

AGENDA – Iowa County Planning & Zoning Committee

Thursday, October 23, 2025 at 6:00 PM or as soon as thereafter

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=83865669271>

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 July 24, 2025 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Jeffrey Foster and Mary Foster to zone 34.21 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S11 & W1/2-SW of S12, in T7N-R5E in the Town of Arena.
7. Petition by Amanda Winslow and the Lois Powell Revocable Living Trust to zone 15.545 acres from A-1 Ag to AR-1 Ag Res and 25.775 acres with the AC-1 Ag Conservancy overlay district in the NW/NE of S2-T5N-R3E in the Town of Dodgeville.
8. Petition by Thomas & Laura Wienkes to zone 2.435 acres from A-1 Ag to C-1 Conservancy in the NW/NW of S35-T7N-R1E in the Town of Highland.
9. Petition by Mike & Sheila Draves to zone 2.03 acres from A-1 Ag to R-2 Multi-Family Res in the NE/NE of S8-T7N-R1E in the Town of Highland.
10. Petition by Josiah Boone Rule and Terry Rule to zone 8.388 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S4-T5N-R2E in the Town of Linden.
11. Petition by William Neal for a Conditional Use Permit to allow up to 3 animal units on a 2.73-acre AR-1 Ag Res lot being L2 or CSM 2061 in S21-T6N-R2E in the Town of Linden.
12. Petition by Dennis Welsh to zone 5.86 acres from A-1 Ag & B-4 Industrial to AR-1 Ag and 57.62 acres with the AC-1 Ag Conservancy overlay district in the N1/2-NE of S9-T5N-R1E in the Town of Mifflin. This petition includes the balance of the B-4 lot created per ZH884 to be zoned back to A-1 considered combined with adjacent A-1 land.
13. Petition by John Matusewic for a Conditional Use Permit to operate a Residential Kennel on a 11.52-acre AR-1 Ag Res lot being Lot 1 of CSM1726 in S23-T8N-R1E in the Town of Pulaski.
14. Petition by Chad Hunter to zone 15.05 acres from A-1 Ag to RB-1 Recreational Bus in the SE/SW of S3-T7N-3E in the Town of Wyoming.
15. Petition by Chad Hunter for a Conditional Use permit to operate a Tourist Cottage on a 15.05-acre RB-1 Rec Bus lot in the SE/SW of S3-T7N-3E in the Town of Wyoming.
16. Motion to end the public hearings and resume the regular meeting.

17. Request by Timothy Lindholm to waive the penalty portion of an after-the-fact zoning permit at 4888 County Road DD in the Town of Mineral Point.
18. Request by Michael Wilkinson for a Temporary Use Permit to host competitive shooting events on a 240-acre A-1 Ag lot in the Town of Arena.
19. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
20. Director's report
21. Next meeting date and time: proposing December 4, 2025 due to Thanksgiving Holiday
22. Motion to adjourn

Scott A. Godfrey, Director

Posted 10/7/2025

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 Minutes - unapproved

Thursday, July 24, 2025 at 6:00 PM or as soon as thereafter

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, Tim Lease, Ingmar Nelson, Don Leix, David Gollon

Committee Absent: None

Staff Present: Shaun Wood

Other Supervisors: None

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the June 26, 2025 meeting.

Motion 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 by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by Rodina Real Estate and Bill Buckeridge for a Conditional Use Permit to divide an existing 3.191-acre B-2 Hwy Bus lot into two lots of 1.491 acres and 1.701 acres; to retain the Tourist Cottage use approved per ZH 3440 on the 1.491 acres; and to allow professional offices/shops on the 2.701 acres being lot 1 of CSM1046 in S20-T8N-R5E in the Town of Arena.

Applicant Present: Aaron Boehnen-Rodina Real Estate

Town Present: none

Shaun Wood gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson with the following conditions:

- 1) The work required by the WI DOT on the access be completed before the CUP takes effect.
- 2) The following conditions be applicable to the Tourist Cottage use of the 1.491-acre lot:
 - a) All new construction must meet code as determined by the town inspector.
 - b) All state health licenses, permits and inspections be obtained.
 - c) Occupancy be restricted to the septic system sizing based on 2 persons per bedroom.
- 3) The following conditions be applicable to the 1.701-acre lot:
 - a) The only business types allowed are those identified by the applicants in the application.
 - b) The business use of the units be limited to office space and storage, not to include onsite sales.
 - c) The perpetual, non-exclusive easement described in the proposed Bylaws be legally described and recorded with the Iowa County Register of Deeds.
 - d) Section 5.0 of Exhibit C of the proposed Bylaws be revised to read: "All signage within Arena Shops Condominium must comply with the aesthetic standards of the Association and all requirements under the Iowa County Zoning Ordinance."
 - e) An agreement to reduce the minimum side lot line setbacks (east and west) be required or the normal setbacks be met. An agreement will be drafted by the Office, signed before a notary (all parties) and recorded with the Register of Deeds.
- 4) The associated certified survey map is duly recorded within 12 months.

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Shane & Amanda Williams and Cal, Julie & Vic Williams to zone 3.675 acres from A-1 Ag to AR-1 Ag Res and 20 acres with the AC-1 Ag Conservancy overlay district in the S1/2-SW of S35-T6N-R5E in the Town of Brigham.

Applicant Present: Yes

Town Present: none

Shaun Wood gave the staff report.

Public comment: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 12 months of County Board approval by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Cynthia Gaffney and Mark Olson for a Conditional Use Permit to allow Recreational Residential Rental (short-term rental) on a 4.15-acre R-1 Single Family Res lot Being Lot 13 of the Greenleaf Glen plat in the NW/NW of S16-T6N-R3E in the Town of Dodgeville.

Applicant Present: Yes

Town Present: none

Shaun Wood gave the staff report.

Public comment: none

Motion to approve with the standards imposed in the Iowa County Zoning Ordinance by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

11. Director's report

Mr. Wood overviewed the report provided in the committee packet.

12. Next meeting date and time: tentatively September 25, 2025

13. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:32 pm

Shaun Wood, GIS Coordinator

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

Mary Louise Foster
16305 Crystal Hills Circle
Lakeville, MN 55044

[illegible]

2. Comments on Zoning Change

2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
4. Whether 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.
5. Whether the petition is to resolve a violation.
6. Whether 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.

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

Staff Recommendation on zoning change: Staff recommends approval with the following conditions:

- 1) The associated certified survey map is duly recorded within 6 months of County Board approval.
 - 2) The remnants of the parent property be sold to and consolidated by deed with adjacent A-1 Agricultural zoned property within 12 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: Jeffrey Clay Foster Address: 27252 James Street
City/Zip Code: Warren, MI 48092

Landowner: Mary Louise Foster Address: 16305 Crystal Hills Cir
(if other than applicant) City/Zip Code: Lakeville, MN 55044

Applicant Phone: (586) 265-0288 Landowner Phone: (605) 660-0252

Email: jeff.foster4@outlook.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) 34+ 54.21
W 1/2 - SW
Section 12 Town 7 N Range 5 E SW 1/4 of the SW 1/4 PIN 002-0830-3, 0829.4
11 7 5 NE SE

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

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

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

Requested Conditional uses (s):
N/A

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

II. Please explain the reason for the request and proposed plans: Sell for buildable parcel

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

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

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: 10/1/2025

Landowner(s) Signature:

Date: 10/1/2025

For Office Use Only: Rcv'd by SB Date 10-2-25 Fee 750 Check # 4049 Cash
At present zoning Y/A floodplain Y/A shoreland/wetland

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

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

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

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

Applicant: Jeffrey Clay Foster Address: 27252 James Street

City/State/Zip Code: Warren, MI 48092

Landowner: Mary Louise Foster Address: 16305 Crystal Hills Cir

City/State/Zip Code: Lakeville, MN 55044

Applicant Phone: (586) 265-0288 Landowner Phone: (605) 660-0252

Applicant Email: jeff.foster4@outlook.com

Filing

This application is for:

