workshops. Any donations are in addition to the fees they charge.
Proposing non for profit camps	Commercial activity: The Greene's courses, listed on zenleader.global are presented publicly as accredited courses. Gordon Greene takes a salary from the nonprofit

If approved, compliance with the conditional use permit will require dedication of County and Town resources shouldered by the remaining taxpayers. That is to say, the Town and County are likely to not only spend money, but they will also lose tax revenue. The property will be acquired by the nonprofit in short order pursuant to the Greene's proposals.

Given that the Greene's have a history of non-compliance for almost the entire time they've owned the Town of Wyoming property, it is only a matter of time before they exceed the rules of a conditional use permit.

Issuing a conditional use permit will lead to years of lost tax revenue, expenditures, and likely legal fees.

Thank you for your time. Any questions feel free to call our landline: 608 588-7808

Mary Panyard-Schultz
George Schultz
Carl Schultz

We are opposed to the GREENE's request to rezone, based upon several reasons. It goes against the comprehensive plan, it does not comply with driveway ordinance, their activity created a nuisance with air quality and increased traffic patterns, the Greene's activity destroyed our rural character, and they have a history of not complying with the rules. The question I would like you to answer is: Is it beneficial for Iowa County to issue a conditional use permit to a family who has a history of not complying with the rules? The Greene are notorious for changing their verbiage to fit the zoning rules but never changing their noncompliant activities. For example: Pat and Gordon Greene ran zen workshops from the beginning(2006). When they were questioned about their activity they stated the students/ participants who paid a fee were their guests. Some local officials stated their activities were consistent with "cottage industry" activity. Here are more documented examples of the Greene's changing the verbiage to fit the zoning regulations. (in regards to their self created religious organization)
 The Greene's statement. Reality activity

Cabin as a second house
farmers on farm land

The cabin was built for workshop participants for

6 adults staying on site
They are their guests

Workshop participants/ students have
stayed on site from the beginning.

Common sense point of
View, "I don't think we are holding
a camp on our property!"

Workshop registration from

Platform for personal use

Students help build "zen training hall
Confirmed started in 2006

Educational event (per proposal).

Website: zenleader.global
accredited classes for fee open to public

Ceramics 2-3 kiln firing

Ceramic classes

Workday.

Students pay to complete routine
country land maintenance

Proposal not for profit camp.

Books sold on site
On a midsummer's eve at a Zen temple

Donations.

Zen priest enter a financial agreement.
between students and priests

Since the Greenes also requested permission to run accredited courses as part of the non-profit camp activities, it will be difficult if not impossible to monitor their activity since they have a history of being non compliant! If they are granted the conditional use permit based upon their behavioral history it's just a matter of time before they are noncompliant. Due to their constant non compliant behavior and clever use of the English language, issuing a conditional use permit will lead to years of loss tax revenue and legal fees.

Thank you for your time
Any questions feel free to call our landline
608 588-7808 Mary Panyard-Schultz
George Schultz
Carl Schultz

Carl Schultz

George Schultz

Mary Panyard Schultz

Mary P. Schultz has documents verifying this information

To: Iowa County Board of Supervisors, Planning & Zoning Committee
From: Mary & George Schultz, 6631 Sneed Creek Road, Town of Wyoming
In Support: Allison Markoski, 6204 State Road 23, Town of Wyoming
Date: September 13, 2024
Re: Recommendation to Planning & Zoning Committee to **Deny the Petition** by Gordon Greene for a Conditional Use Permit to allow a non-profit camp on a 29.986-acre CR-1 Con Rec lot in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming

QUESTION PRESENTED

Should the Iowa County Board of Supervisors Planning & Zoning Committee approve the Petition for a Conditional Use Permit ("the Petition") by Gordon Green for a Conditional Use Permit?

RECOMMENDATION

No. The Committee should deny the Petition.

REASONING

I. Conditional Use Zoning is not the appropriate zoning category.

- The Petition shoe horns business zoning into a Conditional Use request for their A-1 zoning.
- The Greene's will transfer ownership of the land to their non-profit religious organization, Chosei Zen
 - **Result = Off the tax rolls**
- The increased business contemplated, and already occurring, will be shouldered by the taxpayers
 - Result = Less property tax revenue for schools, roads, and emergency services in exchange for increased traffic from the Greene's customers and consumers
- The Greene's state they would consider paying an unnegotiated and unidentified amount to pay their "fair share" of Town expenses once this is off the tax rolls: To date, no amount has been determined or agreed upon.

II. An 17-year, known to Iowa County track record of non-compliance with A-1 zoning & A known, 17-year plan to build a Midwest training center

- The Iowa County Office of Planning and Development, on **May 29 and June 1, 2007**, identified A-1 zoning violations at the subject property. In response, by letter dated **June 20, 2007**, the Greene's both deny violations and state they made a "mistake" in how they advertised their business/property/non-profit. See Appendix for documentation.

