

AGENDA – Iowa County Planning & Zoning Committee

Thursday, January 23, 2025 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=82550446339>

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 January 2, 2025 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by John, Vern & Evy Halverson and Roxanne Johnson to zone 18.8 acres from A-1 Ag to AR-1 Ag Res in the N ½ of the NW ¼ in S6-T7N-R5E in the Town of Arena.
7. Petition by Brian Tredinnick for a Conditional Use Permit for Recreational Residential Rental (short-term rental) on a 56.32-acre A-1 lot in the SE ¼ of the NW ¼ of S34-T7N-R3E in the Town of Dodgeville.
8. Petition by Grace Homestead Farms c/o Chris Carlson to zone 5.206 acres from A-1 Ag to B-2 Hwy Bus in the SW ¼ of the SE ¼ of S6 and NW ¼ of the NE ¼ of S7, all in T7N-R2E in the Town of Highland.
9. Petition by Grace Homestead Farms c/o Chris Carlson for a Conditional Use Permit for a Tourist Cottage (short-term rental) on a 5.206-acre B-1 Hwy Bus lot in the SW ¼ of the SE ¼ of S6 and NW ¼ of the NE ¼ of S7, all in T7N-R2E in the Town of Highland.
10. Petition by Nick Solomon and Sue Donaldson to zone 4.29 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res and 4.38 acres from A-1 Ag to AR-1 Ag Res in S29 & 30-T8N-R4E in the Town of Wyoming.
11. Motion to end the public hearings and resume the regular meeting.
12. Request by Allen Ripp to waive the after-the-fact zoning permit penalty associated with Zpt 8656 for a pole shed built at 2785 County Road F in the Town of Brigham.
13. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
14. Director's report
15. Next meeting date and time
16. Motion to adjourn

Scott A. Godfrey, Director

Posted 01/07/2025

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

January 2, 2025 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=82550446339>

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.

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

Committee absent: none

Staff present: Scott Godfrey

Other Supervisors present: Bruce Paull via Zoom

3. Approve of this agenda.

Motion to approve by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the December 5, 2024 meeting.

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

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 Leix

Motion carries unanimously

6. Petition by Richard F. Peck for a Conditional Use Permit for a residence associated with an existing business on a 5.785-acre B-2 Hwy Bus lot being Lot 2 of CSM 1723 in S22-T8N-R4E in the Town of Arena.

Applicant present: Richard Peck

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the residential use is associated with the business operation by Supervisor Nelson

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Mitch Blazek and Leslie Orosz to zone 41.49 acres from A-1 Ag to RB-1 Rec Bus in the NW ¼ of S16-T8N-R2E in the Town of Clyde.

Applicant present: Mitch Blazek via Zoom

Town present: none

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

8. Petition by Mitch Blazek and Leslie Orosz for a Conditional Use Permit for a Tourist Cottage (short-term rental) on a 41.49-acre RB-1 Re Bus lot in the NW ¼ of S16-T8N-R2E in the Town of Clyde.

Applicant present: Mitch Blazek via Zoom

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) The associated zoning change is approved by the County Board.
- 2) Only one Tourist Cottage is allowed.
- 3) Maximum occupancy be based upon the septic system sizing based on 2 persons per bedroom. The current system is sized for up to 3 bedrooms (6 person).
- 4) Any local or State license or approval be secured and maintained.

Second by Supervisor Lease
Motion carries unanimously

9. Petition by Paul Gaynor and White Oak Savanna LLC to zone 3.144 acres from RB-1 Rec Bus to AR-1 Ag Res with 23.786 acres to remain RB-1 Rec Bus being the division of Lot 1 of CSM 1544 in S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Paul Gaynor via Zoom
Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

10. Petition by Paul Gaynor and White Oak Savanna LLC for a Conditional Use Permit to continue the existing uses being campsites, manager quarters, Professional Home Office, large events, outside gatherings, catering kitchen and all uses approved per ZH 2881 and ZH 2797 on a 23.786-acre RB-1 Rec Bus lot in the S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Paul Gaynor via Zoom
Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Lease with the following conditions imposed for the original use approval:

- 1) The uses and development are to be as specifically proposed in the proposed phased approach found in the ZH 2797 application materials
- 2) The campsites will be solely restricted to accompanying events.
- 3) Camping includes RV's which would be parked in the parking lot.
- 4) No sites will be rented long-term.
- 5) Campers will be prohibited from bringing any outside alcohol onto the premises.
- 6) Animals are prohibited onsite unless they are a service animal.

- 7) The nighttime curfew on noise will be from 11pm to 10am.
- 8) No campfires will be allowed at individual sites.
- 9) No fireworks will be allowed.
- 10) An onsite supervisor will be on-premises when the campsites are in use.
- 11) Additional outdoor lighting will be provided for the safety of the campers.
- 12) Allowance of 3 group fire pits is included in the Planned Unit Development.
- 13) The campsites/camping area be defined and terms of amenities provided.
- 14) Any required State approval of the camping be maintained.
- 15) The manager quarters be defined in terms of amenities provided and location defined.

Second by Supervisor Leix

Motion carries unanimously

11. Petition by Midwest Sealcoat and Dennis Fingerson for a Conditional Use Permit for an office and garage associated with a sealcoating business on a 2.8-acre B-2 Hwy Bus lot in the NW/NW of S26-T6N-R3E in the Town of Dodgeville.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the previously approved uses terminate as allowing all would exceed the capacity of the septic system sizing by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

12. Petition by Windswept Acres and James Scullion to zone 1.21 acres and 2.01 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S3-T6N-R1E in the Town of Highland.

Applicant present: Mike Bomkamp

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Nelson

Motion carries unanimously

13. Petition by Joe Thomas, Greg Weier and Brandon Weier to zone 3.94 acres from A-1 Ag to AR-1 Ag Res and 8.864 acres from A-1 & B-2 to all AR-1 Ag Res in the SE/SW of S33-T6N-R4E in the Town of Ridgeway.

Applicant present: Greg & Brandon Weier

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Lease

Motion carries unanimously

14. Petition by Joe Thomas, Greg Weier and Brandon Weier for a Conditional Use Permit to allow up to 6 animal units as defined by the Iowa County Zoning Ordinance on an 8.864-acre AR-1 Ag Res lot in the SE/SW of S33-T6N-R4E in the Town of Ridgeway.