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

☐ Conditional use (\$250) non-refundable

☐ Land division (\$250) non-refundable

Acreage of proposed lot(s): 34 ±

Section 12 Town 7 N Range 5 E SW 1/4 of the SW 1/4

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

Current zoning district of land: A-1

Requested zoning district: A-2-1 for the proposed use(s) of: SELL

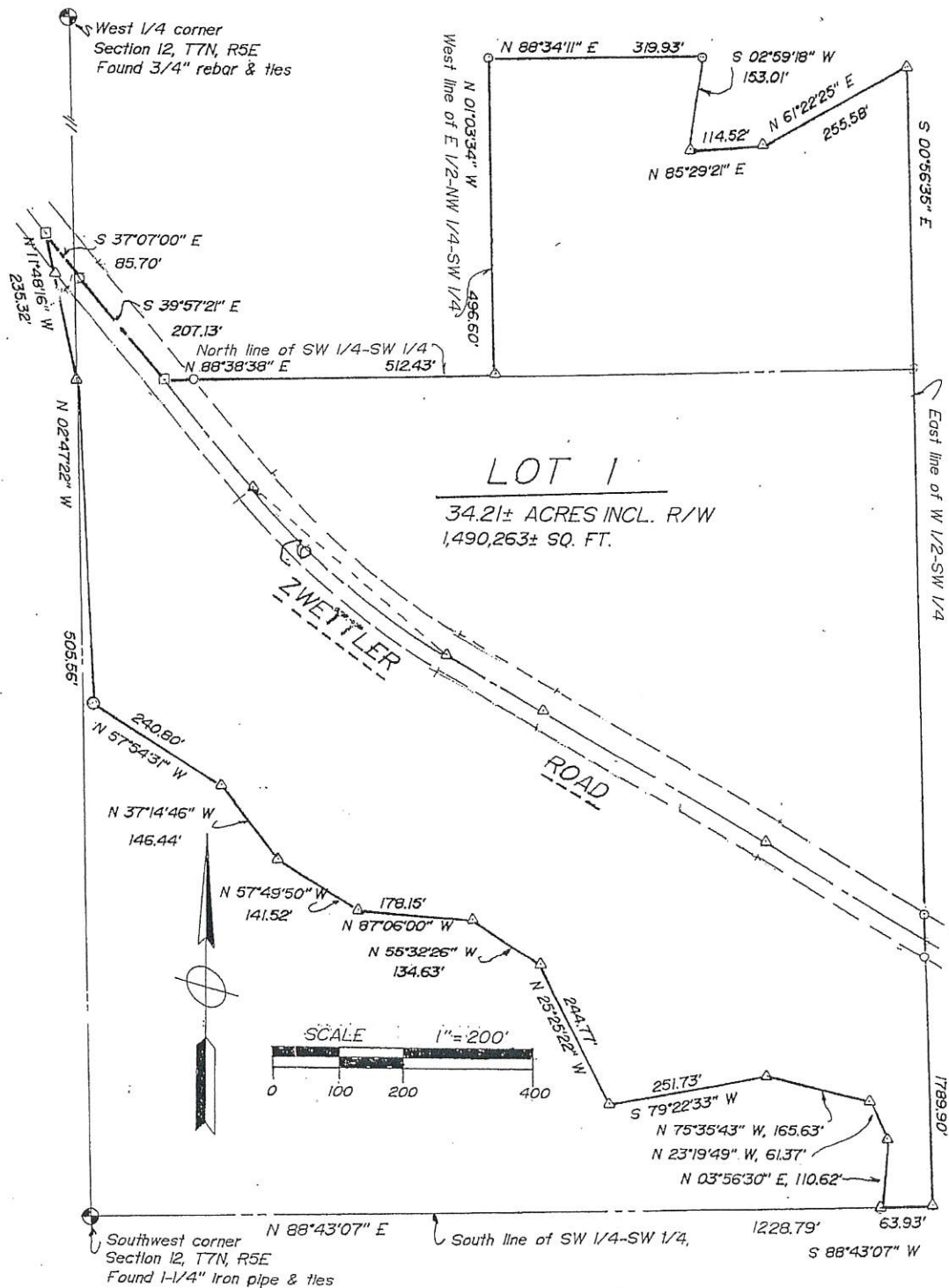
For buildable Parcel

Requested conditional uses(s): N/A

Reason for the request: N/A

Applicant(s) Signature: [Signature] Date: 10/1/2025

Landowner(s) Signature: Mary Louise J Foster Date: 10/1/2025

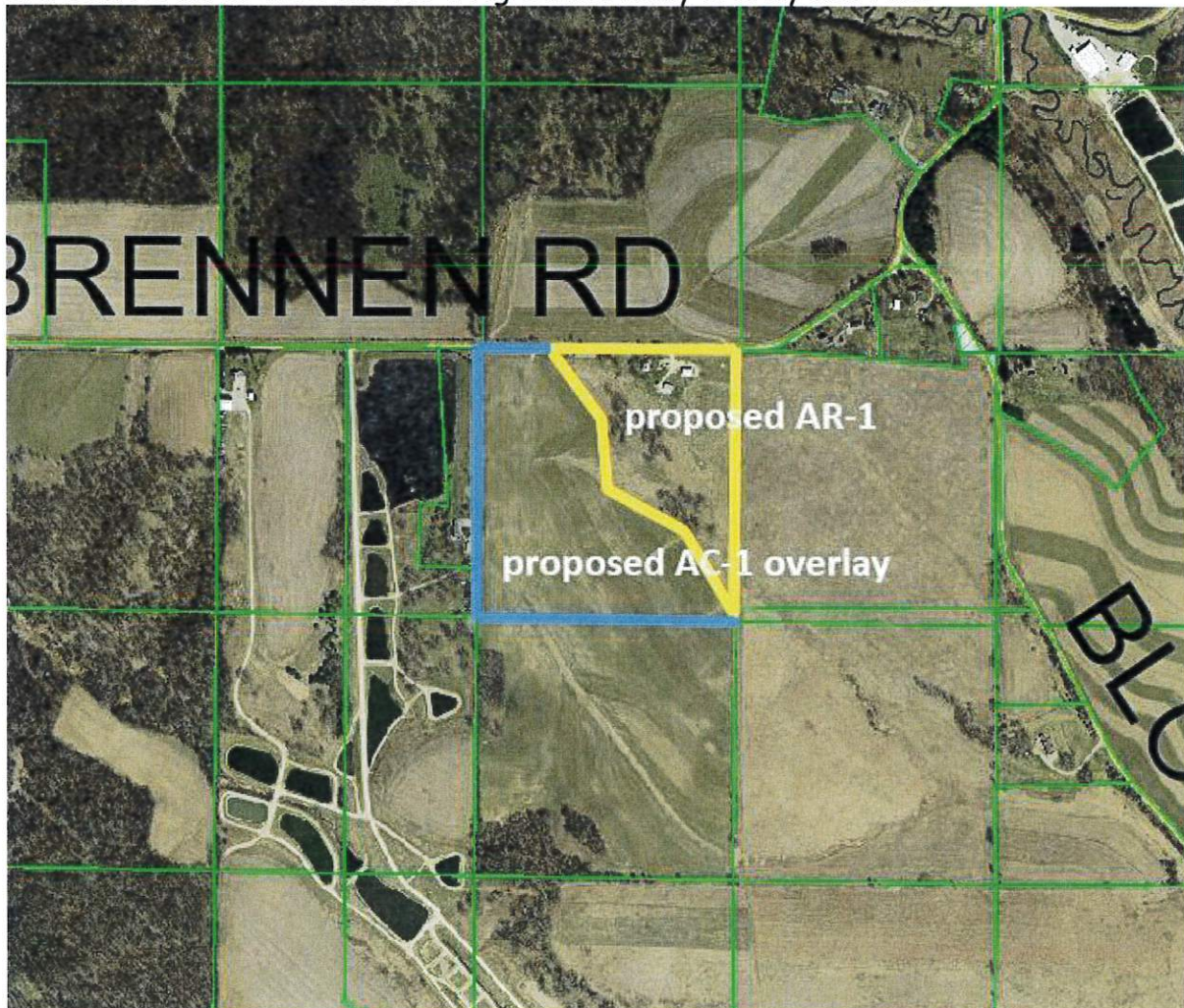


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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: 3505_____	Hearing Date: Oct. 23, 2025
Amanda Winslow_____	Town of Dodgeville
Lois Powell Rev. Living Trust_____	NW/NE 2-T5N-R3E
12175 Hill St._____	PIN: 008-1486
Darlington, WI 53530	

1. Request: This is a request to zone 15.545 acres from A-1 Ag to AR-1 Ag Res and 25.775 acres with the AC-1 Ag Conservancy overlay district.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created.
2. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses including up to 8 animal units as defined in the Iowa County Zoning Ordinance. The AC-1 overlay would allow for ag and open space uses but no structures that require a zoning permit.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:

1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
4. Whether 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.
5. Whether the petition is to resolve a violation.
6. Whether 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.

Town Recommendation on zoning change: The Town of Dodgeville is recommending approval.

Staff Recommendation on zoning change: 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: Amanda Winslow Address: 12175 Hill St.
City/Zip Code: Darlington, WI 53530
Landowner: Wis Powell R.L. Trust Address: _____
(if other than applicant) City/Zip Code: _____
Applicant Phone: (608) 482-1157 Landowner Phone: () same
Email: _____ 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) 15.545

Section 2 Town 5 N Range 3 E nw1/4 of the NE1/4 PIN 008-1486

W/BALANCE OF 008-1486 TO AC-1
↑
25.775

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

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

**Present zoning district: A-1 Requested zoning district: AR-1 S AC-1 for the proposed use(s) of: SEPARATE BUILDINGS FROM FARM

Requested Conditional uses (s):

YA

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

II. Please explain the reason for the request and proposed plans: DIVIDE BUILDINGS
OFF FARM

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?

NO CHANGE IN 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?

Y/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?

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

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

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

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

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

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

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

Applicant(s) Signature: Amanda Winstanley Date: 9/25/25

Landowner(s) Signature: Amanda Winstanley Date: 9/25/25

=====

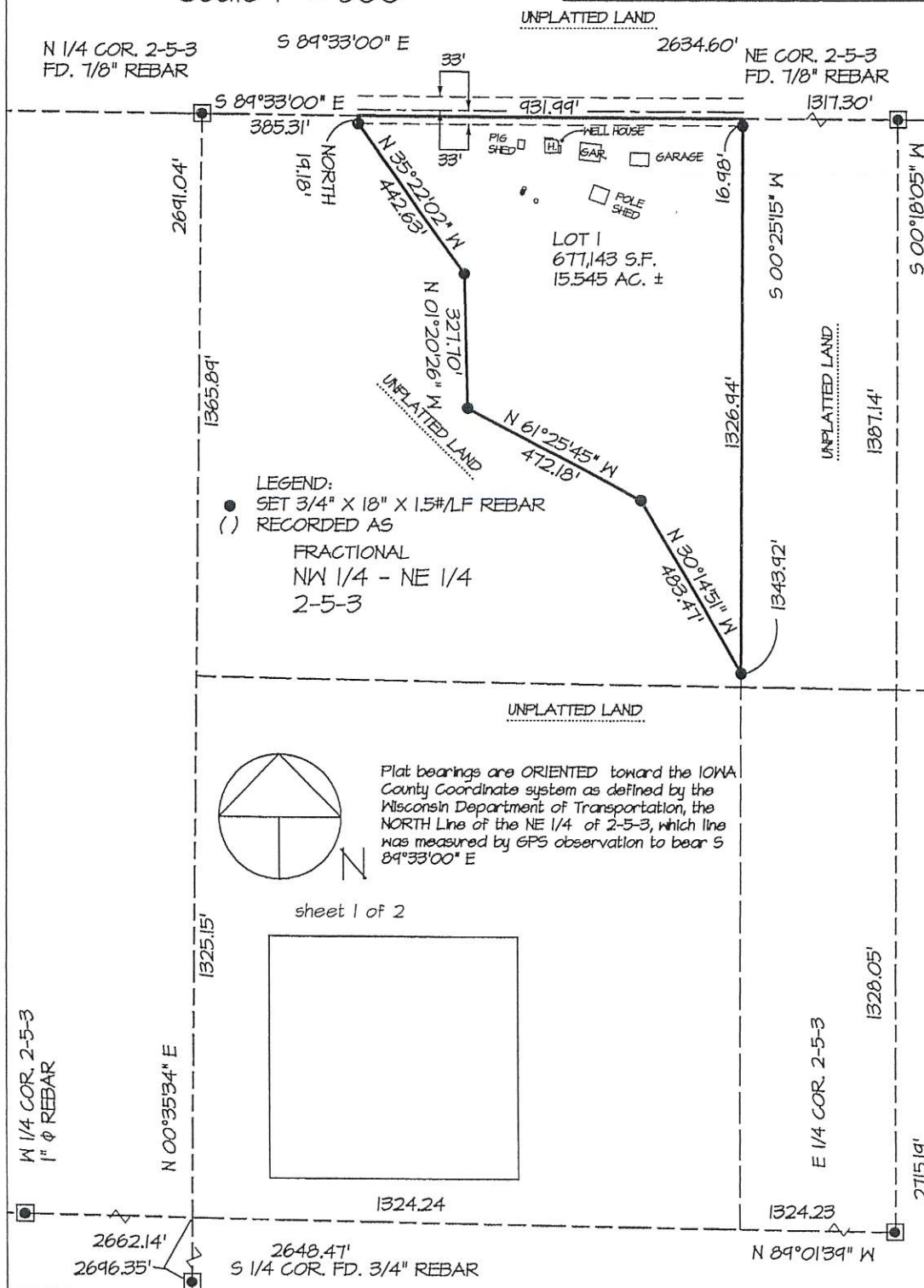
For Office Use Only: Rcv'd by SA Date 10-1-25 Fee 250 Check # 1649 Cash
A-1 present zoning Y/N floodplain Y/N shoreland/wetland