- Red Beard Lumber, showcased on the Greene's website from **2007 and 2008**, is the property's business, located at 6743 Sneed Creek Road. The business specialize(s)(d) in custom millwork, kiln dried lumber, and hardwood floor installation business located at the subject property, with lumber from both the property and outside properties. At the time, there were 9 founding business members shown on their website.
- The Iowa County Office of Planning and Development addressed the Greene's "proposed" (i.e., actual) uses of their A-1 zoned property on **March 2, 2009** via letter: The current proposal includes the same "Zen Training" activities that were, **for the last 15 years**, in violation of A-1 zoning, **the County's written directives** to the Greene's, and the Town of Wyoming Comprehensive Plan. The Greene's sent a letter to neighbors dated **February 16, 2009**, and kept violating their A-1 zoning.
- The Appendix includes communications from Mike Bindl to Michael Degen regarding two issues at the Greene's property in **2009**: (1) Impermissible Zen "training" events, including charging fees and open to the public, under A-1 zoning: "As for the violation part, the past procedure [of Iowa County] is if the landowner is trying to get the land use change throu[gh], the county will hold off...**If the uses still remain, then the county will go after it as a violation.**" - Mike Bindl email to Michael Degen, **January 7, 2009.**"
- The County Board will recognize the following pattern:
 - The Greene's have violated their A-1 zoning since 2007.
 - The County and Town find violations.
 - Mr. Greene repackages and reframes both retrospective and prospective narratives around the property.
 - The Appendix includes letters, emails, and other communications in support.
- There is no reason to believe that:
 - (a) the Greene's will not proceed with their plan as proposed (which includes eventual significant building site plans), even if the Committee denies their proposal (i.e., the activities are already happening); or
 - (b) the Greene's will not exceed the scope of the Conditional Use permit, if granted.

III. The Petition is inconsistent with the Town of Wyoming Comprehensive Plan

- Sections A-2; A-3, B-2, C-2, C-6, C-7, C-8, C-9, C-10, D-2, E-2, E-3, E-9, E-10, F-1, F-3, H-3, H-4, H-7, I-2, I-3, I-4, I-6

IV. This is a case of first impression for the Town of Wyoming.

- The Committee's decision **sets a precedent** that either:
 - (1) A property owner can actively violate their zoning restrictions and, after the fact, be granted special privileges; or
 - (2) A property owner must pursue zoning under the appropriate classification and have a record of compliance - or at least good faith attempts at compliance.

Scott Godfrey

From: Scott Godfrey
Sent: Monday, September 16, 2024 2:32 PM
To: 'gary voss'
Subject: RE: Sept 26 rezone and conditional use permit Sneed Creek Rd Wyoming Valley

Thank you, Mr. and Mrs. Voss.

I will include this in the hearing file and provide copies to the committee.

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

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

From: gary voss <gvoss@tds.net>
Sent: Monday, September 16, 2024 2:29 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Sept 26 rezone and conditional use permit Sneed Creek Rd Wyoming Valley

Hi Mr. Godfrey: We are writing to state our opposition to the proposed rezoning and conditional use permit of the Greene property on Sneed Creek Rd in the town of Wyoming (agenda items #11 and 12). Barbara and I own the adjoining property, Lower Wyoming LLC to the east of the Greene property. Our reasons for opposition are 1) noise and loss of privacy from camp activities and visitors hiking the property, and safety and noise concerns caused by increased traffic.2) the parking area for camp attendees will detract substantially from the beauty and rural character of the area. During discussion at the Town's planning committee, it was apparent that committee members incorrectly believed the proposed use qualified as a "cottage industry" and we believe this contributed to an unwise and poor decision.3) applicants have operated their property outside of the current permitted zoning use in the past and we believe the opportunity exists for future noncompliance as well. The proposed rezoning contributes no benefit to the Town or the County while negatively impacting its neighbors. We are not able to attend the meeting and would appreciate you forwarding our email to county committee members. Thank you, Gary and Barbara Voss. telephone 608-575-2910.

To: Iowa County Board of Supervisors, Planning &
Zoning Committee
From: Mary & George Schultz, 6631 Sneed Creek
Road, Town of Wyoming
In Support: Allison Markoski, 6204 State Road 23,
Town of Wyoming
Date: September 13, 2024
Re: Recommendation to Planning & Zoning
Committee to **Deny the Petition** by
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W1/2-SE of S28-T8N-R3E in the Town of Wyoming

QUESTION PRESENTED

Should the Iowa County Board of Supervisors Planning &
Zoning Committee approve the Petition for a Conditional Use
Permit (“the Petition”) by Gordon Green for a Conditional Use
Permit?

RECOMMENDATION

No. The Committee should deny the Petition.

REASONING

I. Conditional Use Zoning is not the appropriate zoning category.

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- Red Beard Lumber, showcased on the Greene's website from **2007 and 2008**, is the property's business, located at 6743 Sneed Creek Road. The business specialize(s)(d) in custom millwork, kiln dried lumber, and hardwood floor installation business located at the subject property, with lumber from both the property and outside properties. At the time, there were 9 founding business members shown on their website.
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III. The Petition is inconsistent with the Town of Wyoming Comprehensive Plan

- Sections A-2; A-3, B-2, C-2, C-6, C-7, C-8, C-9, C-10, D-2, E-2, E-3, E-9, E-10, F-1, F-3, H-3, H-4, H-7, I-2, I-3, I-4, I-6

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 - (1) A property owner can actively violate their zoning restrictions and, after the fact, be granted special privileges; or
 - (2) A property owner must pursue zoning under the appropriate

classification and have a record of compliance - or at least good
faith attempts at compliance.
of 2

June 20, 2007

Michael Bindl
Iowa County Planning and Development
222 N. Iowa Street
Dodgeville, WI 53533

Dear Mr. Bindl,

I am writing with regards to your letters of May 29 and June 1, 2007, asking that we begin the process of rezoning our 109 acres on Sneed Creek Road as soon as possible. From the recent newspaper article about our work and comments made in the neighborhood, you have determined that there may be two infractions of our current A-1 zoning. I'll list those two concerns here and answer them as best I can.