Applicant present: Greg & Brandon Weier

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

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

Supervisor Leix commented on the need for more definitive decommissioning of wind turbines by the Public Service Commission.

17. Director's report

Director Godfrey overviewed the report included in the meeting packet.

18. Next meeting date and time: January 23, 2025 at 6pm

19. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:24pm

Scott A. Godfrey, Director



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

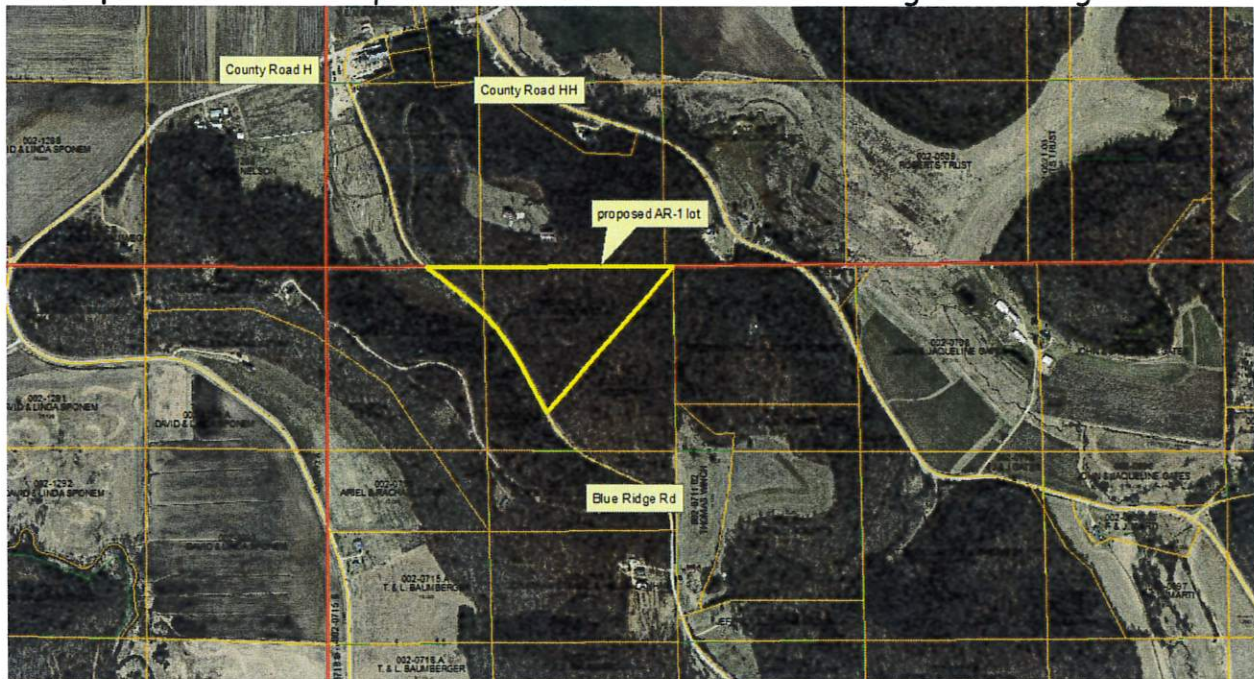
222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3468
John Halverson & Roxanne Johnson
6381 Coon Rock Rd
Arena, WI 53503

Hearing Date: Jan. 23, 2025
Town of Arena
N1/2-NW S6-T87N-R5E
PIN: 002-0713; 0714.01

Vern & Evy Halverson
7599 US Highway 14
Arena, WI 53503

1. Request: This is a request to zone 18.8 acres from A-1 Ag to AR-1 Ag Res



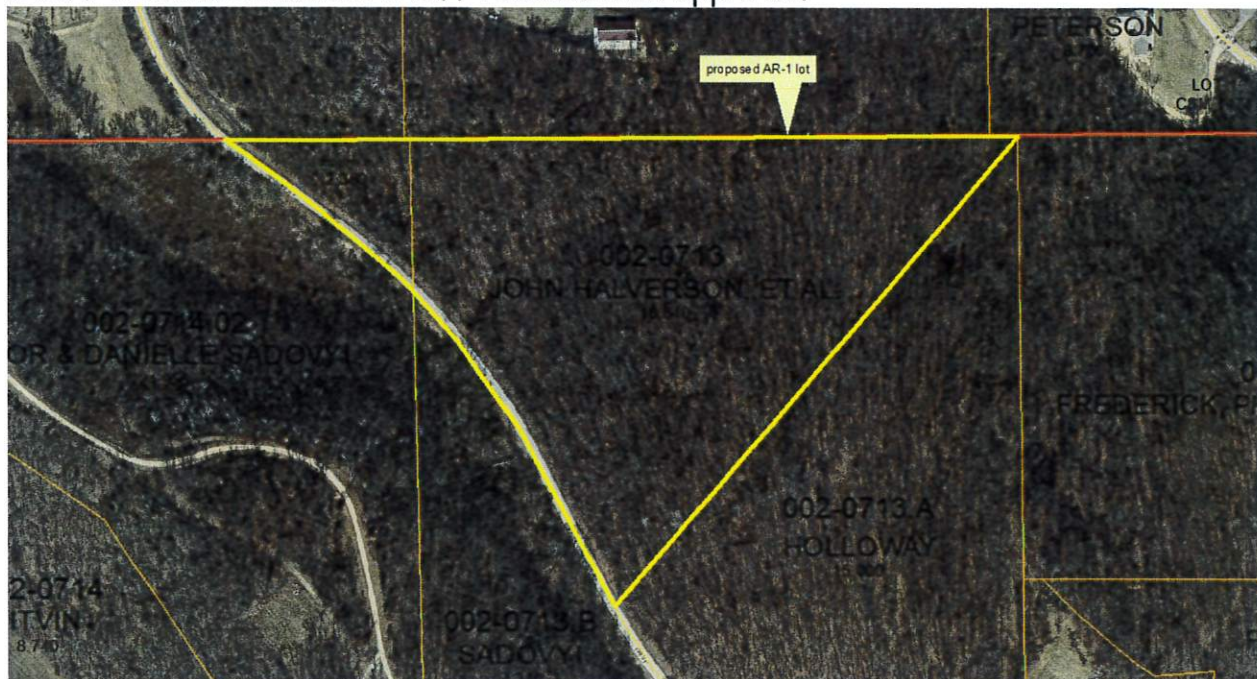
2. Comments on Zoning Change

1. This is an existing legal nonconforming lot, meaning it existed when the minimum lot size for the A-1 district was increased to 40 acres. As such, only those uses that existed at that time are "grand-fathered". The intent is to build a residence on the lot, which is a new use.