CERTIFIED SURVEY MAP

Being part of the Fractional NW 1/4 of the NE 1/4 of
Section 2, T5N, R3E, Town of Dodgeville, Iowa County,
Wisconsin

300 0 300 600 900

Scale 1" = 300'



CERTIFIED SURVEY MAP

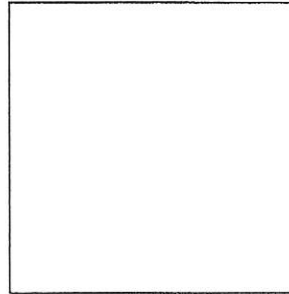
Being part of the Fractional NW 1/4 of the NE 1/4 of Section 2, T5N,
R3E, Town of Dodgeville, Iowa County, Wisconsin

Surveyor's Certificate:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Amanda Winslow, 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 the Fractional NW 1/4 of the NE 1/4 of Section 2, T5N, R3E, Town of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 2; thence S 89°33'00" E, 385.31' along the north line of the NE 1/4 to the POINT OF BEGINNING; thence continuing S 89°33'00" E, 931.99' to the NE corner of said Fractional NW 1/4 of the NE 1/4; thence S 00°25'15" W, 1343.92' along said east 1/4 - 1/4 line; thence N 30°14'51" W, 483.41'; thence N 61°25'45" W, 472.18'; thence N 01°20'26" W, 327.70' thence N 35°22'02" W, 442.63' to a point on the Southerly right of way line of Brennam Road; thence North, 19.18' to the North line of the NE 1/4; thence S 89°33'00" E, 931.99' to the POINT OF BEGINNING. Containing 677,143 square feet, or 15.545 acres, more or less, and being subject to an easement for Brennan Road along the northerly side, and for other easements of record, and or usage, if any.

sheet 2 of 2



Laurence E. Schmit

date:

APPROVED FOR RECORDING BY:

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

OFFICE DATA:	
JOB I.D.	2024s-084
SURVEY CREW:	JD
FIELD BOOK NO.:	24-2 p.27-29
DWG. STORED:	vers 13
DRAWN BY:	les
DRAWING NO.:	24s-84.dwg
DATA FILE NO.:	<24s-84.txt>

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



Outlook

Recommendation - Lois Powell Revocable Trust - Rezoning

From twndclerk@mhtc.net <twndclerk@mhtc.net>

Date Mon 9/8/2025 3:10 PM

To Scott Godfrey <Scott.Godfrey@iowacounty.org>; Shaun Wood <Shaun.Wood@iowacounty.org>

Here is the recommendation from the Town Planning Commission and Town Board in regards to the rezoning application of Lois Powell Revocable Trust to rezone 15 acres more or less from A-1 Ag to AR-1 located in the NW ¼ of the NE ¼ of Section 2, Town 5 North, Range 3 East at 5001 Brennan Road.

Town Planning Commission Recommendation:

Curt Peterson made a motion to recommend the approval of the rezoning application of Lois Powell Revocable Trust to rezone 15 acres more or less from A1-Ag to AR-1 located in the NW ¼ of the NE ¼ of Section 2, Town 5 North, Range 3 East at 5001 with the condition that the appropriate acreage be placed into the conservancy district to meet the density standard. John Dunbar seconded the motion. Motion carried.

Town Board Recommendation:

Kyle Levetzow made a motion to recommend the approval of the rezoning application of Lois Powell Revocable Trust to rezone 15 acres more or less from A1-Ag to AR-1 located in the NW ¼ of the NE ¼ of Section 2, Town 5 North, Range 3 East at 5001 with the condition that the appropriate acreage be placed into the conservancy district to meet the density standard. David Pope seconded the motion. Motion carried.

Thanks,
Sara Olson

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Zoning Hearing: 3506_____	Hearing Date: Oct. 23, 2025
Thomas & Laura Wienkes_____	Town of Highland
4787 County Road Q_____	NW/NW 35-T7N-R1E
Highland, WI 53543_____	PIN: 012-1048

1. Request: This is a request to zone 2.435 acres from A-1 Ag to C-1 Conservancy.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created.
-

2. If approved, the C-1 district allows open space uses but no structures that require a zoning 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 may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.
 5. Whether the petition is to resolve a violation.
 6. Whether 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.

Town Recommendation on zoning: The Town of Highland is recommending approval.

Staff Recommendation on zoning: 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: _____ Address: _____
City/Zip Code: _____

Landowner: Thomas & Laura Wienkes Address: 4787 County Road B
(if other than applicant) City/Zip Code: Highland 53543

Applicant Phone: () _____ Landowner Phone: (608) 341-7126

Email: tlwienkes@yahoo.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Highland Acreage of proposed lot(s) 2.435
Approx. 2.5 acres

Section 35 Town 7 N Range 1 E NW 1/4 of the NW 1/4 PIN 012-1048

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: C-1 for the proposed use(s) of: Continued Ag use.

Requested Conditional uses (s):

None

I. Please list any improvements currently on the land: No improvements
Leaving the parcel in its natural state for agriculture and
forestry

II. Please explain the reason for the request and proposed plans: We are retaining
ownership of this parcel after selling the remainder of our
farm.

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?

Rezoning is required due to acreage size restrictions.
This parcel will remain in agriculture with no building
structures.

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?

There should be no effects on surrounding land. All surrounding
land including this parcel will be used for agriculture.

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

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

NA

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

NA

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

NA

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?

NA

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)

NA

****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: Laura Wienkes Date: 7-7-2025

For Office Use Only: Rcv'd by SW Date 7-7-25 Fee 750 Check # 5012 Cash
A-1 present zoning NA floodplain NA shoreland/wetland

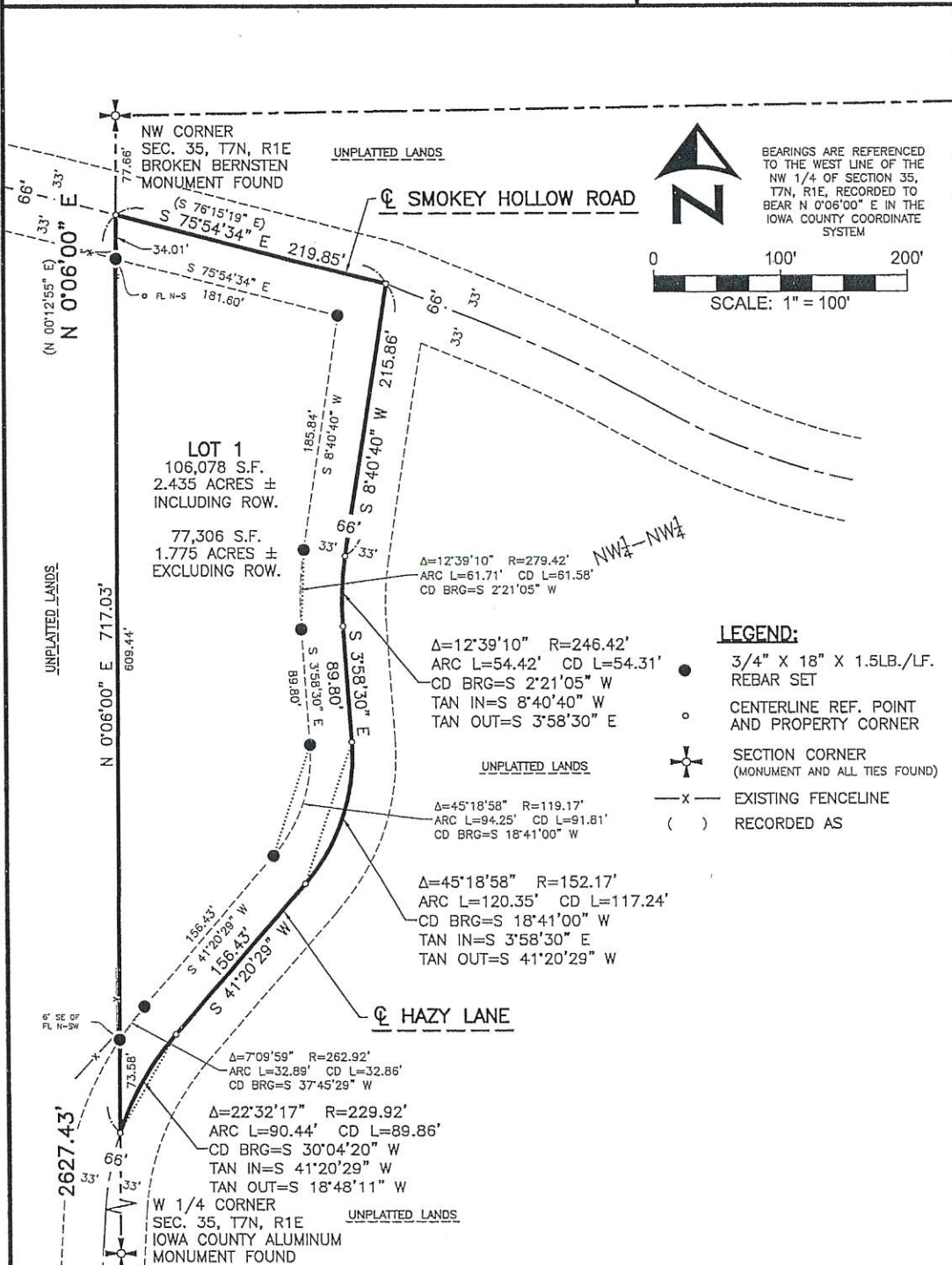
PRELIMINARY #1

6/30/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NW 1/4 of Section 35, T7N, R1E, Town of Highland, Iowa County, Wisconsin

