

AGENDA – Iowa County Planning & Zoning Committee

December 5, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 889 0106 6156

<https://us02web.zoom.us/j/88901066156>

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 October 31, 2024 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Keith & Nancy Maxwell to zone 2 acres and 38 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S28-T8N-R4E in the Town of Arena.
7. Petition by Kyle Miklasz for a Conditional Use Permit to operate a bar with retail sales and associated residence on a 1.81-acre B-2 Hwy Bus lot being Lot 1 of CSM 1046 in S20-T8N-R5E in the Town of Arena.
8. Petition by Larry Keister and Larry Anding to zone 4.18 acres from AR-1 Ag Res & B-4 Hvy Bus to all AR-1 Ag Res and to reduce an existing B-4 Hvy Bus lot to 5.94 acres in the NW/NW of S16-T8N-R5E in the Town of Arena.
9. Petition by Larry Anding for a Conditional Use Permit to retain the existing uses of truck storage, service repair; boat sales; outside salvage yard; and refrigerated storage facility on a 5.94-acre B-4 Hvy Bus lot in the NW/NW of S16-T8N-R5E in the Town of Arena.
10. Petition by Ted & Barb Sawle to zone 20 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S9-T5N-R5E in the Town of Brigham.
11. Petition by Gene & Annie Schmitz for a Conditional Use Permit to divide an existing 9.7-acre AR-1 Ag Res lot into two lots of 2.033 acres & 7.665 acres in the SE/NE of S31-T6N-R1E in the Town of Eden.
12. Petition by Brian & Kelly Laufenberg to zone 7.72 acres from B-2 Hwy Bus to AR-1 Ag Res in the NE/NW of S5-T6N-R1E in the Town of Highland.
13. Public hearing on proposed revisions to the Iowa County Zoning Ordinance. An annotated copy can be requested from the Planning & Development Office.
14. Motion to end the public hearings and resume the regular meeting.
15. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

16. Director's report
17. Next meeting date and time
18. Motion to adjourn

Scott A. Godfrey, Director

Posted 11/12/2024

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-unapproved minutes

October 31, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 718 009 4544

<https://us02web.zoom.us/j/7180094544?omn=81946087123>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order. Chair Peterson called the meeting to order at 6:00pm

2. Roll Call.

Members present: Curt Peterson, Tim Lease, Ingmar Nelson, Dave Gollon, Don Leix (via Zoom)

Members absent: none

Staff Present: Scott Godfrey

Other Supervisors present: none

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

4. Approve the minutes of the September 26, 2024 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Nelson

Motion carries unanimously

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

Motion to approve by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

6. Petition by John & Erin Edgington to zone 80 acres from A-1 Ag to AB-1 Ag Bus being the W1/2-SE of S15-T6N-R1E in the Town of Eden.

Applicant present: John Edgington

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the conditions that the associated Conditional Use Permit is approved by Supervisor Nelson

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by John & Erin Edgington for a Conditional Use Permit to operate a Roadside Stand involving tree sales, produce sales, and retail sales on an 80-acre AB-1 Ag Bus lot being the W1/2-SE of S15-T6N-R1E in the Town of Eden.

Applicant present: John Edgington

Town present: none

Director Godfrey gave the staff report

Public comment: none

Peterson suggested a condition of approval should include only off-street parking.

Motion to approve with the conditions of only off-street parking and that associated zoning change is approved by the County Board by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Ivey Construction Inc. to zone 67.94 acres from A-1 Ag & AR-1 AB-1 Ag Bus to all AB-1 Ag Bus in the W1/2-NW of S31-T6N-R3E in the Town of Dodgeville.

Applicant present: Dan and Chad Ivey

Town present: none

Chair Peterson abstained due to a conflict of interest and turned the chairmanship to Supervisor Gollon for this item.

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the condition that the associated Conditional Use Permit is approved by Supervisor Lease

Second by Supervisor Leix
Motion carries unanimously

9. Petition by Ivey Construction Inc. for a Conditional Use Permit for nonmetallic mining on a 67.94-acre AB-1 Ag Bus lot in the W1/2-NW of S31-T6N-R3E in the Town of Dodgeville. This includes consideration of the associated reclamation plan and post-mining land use.

Applicant present: Dan & Chad Ivey
Town present: none

Chair Peterson abstained due to a conflict of interest and turned the chairmanship to Supervisor Gollon for this item.

Director Godfrey gave the staff report

Public comment: none

Supervisor Nelson asked how it was assured the reclamation takes place. Director Godfrey explained the statutory need for financial assurance to be posted in the name of the county.

Motion to approve with the condition that the associated zoning change is approved by the County Board by Supervisor Nelson
Second by Supervisor Leix
Motion carries unanimously

10. Petition by Dean Reddell and Oxnem Acres LLC to zone 1.093 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S32-T6N-R3E in the Town of Dodgeville.

Applicant present: Dean Reddell
Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the condition that the related associated certified survey map is duly recorded within 6 months after County Board approval by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

11. Petition by Bennie Beiler for a Conditional Use Permit to operate a Commercial Kennel on a 40-acre A-1 Ag lot being L1 of CSM2012 in S16-T4N-R1E in the Town of Mifflin.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Lease with the following conditions:

- 1) All dogs must have a Town of Mifflin dog license and valid rabies certification
- 2) The operator must maintain all required State licenses
- 3) All provisions of a Commercial Kennel in the county's zoning ordinance must be complied with

Second by Supervisor Leix

Motion carries unanimously

12. Petition by John Beiler for a Conditional Use Permit to operate a Commercial Kennel on a 40-acre A-1 Ag lot being L3 of CSM2012 in S16-T4N-R1E in the Town of Mifflin.

Applicant present: John Beiler

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) All dogs must have a Town of Mifflin dog license and valid rabies certification
- 2) The operator must maintain all required State licenses
- 3) All provisions of a Commercial Kennel in the county's zoning ordinance must be complied with

Second by Supervisor Nelson

Motion carries unanimously

13. Petition by John Kinsinger to zone 30.4 acres from A-1 Ag to AR-1 Ag Res in the NW/SW of S7-T4N-R1E in the Town of Mifflin.

Applicant present: John Kinsinger

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

14. Petition by John Kinsinger for a Conditional Use Permit to allow up to 22 animal units on a 30.4-acre AR-1 Ag Res lot in the NW/SW of S7-T4N-R1E in the Town of Mifflin.

Applicant present: John Kinsinger

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the condition that the associated zoning change is approved by the County Board by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

15. Petition by Deven & Leah Walrack to zone 1.0 acre from AR-1 Ag Res to A-1 Ag in the SW/SW of S7-T4N-R3E in the Town of Mineral Point.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

16. Petition by Peg Senf to zone 6.33 acres from A-1 Ag to AR-1 Ag Res in the NW1/4 of S11-T4N-R5E in the Town of Moscow.

Applicant present: Mr. Senf

Town present: none

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

17. Petition by Robert & Jeanne Alfred to zone 20.0 acres from A-1 Ag to C-1 Conservancy in the NE/NW of S26-T6N-R4E in the Town of Ridgeway.

This petition was withdrawn by the applicants.

18. Petition by Jason Schluter, Dave Onan, and Mary Patoka to zone 0.715 acres from R-2 Multi-Family Res to R-1 Single Family Res being Lot 90 of The Springs Subdivision in S29-T8N-R4E in the Town of Wyoming.

Applicant present: Mary Patoka via Zoom

Town present: Mike Degen

Director Godfrey gave the staff report

Public comment:

- Mike Degen said the town is in support as it is consistent with the development patter of the development.

Motion to approve by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

19. Continued 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.

Action was taken at the September 24, 2024 hearing to approve with the conditions that the associated Conditional Use Permit is approved and the associated certified survey map is duly recorded within 6 months of County Board approval.

20. Continued 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.

Applicant present: Gordon and Patricia Greene

Town present: Mike Degen

Director Godfrey gave the staff report

Public comment:

- Mary Schultz expressed her objection to the proposal and questioned whether the proposal is a camp or more of a school.

Chair Peterson asked Counsel Morzenti for input. Counsel Morzenti stated the application seems to meet the qualifications for a non-profit camp as the proposed use is what's relevant and not what the use is called.

Supervisor Gollon said he was concerned about losing tax revenue if the property becomes tax exempt. Corporation Counsel David Morzenti stated the town assessor makes the determination on tax exemption and this isn't appropriate to be a consideration for the conditional use permit.

Mike Degen said that, although he is not advocating on behalf of the proposal, the town plan commission felt the proposed use is consistent with other uses that lend to the unique culture of the town and is consistent with the comprehensive plan goals.

Motion by Supervisor Nelson to approve with the condition that the existing septic system is proven to be adequately sized for the proposed uses or a system of adequate sizing is installed and that the zoning change not move forward to the County Board until this determination is made

Second by Lease

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

22. Consideration to clarify the fencing condition imposed on the Conditional Use Permit for Sunshine Behavioral Health per ZH 3392 does not include the south side of the property as confirmed by the Town of Dodgeville. The affected property is at 3591 State Road 23 and owned by FHAM LLC.