2. If approved, the AR-1 district would allow one single-family residence, accessory structures and limited ag uses including up to 8 animal units as defined in the Iowa County Zoning Ordinance.
3. Although not required, the applicant has provided a certified survey map of the existing lot.
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.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Dodgeville Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: John Halverson Address: 6381 Coon Rock Road
Roxanne Johnson
John Halverson City/Zip Code: Arena, WI 53503
Landowner: Vern & Ely Halverson Address: 7599 Hwy 14
(if other than applicant) City/Zip Code: Arena, WI
Applicant Phone: (608) 843-7498 Landowner Phone: (608) 753-2498
843-7498
Email: JohnHalversonSurveying.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) 18.8 ±
Section 6 Town 7 N Range 5 E NE 1/4 of the NW 1/4 PIN 062-6714,01
062-6713

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: AG Requested zoning district: AR-1 for the proposed
use(s) of: MAKING IT A CONFORMING PARCEL FOR A RESIDENCE

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: Currently legal non conforming Parcel, want to make it conforming for future development

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?

All Timber

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

No Ag use nearby

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?

Existing non legal non-conforming to bring it into conforming Parcel

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 houses nearby

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

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/Able to serve

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

will comply with ordinance

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

All Timber, no ag, best use is for
residence

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

Applicant(s) Signature: [Signature]

Date: 12/30/2024

Landowner(s) Signature: John Halverson

Date: 12/30/2024

For Office Use Only: Rcv'd by SL Date 12/31/24 Fee 750 Check # 1096 Cash
____ present zoning ____ floodplain ____ 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: Vern + John Halversen Address: 7599 US Hwy 14

City/State/Zip Code: Arena WI 53503

Landowner: Same Address: 7599 US Hwy 14

City/State/Zip Code: Arena WI 53503

Applicant Phone: (608) 753-2462 Landowner Phone: (608) 843-7498

Applicant Email: evyhalv@gmail.com

Filing

This application is for: Parcel # 0020713 0020714.01

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

☐ Conditional use (\$250) non-refundable

☐ Land division (\$250) non-refundable

Acreage of proposed lot(s): 18.8 A

Section 6 Town 7 N Range 5 E NE
NW 1/4 of the NW 1/4

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

Current zoning district of land: Aq

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

Making a residential parcel

Requested conditional uses(s): none

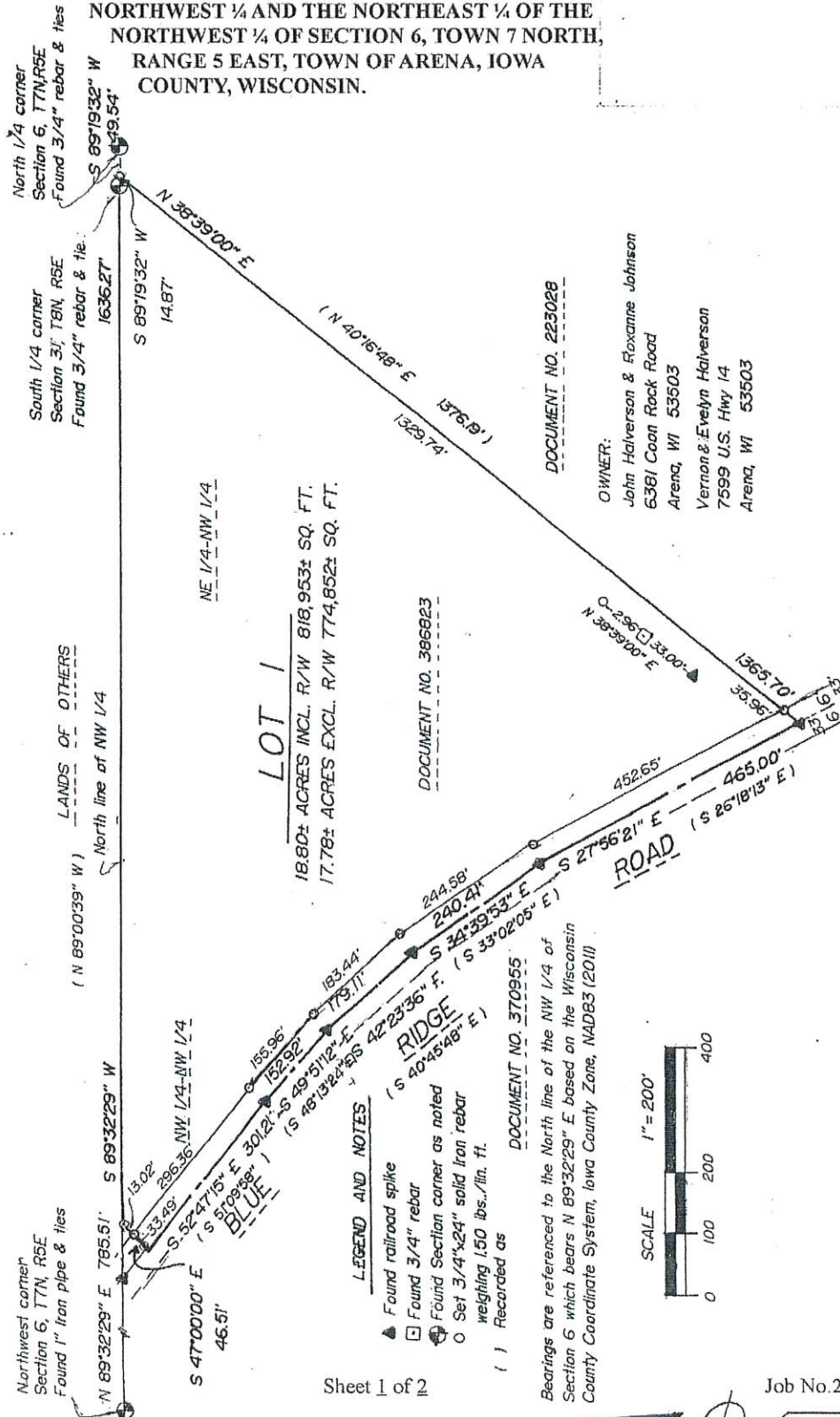
Reason for the request: create residential zoning

Applicant(s) Signature: Evelyn Halversen Date: 1-6-2025

Landowner(s) Signature: Vern Halversen Date: 1-6-2025

IOWA COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 6, TOWN 7 NORTH,
RANGE 5 EAST, TOWN OF ARENA, IOWA
COUNTY, WISCONSIN.