ACTIVITY #1: "The sawing and milling of wood not originating from your property is taking place on the property. This is a commercial activity not permitted in the property's current zoning classification, with is A-1 Agricultural."

I would answer as follows:

1-A The only such activity we have done to date is that performed for a neighbor who brought over two dozen aspen logs cut from his property, asking that they be milled into dimensional lumber to be used for some house projects. We considered this work to be simply a neighborhood service when performed and did not view it as commercial activity.

1-B Later, as we were considering the scope of services our lumber company could offer, we did indeed list such custom milling as a possible service and mention of such was made on our web-site and in the newspaper article. We did this out of our entrepreneurial spirit but without proper consultation with the county or township. Since such on-site service would only be a very minor aspect of our business, we are dropping it until we are certain that we would be better served by another zoning classification that might allow it. We will indeed offer custom milling to people who want us to bring our portable mill onto their property, but it is hard to imagine that this service would disturb the A-1 zoning of our own property.

1-C Given our wish to be seen as neighborly, it would be good if at some point, we could revisit this issue such that we might be permitted on a limited basis to be able to help neighbors in this fashion as appropriate without losing our A-1 classification. But for now, we will not allow outside logs onto the property.

ACTIVITY #2: "The recently permitted residence is being used as a Zen meditation hall. This building was permitted as a residence only and the new use is not permitted in the property's current zoning classification, which is A-1 Agricultural."

I would answer as follows:

2-A The permitted cabin on our property was designed and built as a cabin for occasional use by my family. Mistakenly, I did recently allow the building to be called a meditation hall (or "zendo"), but that description is no longer used.

2-B We did recently run a 6-day Zen training event for six of my private students, and we did use the cabin for meditation as well as eating and sleeping. I'll emphasize that this was a private event that was not offered to the public. For the next several years, it will not be used as such for more than 12 days out of the year, far less than the number of days it will be used by my family and friends as a cabin. I would argue that if a local farmer allowed his barn to be used for a dance a few Saturdays out of the year, that doesn't make his barn a dance hall. Or if a neighbor allowed their side yard to be used for an ice-cream social fundraiser for their church, that doesn't make their property an ice cream parlor. Likewise, use of our cabin for occasional meditation doesn't make it a meditation hall.

2-C At some point, as you know, we would like to propose permanent Zen training facilities on our property. We know that this step would entail considerable planning for the new use, including compliance with zoning, siting, health and sanitation regulations. We are not at this stage yet, and are simply working to first develop our sustainable forestry business.

In conclusion, we look forward to an active discussion of our activities and stand ready to comply with all relevant codes and guidelines once there has been an adequate evaluation as to how well we fit within our current A-1 zoning. We've

attached an appendix that offers a bit more background on our sustainable forestry work as well as a description of all the structures currently on site.

Sincerely,

Gordon and Patricia Greene

APPENDIX (this section has been modified slightly from the original)

Overview of current activity

The primary use of our property now and for the indefinite future is sustainable forestry. We have a good and healthy mix of hardwoods on the 80 acres of the property that is forest and we have begun development of a 200-year plan such that these hardwoods can continue to grow into a beautiful and diverse ecosystem. As we know, this area of Wisconsin was historically an oak savannah so there is no natural climax forest in the traditional sense of the phrase that we can return to without widespread prairie fires. But with proper management we can develop a healthy forest that will support a diversity of plants, animals and insects and soil fauna as well as human activity.

Management for us means actively working to improve the health of the land by taking out diseased and damaged trees as necessary, reducing the amount of aspen (popple) and preventing its spread into the meadow areas, planting additional hardwoods when and where appropriate, improving the soil, and managing certain areas of the forest with thinning in order to optimize growing conditions for our best trees.

One result of this form of management is the production of hardwood logs that can be milled into lumber using a portable horizontal bandsaw mill. This milled lumber is either for use in our own buildings or becomes kiln-dried and then turned into hardwood flooring using facilities off-site. It should be emphasized that given the annual growth rates of the trees and the anticipated scale of our operations, this form of management can continue indefinitely. Barring major diseases or wide-spread wind damage, there will always be more wood growing than being cut for lumber.

The context for this forest management comes from a number of sources, starting with land-owners like Hal Manhart of Barneveld, Steve Stevenson of Darlington, and Jim Birkemeier of Spring Green, all of them with decades of experience in forest management in this area. But the deeper philosophy that will guide us over the years comes from Zen Buddhism. Given this philosophy, it is natural that a secondary use of our property is to train a small number of students in Zen Buddhism, using the forest and the lumbering activity as natural teaching elements, but use of the property for Zen training year-round won't be happening for a several years.

In addition, my wife and I have begun plans to build our primary residence on the property. We are currently renting a house in Madison but would like

to move out to our property as soon as we can get our new home designed, permitted, and built. We will be making this proposal to the township sometime this fall.