Chair Peterson explained the town felt it of no value to fence the southerly boundary as there exists the natural boundary of trees.

Motion to agree with the Town of Dodgeville confirmation by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

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

none

24. Director's report

Director Godfrey overviewed the report included in the packet.

25. Next meeting date and time – possibly Dec. 5, 2024 at 6pm

26. Motion to adjourn

Motion to adjourn by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:15pm

Scott A. Godfrey, Director



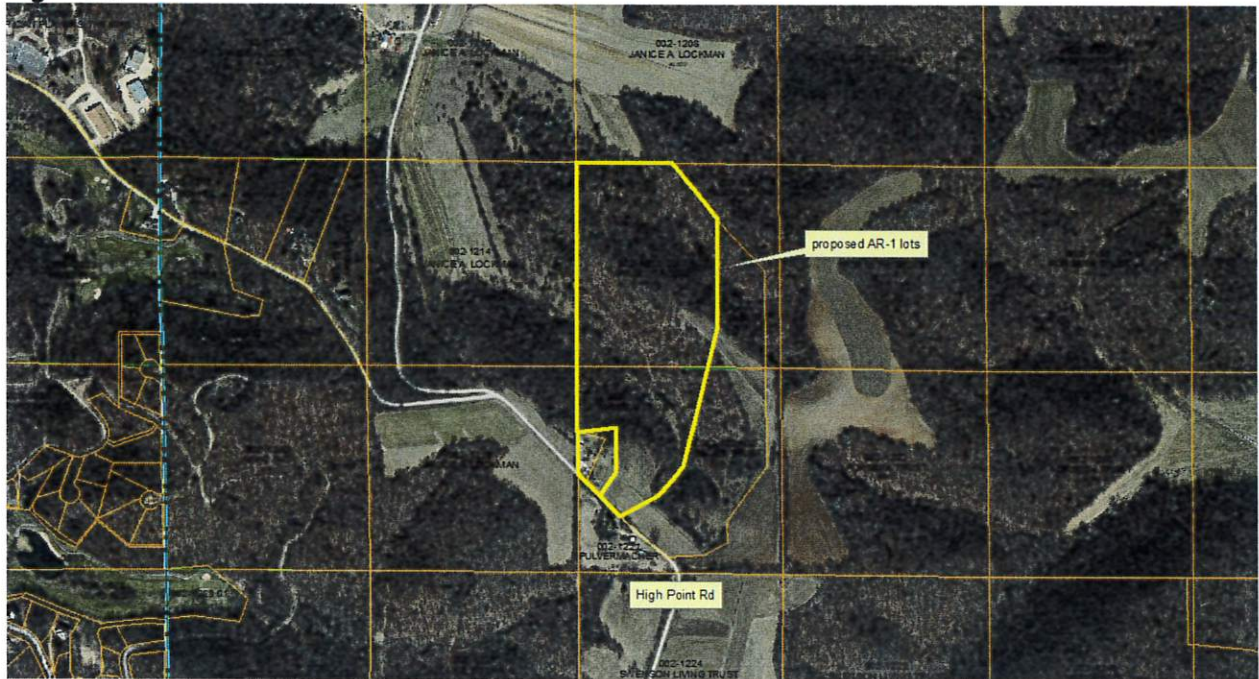
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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: 3456
Keith & Nancy Maxwell
6645 High Point Rd
Arena, WI 53503

Hearing Date: Dec. 5, 2024
Town of Arena
SW/SE S28-T8N-R4E
PIN: 002-1221.A; 1221.03

1. Request: This is a request to zone 2.0 acres & 38.0 acres from A-1 Ag to AR-1 Ag Res.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lots.
2. If approved, each lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 11 animal units as defined by the zoning ordinance on the larger lot but none on the smaller without a Conditional Use Permit.
3. The associated certified survey map has not yet been submitted for formal review.

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

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

Town Recommendation: The Town of Arena is recommending approval.

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. 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: Keith: Nancy Maxwell Address: 6645 High Point Rd.
City/Zip Code: Arena WI 53503

Landowner: Keith: Nancy Maxwell Address: 6645 High Point Rd.
(if other than applicant) City/Zip Code: Arena WI 53503

Applicant Phone: (608) 588-5614 Nancy cell # Landowner Phone: (608) 588-5614 Nancy cell #
Email: nkmawell24@gmail.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Arena Acreage of proposed lot(s) 38.0 ± 2.0

Section 28 Town 8 N Range 4 E SW 1/4 of the SE 1/4 PIN 002-1221.A; 1221-03

Have you contacted your Town Board about this proposal? ☒ Yes ☐ No Board meeting minutes
Does this request involve any proposed land division? ☐ Yes ☐ No and David Lucey email

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. John Halverson is surveying property the week of 10/21/24

**Present zoning district: A-1 Requested zoning district: AR-1 for the proposed use(s) of: house lot and agricultural land.

Requested Conditional uses (s):

N/A

- I. Please list any improvements currently on the land: house was built in 1975
we moved into the house April 1976. The house lot will be 2 acres
The 38 acres is fenced and cattle are grazed along with a small plot of tillable crop land, zoned AR-1
- II. Please explain the reason for the request and proposed plans: Originally, 81 acres was
the house lot. It will be 2 acres with the new deed.

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

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

N/A

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

The 2 acre deed is the house lot. The remaining
38 acres is Agricultural use. Both are zoned AR-1

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Applicant(s) Signature: Kelch S. Jones Date: 10/23/2024

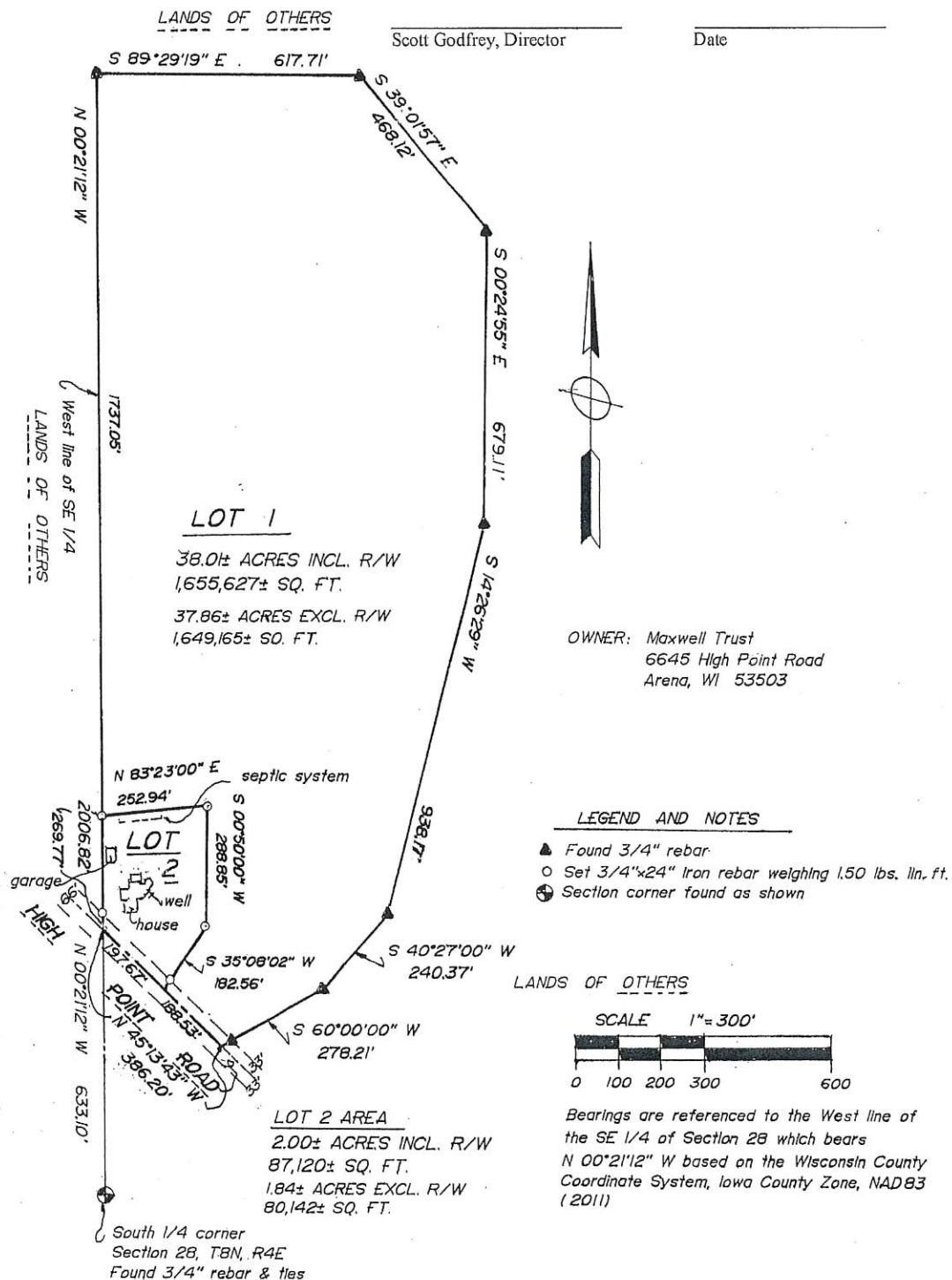
Landowner(s) Signature: Nancy Mapwell Date: 10/23/2024

For Office Use Only: Rcv'd by SW Date 10/23/24 Fee 750 Check # 864 Cash
A-1 present zoning N/A floodplain N/A shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
 LOCATED IN THE SW 1/4-SE 1/4 AND THE NW 1/4-SE 1/4 OF SECTION 28, TOWN 8 NORTH
 RANGE 4 EAST, TOWN OF ARENA, IOWA COUNTY, WISCONSIN.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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



TOWN OF ARENA

Town Board Minutes

October 7, 2024 – 7:00 pm

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

Others Present: Nick Jennings, Larry Keister, Julie Jensen, Nancy & Keith Maxwell, Larry Anding, Eric Henning, Patrolman.