Bearings are referenced to the North line of the NW 1/4 of Section 6 which bears N 89°32'29" E based on the Wisconsin County Coordinate System, Iowa County Zone, NAD83 (2011)

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

**LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF
THE NORTHWEST ¼ OF SECTION 6, TOWN 7 NORTH, RANGE 5 EAST, TOWN OF
ARENA, IOWA COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Northwest ¼-Northwest ¼ and the Northeast ¼-Northwest ¼ of Section 6, Town 7 North, Range 5 East, Town of Arena, Iowa County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 6; thence N 89°32'29" E, 785.51 feet along the North line of the Northwest ¼ said Section 6 to the point of beginning; thence S 47°00'00" W, 46.51 feet to a point in the centerline of Blue Ridge Road; thence S 52°47'15" E, 301.21 feet along the centerline of Blue Ridge Road; thence S 49°51'12" E, 152.92 feet along the centerline of Blue Ridge Road; thence S 42°23'36" E, 179.11 feet along the centerline of Blue Ridge Road; thence S 34°39'53" E, 240.41 feet along the centerline of Blue Ridge Road; thence S 27°56'21" E, 465.00 feet along the centerline of Blue Ridge Road; thence N 38°39'00" E, 1365.70 feet to a point on the North line of the NW ¼ of said Section 6; thence S 89°19'32" W, 14.87 feet along the North line of the NW ¼ of said Section 6 to the South ¼ corner of Section 31, Town 8 North, Range 5 East; thence S 89°32'29" W, 1636.27 feet along the North line of the NW ¼ of said Section 6 to the point of beginning, containing 18.80 acres, more or less.

That such certified survey map was completed at the request of Vernon L. Halverson.

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

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

Dated this _____ day of _____, 2025.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director

Date



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: 3469
Brian Tredinnick
4461 County Road ZZ
Dodgeville, WI 53533

Hearing Date: Jan. 23, 2025
Town of Dodgeville
SE/NW S34-T7N-R3E
PIN: 008-0719.A; 0720

1. Request: This is a request for a Conditional Use Permit for Recreational Residential Rental (short-term rental).



2. Comments on Zoning Change

1. The proposal is for short-term rental of part of the applicant's residence while it continues to be their primary residence. This is considered Recreational Residential Rental under county zoning.
2. The existing septic system is sized for up to 3 bedrooms.
3. The property is served by a shared driveway with 3 other users.
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 Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The proposed use is consistent with any shared driveway agreement.
- 2) The maximum occupancy, including the applicant, be based on the size of the septic system at a rate of 2 occupants per bedroom sizing. The current system would allow up to 6 occupants, including the applicant.
- 3) Verification be provided by the applicant that a State Tourist Room House license has been secured or is not required.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Brian Tredinnick Address: 4461 CH RD 22
City/Zip Code: Dodgeville, WI 53533

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

Applicant Phone: (608) 574-6663 Landowner Phone: () _____

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

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

in the Town of Dodgeville Acreage of proposed lot(s) 56.5 54.32

Section 34 Town 7 N Range 3 E SE 1/4 of the NW 1/4 PIN 008-0720; 0719.A

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

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

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

Requested Conditional uses (s):
Short Term Rental RECREATIONAL RESIDENTIAL RESERVE

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

II. Please explain the reason for the request and proposed plans: To rent portion of home short term

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?

use is allowed by CUP

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?

No

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

NA

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

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: J. A. J. J. Date: 12/10/2024

Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by SW Date 12-10-24 Fee 750 Check # 6672 Cash
A-1 present zoning NA floodplain NA shoreland/wetland

Date	Incoming	Voicemail	Returned	Name	Phone Number	Subject	Notes
1/6/2025		yes	vmail	Shawn Thompson	228-6509	Re: zoning questions // Re: (see above) thinking about buying off 130 T 130 near CTH M; Re: (see above) thinking about buying off 130 T 130 near CTH M; looking at hunt club for disabled children; 355 acres; 3 families - 1 hunt for Make A Wish Foundation but not open to the public; 1-2 fundraiser events per year where a club/association holds a shoot and not open to the public Re: Runden - have not heard from them as of yet Re: Town Board to act tomorrow night - no issues - no concern with putting on Jan county agenda	not open to the public for buying memberships is an allowed use in A-1
1/6/2025	yes		NA	Shawn Thompson	228-6509		
1/6/2025		yes	NA	Greg Lee			
1/6/2025	outgoing			Sara - T Dville	935-5808		
1/6/2025							