Current structures on the Sneed Creek property

Cabin: this is a 22' x 16' timber-framed structure with attached porch on two sides. It has electricity but no plumbing. It was permitted as a cabin for occasional use by my family but given concerns that it would become a primary residence for my son, we were later asked to have it fully reviewed for compliance with the uniform building code. My son has decided to make his residence off-site so this building is once again a cabin for occasional use by my family once it is completed.

Greenhouse: this is a temporary permitted structure, a hoop-style greenhouse installed on a gravel pad in the lower meadow. It is currently used as solar kiln for drying lumber cut on our mill. It will not be offered for use by others who need to dry lumber.

Camp tents: we have two wall tents on site. One is a cook tent and the other has 4 cots for sleeping. They are used occasionally by my family, friends and Zen students helping us with building and with our sustainable forestry and are not available for any other use.

Martial arts platform: this is a temporary but permitted structure, roughly 850 square feet in size. Once completed, it will have a roof but no walls. It is built on posts that rest on gravel pads. It is used for private instruction in martial arts for no more than 8 students. There are no fees for this instruction and the activity is not open to the public. It will eventually be replaced by a larger permanent structure if we can meet the zoning and siting guidelines.

Outhouse: by July 1, 2007 we will have completed construction of a permitted outhouse, built with a 220-gallon plastic holding tank as prescribed by Iowa County regulations.

Utilities: the site has a well producing water that has been tested, passing all relevant guidelines for water quality. We also have electricity on site, primarily for use in the cabin, the well, and the greenhouse.

*They were informed their activity did not fit/comply
to current zoning. Went ahead & did their zen temple
training center*

IOWA COUNTY
OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 935-3024

March 2, 2009

Gordon Greene
6743 Sneed Creek Rd
Spring Green, WI 53588

Re: proposed land uses at 6743 Sneed Creek Rd

Dear Mr. Greene:

Thank you for submitting your plans for uses of your property at the above address. The current zoning of the property is A-1 Agricultural. The allowed uses in the A-1 district are those agricultural uses listed as permitted principal uses in the county's zoning ordinance or those that can be requested as conditional uses. There have not been any conditional use permits granted to your property.

I will address the uses that you have proposed as follows:

1. Timber and sustainable forestry activities

The Iowa County Planning & Zoning Committee has discussed the question of at what point do forestry activities become a business or commercial use. The consensus seems to be that, if a landowner cuts, mills, dries their own trees, and uses the product to make items on his/her own property, it is not a business or commercial land use. However, if trees from other properties are being processed on your property or products are created that are sold or used in the development of products that are sold, the activity is a business or commercial land use.

2. Zen training

Your proposal includes Zen training, Japanese archery training, workshops and related activities to be regular, on-going activities on the property. These are not considered agricultural uses and are not consistent with the A-1 district. I would recommend that that part of the property where these uses are to take place be rezoned from A-1 to a district that supports these sort of activities, such as the CR-1 Conservation Recreation, RB-1 Recreation Business or B-2 Highway Business districts. This consideration will require consistency with the adopted Town of Wyoming Comprehensive Plan.

Please bear in mind that the purpose of the zoning is to promote the health, safety, morals, prosperity, aesthetics and general welfare of the public. This is accomplished through the assurance of compatible adjacent land uses, building codes, driveway construction standards, etc. Therefore, please keep in mind that your proposed development may also require compliance with local and/or state building codes, driveway ordinances, erosion control standards, sanitary codes, etc. regardless of local decisions on zoning consistency.

I would be happy to assist you in determining what, if any, state codes may apply. Or, you can contact the persons listed as follows:

State Building Code

Char Martin, WI Dept. of Commerce
PO Box 2538
Madison, WI 53701 608-235-0579

Food Service/Sales & Lodging

Fred Panke, WI Dept. of Health
2917 International Lane, Suite 120
Madison, WI 53704-3172
608-575-7387

Please let me know if you have any questions.

Sincerely

Michael Bindl
Iowa County Planning & Development

Cc: Town of Wyoming

From MARY SCHULTZ

16 February 2009

RECEIVED FEB 19 2009

Greetings to all of our immediate neighbors,

I had a good chance to catch up with Dawn and Thurman last month, talking over news of the neighborhood since the last time we met. But I also learned something that was important for me to know. Like you, they get the official copies of materials we submit to Mike Degen and the township planning commission, but they were concerned that they only get them just before, or sometimes even after, the meetings are held. As a result, they don't feel at all connected to the discussions taking place about our plans and activities and that is not healthy. I realize that may be true for many of you as well.

So, I want to find ways to talk with all of you much further in advance of any of the planning commission or town board meetings to come. With some of you like Nancy, Dawn and Thurman that can be easily done first with e-mail, sending any documents related to our activities as we create them and then finding time to talk. If there are more of you active with e-mail, you can write me at gmgreene@wisc.edu so that I'll have your address as well.

(David and Dawn – we have never met, but I would be glad to drive over to Waunakee if that would give us a chance to begin talking.)

But I will also use regular mail to send such things to all of you as soon as they are created so that you can be seeing them long before the township meetings. My goal is to make it easy for you to express and for me to hear any concerns, questions, and criticisms as they arise. I'm going to be asking for support from all of you as we enter into 2009 so in return I need to provide as much information as I can and to listen to all concerns as they arise.