FOR:
THOMAS R WIENKES
LAURA R WIENKES
4787 COUNTY ROAD Q
HIGHLAND, WI 53543



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2506261C
FIELD: MGR BWJ
FIELD WORK COMPLETED 6/27/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NW 1/4 of Section 35, T7N, R1E, Town
of Highland, Iowa County, Wisconsin

FOR:
THOMAS R WIENKES
LAURA R WIENKES
4787 COUNTY ROAD Q
HIGHLAND, WI 53543

SURVEYOR'S CERTIFICATE:

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

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

Being part of the NW 1/4 of the NW 1/4 of Section 35, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the NW corner of said Section 35;

Thence S 0°06'00" W, 77.66' along the west line of the NW 1/4 POINT OF BEGINNING;

thence S 75°54'34" E, 219.85' along the centerline of Smokey Hollow Road to the beginning of a traverse along the centerline of Hazy Lane;

thence S 8°40'40" W, 215.86' to the beginning of a curve, concave to the east, having a central angle of 12°39'10", a radius of 246.42', and whose long chord bears S 2°21'05" W, 54.31';

thence 54.42' along the arc of said curve;

thence S 3°58'30" E, 89.80' to the beginning of a curve, concave to the northwest, having a central angle of 45°18'58", a radius of 152.17', and whose long chord bears S 18°41'00" W, 117.24';

thence 120.35' along the arc of said curve;

thence S 41°20'29" W, 156.43' to the beginning of a curve, concave to the southeast, having a central angle of 22°32'17", a radius of 229.92', and whose long chord bears S 30°04'20" W, 89.86';

thence 90.44' along the arc of said curve and to the end of said centerline traverse;

thence N 0°06'00" E, 717.03' along the west line of the NW 1/4 and to the POINT OF BEGINNING;

containing 106,078 square feet or 2.435 acres, more or less.

Parcel is subject to a public right of way easement for Smokey Hollow Road and Hazy Lane.

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
_____, 2025 at ____ o'clock ____M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) _____.

APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

SCOTT GODFREY - DIRECTOR

Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 2
JOB ID: 2506261C
FIELD: MGR BWJ
FIELD WORK COMPLETED 6/27/2025



Tom & Lauree Wienkes Rezone

From Lauree Aulik <highlandtownclerk@gmail.com>

Date Thu 7/10/2025 1:21 PM

To Scott Godfrey <Scott.Godfrey@iowacounty.org>

Hey Scott,

The town approved this preliminary rezone request on Tuesday night (approximately 2.5 acres from A-1 to C-1). Let me know what else you need from me.

Thanks,

Lauree Aulik, WCMC

Town of Highland Clerk

844 Main St

Highland, WI 53543

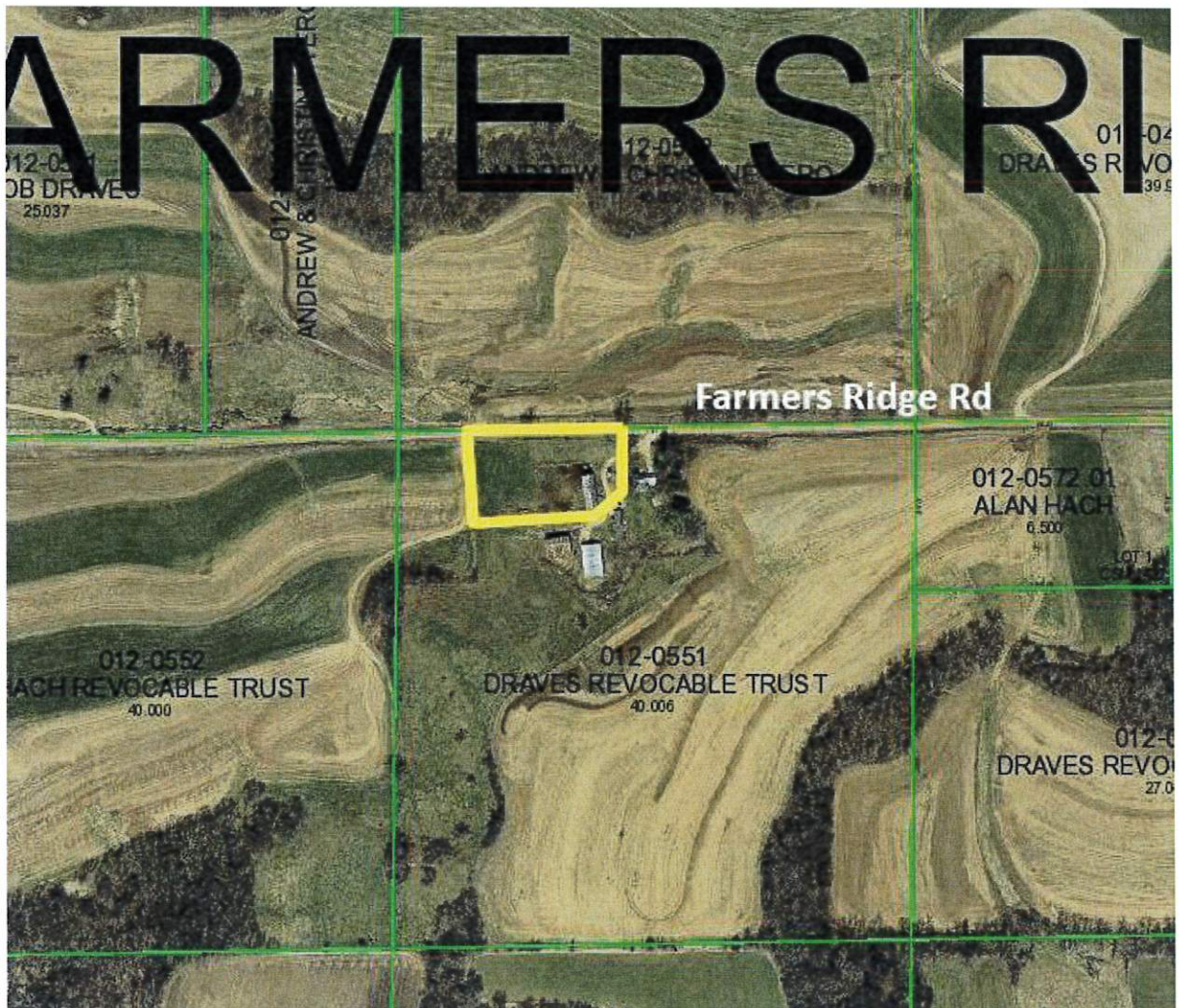
highlandtownclerk@gmail.com

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: 3507	Hearing Date: Oct. 23, 2025
Mike & Sheila Draves	Town of Highland
6036 State Road 80	NE/NE 8-T7N-R1E
Highland, WI 53543	PIN: 012-0551

1. Request: This is a request to zone 2.03 acres from A-1 Ag to R-2 Multi-Family Residential.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created.
2. If approved, the R-2 district allows one two-family or multi-family residence with accessory structures. The intent is to build a multi-family residence for farm employees
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 may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.
 5. Whether the petition is to resolve a violation.
 6. Whether 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.

Town Recommendation on zoning: The Town of Highland is recommending approval.
Staff Recommendation on zoning: 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: Mike & Sheila Draves Address: 6036 State Rd 8
City/Zip Code: Highland, WI 53543

Landowner: Mike & Sheila Draves Address: 6036 State Rd 8
(if other than applicant) City/Zip Code: Highland WI 53543

Applicant Phone: (608) 341-7746 Landowner Phone: ()

Email: dravesdairy@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) 2.03

Section 8 Town 7 N Range 1 E NE 1/4 of the NE 1/4 PIN 012-0551

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: R-2 for the proposed use(s) of: _____

Requested Conditional uses (s): multi-family housing for employees (no corp hq.)

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

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

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

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

This allows easy access to road and is
a pasture that isn't used much.