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

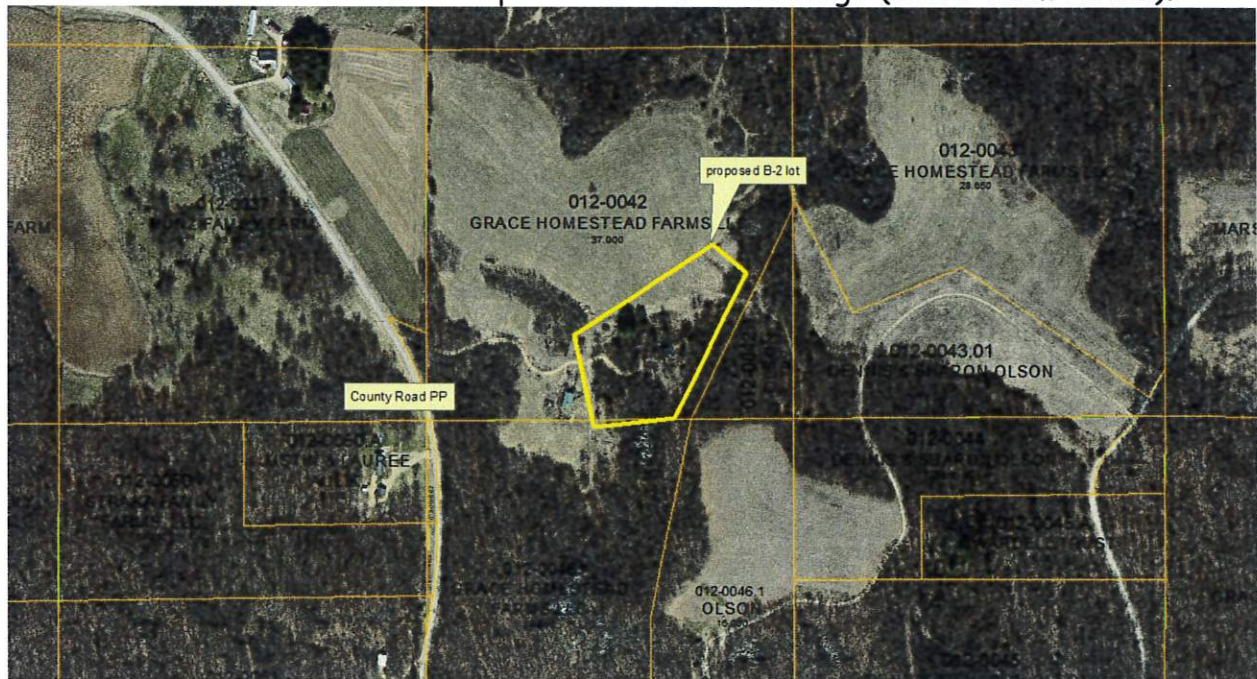
Zoning Hearing: 3470

Chris Carlson dba Grace Homestead Farms
4862 County Road P
Highland, WI 53543

Hearing Date: Jan. 23, 2025

Town of Highland
SW/SE of S6 & NW/NE of S7-T7N-R2E
PIN: 012-0042; 0046

1. **Request:** This is a request to zone 5.206 acres from A-1 Ag to B-2 Hwy Bus and for a Conditional Use Permit to operate a Tourist Cottage (short term rental).



2. Comments on Zoning Change

1. The proposal is to divide off an existing house on a 5.206-acre lot for short-term rental use.
 2. If approved, the RB-1 district would allow ag cropping and several uses may be requested by Conditional Use Permit. This petition includes a CUP request for a Tourist Cottage.
 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 on the zoning: The Town of Highland is recommending approval.

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

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

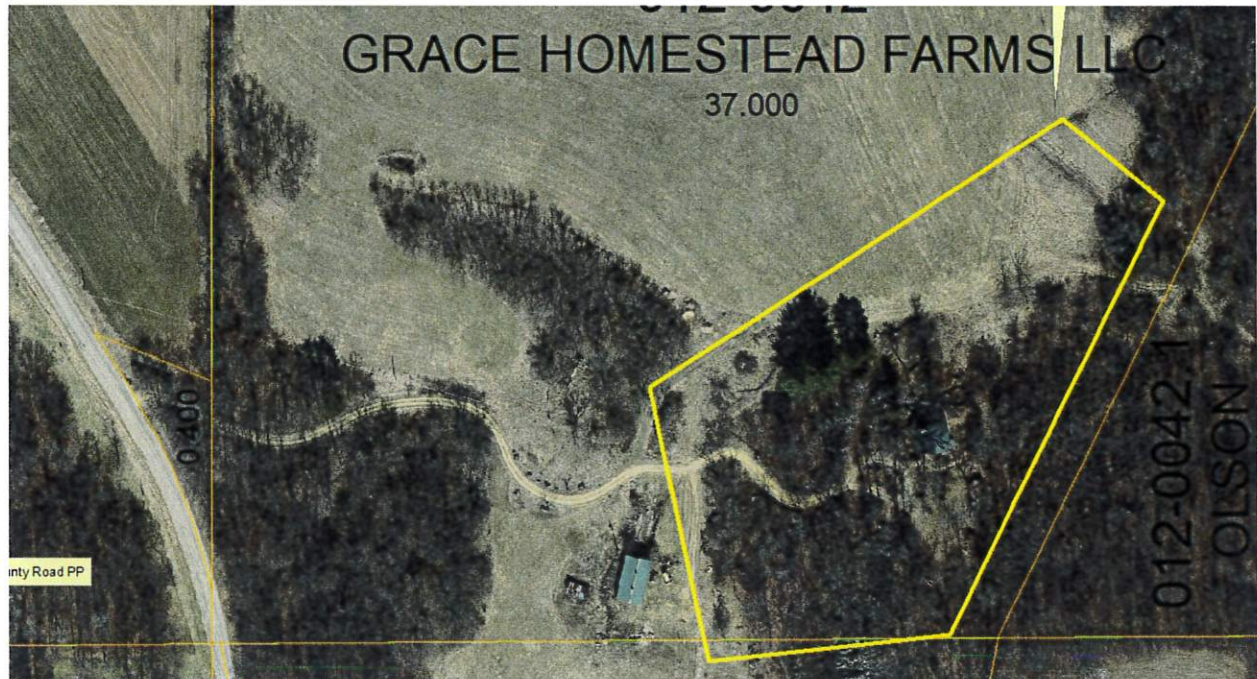
- 1) The proposed use complies with all applicable provisions of this Ordinance.
- 2) The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).
- 3) 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 Highland is recommending approval with the condition of no large venues or events.

Staff Recommendation for the CUP: Staff recommends approval with the following conditions:

- 1) No large venues or events
-

- 2) The maximum occupancy, including the applicant, be based on the size of the septic system at a rate of 2 occupants per bedroom sizing. The current system would allow up to 6 occupants.
- 3) Verification be provided by the applicant that a State Tourist Room House license has been secured or is not required.





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: CURTIS CARPSON Address: 4806 City Rd p
Iba (Carson Homestead Farms) City/Zip Code: 53543

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

Applicant Phone: 608 212 5355 Landowner Phone: ()

Email: ccarpson190@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 HIGHLAND Acreage of proposed lot(s) 5.206
Section 41 Town 7 N Range 2 E SW/35-6 1/4 of the SW/15-7 1/4 PIN 012-0042, 004

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: AG 1 Requested zoning district: B2 Highway for the proposed use(s) of: short term rental unit

Requested Conditional uses (s): for short term rental
Tourist Cottages

Property Subject is 6007 City Rd PP
HIGHLAND

Please see
enclosed →
survey

I. Please list any improvements currently on the land: House, Pole Sides

II. Please explain the reason for the request and proposed plans: conform to code

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?

income 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?

all surrounding land is forest or Ag1 and
this surveyed property is not tillable

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?