As many of you know, we will be on the agenda for the March township meetings to discuss permission to build the accessory building for equipment storage and lumber drying we proposed back in December (you did receive this proposal from Mike back in December). This building was recommended for approval by the planning commission at their December 2 meeting, but was then tabled at the December 9 township board meeting because of concerns raised which we weren't able to answer since we were not there.

Here are the concerns and the steps we have taken to address them:

1. use of part of the building as a solar kiln, a use that suggested commercial activity rather than agricultural activity

The county has now stated that a solar kiln is compatible with the forest management uses permitted under A-1 zoning as long as the lumber to be dried comes from our own property. We can use the dried lumber ourselves or sell to any interested buyer.

considered
commercial

if he owns
all equipment
why is it's
Alex's
sawmill

I realize that the activities of my son's company, Red Beard Lumber, have caused confusion in the past. But I believe we've had time enough to unravel the confusion – including the language used on the company web-site – so that it can be clear that all forestry on our property is conducted by my wife and myself or by other individuals who work under contract. All forestry equipment on our property including the tractor, chain saws and the logging arches are owned by my wife and myself. And my wife and myself would own this new accessory building. This means that all lumber milled on our property is from our own trees and all lumber dried is from our own trees.

Red Beard Lumber's role here on the property now is simply one that they make available to many customers in the neighborhood. As requested, Alex will bring his sawmill on-site to saw whatever logs we have brought to the staging area, working as an independent contractor providing a milling service for a fee.

2. impact of the accessory building and surrounding area on water runoff from the property

We had a site visit by the runoff specialist from DNR last week. She stated that our operation is not a "sawmill" under the terms that they are concerned with and that our overall impact on runoff from the property appears to be minimal. She did, however, make several good recommendations that will help in the future when we see more of those big rains and we will be implementing those this summer.

3. use of our property for sustainable forestry, with the concern being that our management practices will affect both soil erosion from the property and possibly alter the rural character of our hills and woods

We have just begun working with a consulting forester on our 25-year management plan and will be submitting that to the DNR for review sometime this summer. There are many different phrases that describe the type of sustainable forestry we will be developing but they all speak to our goal of enhancing all elements of the forest ecosystem, including animals, water, and soil.

Our long-term goal is to produce 10,000 – 20,000 board feet of lumber per year as conditions permit but we are a long way from operating at that scale. Any quantity of lumber produced will be done at a rate far below the annual growth rate of our trees.

As most of you know, forest management is one of three activities we would like to develop on this site. The other two are Zen training (which includes martial arts and fine arts training in the Chozen-ji line of Rinzai Zen Buddhism) and

Manage
forest
law

overlay

Farmland
Preservation

short-term workshops for medical students, doctors and chaplains. We have already done some of both, with the Zen training being done only with private students invited to the property. The workshop activity has been more controversial because a workshop brochure appeared on the Web, seemingly as a way to recruit participants from the public. Let me first describe a key difference for us between Zen training and workshop activity and I'll then describe where we are at the moment in discussions with the county about these two activities.

In our tradition of Zen training, students do not pay for instruction. There are no fees and no membership dues. It is private activity between a teacher and a student. The workshops, however, offer us a low-impact way of earning necessary income based on my work as a medical educator and a chaplain. For these, we do charge a fee above and beyond the expenses. But the individuals who come are guests on our property and are expected to respect the peace and calm of the neighborhood. The numbers of individuals is small, their stay is short, and they benefit greatly from being away from the stress and chaos of their medical schools and hospitals.

We are currently discussing these activities and future building projects with the county in order to determine how they fit in with both existing zoning classifications as well as the revised zoning ordinance that is being considered. These discussions will take time and we won't be making any zoning proposals at the March meeting. And, as stated above, as this work goes forward I'll be in touch with you myself, rather than making you wait for the formal notification from the township.

As for this summer, we are currently planning to be building the accessory building described above as well as developing an area for the practice of Japanese archery (no building proposed yet). You'll see the usual mix of friends and students out here helping with the construction and you are always welcome to stop by to see the action.

This is more than I intended to write in this initial letter, but I realize that we've got lots of catching up to do. We live here now so I should be easier to catch me for a conversation any time you'd like. (Our home phone number is 588-2408 and my cell phone is 345-7506).

Best wishes for the new year - Gordon

Gordon and Pat Greene
6743 Sneed Creek Road
Spring Green, WI 53588

ops
pay do charge
if they don't
pay a fee
budgets
he have
low impact
pay earnings
necessary
income

But they
plan on
Building

Degen, Michael C - DNR

From: Mike Bindl [Mike.Bindl@iowacounty.org]
Sent: Wednesday, January 07, 2009 11:09 AM
To: Degen, Michael C - DNR
Subject: Just for clarification

Mike,

Just to clarify:

The office is looking at the two issues at Greene's; The Zen training 'events'. The brochure advertises @ Spring green Dojo, includes fees and is open to the public. This is not an allowed use in the A-1 Zoning district. Also the one web sites gives dates of Sept 7 & 28, Oct 17, November 8-9 & 14...Sun Jan 11-14 being at Spring Green.

The second issue of the business card. It gives the address for Red Beard Lumber custom mill work, kiln dried lumber and hard wood floor installation and then gives the address of 6743 Sneed Creek Road. Gives the impression that red beard lumber, a business is located at 6743 Sneed Creek Rd. At minimum, red beard lumber should not give an address of 6743 Sneed Creek Rd.