1. Meeting called to order by Chairman David Lucey at 7:01 pm.
2. Roll call taken. Board members present-Joo, Gauger, Lucey, Minnie Gauger.
3. Approval of agenda: Joo motion to approve, Gauger seconded. Motion carried.
4. Verification of proper public notice: TOA, Arena PO, TOA website, no Facebook.
5. Approval of previous month's minutes: Joo motion to approve the previous meetings minutes. Gauger seconded. Motion carried.
6. Patrolman report: Came after #7. Zwettler Road and Tri-State doing fiber optics for MHTC, buried 2-3.5 feet deep, too close to the road in 2 sections.
7. Julie Jensen, Chief Inspector for elections, asked for a couple more poll workers for the Nov. 5 election, she mentioned Kimberly Kuber and Ben Gruber as general poll workers. Discussed adding an additional parking spot for assistance. Joo motion to approve Kim and Ben for the Nov. 5 election and 2025 elections. Gauger seconded. Motion carried.
8. Keith & Nancy Maxwell, 6645 High Point Road, brought in paperwork and fees. Joo motioned to approve the 2 ac. land division for the home site and the rezoning to AR-1. The 38 acres will remain A-1. Gauger seconded. Motion carried.
9. Nick Jennings assisting Larry Keister and Larry Anding to give Keister .19 ac. for his property which will be rezoned to AR-1. The .19 is shaded on the survey. Andings property is zoned B4. Motion by Joo to approve the decreasing Anding's property of .19 acre to Keister, making his parcel 5.94 acres and rezoning it to AR-1. Gauger seconded. Motion carried.
10. Review of bills & bank accounts. Motion by Gauger to pay the bills. Lucey seconded. Motion carried.
11. Joo motioned to adjourn; Gauger seconded. Motion carried, adjourned at 8:12 pm.

Submitted Oct. 10, 2024 by Cheryl Schmidt, Town Clerk

* Page 1 documentation
of 38 acres zoned
AR-1

Re: Two Land Use Application

From Nancy Maxwell <nkmaxwell24@gmail.com>
Date Wed 10/23/2024 4:28 PM
To David Lucey <dlucey5022@gmail.com>
Bcc nkmaxwell24@gmail.com <nkmaxwell24@gmail.com>

Thanks David. Now get back out and combine. Sincerely appreciate your help. I will include this email and drop everything off at Scott's office yet today.
Nancy and Keith

From: David Lucey <dlucey5022@gmail.com>
Sent: Wednesday, October 23, 2024 4:21 PM
To: nkmaxwell24@gmail.com <nkmaxwell24@gmail.com>
Subject: Fwd: Two Land Use Application

----- Forwarded message -----

From: **Scott Godfrey** <Scott.Godfrey@iowacounty.org>
Date: Wed, Oct 16, 2024 at 2:45 PM
Subject: RE: Two Land Use Application
To: David Lucey <dlucey5022@gmail.com>

Thank you, David.

I sure hope you've been able to enjoy some of this nice weather, but I bet you've been busy in the fields.

As long as you're getting time away from the phone!

Scott

From: David Lucey <dlucey5022@gmail.com>
Sent: Wednesday, October 16, 2024 12:43 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Two Land Use Application

Yes, that is fine.

Sent AR-1

On Tue, Oct 15, 2024 at 8:37 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Thank you, David. I just wanted to confirm with you that this is okay with the town.

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

From: David Lucey <dlucey5022@gmail.com>
Sent: Monday, October 14, 2024 1:42 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Two Land Use Application

Hi Scott I have talked to the Maxwell's and they want to rezone the remaining 38 acres to AR-1. If you need any more information please let me know.

On Mon, Oct 14, 2024 at 8:13 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Thanks, Dave. They aren't on this month's agenda, so no big hurry.

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

From: David Lucey <dlucey5022@gmail.com>
Sent: Friday, October 11, 2024 7:54 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Cc: Arena Township <townofarena@gmail.com>
Subject: Re: Two Land Use Application

Good question. Can I get back to you next week? We the board dropped the ball on this application
I will talk to Keith and Nancy soon and get back to you.

On Fri, Oct 11, 2024 at 12:07 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Hi Cheryl and David,

I do have a question regarding the Maxwell recommendation. They currently have a 40-acre lot per a deed recorded in 2021. I spoke with Mrs. Maxwell yesterday and she explained the town was okay with separating off the house with 2 acres, since it is not new development which would



require the 5-acre minimum lot size. However, the remaining 38 acres cannot remain zoned A-1 as that district has a minimum 40-acre lot size.

She had thought the 38 acres could be zoned AR-1 too from her meeting with the town. The alternative would be to zone it C-1 Conservancy, which would allow the ag use to continue but prohibit any development.

Can you please confirm whether the 38 acres could be AR-1 or C-1 per the town meeting?

Thanks.

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: Friday, October 11, 2024 9:33 AM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Two Land Use Application

Attached is the draft until approved at the next meeting.

Yes, the "Draft" is funky.

Have a nice weekend.

On Fri, Oct 11, 2024 at 7:31 AM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

That would be great. Thanks!

From: Arena Township <townofarena@gmail.com>
Sent: Thursday, October 10, 2024 5:44 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Two Land Use Application

The Town Board acted on them Oct. 7. Would you like a copy of the minutes?

On Wed, Oct 9, 2024 at 1:39 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Thank you, Cheryl.

When do you anticipate these will be acted on by the town board?



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3457
Kyle Miklasz
7571 US Highway 14
Arena, WI 53503

Hearing Date: Dec. 5, 2024
Town of Arena
L2 CSM1046 S20-T8N-R5E
PIN: 002-0285.B

1. Request: This is a request for a Conditional Use Permit to operate a bar with retail sales with associated residence on an existing B-2 Hwy Bus lot.



2. Comments on Zoning Change

1. The B-2 district is intended for business and commercial uses that provide a public benefit and are located in close proximity to a public highway adequate to serve the intended operation. In general, these are businesses that rely on passing traffic for a significant portion of their business.
-

2. The lot currently has a Conditional Use Permit for short-term rental (Tourist Cottage) associated with a different existing building. This petition is not intended to affect the short-term rental allowance.
3. The intended use of this petition is as follows:

Arena Beer Vault (ABV)

Concept Overview

Location: 7571 US Highway 14, Arena, WI 53503

~

Arena Beer Vault is a space for the local community to gather and enjoy the company of friends and family, and also a stop for travellers to enjoy a Wisconsin brew. The focus for this small bar will be all things Wisconsin - Everything served will be sourced from Wisconsin breweries, cideries, wineries, dairy shops and butcher shops.

What we will serve:

For beverages, we are planning on having 12 taps to highlight a variety of local beer and cider, and 4 options of wine to serve by the glass. We will also have non-alcoholic options (i.e. soda) in cans. For food, there will not be a kitchen. However, we are planning on serving "butcher boards", which will be a small snack board that has local cheeses, meats, and bread/pretzels.

What we will sell:

For retail options, we are planning on selling 4-6 packs of beers, bottles of wine, and prepackaged cheese and meats in a single commercial merchandiser fridge.

Atmosphere:

The ambiance is an affluent dive bar feel, focusing on craft beverages. It is a space for the local community to explore new beers and support the WI operated businesses that we source from. We plan to have a few TVs to air sports games, and some card and board games for customers to play.

Size:

From the 'Layout Draft' in the second attachment, you can visualise the size of the space. Taking away the storage room, back bar, and bathroom areas, the square footage of the space available to customers would be roughly ~ 700 square feet. We plan to have bar seating for 10 people, and table seating for 12 people.