All house codes are met, & B2 Hwy
is suggested by Scott Galbraith

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)?

see above

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?

Noise - the house/rental farms are very
low impact / low traffic

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

discussions with neighbors if there are problems

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

Yes

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

I've owned the property since 1997 and am very vested

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

it is allowed and recommended by Highland and Scott Co.

****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: 12/23/24
Landowner(s) Signature: [Signature] Date: 12/23/24

For Office Use Only: Rcv'd by SL Date 12/31/24 Fee 750 Check # 806 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

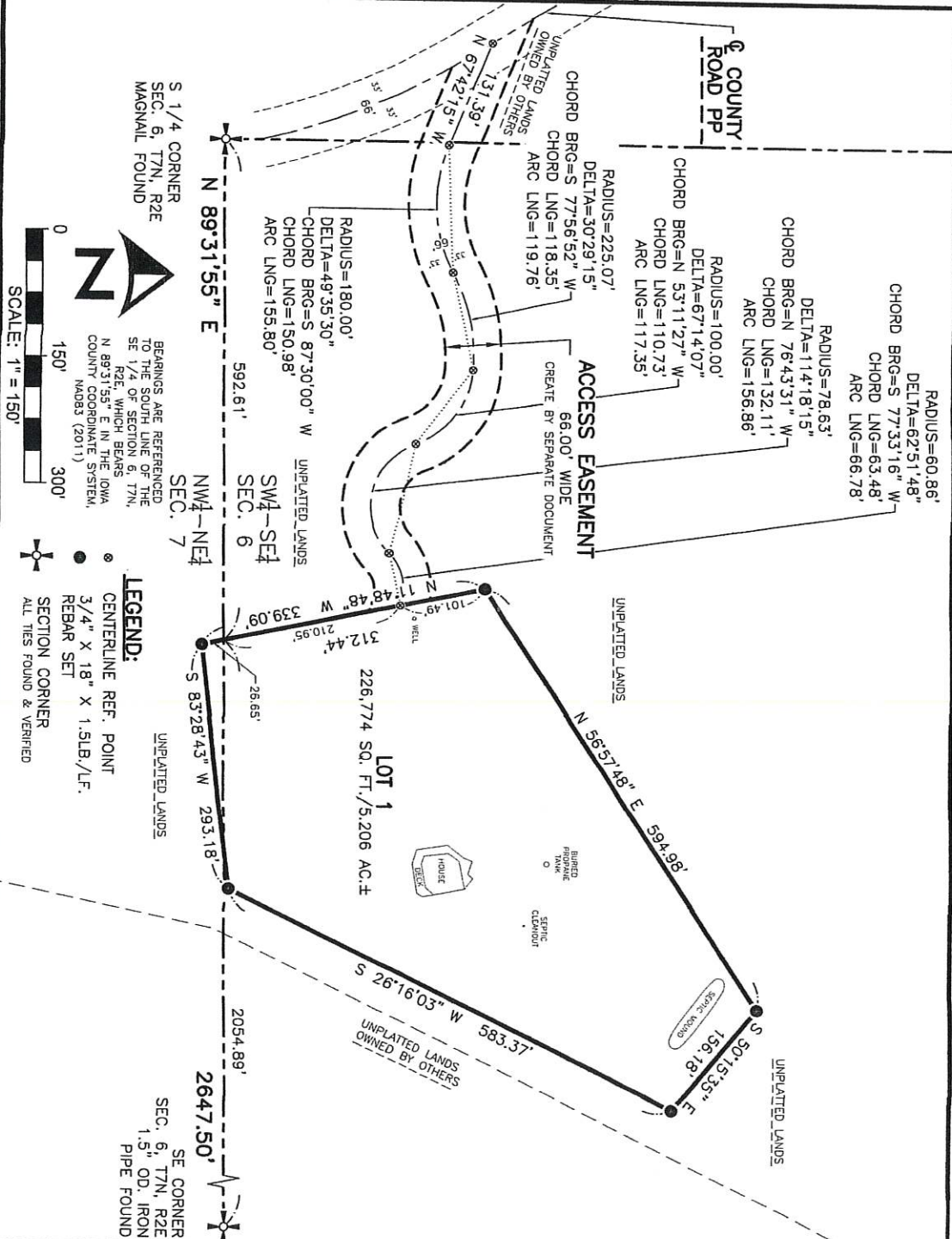
PRELIMINARY 12/9/2024

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the SW 1/4 of the SE 1/4 of Section 6 and part of the NW 1/4 of the NE 1/4 of Section 7, all in T7N, R2E, Town of Highland, Iowa County, Wisconsin

FOR:
GRACE HOMESTEAD FARMS LLC
4868 COUNTY ROAD P
HIGHLAND, WI 53543

SITE:
6007 COUNTY ROAD PP
HIGHLAND, WI 53506



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2406281C
FIELD CREW: MGR
FIELD WORK COMPLETED 11/22/24

Scott Godfrey

From: Scott Godfrey
Sent: Thursday, September 19, 2024 3:07 PM
To: ccarlson190@gmail.com
Subject: FW: Rezone & CUP

Hi Chris,

I wanted to be sure you got this. Sounds like your next step is to submit the rezone paperwork once you have the preliminary survey ready.

Let me know if you have any questions.

Thanks.

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

From: Leah Nankey <leahnankey@gmail.com>
Sent: Wednesday, September 11, 2024 4:32 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Rezone & CUP

Hi Scott,

✖ At last night's board meeting, they voted to recommend rezoning Chris Carlson's 5 acres to a B-2 zone with the Condition of no large venues/events.