As for the violation part, the past procedure is if the landowner is trying to get the land use change throu, the county will hold off. If the land use change is denied or does not seem to be going anywhere, then a dead line is set and everything is to cease. If the uses still remain, then the county will go after it as a violation.

The county position currently was to see what is going to be done at the town level. After tonight's meeting, more information might be shed, and hopefully tomorrow a letter can be sent out of the current position between the town/county and Greene's. (at tonights meeting, maybe the plan on the land use change will be dropped or changed)

Mike Bindl
Iowa County Planning & Development

I have noticed the following statements in the comprehensive plan which conflict with the Greene's past activities and current proposal

The statements in bold print are directly from the comprehensive plan.

A-3

Perseveration of rural character way of life

Direct commercial development and residential subdivision housing to nearby incorporated municipalities with existing infrastructure

According to the Iowa County zoning board this is commercial business. (Bill Her)

A-2

Preserve and enhance quality of life

Protect rural character of town

When they have activities on the property I can smell something as soon as I walk out of my door and I hear a buzzing sound which really is a nuisance. These actions do not preserve the quality of life because we are trying to teach our grandson to understand and appreciate the country. He will be our next generation who will have stewardship over the land. When my grandson, Cailub and I stop and look up at the clouds to listen to the country sounds usually I think of birds chirping or the wind blowing or squirrels running. Instead we hear the buzzing sound off their property which really interrupts and destroys the quality of life especially when we are trying to teach our grandson the meaning of "protecting the rural character of the town and to preserve the quality of country life." Over all this is a nucience.

B-2

Incompatible land uses discourage housing areas from where soils slope or other topographical limitations prove to be unsuitable.

First of all the Greene's property is on prime Ag soil. The buildings and the proposed buildings are on a slope.

C-2

Local transportation infrastructure and issues improve bike and pedestrian accommodations

Increased traffic patterns have occurred on Sneed creek since the Greene implemented activities on the Green property. Now we can not allow our grandson to ride his bike on the road due to the volume of traffic past our house and the speed of the cars traveling past our house.

C-6

Address environmental on:

Air quality- When they have activities I can smell an unusual order the minute I walk outside of our home.

Noise monitoring – There is a buzzing sound which occurs and I can not instill the "appreciation of the Country sound to our grandson due to this factor

Erosion control- The DNR is involved.

C-7 Local government plans in conjunction with a zoning ordinance attempt to direct commercial and industrial and agricultural uses to the most appropriate part of the community.

The Zen center activities could take place at Global View. The workshops could take place at Bethel Horizons and the flooring business could take place at Timber grower in Plain.

Direct proposed subdivision and high density development to nearby communities which have existing infrastructure and access to services.

They have a “Zen Center, a pavilion, other various buildings and now they want ??????. In the past people have recommended they hold their “Zen activity at the Global View, their workshops at Bethel horizon where infrastructure already exists. I have been told by the Green family that they don’t want to go there and they can do anything they want on their land.

C-8

Hwy improvements no commercial

The plan states effective planning helps the community to realize its local goals for development, efficiency and safety while minimizing environmental impact..... When developments are planned and sited with adequate transportation facilities the community benefits. Land is developed more efficiently if proximity to other development and to transportation infrastructure. WISDOT (and the taxpayers benefit because transportation investments continue to function throughout their projected life cycle and the public gets the best return on its tax investment.

The community can plan for areas of new business and housing development that will be served by a system of local roads and streets. Rather than wait for a developer proposal, the comprehensive planning process is an opportunity for the community to lay out a logical system of collectors and local roads in undeveloped areas with the jurisdiction’s boundaries.

C-9

Thus if use of right of access creates harmful interference with public right to travel on a street or hwy by increasing congestion and the likelihood of having an accident the right of access my be regulated

As stated earlier traffic patterns have increased past our house which put us in harms ways when walking and riding our bikes.

C-10

Not surprisingly, development can add new demands for services and increase local costs without providing comparable increase in revenues

Having the land in nonprofit Zen activities does not allow the Greene to pay for their fair share of road improvement.

D-2

Ensure that new development bear fare share of capital improvement cost necessitated by development when approving a new development beware of the cost attributed to public work projects such as roads or bridges improvement

Zen is a non-profit organization the town can't influence appropriate activity to preserve the rural character of the area.

Town will not accept the dedication or maintenance responsibility for any additional roads servicing residential development

E-2

Maintain proper separation distance between urban and rural land use to avoid conflict It is important to maintain separation distance between urban and rural uses as issues often arise such as neighbors complaining about noises, smells etc.

These activities have caused conflicts as noted at a planning meeting, the comment was made about the amount of people who attended the meeting expressing their displeasure about the Green's activity on their property.(due to the non compliance with zoning ordinances) I've noticed noise pollution and irritating smells which are unnatural for the county.

E-3

Conserve and protect agricultural and natural resources

They have a lot of "cutting down tree activity" while Mr. Green speaks of sustainable forestry however he is not enrolled in any managed forest program nor does he offered to implement a "planting tree program." When addressing these issues he conveniently avoids answering questions directly and evades direct answers explaining the activates

E-9

Hasn't applied for managed forest Land

E-10

The plan did not identify air pollution as an issue

We have it now!!