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

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: Shawn D. Davies Date: 8-18-25

Landowner(s) Signature: _____ Date: _____

=====

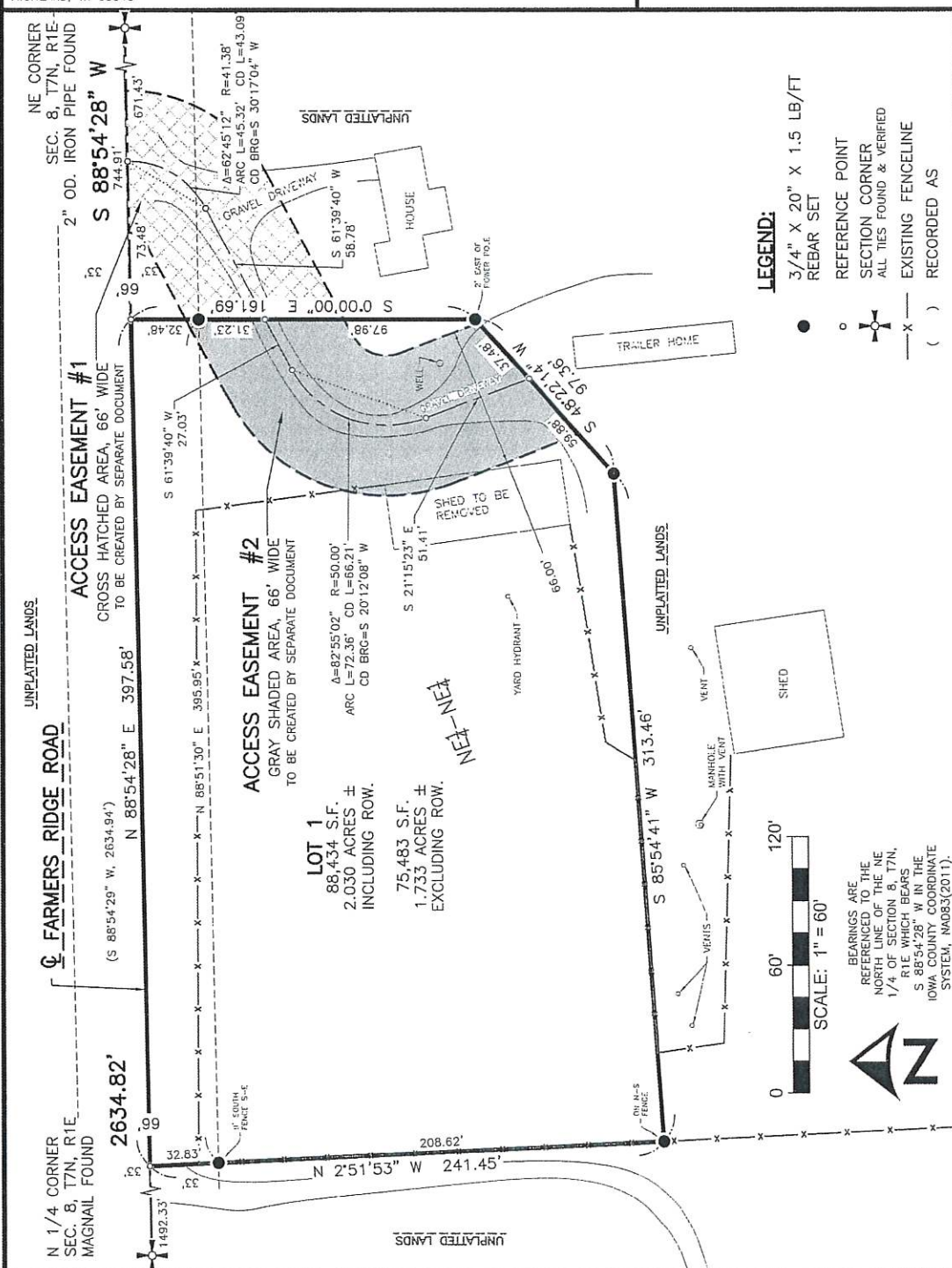
For Office Use Only: Rcv'd by SB Date 9-11-25 Fee 750 Check # 4464 Cash
A-1 present zoning 1A floodplain 1A shoreland/wetland

7/30/2025

Being part of the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of Highland, Iowa County, Wisconsin

FOR:
MICHAEL L DRAVES
SHEILA D DRAVES
6036 STATE ROAD 80
HIGHLAND, WI 53543

SITE:
5859 FARMERS RIDGE ROAD
HIGHLAND, WI 53543



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 3
JOB ID: 2507121C
FIELD: MGR BWJ
FIELD WORK COMPLETED 7/14/2025

PRELIMINARY #1 7/30/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of
Highland, Iowa County, Wisconsin

FOR:
MICHAEL L DRAVES
SHEILA D DRAVES
6036 STATE ROAD 80
HIGHLAND, WI 53543

SITE:
5859 FARMERS RIDGE ROAD
HIGHLAND, WI 53543

SURVEYOR'S CERTIFICATE:

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

THAT under the direction of SHEILA D DRAVES, I have surveyed, divided and mapped the following described parcel of land:

Being part of the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said Section 8;
thence S 88°54'28" W, 744.91' along the north line of the NE 1/4 to the POINT OF BEGINNING;
thence S 0°00'00" W, 161.69';
thence S 48°22'14" W, 97.36';
thence S 85°54'41" W, 313.46';
thence N 2°51'53" W, 241.45';
thence N 88°54'28" E, 397.58' along the north line of the NE 1/4 to the POINT OF BEGINNING;
containing 88,434 square feet or 2.030 acres, more or less.
Parcel is subject to a public right of way easement for Farmers Ridge Road.
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
_____, 2025 at ____ o'clock __M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) ____.

APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

SCOTT GODFREY - DIRECTOR

Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 3
JOB ID: 2507121C
FIELD: MGR BWJ
FIELD WORK COMPLETED 7/14/2025

PRELIMINARY #1 7/30/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of
Highland, Iowa County, Wisconsin

FOR:
MICHAEL L DRAVES
SHEILA D DRAVES
6036 STATE ROAD 80
HIGHLAND, WI 53543

SITE:
5859 FARMERS RIDGE ROAD
HIGHLAND, WI 53543

ACCESS EASEMENT #1 DESCRIPTION: TO BE CREATED BY SEPARATE DOCUMENT

A 66' wide strip of land lying 33' on each side of the following described centerline, located in the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said Section 8;

thence S 88°54'28" W, 671.43' along the north line of the NE 1/4 to the BEGINNING of said centerline and to the beginning of a curve, concave to the northwest, having a central angle of 62°45'12", a radius of 41.38', and whose long chord bears S 30°17'04" W, 43.09';

thence 45.32' along the arc of said curve;

thence S 61°39'40" W, 58.78' to the END of said centerline;

ACCESS EASEMENT #2 DESCRIPTION: TO BE CREATED BY SEPARATE DOCUMENT

A 66' wide strip of land lying 33' on each side of the following described centerline, located in the NE 1/4 of the NE 1/4 of Section 8, T7N, R1E, Town of Highland, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said Section 8;

thence S 88°54'28" W, 671.43' along the north line of the NE 1/4 to the beginning of a curve, concave to the northwest, having a central angle of 62°45'12", a radius of 41.38', and whose long chord bears S 30°17'04" W, 43.09';

thence 45.32' along the arc of said curve;

thence S 61°39'40" W, 58.78' to the BEGINNING of said centerline;

thence S 61°39'40" W, 27.03' to the beginning of a curve, concave to the southeast, having a central angle of 82°55'02", a radius of 50.00', and whose long chord bears S 20°12'08" W, 66.21';

thence 72.36' along the arc of said curve;

thence S 21°15'23" E, 51.41' to the END of said centerline;

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



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 3 OF 3
JOB ID: 2507121C
FIELD: MGR BWJ
FIELD WORK COMPLETED 7/14/2025

ZONING CHANGE REQUEST

- A. Landowners Contact Information: Name Michael + Sheila Draves
Address 6036 State Rd 80
Phone 608-341-7746 Csheila@
- B. Address of property requesting zoning change: 5859 Farmers Ridge Rd Highland
- C. This is a request to rezone 2 acres from its current zoning district of A-1 to the B-2 zoning district.
- D. The property is part of an existing property containing a total of 147 acres, that is currently zoned A-1.
- E. The reason or reasons for this request are:
To build multiple housing units for employees.
- F. Please list the name and address/contact information of landowners bordering your property (Please include landowners whose property is separated from yours by a road)
- | | |
|---|--|
| North Board: <u>Andy Vero</u>
<u>1937 Vahlen St</u>
<u>Madison WI 53704</u> | East Border: <u>Michael Draves</u>
<u>6036 State Rd 80</u>
<u>Highland</u> |
| South Border: <u>Michael Draves</u>
<u>6036 State Rd 80</u>
<u>Highland</u> | West Border: <u>Michael Draves</u>
<u>6036 State Rd 80</u>
<u>Highland</u> |
- G. Include check for \$200.00 fee. Payable to the Town of Highland.
- H. Other information to be provided:
1. A copy of a preliminary survey, mete & bounds legal description or a plot plan on a scaled aerial photo of the proposed lot.
 2. A copy of any existing or proposed shared access or easement for ingress/egress.
 3. A scaled plot plan showing all proposed development in relation to the proposed lot lines, existing public roads, waterways and other relevant features.
 4. Any other information requested by the Town of Highland.

Michael D Draves
Applicant signature

8-6-25
Date

8/12/2025

Request Approved/Denied Date

TOWN OF HIGHLAND DRIVEWAY PERMIT APPLICATION

\$ 300

APPLICANT INFORMATION		
1. Applicant Name <u>Michael Draves Sheila Draves</u>	2. Phone () <u>608-341-7746 Sheila</u> <u>341-7615 Mike</u>	
3. Property Owner (If Not Applicant)		
4. Applicant Mailing Address <u>6036 State Rd 80 Highland WI 53543</u>		
DRIVEWAY LOCATION INFORMATION		
1. Property Address <u>5859 Farmers Ridge Rd</u>		
2. Highway Name / Number Driveway Will Access <u>Farmers Ridge Rd</u>	3. County of: <u>Iowa</u>	4. Town of: <u>Highland</u>
5. Type of Driveway Activity (Check One)		
☐ Construct New Driveway ☐ Alter / Relocate Existing Driveway ☐ Remove Existing Driveway ☒ Other: <u>Widen Existing Driveway</u>		
6. Indicate the primary use of the driveway (Check One)		
☐ Agricultural Use ☐ Commercial Use ☒ Multi-Use ☐ Residential Use ☐ Other: _____		
7. Approximate Number of Vehicle Trips Per Day <u>6-8</u>		
8. Indicate Any Other Pertinent Information Relating to the Driveway Application		
IF THIS IS A MULTI-USE DRIVEWAY, THE TOWN BOARD REQUIRES THAT A MAINTENANCE AGREEMENT BE IMPLEMENTED BETWEEN THE PARTIES. SAID AGREEMENT TO BE FILED WITH THE DRIVEWAY APPLICATION.		
9. Include a sketch of the proposed driveway on an aerial photo for review by the Town Inspector.		
<u>X Michael & Sheila Draves</u> Property Owner / Authorized Representative Signature		Date: <u>8-6-25</u>

We have the following concerns regarding the Draves zoning change Sec. 8 Highland Township.

Will the number of residents be monitored to comply with building and sanitation codes and how? Will people be stacked like sardines?