Thanks,
Leah

Leah Nankey
Town Clerk
Town of Highland
844 Main Street
Highland, WI 53543



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: 3471
Nick Solomon
103 Aspen Glen Dr.
Spring Green, WI 53588

Hearing Date: Jan. 23, 2025
Town of Wyoming
S26&30-T8N-R4E
PIN: 028-0022; 0023.A

Sue Donaldson
104 Aspen Glen Dr.
Spring Green, WI 53588

1. Request: This is a request to zone 4.29 acres and 4.38 acres from A-1 Ag and B-2 Hwy Bus to AR-1 Ag Res.



2. Comments

1. The current zoning dates back to the mid-1980's during one of the developments phases. The commercial activity was not established.
2. If approved, each AR-1 lot would be eligible for one single family residence, accessory structures and up to 3 animal units as defined in the Iowa County Zoning Ordinance.

3. The associated certified survey map has not been submitted for formal review.

5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding 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 Wyoming is recommending approval.

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





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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: Nick Solomon Address: 103 Aspen Glen Dr
City/Zip Code: Spring Green WI 55588
Landowner: Sue Donaldson Address: 104 Aspen Glen Dr
(if other than applicant) City/Zip Code: Spring Green WI 55588
Applicant Phone: 608 778-5195 Landowner Phone: 608 588-3505
Email: Nicks@furo1route1.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Wyomissing Acreage of proposed lot(s) Lot 1 4.79 / Lot 2 4.38
Section 24 Town B N Range 4 E 1/4 of the 1/4 PIN 028-0022, 0023.A

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

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

**Present zoning district: B-2 Requested zoning district: AR-1 for the proposed use(s) of: RESIDENCE

Requested Conditional uses (s):

NA

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

II. Please explain the reason for the request and proposed plans: LAND DIVISION,

Rezone for RESIDENTIAL

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

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

N/A

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

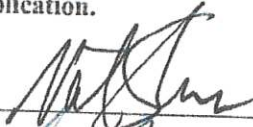
N/A

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:

12/10/24

Landowner(s) Signature:



Date:

12/11/24

For Office Use Only: Rcv'd by 25 Date 12/16/24 Fee 750 Check # 5218 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Nick Solomon

From: Mike Degen <degenmc@gmail.com>
Sent: Friday, December 6, 2024 2:43 PM
To: Nick Solomon; Scott Godfrey; Susan Donaldson; Richard Cates; Michael Degen
Subject: Fw: Land Division
Attachments: Commission-Submittal Donaldson - Solomon.docx; Certified Survey.pdf; aerial view.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Nick and Scott,

I am writing to bring clarity to the discussions we have had over the course of the last couple years that would allow for land division and rezoning of Sue Donaldson's property at, I believe, 1704 South Springs Drive.

What we intend to accomplish are the following:

1. Reconfigure the lots to create two separate parcels, one to be owned by Nick Solomon and one by Sue Donaldson.
2. Rezone both reconfigured lots to AR-1.

These proposed actions are illustrated in the attached documents submitted by Mr. Solomon.

The details of the township process lacked clarity at times but the intent is clear.

The Town of Wyoming supports the requested actions and finds them to be consistent with the use of the Springs development and the township's comprehensive plan.

I hope this correspondence provides the necessary documentation for Mr. Solomon's and Ms. Donaldson's proposed transaction to move forward in accordance with the County zoning requirements.

Let me know, of course, if I can in any way be of further assistances.

Mike Degen
Town of Wyoming Plan Commission Chair
608.588.5346

From: Nick Solomon <nicks@ruralroute1.com>
Sent: Thursday, June 20, 2024 2:49 PM
To: chair@townofwyomingwi.gov <chair@townofwyomingwi.gov>; jpstapleton1960@gmail.com <jpstapleton1960@gmail.com>; clerk@townofwyomingwi.gov <clerk@townofwyomingwi.gov>
Cc: Susan Donaldson <sued@thehouseontherock.com>; degenmc@gmail.com <degenmc@gmail.com>
Subject: Land Division

IOWA COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN GOVERNMENT LOT 2 OF SECTION 29 AND GOVERNMENT LOT 1 OF SECTION 30, INCLUDING IOWA COUNTY CERTIFIED SURVEY MAP NUMBER 476 RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 23 AND 24, TOWN 8 NORTH, RANGE 4 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN.

CURVE DATA TABLE

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	618.72'	19.02'	01°45'42"	S 53°59'55" E	19.02'	S 53°07'04" E	S 53°52'46" E
C-1				(S 53°59'28" E)			
C-1	(617.00')						
C-2	617.00'	239.11'	22°12'16"	S 66°03'39" E	237.62'	S 54°57'31" E	S 77°09'47" E
LOT 1	617.00'	152.54'	14°09'56"	S 62°02'29" E	152.15'	S 54°57'31" E	S 69°07'27" E
LOT 2	617.00'	86.57'	08°02'20"	S 73°08'37" E	86.50'	S 69°07'27" E	S 77°09'47" E

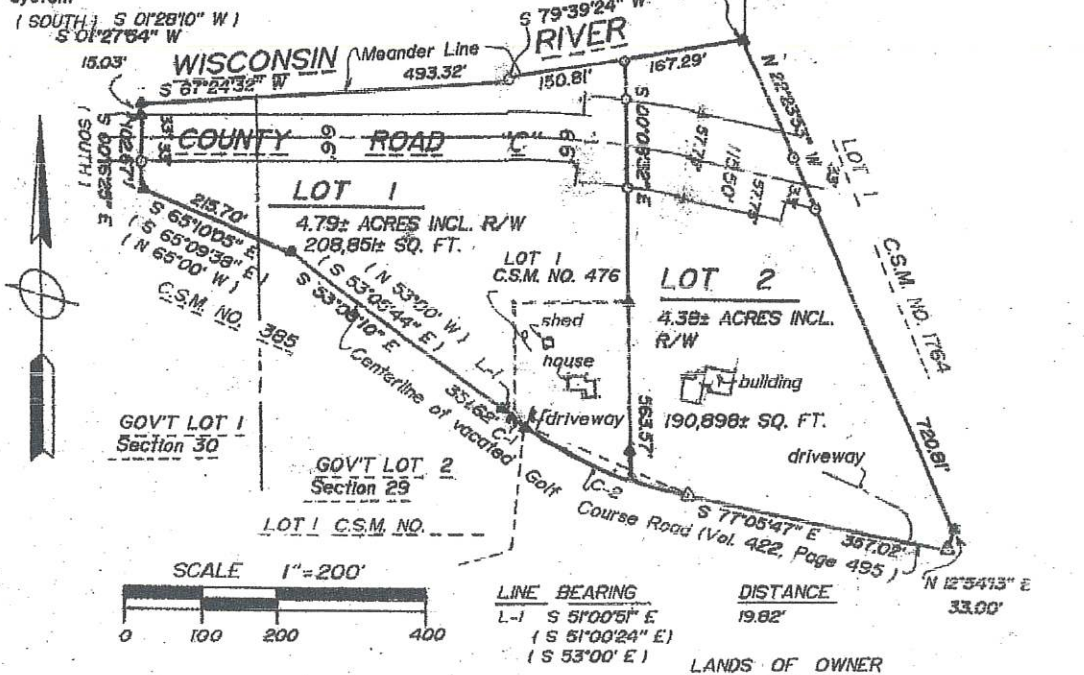
OWNER: Vivid INC
1704 S. Spring DR.
Spring Green, WI 53588