Operations:

Gina Miklasz and Mike Kane will be the store operators day to day. They both have extensive and diverse experience working in the beer industry at breweries and bottle shops. They will be living in the second story of the building, which is a 2 bedroom unit. Tentative hours of operations are:

Thursday - Friday: 5pm - 10pm

Saturday: 12pm - 10pm

Sunday: 12pm - 7pm

Bar Concept

On Premise:



12 taps of beer, cider, and seltzers of all different styles / Flights of 4, 4oz



Variety of wines to serve by the glass : red, white, rose



"Butcher Boards" : summer sausage, cheeses, crackers (e.g. Prems, Arena Cheese)

***no spirits**

Off Premise:



Small fridge for to-go 4-6 pack cans, and wine



Meat and cheese items we have on Butcher Board

Local to WI!

- Everything will be sourced from WI breweries, cideries, wineries, cheese and meat businesses.

[illegible]

Parking Lot Design

Lot Size (ft x ft)	110 x 44
Lot Sq. Footage	4,840
Spot Size (ft x ft)	10 x 18
# of Spots	8
Material	gravel

The diagram shows an aerial view of the parking lot with the following labels and dimensions:

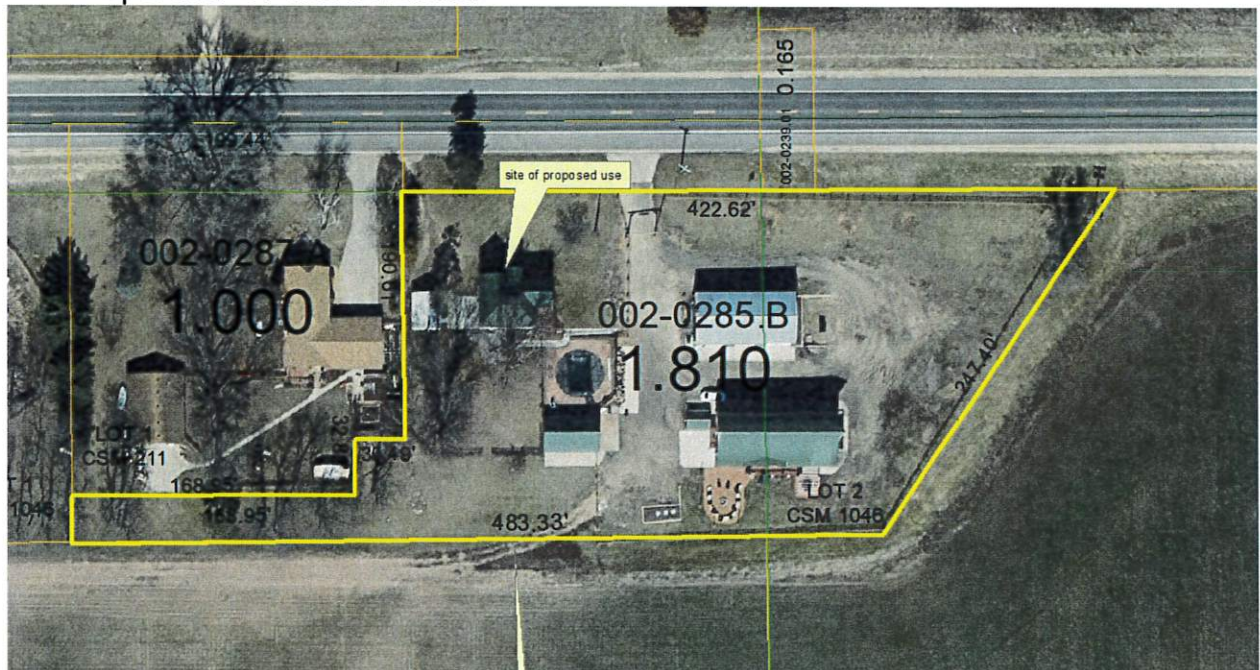
- Exit**: Red label on the top left.
- Enter**: Green label on the top right.
- Parking Lot**: White label in the center of the lot.
- Walkway to Bar Entrance**: White label with an arrow pointing to a yellow zigzag line.
- Garage**: Orange label on the bottom left.
- Dimensions**:
 - 22' (width of the top section)
 - 34' (width of the top section)
 - 24' (width of the bottom section)

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 conditions of meeting all state building codes and all other local, county any state rules, codes and regulations.

Staff Recommendation: Staff recommends approval with the town's recommended conditions as well as:

- 1) Documentation is provided showing the WDOT approval of the use of the existing access or accesses for the proposed use.
- 2) Documentation is provided showing the existing septic system is adequately sized for the proposed use or a new system of adequate size is installed.
- 3) The operation is limited to the scale and characteristics proposed in this petition.
- 4) The residential use is associated with the business, meaning for an owner or operator of the business.





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: Kyle Miklasz Address: 7571 US Highway 14
City/Zip Code: Arena, WI 53503

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

Applicant Phone: (773) 706 7144 Landowner Phone: ()

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

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

in the Town of Arena Acreage of proposed lot(s) 1.81 (inclusive of tourist cottage and duplex land)

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

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

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

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

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

Requested Conditional uses (s):

Small Dive Bar that serves local Wisconsin alcoholic beverages (excluding spirits).
Please see longer writeup for further details.

BAR WITH RETAIL SALES AND ASSOCIATED RESIDENTIAL

I. Please list any improvements currently on the land: No improvements on the site are currently in progress.

II. Please explain the reason for the request and proposed plans: To start a new local bar business to bring the community together and support WI breweries, cideries, and wineries

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

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

N/A

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

N/A

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

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

After reviewing Section 4 of the 'Zoning Ordinance' document, we believe our proposed use of a bar meets ordinance provisions, and that the site and building updates that are planned will suffice compliance - Future improvements will be updates to our septic system, parking lot with enter and exit points, and tall fences to secure privacy for our customers, the cottage guests, and neighbor.

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 Bar's operating hours will comply with Arena's normal business closing hours. The building is suitable for conversion to a small bar with minor renovations. We see minimal impact on noise, traffic, light, etc.

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?

We see no negative measurable impacts from the opening of this small bar.

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

We see no negative measurable impacts from opening this small bar.

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?

From the small scale of this proposed use, we believe all of the above will be available to serve the bar operations.

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

We can assure there will be septic maintenance, garbage maintenance, landscape maintenance and general building maintenance associated with this proposed use of a bar.

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

This proposed use is very consistent with the County Comprehensive Plan, especially Section F: Economic Development The bar will be supporting other local businesses in the area that supports the economic well being of the community.

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

Applicant(s) Signature: Kyle Miklasz Date: 10/30/2024

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SL Date 10/31/24 Fee 185 Check # 119 Cash
B-2 present zoning Y/A floodplain Y/A shoreland/wetland

TOWN OF ARENA

Town Board Minutes

July 1, 2024

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

Others Present: Eric Henning, Karen & Steve Wilkinson, Ingmar Nelson, Tracy Johnson, and James Novak.

1. Meeting called to order by Chairman David Lucey at 7:00 pm.
2. Roll Call-David Lucey, Bill Gauger, Andrea Joo, Minnie Gauger
3. Approval of Current Agenda. Motion by Joo to approve the current agenda with a change to move #6 and #7 down. Gauger seconded. Motion carried.
4. Verification of proper public notice: TOA Website, Town Hall, Arena Post Office, Facebook
5. Joo motion to approve the June 3 meeting Minutes clarifying #10 to state "Chad Peterson, speaking for Teresa Batz. Discussion on Teresa having an 11 ac. parcel at 8482 Knight Hollow Rd. Planning on leaving an 11 ac. parcel to a grandchild in her estate planning." Gauger seconded. Motion carried.
6. Patrolman Report-Discussed the damage created by all the storms. Cowley Rd. is badly washed out. Ordering several loads of 1 ½ in. gravel. Discussion of a driveway at 6480 Ray Hollow Rd. has been running out onto the roadway. Discussion on the purchasing of road signs and adding "Town of Arena" on the sign to hopefully prevent the stealing of signs.
7. Cal Magnan, Magnan Assessment Services. Cal sent a letter to the Board requesting to approve of \$1,465.42 as a refund to Sandy Peterson, 8190 Peterson Rd., because of an assessment mix up. Joo motioned to approve Magnan's request, Gauger seconded. Motion carried.
8. Karen Wilkinson, Secretary/Treasurer for the Fire/EMS Board, discussion on the Shared Revenue, Maintenance of Effort Report. The report is from May to May and certifies that fire/EMS service is the same from year to year, reporting the number of firefighters and EMS responders.
9. Nadia Albers, 5625 Blue Ridge Rd., the area was viewed, the permit and payment provided. Gauger motion to approve the driveway located at the SW corner of the property, within 66' from the property line going N, following the Township's driveway

standards. Joo seconded with the addition the driveway has an 18" culvert placed in the ditch off the town road. Motion carried.

10. Tom & Carol Foster, 5936 CTH K, did not attend.

11. Tyler & Brooke Hanold, 8184 Peterson Rd., did not attend.

12. Kyle Miklacz, 7571 Hwy. 14, regarding a pub. Joo motion to give a conditional us for a retail store/bar/lounge on the main level of existing house, contingent on adhering to all state building codes, all other local, county and state rules, codes and regulations. Gauger seconded. Motion carried.