F-1

Maintain highways as scenic corridors with no additional commercialization of rural highways

*****Direct other business developments to nearby communities with existing infrastructure

Sneed creek is considered a rural road

See prior comments avoid spot zoning but rather have cluster development*****

F-3

Economic development

Working together maintain a strong economy by creating and retaining desirable jobs
increase tax base
Making it a Zen center takes the lands out of the tax roles.

Alex's flooring business has not added jobs for local people.

H-3

Removal of trees must be minimized

H-4

Preserve visual quality and rural character of town encourages planting trees to minimize conflicts with agricultural activities

Encourage and protect agricultural operation as a primary use in the town

When I here and read about agriculture I think and read about cows, dairy farms, chickens, pigs corn alfalfa ect it doesn't mention timber harvesting as an on going 365 days a years activities. In fact when land owners have harvested trees it is usually a 3-5 day process.

H-5 recognize that cyclical and short term economic operations as related to agriculture are a threat to long term farmland preservation

Protect agricultural operations as a primary land use in the town

Development in farmland areas should be limited to housing for owners and immediate family

H-7

Commercial refers to any parcel that has a business on it but does not include industrial properties. This maybe convenience store, car wash, bank, grocery store, tavern etc... referring to any type of retail or business establishment the existing land map does not differentiate between highway business, home occupations, or general businesses, but classifies all of the above as commercial.

H-7

Manufacturing

Refers to business and industry that is engaged in processing manufacturing, packaging treatment or fabrication of materials and products there is no manufacturing in Wyoming
Potential land use and conflicts..... Industrial or manufacturing operations

I-2 Amendments to the comprehensive plan should not be made to avoid local planning pressure

The Greene's have continuously updated requests from the planning committee to fit their development plans

Section I-3 table 1 Rural Residential siting Criteria

*Wyoming Criteria #5
What type of soil?*

#4 Visual Aesthetic standards

An areas of trees have been cut down on top of a Ridge that slopes into the field they want to build on there is a big empty hole, the pavilion, the Zen center, the camp/cook area to clustered for residential use

Iowa County

#6 must comply-the house was built with a conditional use/stimulation the house would remain in residential status.

Table1.2 Social impact/traffic patterns

Since the Greene have started their business, school and what else their has been a great number of cars traveling up and down Sneed creek to the point we can not have our grandson ride his bike up and down the road (with supervision)

Aesthetics the place is very cluttered and the pavilion and other structures stick out like a sore thumb we walk past it everyday and have to look at the development which does not preserve the rural character of the town.

Potential Ancillary Development

No spot zoning but cluster development should be considered we do not want anything but the rural character of the town preserved.

Natural resources Erosion

Odor I noticed it every time I walk out my door.

Noise impact I can not teach our grand sound to enjoy the beauty of the country sounds when we hear a "buzzing sound or the KHEYA KHEYA KHEYA KHEYA

Or go bow hunting while we hear dong dong dong

Table1.2 #5 on new commercial areas are designated

#6The town is not seeking nor designating new areas fro commercial development.

Table1.3

Prtoect and improve..... welfare of residents in the town of Wyoming

Preserve and enhance the quality of life for residents in the town of Wyoming

Protect and preserve the small community character of the town

Table 1.4

Discourage residential development in areas where soils slope, environmental or other topographical limitations prove to be unsuitable

Table 1.5

Local transportation infrastructure and issues –Improve bicycle /pedestrian accommodations

Table 1.6

Ensure that new development bears a fair share of capital improvement costs necessitated by the development---There have been major road improvements past their residence and that have not been needed past our house and we have had the property in the valley since approximately 1987

Guide new growth to areas that are most efficiently served with utilities

Table 1.7

Maintain proper separation distance between urban and rural land uses to avoid conflicts.

..... Promote tourism refer activities to Bethel horizon, Global view or where commercial activity is legal

maintain and protect agricultural natural and cultural resources In these economic difficult times we should support what already exists and not start anything new.

Table 1.8 Economic development

Direct this activity to nearby communities with existing infrastructure

This development/buildings do not maintain existing rural scenic conditions Table 1.10 Land use policies Recognize the fact that lowland s....are extremely important in preserving groundwater quality....Development including roadways, driveways and buildings on steep slopes should be avoided to minimize soil erosion disruption of important wildlife habitat and keep maintenance cost for foundations , roads, utilities and waste disposal systems to a minimum.....

protect the agricultural character and farm vitality of the community

.....must submit written plan impact statement assessing their development's impact on farm, farmland natural resources, scenic qualities, town roads, taxes and opportunities for employment

(i-12) page

strip commercial development along state and county highways shall be prohibited New commercial development should be clustered rather than spot zones

commercial or tourist related commercial development should be allowed in areas where they will not conflict with other land uses new commercial development

/////////////////////////?////////////////////////

I-4

The comprehensive plan mentions the sense of neighborhood and noise impact.

Preserve natural road side vegetation with in town

I-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

Request for Temporary Use Permit Iowa County Planning & Zoning Committee

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

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

This form must be completed and submitted to the Office of Planning & Development with a nonrefundable **\$250 application fee**, payable to Iowa County Planning. The Office Director will respond with the Committee Chair's decision whether and when to place the request on the Committee's agenda.