Increase of traffic on Farmers Ridge Rd.

The intersection of Hines + Farmers Ridge is not a safe one. Made worse by frequent coverings of mud + manure, made worse by Draves overfilling, spreading in wet conditions. On the base of the hill on Farmers Ridge next to Draves manure silos is a 5' or more ditch next to the road pad.

Caused by Draves diverting run off to Road ditch. Many cars driven by Draves employees, do not have plates. How can they be insured? Do they have drivers licenses. Are they legal?

While the purpose of this committee is not law enforcement. Why should existing rules be changed to promote this behavior? We do not feel rules should be changed. We do not feel people should be exploited, for Draves financial gain, at the expense and safety of the lifelong residents in the area.

Thank you

Kim Weppking
Dean & Weppking

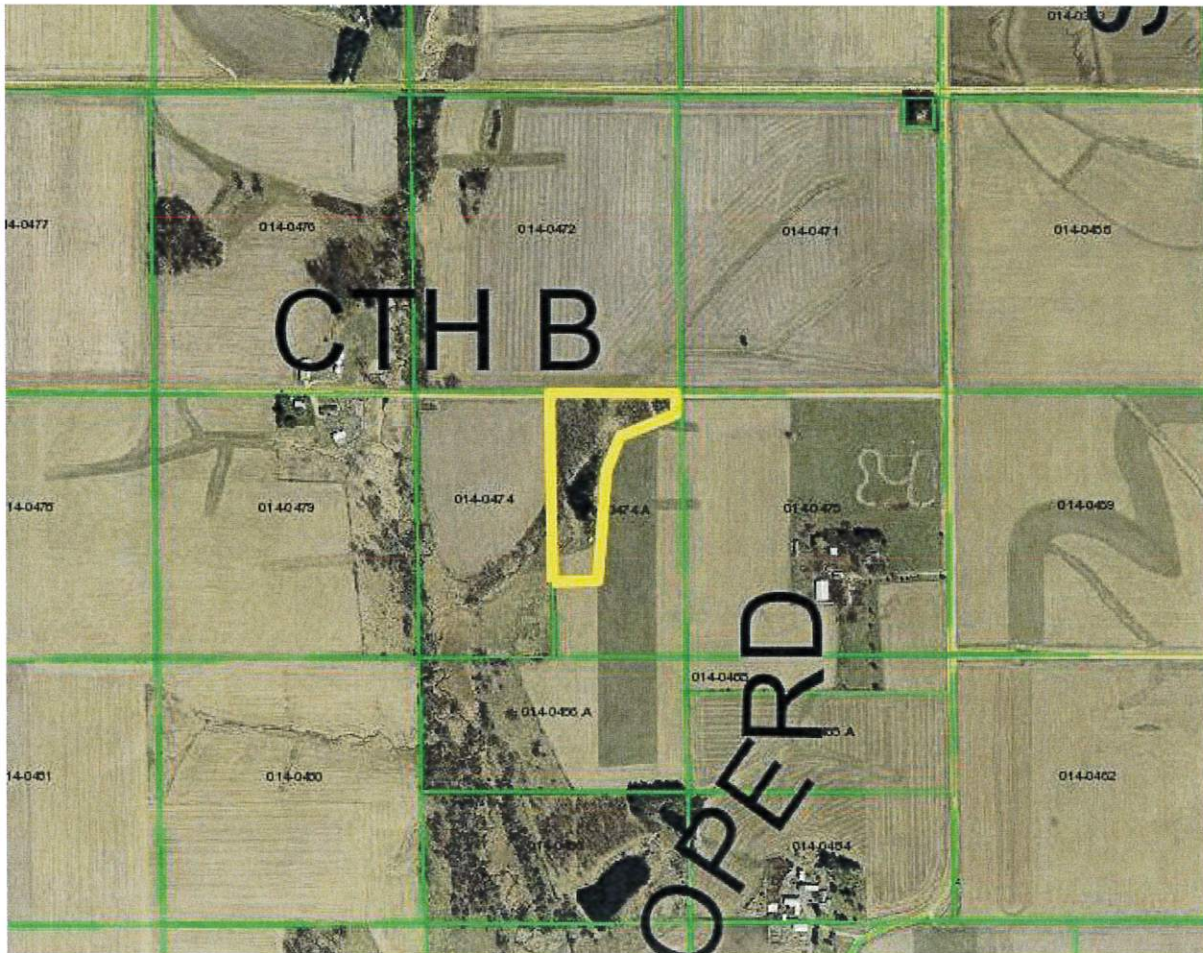
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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: 3508_____	Hearing Date: Oct. 23, 2025
Josiah Boone Rule_____	Town of Linden
134 Ames St._____	SW/NE 4-T5N-R2E
Oregon, WI 53575_____	PIN: 014-0474.A

Terry Rule
2574 Sunny Slope Rd
Mineral Point, WI 53565

1. Request: This is a request to zone 8.388 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 the proposed lot requires rezoning in order to be legally created.
2. If approved, the AR-1 district allows one single family residence, accessory structures and limited ag uses, including up to 3 animal units as defined in the Iowa County Zoning Ordinance.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.
 5. Whether the petition is to resolve a violation.
 6. Whether 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.

Town Recommendation on zoning: The Town of Linden is recommending approval.

Staff Recommendation on zoning: 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: Josiah Boone Rule

Address: 134 Ames St.

City/Zip Code: Oregon, WI 53575

Landowner: Terry Rule
(if other than applicant)

Address: 2574 Sunny Slope Rd

City/Zip Code: Mineral Point, WI 53565

Applicant Phone: (608) 220-6379

Landowner Phone: (608) 553-2852

Email: brule09@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 Linden Acreage of proposed lot(s) 8.388

Section 4 Town 5 N Range 2 E SW 1/4 of the NE 1/4 PIN 014-0474-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: AR-1 for the proposed use(s) of: build house

Requested Conditional uses (s):

build house (imp met R.O.R.)

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

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

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

1) How is this land better suited for a non-agricultural use?
it will bring local commerce - gas, groceries, services, taxes, etc

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?
little to no impact

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?
Complies

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)?

little to no impact

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

little to no impact

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

should be little to no impact

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?

Continual upkeep to weeds, trees + branches near roadways, potential erosion control measures taken proper driveway care, etc

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

complies

****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: Boone Rule Date: 7-7-2025

Landowner(s) Signature: [Signature] Date: 7/7/2025

For Office Use Only: Rcv'd by SS Date 7-8-25 Fee 750 Check # 3580 Cash
A-1 present zoning floodplain shoreland/wetland

6/6/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Part of the SW 1/4 of the NE 1/4 of Section 4,
T5N, R2E, Town of Lindan, Iowa County, Wisconsin

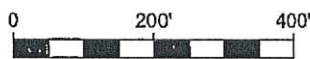
OWNER:
TERRILL L. RULE
CHERYL L. JOHNSON—RULE
2574 SUNNY SLOPE ROAD
MINERAL POINT, WI 53565

LEGEND:

-  REFERENCE POINT
 3/4" X 20" X 1.5
 LB./FT. REBAR SET
 SECTION CORNER
 ALL TIES FOUND & VERIFIED
 -x- EXISTING FENCELINE



BEARINGS ARE REFERENCED
TO THE NORTH LINE OF THE
NE 1/4 OF SECTION 4
WHICH BEARS N 89°40'06" W
BASED ON THE IOWA COUNTY
COORDINATE SYSTEM,
NAD83(2011)



SCALE: 1" = 200'

N 1/4 CORNER
SEC. 4, T5N, R2E
HARRISON MONUMENT FOUND

N 89°40'06" W

NE CORNER
SEC. 4, T5N, R2E
3/4" REBAR FOUND

2653.71'

Q COUNTY ROAD B

RIGHT OF WAY
CALCULATED FROM
HIGHWAY PLAT BY
HOLZMILLER
DATED 8/26/1970
REVISED 3/7/1971

UNPLATTED LAND

LOT 1

365,371 SQ. FT./8.388 ACRES ±
INCLUDING ROW.

327,028 SQ. FT. \ 7.508 ACRES ±
EXCLUDING ROW.

SW₄-NE₄

WEST LINE OF THE EAST HALF OF THE SW 1/4 OF THE NE 1/4
UNPLATTED LAND

POND LOCATED IN
NON-NAVIGABLE
WATERWAY
(DRY AT TIMES)

UNPLATTED LAND

2827.96'

C 1/4 CORNER
SEC. 4, T5N, R2E
3/4" REBAR FOUND

663.20

N 89°36'50" E

3' WEST OF
FENCE N-S

234.79'
88°33'05" W

E 1/4 CORNER
SEC. 4, T5N, R2E
3/4" REBAR FOUND

2652.79'



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2505281C
DWG. BY: MGR BWJ
FIELD WORK COMPLETED 5/7/2025

PRELIMINARY #1 6/6/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Part of the SW 1/4 of the NE 1/4 of Section 4,
T5N, R2E, Town of Linden, Iowa County, Wisconsin

OWNER:
TERRILL L. RULE
CHERYL L. JOHNSON-RULE
2874 SUNNY SLOPE ROAD
MINERAL POINT, WI 53565

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:
THAT under the direction of Boone Rule, 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 4, T5N, R2E, Town of Linden, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 4;
thence S 0°45'45" E, 1493.07' along the west line of the NE 1/4;
thence N 89°38'00" E, 663.26' along the north line of the SW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
thence N 89°38'00" E, 633.93' along the north line of the SW 1/4 of the NE 1/4;
thence S 0°00'00" W, 157.65';
thence S 71°00'07" W, 217.84';
thence S 35°40'12" W, 179.73';
thence S 6°47'03" W, 635.37';
thence S 88°33'05" W, 234.79';
thence N 0°45'36" W, 1007.46' along the west line of the
E 1/2 of the SW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
containing 365,371 square feet or 8.388 acres, more or less.
Parcel is subject to a public right of way easement for County Highway B.
Parcel is subject to any easements of record and/or usage.

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

Michael G. Rochon, S-2767 X/XX/2025
Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ____ day of
_____, 2025 at ____ o'clock ____M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) ____.

APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

SCOTT GODFREY - DIRECTOR Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 2
JOB ID: 2505281C
DWG. BY: MGR BWJ
FIELD WORK COMPLETED 6/2/2025

TOWN OF LINDEN
BOARD MEETING MINUTES
May 14, 2025

Meeting called to order 7:00pm by Chairman Dean Liddicoat
Present: Dean Liddicoat, Mark Sieling, Jeff Lindner, Ross Caygill. Liz Larson, Stosh Potocki, Scott Argall, Jim and Mrs Rule also present
Confirmed compliance with open meeting law. Posted at the Town Hall and on the Town Website.

- The agenda for this meeting, verification of notice of this meeting and the minutes from the April Board meeting were approved on a motion by Mark, second by Jeff.
- Roll taken, members present as above
- Terry Rule driveway and building site approved on a motion by Mark, second by Jeff
- Scott Argall – Stosh reported the County approved the driveway on CTH B. It is in a poor location. Motion to approve driveway and building site on a motion from Mark, second by Jeff
- 2025 Road work approved to total 206,931.60 including the remainder of the ARPA funds. motion by Mark, second by Jeff
- Jim Rule questioned if his road was going to be seal coated and was told it is on the list
- Mike Brokish explained a parcel split he is contemplating. The Board will approve it in June
- Ross stated that the salt shed repairs have been made and the State notified of such
- Ross priced a mini backhoe rent from Roland (?) Deforest. Monthly rent for 160 hours would be \$4,300. No action was taken
- Bills approved on a motion by Mark, second by Jeff
- June meeting set for June 11
- Meeting adjourned on a motion by Jeff, second by Mark.

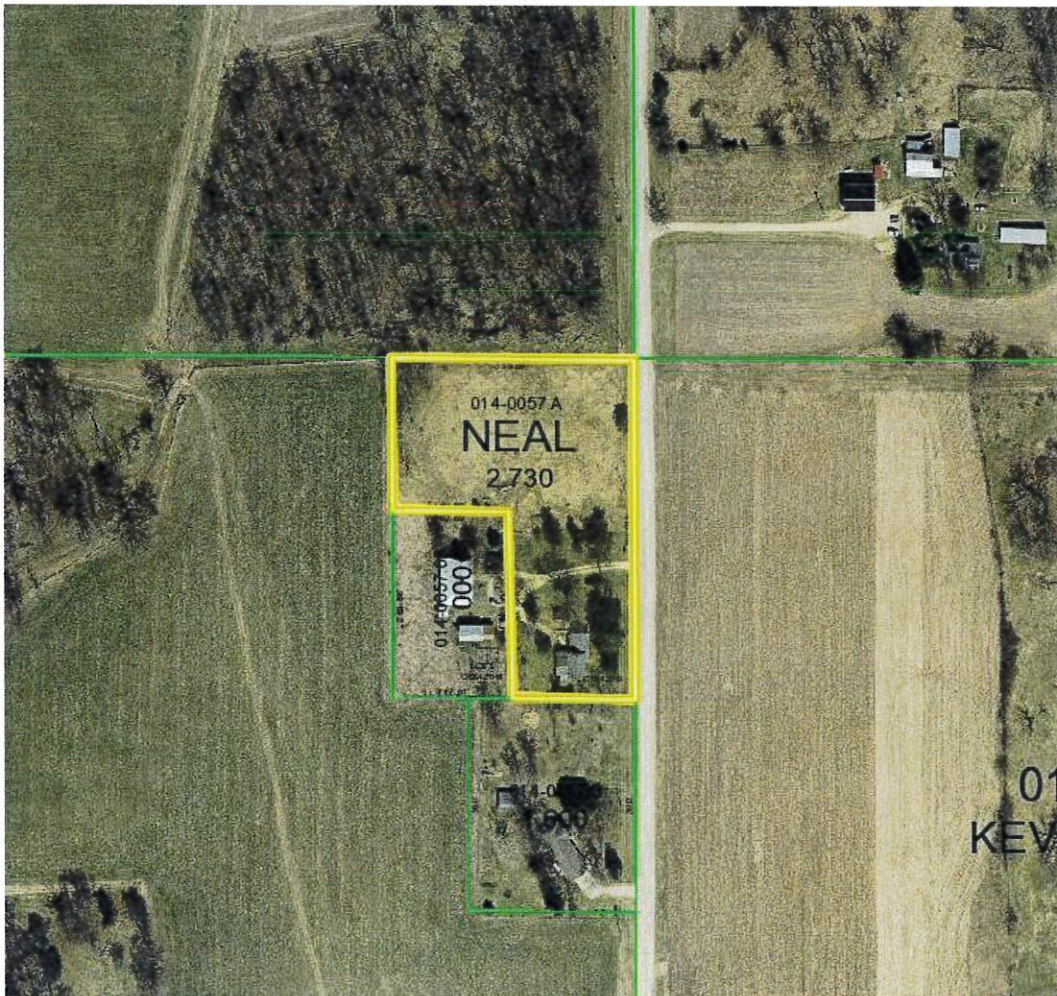
Respectfully submitted,
Sam Palzkill, Clerk

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: 3509_____	Hearing Date: Oct. 23, 2025
William Neal_____	Town of Linden
3432 Sinbad Rd_____	L2 CSM2061 21-T6N-R2E
Dodgeville, WI 53533_____	PIN: 014-0057.A

1. Request: This is a request for a Conditional Use Permit for 3 animal units as defined in the Iowa County Zoning Ordinance on an existing 2.73-acre AR-1 Ag Res lot.



2. Comments on Zoning Change

1. In the AR-1 district, there are no given animal units until a lot is at least 5 acres in area. A Conditional Use Permit is required for animal units on lots less than 5 acres.
2. The Iowa County Zoning Ordinance defines an animal unit as:

Animal Unit

One animal unit shall be defined as being the equivalent of: one dairy cow, steer, bull or horse over six months of age; two steers, calves or horses under six months of age; two pigs; two sheep; two goats; two llamas; or twenty-five fowl. Other animal, fowl or fish types shall be considered on an individual basis on specific application.

3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following are considerations for all Conditional Use Permit requests:
 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 on zoning: The Town of Linden is recommending approval.
Staff Recommendation on zoning: Staff recommends approval.



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

Dodgeville, WI 53533

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

Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: William Neal Address: 3432 Sinbad Rd
City/Zip Code: Dodgeville, WI 53533

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

Applicant Phone: (608) 425-0188 Landowner Phone: () _____

Email: Neal Family 619@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 LINDEN Acreage of proposed lot(s) ~~2.73~~ ~~4.0~~ 2.75
2.22 csm 2061
Section 21 Town 6 N Range 2 E 1/4 of the 1/4 PIN 014-0057-~~45~~ 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: AR-1 Requested zoning district: ~1/4 for the proposed use(s) of: _____

Requested Conditional uses (s):

3 animal units

I. Please list any improvements currently on the land: 3 out buildings and
our house

II. Please explain the reason for the request and proposed plans: We would like
To have the ability To have animals on our land

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

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

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

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

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

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

We are located in a rural/agricultural area that is
consistent with having animals

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, I do not anticipate any adverse impacts

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

No Adverse impacts are anticipated

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

yes

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

It is in my personal best interest to maintain our
in a clean, safe, and efficient manner.

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

It allows for the land to be used to its
fullest potential

****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: William J Neal Date: 10/2/2025

Landowner(s) Signature: William J Neal Date: 10/2/2025

=====

For Office Use Only: Rcv'd by SL Date 10-2 9 2025 Fee 750 Check # 1003 Cash
AR-1 present zoning 2/A floodplain 2/A shoreland/wetland

Scott Godfrey

From: Linden Town Clerk <townclerk@townoflindenwi.gov>
Sent: Thursday, May 16, 2024 3:04 PM
To: Scott Godfrey
Subject: Favre/Geisler William Neal
Attachments: favre.pdf

Hi Scott,

Planning Commission Site visit for Favre/Geisler

William Neal was approved by the Board for 3 animal units. I will get you minutes next week.

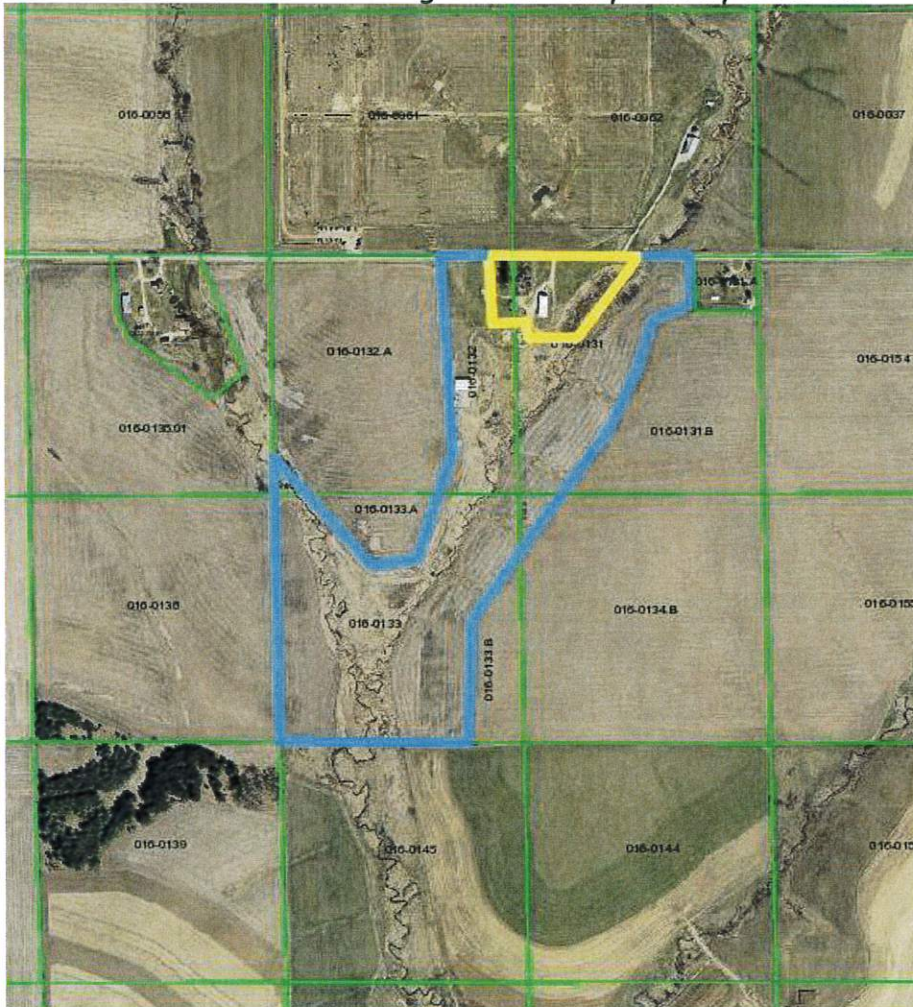
Sam Palzkill, Clerk
Town of Linden

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: 3510	Hearing Date: Oct. 23, 2025
Dennis Welsh	Town of Mifflin
2344 Drinkwater Rd	N $\frac{1}{2}$ - NE 9-T5N-R1E
Montfort, WI 53569	PIN: 016-0131; 0132; 0133; _____
0134	