13. Review Bills & Bank Accounts.

14. Misc. matters:

- a. James Novak, 6008 Blue Ridge Rd., discussion on garbage and recycling. Request the township contract pickup service of garbage and recyclables.
- b. Tracy Johnson, Johnson Inspections, providing a copy of another township's road ordinance. Discussion on his duties and how he works. If people don't have a zoning permit, no building or driveway permits will be issued.

15. Public Comment.

16. Joo motion to adjourn. Gauger seconded. Meeting Adjourned at 8:50 pm.

Submitted July 10, 2024 by Cheryl Schmidt, Town Clerk



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3458

Larry Keister

7807 Helena Rd

Arena, WI 53503

Hearing Date: Dec. 5, 2024

Town of Arena

L1&2 CSM1892 S16-T8N-R5E

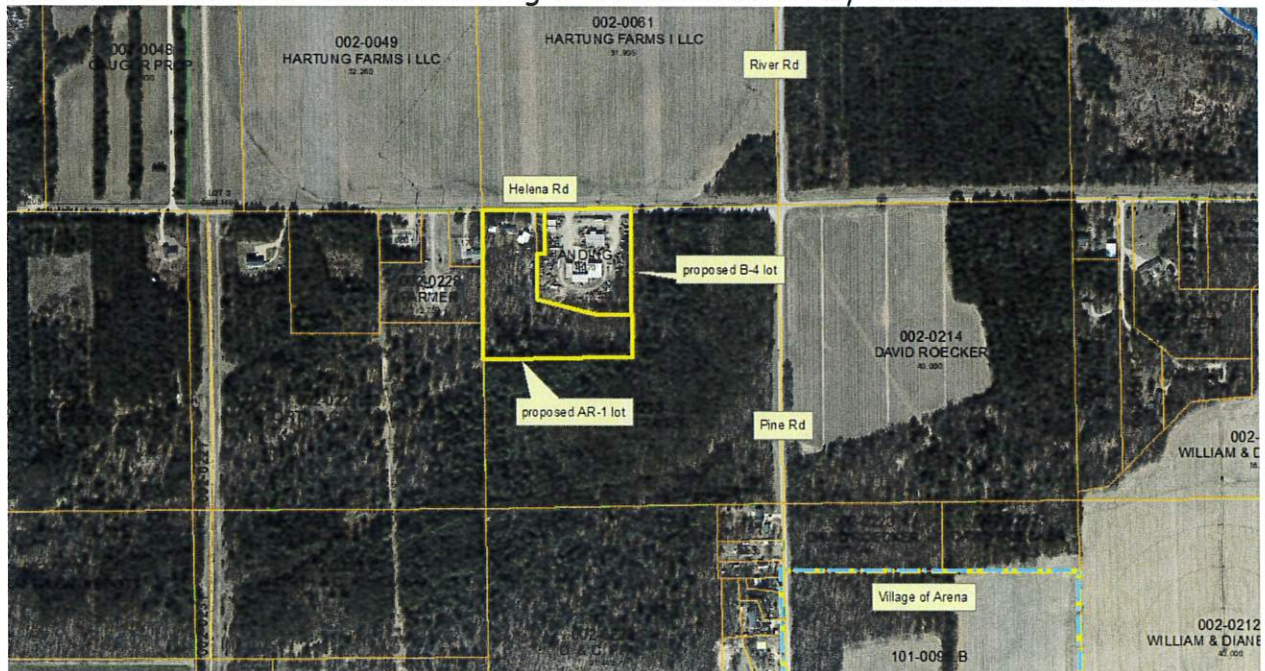
PIN: 002-0216; 0216.A

Larry Anding

S 12816 Monument Rd

Spring Green, WI 53588

1. Request: This is a request to enlarge an existing AR-1 Ag Res lot by 0.19 acre to 5.94 acres and decrease an existing B-4 Industrial lot by 0.19 acre to 4.18 acres.



2. Comments on Zoning Change

1. The reason for the petition is to increase area around the garage on the AR-1 lot. The uses of each lot are proposed to remain as existing.
2. If approved, the AR-1 district would allow one single family residence, accessory structures and limited ag uses including up to 3 animal units as

defined by the zoning ordinance. The B-4 lot is proposed to retain the current uses granted by Conditional Use Permit in 2021 of truck storage, service, repair; boat sales; outside salvage yard; and refrigerated storage facility.

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

Town Recommendation on the zoning: The Town of Arena is recommending approval.

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



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

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

Town Recommendation for the CUP: The Town of Arena is recommending approval.

Staff Recommendation for the CUP: Staff recommends approval with the conditions currently imposed by the 2021 approval (ZH3200):

- a) Minimum 8-foot solid fence or vegetative screen be installed to town's approval
- b) Boat sales and service shall involve a maximum of 30 boats at any one time
- c) No new vehicle sales
- d) No sale of vehicle parts
- e) Unlicensed vehicles and trailers must be behind the fencing/screening
- f) An inventory of junked items shall be provided to the county if requested
- g) Only one renter at a time allowed for the truck storage rental space





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: LARRY Keister Address: 7807 Helena RD
ANDING TRUST City/Zip Code: 53503
S 125th MONUMENT RD

Landowner: SAME Address: SAME 53588
(if other than applicant) City/Zip Code: SAME

Applicant Phone: (608) 753-2692 Landowner Phone: (608) 753-2692

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

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

4.18 - B-4
5.94 - A-1

in the Town of Aleka Acreage of proposed lot(s) 0.19 Acre + 1 -

Section 16 Town 8N Range 5E NW 1/4 of the NW 1/4 PIN 002-0216.A; 0216

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

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

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

**Present zoning district: AR-1 B-4 Requested zoning district: AR-1 B-4 for the proposed use(s) of: B-4

Requested Conditional uses (s):

B-4 -> SAME AS ZH 3200 (ATTACHED)

I. Please list any improvements currently on the land: N / A

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

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

- 1) How is this land better suited for a non-agricultural use?
N / A
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
N / A

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

- 1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?
AS Per CSM 1892 Recorded 10-20-21
- 2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?
N / A
- 3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?
NO

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

No adverse impacts

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

No effect

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

New Property line established
AND marked

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

Same as Recorder CSM # 1892

****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: Larry Benson Date: 11-02-2024

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by SL Date 11-6-24 Fee 700 Check # Cash
Appl's RM present zoning MA floodplain MA shoreland/wetland

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: Larry Karsten Date: 11-9-24
Landowner(s) Signature: Larry Karsten Date: 11-9-24

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

TOWN OF ARENA

Town Board Minutes

October 7, 2024 – 7:00 pm

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

Others Present: Nick Jennings, Larry Keister, Julie Jensen, Nancy & Keith Maxwell, Larry Anding, Eric Henning, Patrolman.

1. Meeting called to order by Chairman David Lucey at 7:01 pm.
2. Roll call taken. Board members present-Joo, Gauger, Lucey, Minnie Gauger.
3. Approval of agenda: Joo motion to approve, Gauger seconded. Motion carried.
4. Verification of proper public notice: TOA, Arena PO, TOA website, no Facebook.
5. Approval of previous month's minutes: Joo motion to approve the previous meetings minutes. Gauger seconded. Motion carried.
6. Patrolman report: Came after #7. Zwettler Road and Tri-State doing fiber optics for MHTC, buried 2-3.5 feet deep, too close to the road in 2 sections.
7. Julie Jensen, Chief Inspector for elections, asked for a couple more poll workers for the Nov. 5 election, she mentioned Kimberly Kuber and Ben Gruber as general poll workers. Discussed adding an additional parking spot for assistance. Joo motion to approve Kim and Ben for the Nov. 5 election and 2025 elections. Gauger seconded. Motion carried.
8. Keith & Nancy Maxwell, 6645 High Point Road, brought in paperwork and fees. Joo motioned to approve the 2 ac. land division for the home site and the rezoning to AR-1. The 38 acres will remain A-1. Gauger seconded. Motion carried.
9. Nick Jennings assisting Larry Keister and Larry Anding to give Keister .19 ac. for his property which will be rezoned to AR-1. The .19 is shaded on the survey. Andings property is zoned B4. Motion by Joo to approve the decreasing Anding's property of .19 acre to Keister, making his parcel 5.94 acres and rezoning it to AR-1. Gauger seconded. Motion carried.
10. Review of bills & bank accounts. Motion by Gauger to pay the bills. Lucey seconded. Motion carried.
11. Joo motioned to adjourn; Gauger seconded. Motion carried, adjourned at 8:12 pm.