Work completed 1/19/2022

LEGEND AND NOTES

- ▲ Found 3/4" rebar
- Set 3/4"x24" solid iron rebar, weighing 1.50 lbs./lin. ft.
- () Recorded as
- △ Set 3/4"x18" iron rebar weighing 1.50 lbs./lin. ft.
- ▣ Set railroad spike

Bearings are referenced to the North line of the NE 1/4 of Section 29 which bears N 89°16'46" E in the Iowa County Coordinate System



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN GOVERNMENT LOT 2 OF SECTION 29 AND GOVERNMENT LOT 1 OF SECTION 30, INCLUDING IOWA COUNTY CERTIFIED SURVEY MAP NUMBER 476 RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 23 AND 24, TOWN 8 NORTH, RANGE 4 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land in Government Lot 2, Section 29 and Government Lot 1 of Section 30, including Iowa County Certified Survey Map Number 476 recorded in Volume 3 of Certified Survey Maps on pages 23 and 24, Town 8 North, Range 4 East, Town of Wyoming, Iowa County, Wisconsin, described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 29; thence S $89^{\circ}16'46''$ W, 2006.46 feet along the North line of Government Lot 1 of said section 29 and that line extended; thence S $00^{\circ}00'00''$ E, 858.20 feet to the point of beginning; thence S $79^{\circ}39'24''$ W, 318.10 feet along a meander line of the South bank of the Wisconsin River; thence S $87^{\circ}24'32''$ W, 493.32 feet along a meander line of the South bank of the Wisconsin River; thence S $00^{\circ}27'54''$ W, 15.03 feet; thence S $00^{\circ}16'25''$ E, 102.67 feet; thence S $65^{\circ}10'05''$ E, 215.70 feet; thence S $53^{\circ}06'10''$ E, 351.62 feet; thence S $51^{\circ}00'51''$ E, 19.82 feet; thence Southeasterly, 19.02 feet along the arc of a curve, concave to the North, having a central angle of $01^{\circ}45'42''$ and a radius of 618.72 feet, the long chord bears S $53^{\circ}59'55''$ E, 19.02 feet; thence Southeasterly, 239.11 feet along the arc of a curve, concave to the North, having a central angle of $22^{\circ}12'16''$ and a radius of 617.00 feet, the long chord bears S $66^{\circ}03'39''$ E, 237.62 feet; thence S $77^{\circ}05'47''$ E, 357.02 feet; thence N $12^{\circ}54'13''$ E, 33.00 feet; thence N $22^{\circ}23'53''$ W, 720.81 feet to the point of beginning; including all land between above described meander line and the high-water line of the Wisconsin River; containing 9.17 acres, more or less. Parcel is subject to any easements of record and/or usage.

That I have prepared the above certified survey map at the request of Nick Soloman.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes, the Iowa County Land Division and Subdivision Regulations and AE 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief. That such certified survey map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this _____ day of _____, 202__

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director

Date

REGISTER OF DEEDS

Received for recording this _____ day of _____, 202__ at _____ o'clock __M. and recorded in Volume _____ of Certified Survey Maps of Iowa County on pages _____.

Taylor Campbell -- Iowa County Register of Deeds



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

Agenda Item 12: Request by Allen Ripp to waive the after-the-fact zoning permit penalty associated with Zpt 8656 for a pole shed built at 2786 County Road F in the Town of Brigham.

Background: It was found that a pole shed was under construction at 2786 County Road F and that the required zoning permit had not been applied for or issued. Upon notification of Mr. Ripp, he stated this is a replacement of a shed damaged by straight-line winds and didn't realize a permit was needed for reconstruction.

Mr. Ripp did apply for and receive an after-the-fact permit. The penalty portion of said permit was \$1,000 (total permit was \$1,500).



TO WHOM IT MAY CONCERN:

ON the evening of May 21-2024 I had a 50' by 130' Pole Shed damaged beyond Repair by straight line wind. I along with a few neighbors had damage done to their places that night, by the wind. I in deciding to Rebuild on the same Footprint did not realize that I needed a building PERMIT. I am asking you To wave all Penalty Fees.

Thank you For your consideration.

Merry Christmas

Allen R. Rupp

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org



Director's Report: January 2025

	Since last report	Year to date	same time 2023	Comments
Zoning permits	15	249	249	
Permit project value	\$2,276,895	\$42,016,357	\$33,040,809	
New residences	3	46	43	
Accessory structures	7	110	112	
Ag buildings	4	74	85	
Solar	1	9	12	
Airport zoning permits	1	20	11	
Floodplain/Shoreland pts	2	21	24	
Complaints/Violations	5	53	54	
Certified survey map review	8	38	53	
Zoning Hearings	6	70	78	
Board of Adj hearings	0	2	4	
Sanitary Permits	3	87	85	
Soil Tests Reviewed	4	72	63	
as of Dec. 31, 2024				

Other Updates

- Signed agreement for septic maintenance software – hoping for implementation 2nd quarter 2025
 - Farmland Preservation Plan 5-year update due end of this year – included as part of Iowa County Comprehensive Plan:
<https://www.iowacounty.org/departments/PlanningDevelopment/pd-comprehensive-plan>
 - 2024 had 3rd highest number of parcels mapped in last 19 years – indication of relative economic activity (3,512 parcels mapped and 383 splits of property)
-