Request made by: Katy Cleary Gollan Date: 9-5-24

Contact Address: 4820 Brennan Rd Dodgeville, WI 53533
Phone: 608 553 0142 Email: KatysCorral@yahoo.com

Reason for request: would like to host a tacic swap/vendor
Show in my indoor arena Oct 19th, 2024 From 9AM-3pm.
Some people would be setting up the night before. Vendors
are equine related.

Please attach any documentation you deem relevant in support of this request.

Office use only

208-1436.01

Received by SG Date 9-5-24 Chair decision: grant deny

10-02



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Agenda Item 14: Consideration of a Temporary Use Permit request by Katy Cleary Gollon for an equine event to be held on a 10.02-acre AB-1 Ag Bus lot at 4820 Brennan Rd in the Town of Dodgeville

The application materials describe the event to include a tack swap/vendor show in the indoor arena on Oct. 19th from 9am to 3pm.

Background:

Section 2.6 of the Iowa County Zoning Ordinance provides for the following:

Temporary uses may be permitted for a specified length of time by the Committee, provided they are similar in character to the allowed uses in the surrounding area and do not conflict with existing legal uses on or around the affected lot. No Temporary Use shall be allowed for more than a period of 12 consecutive months.

This lot was zoned AB-1 and had a CUP approved for retail sales, hors sales, horse stable and related residence in 2021 (ZH 3165).

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) All event activities will be on the AB-1 lot.
 - 2) Portable toilets will be provided in the quantity recommended by a service provider.
 - 3) A service provider be contracted to service the portable toilets.
 - 4) The event will be held Oct. 19th of this year and run from 9am to 3pm as proposed by the applicant.
 - 5) No parking is allowed within the right of way of Brennan Rd and any parking on adjacent property requires that landowner to provide written approval for this single event.
-





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Agenda Item 15: Consideration of draft revisions to Section 2.8 of the Iowa County Zoning Ordinance relating to violations.

2.8 Violations

It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this Ordinance. In case of any violation, any person who would be specifically damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this Ordinance.

In the event that the placement or construction of a structure is started before a zoning permit has been issued for the structure in question, a late application may be made and a permit issued providing the structure meets all other ordinance requirements. Construction is deemed to be started if there has been a commencement of concrete work, or the placement of any permanent part of the structure. The collection of the late permit fee shall not be a bar to prosecution for violation of any of the provisions of this Ordinance. Failure to seek a late permit after notification by the Office shall result in the issuance of a Cease Work Order and commencement of violation enforcement. The Office shall apply a late permit fee as established by the County Board unless special circumstances exist that meet the Office Director's satisfaction to deem the extra fee can be waived.

The Office is hereby authorized to issue a Cease Work Order for any construction that has commenced in violation with the provisions of this Ordinance. The Cease Work Order shall be accompanied by a notice of the provisions in violation, options for compliance and a date on which compliance shall be achieved.

If, after a reasonable amount of time, compliance has not been achieved, the Office shall ~~issue a citation for each violation of this Ordinance as authorized by Ordinance No. 2-695-1995. In the case of violations that constitute an emergency as a result of safety or public concerns or violations that will create increased problems or costs if not remedied immediately, the Office may use any enforcement authority available to compel compliance.~~ pursue the violation as provided in the Iowa County Uniform Citation Ordinance adopted per Resolution 4-1011.

Any violation under previous ordinances repealed by this Ordinance shall continue to be a violation under this Ordinance and be subject to penalties and enforcement under this Ordinance, unless the use, development, construction, or other activity complies with the provisions of this Ordinance.



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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Scott.Godfrey@iowacounty.org

Director's Report: September 2024

	Since last report	Year to date	same time 2023	Comments
Zoning permits	18	149	168	
Permit project value	\$1,924,500	\$28,105,297	\$22,309,269	
New residences	4	26	31	
Accessory structures	9	72	70	
Ag buildings	5	36	62	
Solar	0	5	8	
Airport zoning permits	1	6	8	
Floodplain/Shoreland pts	4	19	16	
Complaints/Violations	6	30	33	
Certified survey map review	4	25	33	
Zoning Hearings	1	42	49	
Board of Adj hearings	0	1	3	
Sanitary Permits	6	55	64	
Soil Tests Reviewed	6	47	45	
as of Aug. 31, 2024				

Other Updates

- 3-year POWTS maintenance program status: 1438 reports returned & 250 citations issued for remaining reports
 - 2 meetings with new Town of Mineral Point board and plan commission members
 - Pending violation cases – collaboration with Corporation Counsel and Sheriff's Office
 - Concept of a zoning district for governments uses
 - WI County Code Administrator conference Oct. 23-25 – potential Oct. meeting date Oct. 31st
-

G-1 Governmental District

The intent of this district is to apply to publicly owned land to be used for public, governmental purposes.

Permitted Principal Uses:

1. Parks, playgrounds and open spaces available to the public

Conditional Uses:

1. Meeting hall
2. Public offices
3. Information centers
4. Community centers
5. Public libraries
6. Public garages and storage facilities
7. Public emergency services facilities and shelters
8. Public museums
9. Other government facilities

G-1 GOVERNMENTAL DISTRICT LOT DIMENSIONS AND BUILDING SETBACKS	
Lot Width	Minimum 50 feet
Lot Area	Minimum 1 acre No Maximum
Structure Height	Maximum 50 feet
Yards, all structures	20 feet