Submitted Oct. 10, 2024 by Cheryl Schmidt, Town Clerk



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3459

Ted & Barb Sawle

2287 County Road HK

Barneveld, WI 53507

Hearing Date: Dec. 5, 2024

Town of Brigham

SW/NE S9-T5N-R5E

PIN: 004-1230

1. Request: This is a request to zone 20.0 acres from A-1 Ag to AR-1 Ag Res.



2. Comments

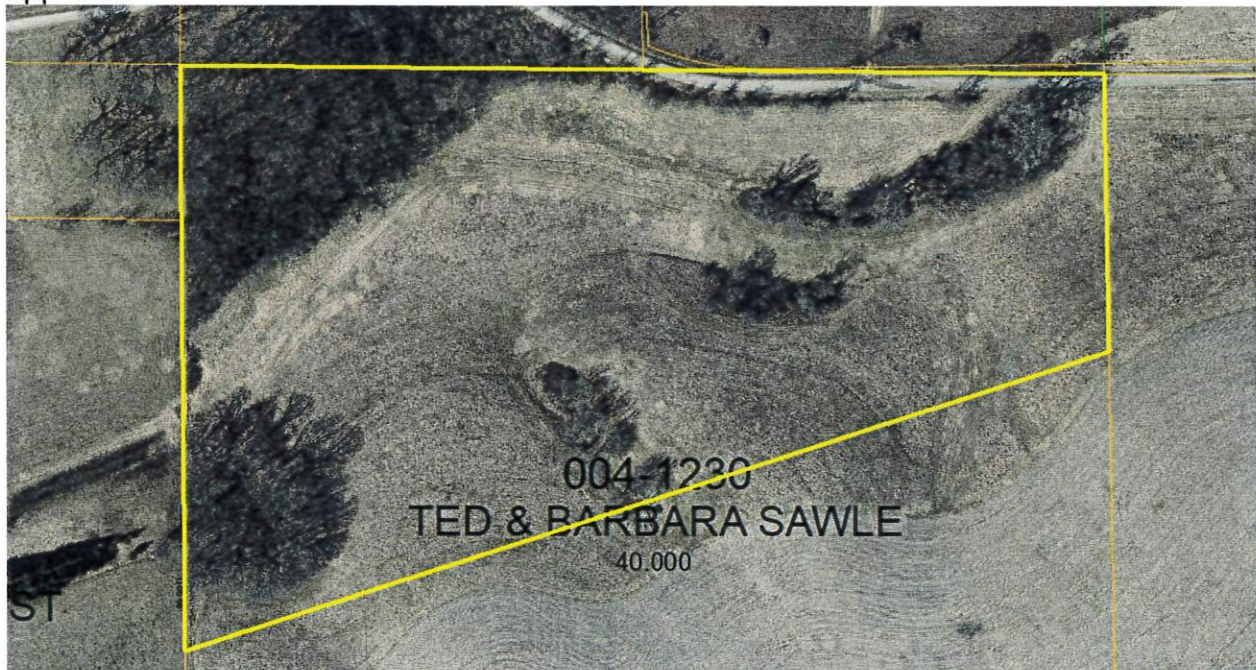
1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order to legally create the proposed lot.
2. If approved, the lot would be eligible for one single-family residence, accessory structures and limited ag uses, including up to 8 animal units as defined in the zoning ordinance.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on a zoning change:

- 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.

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

Town Recommendation: The Town of Brigham is recommending approval

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





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Ted + Barb Sawle

Address: 2287 Cty Rd Hk

City/Zip Code: Barneveld, WI 53507

Landowner: _____
(if other than applicant)

Address: _____
City/Zip Code: _____

Applicant Phone: () _____

Landowner Phone: 608-574-9017

Email: bbaumgartner@primetech.org Please contact by: ☒ email ☐ postal mail

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

in the Town of Brigham Acreage of proposed lot(s) 20

Section 9 Town 5 N Range 5 E SW 1/4 of the NE 1/4 PIN 004-1230

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: land sale to family - future building site - driveway approve.

Requested Conditional uses (s):

N/A

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

II. Please explain the reason for the request and proposed plans: Land sale to family.

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?

Selling land to family.

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?

Selling land to family / NONE

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Applicant(s) Signature: _____ Date: _____

Landowner(s) Signature: Tim J. J. J. Date: 9-22-24

=====

For Office Use Only: Rcv'd by SS Date 10/31/24 Fee 250 Check # 7581 Cash
A-1 present zoning NA floodplain NA shoreland/wetland

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507

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

Recommendation to Iowa County

Land Division | Zoning Change | Conditional Use Permit

Send recommendation to:

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

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

Town Board Meeting Date: 7/2/2024

Property Owner/Applicant's Name: Ted & Barb Sawle

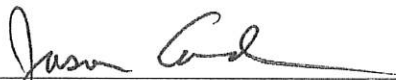
Request:

- Land Division – divide ≈ 20.00 acres from Parcel 004-1230 for creation of a new parcel
- Zoning Change – rezone newly created parcel from A-1 to AR-1

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):



Signature of Town Chairperson

7/8/2024

Date

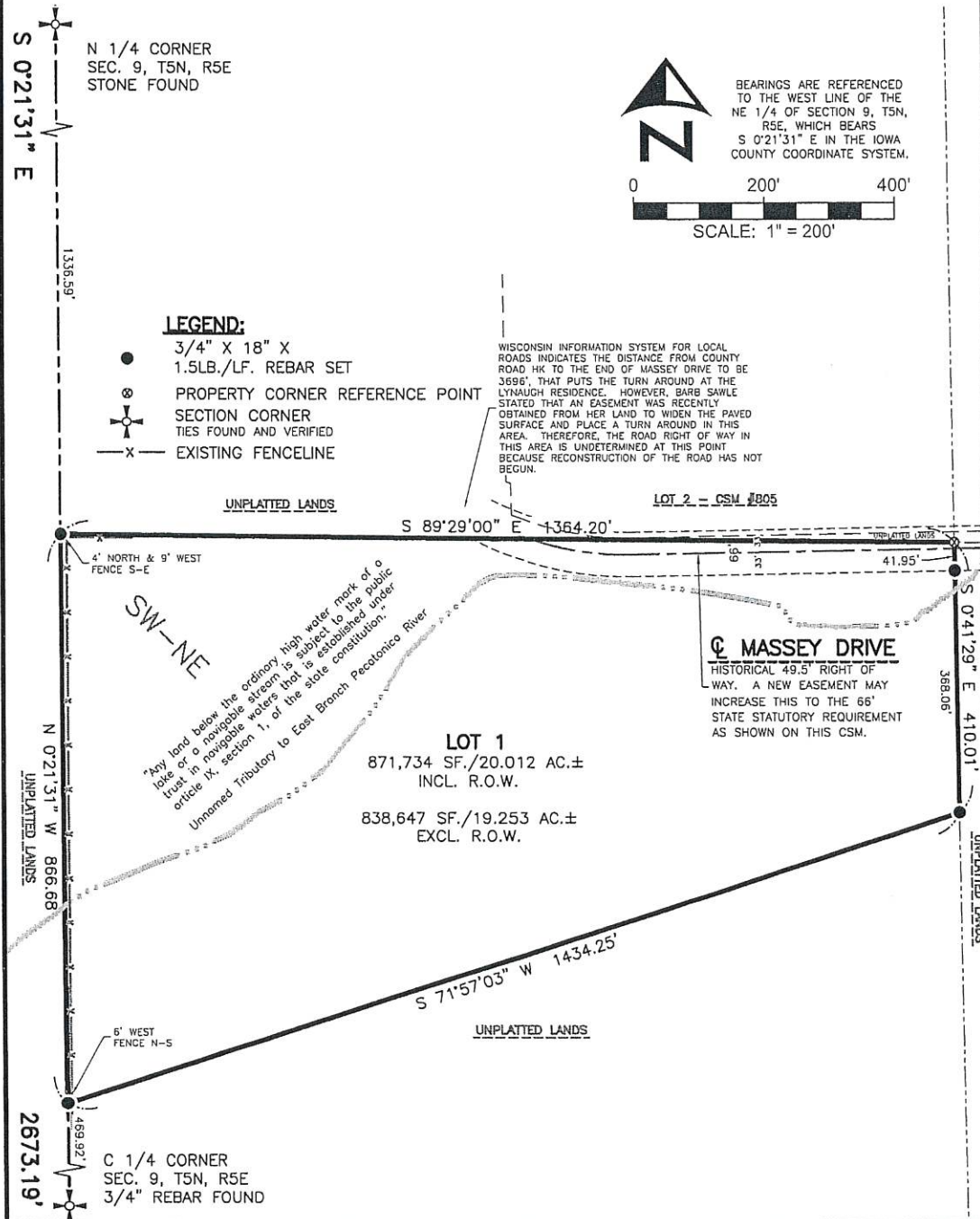
SAWLES

PRELIMINARY #1 7/11/2024

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the SW 1/4 of the NE 1/4 of Section 9, T5N, R5E,
Town of Brigham, Iowa County, Wisconsin,

FOR:
TED III & BARBARA A SAWLE
2190 COUNTY ROAD HK
BARNEVELD, WI 53507



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2407101C
FIELD CREW: MGR BWJ
FIELD WORK COMPLETED 7/10/2024

PRELIMINARY #1 7/11/2024

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the SW 1/4 of the NE 1/4 of Section 9, T5N, R5E,
Town of Brigham, Iowa County, Wisconsin,

FOR:
TED III & BARBARA A SAWLE
2190 COUNTY ROAD HK
BARNEVELD, WI 53507

SURVEYOR'S CERTIFICATE:

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

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

Being part of the SW 1/4 of the NE 1/4 of Section 9, T5N, R5E, Town of Brigham, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 9;
thence S 0°21'31" E, 1336.59' along the west line of the NE 1/4 to the POINT OF BEGINNING;
thence S 89°29'00" E, 1364.20' along the north line of the SW 1/4 of the NE 1/4;
thence S 0°41'29" E, 410.01' along the east line of the SW 1/4 of the NE 1/4;
thence S 71°57'03" W, 1434.25';
thence N 0°21'31" W, 866.68' along the west line of the SW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
containing 871,734 square feet or 20.012 acres, more or less.
Parcel is subject to a public right of way easement for Massey Drive.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ____ day of _____, 2024 at ____ o'clock ____M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) _____.

TAYLOR J. CAMPBELL, IOWA CO. REGISTER OF DEEDS

TOWN OF BRIGHAM

The Town of Brigham hereby accepts this CSM for recording.

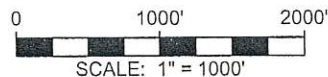
Megan Mieden, Clerk/Treasurer

Date

APPROVED FOR RECORDING BY IOWA COUNTY OFFICE OF PLANNING AND DEVELOPMENT

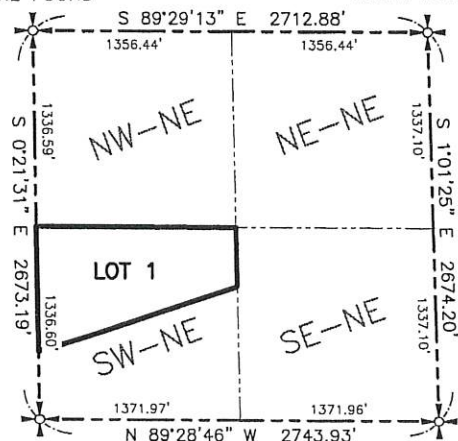
SCOTT GODFREY - DIRECTOR

Date



N 1/4 CORNER SEC. 9, T5N, R5E
STONE FOUND

NE CORNER SEC. 9, T5N, R5E
STONE FOUND



C 1/4 CORNER
SEC. 9, T5N, R5E
3/4" REBAR FOUND

E 1/4 CORNER
SEC. 9, T5N, R5E
1" REBAR FOUND



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 2
JOB ID: 2407101C
FIELD CREW: MGR BWJ
FIELD WORK COMPLETED 7/10/2024



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: 3460
Gene & Annie Schmitz
284 County Road B
Montfort, WI 53565

Hearing Date: Dec. 5, 2024
Town of Eden
SE/NE S31-T6N-R1E
PIN: 010-0457

1. Request: This is a request for a conditional use permit to divide an existing AR-1 Ag Res lot into two lots of 2.033 acres & 7.665 acres.



2. Comments

1. The AR-1 district requires a Conditional Use Permit to divide or otherwise change the legal description of an existing lot.
2. The intent is to create two AR-1 lots, one of which has an existing residence and the other for a proposed residence.
3. 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 on the larger lot but none on the smaller lot without a CUP.

4. The Town of Eden plan provides for one division of this lot without needing to meet the 1:40 residential density due to the lot existing when the density standard was enacted.
5. Per Section 4.0 of the Iowa County Zoning Ordinance, the following standards are to be considered for a CUP:
 - 1) The proposed use complies with all applicable provisions of this Ordinance.
 - 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
 - 3) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - 4) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - 5) Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
 - 6) Adequate assurances by the applicant of continuing maintenance are provided.
 - 7) The proposed use is consistent with the Iowa County Comprehensive Plan

Town Recommendation: The Town of Eden is recommending approval

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) Verification is made that no existing structure will be within the minimum setback to any proposed lot line. It appears three existing structures are within the current 20 foot setback, but would meet the setback of 10 feet being proposed as an ordinance revision, should the revision be enacted.
- 2) The associated certified survey map is duly recorded within 12 months.





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: GENEVANNE SCHMITZ Address: 284 CTY RD B
City/Zip Code: MONTFORT, WI 53569

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

Applicant Phone: (608) 574-4730 Landowner Phone: (608) 574-4730

Email: gaschmitz76@gmail.com Please contact by: ☒ email ☒ postal mail

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

in the Town of UDEN Acreage of proposed lot(s) 2.033 $\pm$ 7.465

Section 31 Town 6 N Range 1 E S6 1/4 of the N6 1/4 PIN 010-0457

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

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

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

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

STAGING SAME

Requested Conditional uses (s):

DIVERT 12X157-6 AR-1 LOT INTO 2 LOTS

I. Please list any improvements currently on the land: Farmhouse & Building

II. Please explain the reason for the request and proposed plans: ADD A SECOND RESIDENCE

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

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

NA

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

NA

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?

NOT CONVERTING AG LAND TO OTHER USES

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)?

EXISTING PDS LOT - JUST ADDS 2ND RESIDENCE

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

NO

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

none anticipated

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

exist

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

NA

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

meets town of Iowa policies

****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: 7/15/24
Landowner(s) Signature: [Signature] Date: 7-15-2024

For Office Use Only: Rcv'd by SL Date 8-20-24 Fee 70 Check # 1190 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Andrew Bishop <thegingerbishop@gmail.com>
Sent: Monday, August 12, 2024 1:23 PM
To: Scott Godfrey
Subject: Schmitz Trailer

Hi Scott,

I was talking with Gene Schmitz today, and he informed me that you needed confirmation that the board approved his trailer house, which they did. If you need anything else, just let me know.

Thanks,

Andrew



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

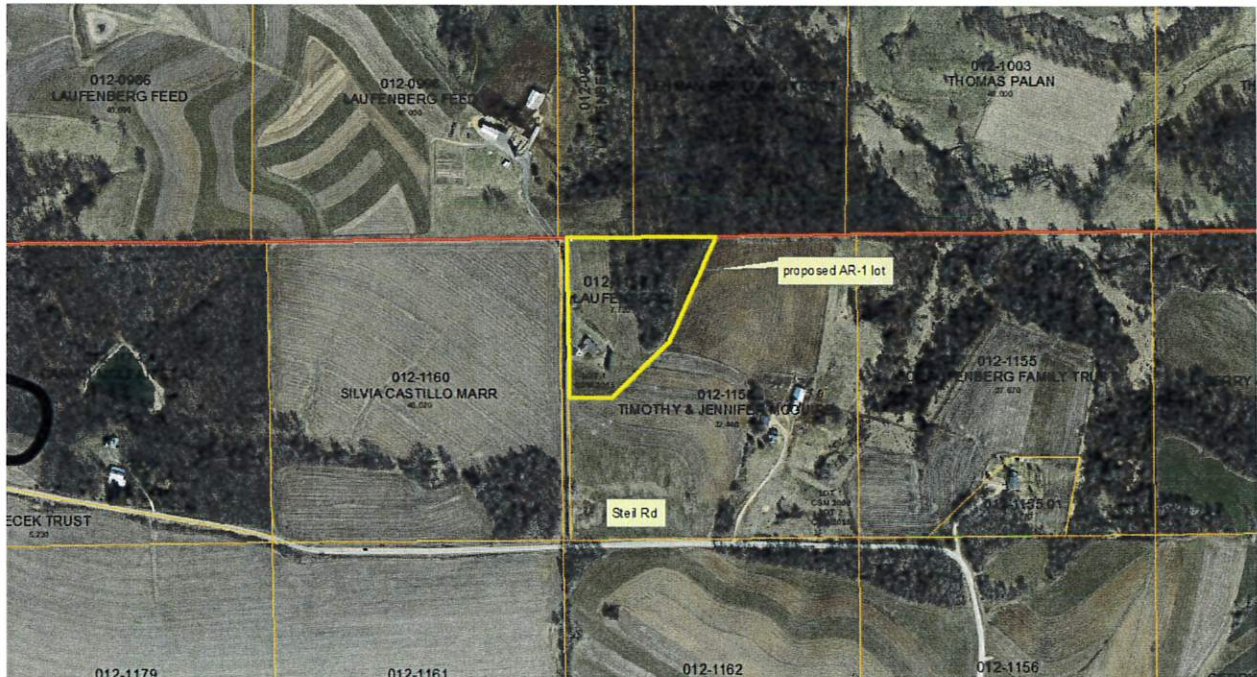
608-935-0333/608-553-7575/fax 608-935-0326

Scott.Godfrey@iowacounty.org

Zoning Hearing: 3461
Brian & Kelly Laufenberg
378 Steil Rd
Highland, WI 53543

Hearing Date: Dec. 5, 2024
Town of Highland
L1 CSM2055 S5-T6N-R1E
PIN: 012-1158.1

1. Request: This is a request to zone 7.72 acres from B-2 Hwy Bus to AR-1 Ag Res.



2. Comments on Zoning Change

1. This lot was zoned B-2 in 2001 (ZH 1822) with a CUP granted for art sales, archery sales, taxidermy and associated residence. The lot is for sale and the buyer does not want to continue the business and have this be a residential lot.
2. If approved, the AR-1 provides one single family residence, accessory structures and limited ag uses including up to 3 animal units as defined by the zoning ordinance.

3. The lot has an existing 50-foot easement to Steil Rd created in 1993 (Doc#190130).
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding on a zoning change:
 - 1) The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 - 2) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 - 3) Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide those services.
 - 4) The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 - 5) The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 - 6) The petition will not be used to legitimize a nonconforming use or structure.
 - 7) The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 - 8) The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Highland 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: Brian & Kelly Laufenberg Address: 378 Steil Road

City/Zip Code: Highland WI 53543

Landowner: Same

Address: _____

(if other than applicant)

City/Zip Code: _____

Applicant Phone: (608) 574-5325 Brian

Landowner Phone: (608) 341-7401 Kelly

Email: kelly@mccon.net Please contact by: ☒ email ☐ postal mail

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

in the Town of Iowa Acreage of proposed lot(s) 7.72

Section 5 Town 6 N Range 1 E NE 1/4 of the NW 1/4 PIN 383050

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: B-2 Requested zoning district: AR-1 for the proposed use(s) of: Single Family Residence

Requested Conditional uses (s):

none

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

Residence and Shop

II. Please explain the reason for the request and proposed plans: Being Sold
for Primary Residence Only

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

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

n/a

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

n/a

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

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

n/a

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

n/a

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

n/a

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

n/a

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

none

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

n/a

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

n/a

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

Applicant(s) Signature:

Kelly A Laufenberg
Kelly A Laufenberg

Date: Oct 29 2024

Landowner(s) Signature:

Kelly A Laufenberg
Kelly A Laufenberg

Date: Oct 29 2024

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

Scott Godfrey

From: Leah Nankey <leahnankey@gmail.com>
Sent: Friday, October 25, 2024 10:21 AM
To: Scott Godfrey
Subject: Laufenberg Rezone

Hi Scott,

The Highland Board met yesterday and approved the request from Brian & Kelly Laufenberg to rezone 7.72 acres from B-2 to AR-1.

Thanks,
Leah

385779

RECORDED

Dodgeville WI 53533

December 21, 2023 2:51 PM

Taylor J. Campbell
Iowa County Register of Deeds
Iowa County, Wisconsin

FEES: \$30.00

Pages: 2

CERTIFIED SURVEY MAP 2055

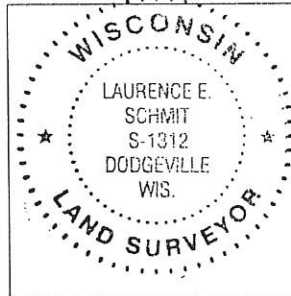
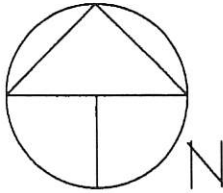
Being part of Lot 1 of Certified Survey Map 2000 V15 P1
recorded as Document 383050 and located in part of
the fractional NE 1/4 of the NW 1/4 of Section 5, T6N, R1E,
Town of Highland, Iowa County, Wisconsin

300 0 300 600 900

Scale 1" = 300'

Sheet 1 of 2

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



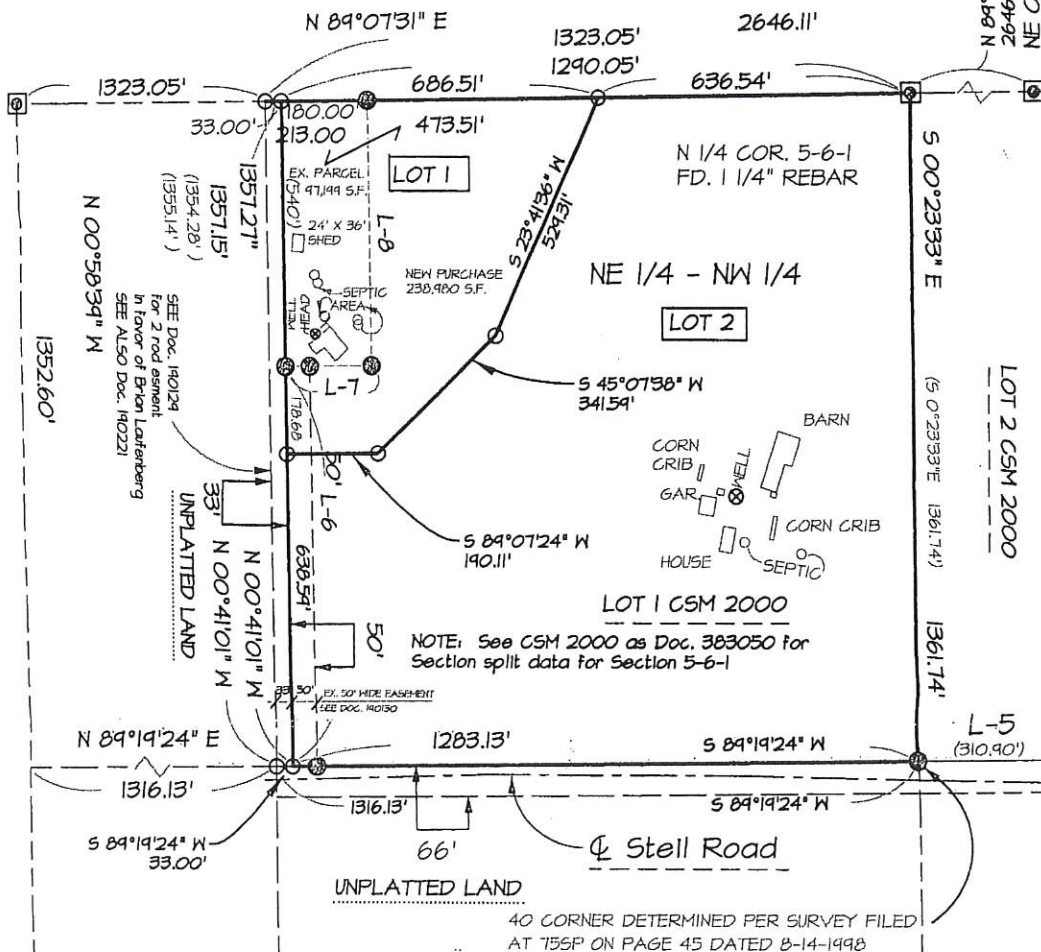
LEGEND:

- () RECORDED AS
 ● SET 1"X18"X 1.68 #/LF IRON PIPE PREVIOUSLY
 ▲ FOUND 3/4"Ø REBAR
 ○ set 3/4" x18"X 1.5#/ LF REBAR

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

lot 1	336,179 S.F.	7.72 AC. ±
lot 2	1,412,924 S.F.	32.44 AC. ±
CSM TOTAL	1,749,103 S.F.	40.15 AC. ±

Laurence E. Schmit
12-7-23



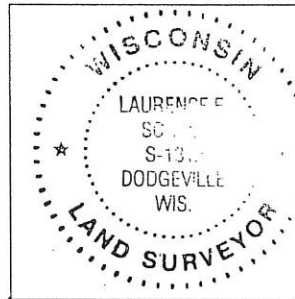
CERTIFIED SURVEY MAP 2055

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

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Brian Laufenberg, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as being part of Lot 1 of Certified Survey Map 2000 recorded as Document 383050 and located in part of the fractional NE 1/4 of the NW 1/4 of Section 5, T6N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Sheet 2 of 2

Beginning at the N 1/4 corner of said section 5; thence S 00° 23'33" E, 1361.74' to the SE corner of said NE 1/4 of the NW 1/4; thence S 89°19'24" W, 1283.13'; thence N 00°41'01" W, 1357.15'; thence N 89°07'31" E, 1290.05' to the POINT OF BEGINNING. Containing 1,749,103 square feet, or 40.15 acres, more or less, and being subject to an easement for Stell Road along the southerly side thereof. Lot 1 gains access and benefits from that 33' wide and 50' wide easement along the westerline side thereof.



OWNERS' CERTIFICATE

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

Laurence E. Schmit
12-7-2023

Brian Laufenberg
Brian Laufenberg

12-10-23
date:

Brian Laufenberg
378 Stell Road
Highland, WI. 53543

Timothy McGuire
Timothy McGuire

12-14-23
date:

Jennifer McGuire
Jennifer McGuire

12-14-23
date:

APPROVED FOR RECORDING BY:

Scott Godfrey
SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT
12-07-2023

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

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