1. **Request:** This is a request to zone 5.86 acres from A-1 Ag to AR-1 Ag Res and 57.62 acres with the AC-1 Ag Conservancy overlay district.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so the proposed lot requires rezoning in order to be legally created.
2. If approved, the AR-1 district would allow for one single-family residence, accessory structures and limited ag uses including up to 3 animal units as defined in the Iowa County Zoning Ordinance. The AC-1 overlay would allow for ag and open space uses but no structures that require a zoning permit.
3. The associated certified survey map has been submitted for formal review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:

1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
4. Whether 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.
5. Whether the petition is to resolve a violation.
6. Whether 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.

Town Recommendation on zoning change: The Town of Mifflin is recommending approval.

Staff Recommendation on zoning change: 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: Dennis Welsh

Address: 2344 Drinkwater Rd
City/Zip Code: Montfort, WI 53569

Landowner: Dennis Welsh
(if other than applicant)

Address: 2344 Drinkwater Rd
City/Zip Code: Montfort, WI 53569

Applicant Phone: 608 574-2694

Landowner Phone: 608 574-2694

Email: dsuwelsh@yahoo.net

Please contact by: ☒ email ☐ postal mail

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

in the Town of Misslin Acreage of proposed lot(s) 5.86 ^{57.42} 34.79 AC-1
Section 9 Town 5 N Range 1 E ^{1/2 - 1/5} 1/4 of the 1/4 PIN 016-0131; 0132; 0133;
0134

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 & B-1 Requested zoning district: AR-1 ¹ AC-1
use(s) of: _____

Requested Conditional uses (s):

1/A

B-1 5625 24 884

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

II. Please explain the reason for the request and proposed plans: Selling house
d 3 buildings that are not in use

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?

All surrounding land is being farmed

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: Dan Welsch Date: 8-5-25

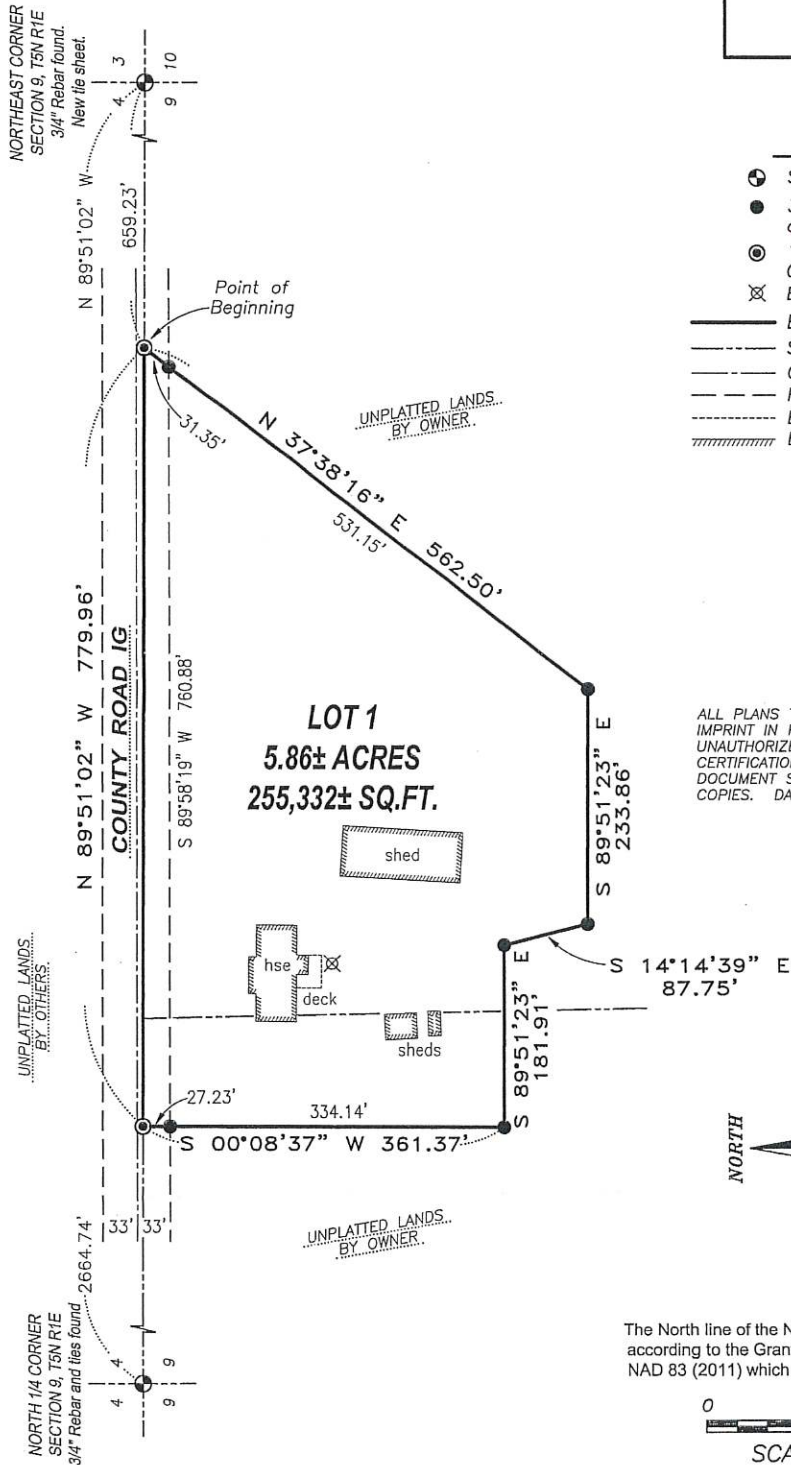
Landowner(s) Signature: Dan Welsch Date: 8-5-25

=====

For Office Use Only: Rcv'd by _____ Date _____ Fee 150 Check # 2825 Cash
AI present zoning _____ floodplain _____ shoreland/wetland

CERTIFIED SURVEY MAP NO. _____

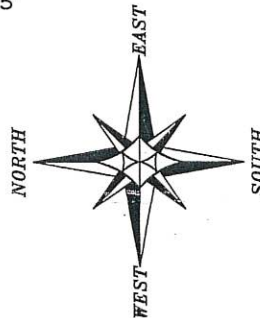
LOCATED IN THE NW 1/4-NE 1/4 AND THE
NE 1/4-NE 1/4 OF SECTION 9, T5N R1E, TOWN
OF MIFFLIN, IOWA COUNTY, WISCONSIN



LEGEND

- Section Corner
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- ⊙ 1/2" x 4 3/4" Steel Cotton Gin Spike set
- ⊗ Existing well
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Existing Improvement
- Existing Structure

ALL PLANS THAT DO NOT SHOW A SEAL
IMPRINT IN RED INK MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE
CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED: 6-18-2025



The North line of the NE 1/4 of Section 9 bears N 89°51'02" W
according to the Grant County Coordinate System WISCORS
NAD 83 (2011) which was determined by G.P.S. observation.

0 150 300
SCALE 1" = 150'



Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: SUE WELSH

JOB NO: 25s102
H:\CRD\25s102
H:\PLAT\T5NR1E\09\25S102-WELSH

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

SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____

**LOCATED IN THE NW 1/4-NE 1/4 AND THE
NE 1/4-NE 1/4 OF SECTION 9, T5N R1E, TOWN
OF MIFFLIN, IOWA COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor,
do hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map
located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter
(NE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Five (5) North, Range One (1)
East of the 4th P.M., Town of Mifflin, Iowa County, Wisconsin, containing 5.86 acres, more or less, and
being described as follows:

Commencing at the Northeast corner of said Section 9;
thence North 89° 51' 02" West 659.23 feet along the North line of said Section 9 to the point of beginning;
thence continuing North 89° 51' 02" West 779.96 feet along the North line of said Section;
thence South 00° 08' 37" West 361.37 feet;
thence South 89° 51' 23" East 181.91 feet;
thence South 14° 14' 39" East 87.75 feet;
thence South 89° 51' 23" East 233.86 feet;
thence North 37° 38' 16" East 562.50 feet to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage.

That I have made such survey, land division and map by the direction of Sue Welsh.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division
made thereof and field work was completed on 6-17-2025.

That I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code and the provisions of
Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this 18th day of June, 2025.

Aaron J. Austin, PLS-2922
Agent, Austin Surveying, LLC

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and
dedicated as represented on this Certified Survey Map.

Dated this ____ day of _____, 2025.

Susan K. Welsh, Owner

Dated this ____ day of _____, 2025.

Dennis P. Welsh, Owner

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me on this ____ day of _____, 2025, the above named Susan Welsh
and Dennis Welsh, to me known to be the persons who executed the foregoing instrument, and acknowledge
the same.

(Notary Seal): _____,

Notary Public, _____, Wisconsin

My commission expires _____.

Dated this ____ day of _____, 2025.

GOVERNMENT APPROVAL:

Approved for recording by the Iowa County Office of Planning and Development on this ____ day
of _____, 2025.

Scott Godfrey, Director



Austin Surveying, LLC

Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: **SUE WELSH**

JOB NO: 25s102
H:\CRD\25s102
H:\PLAT\T5NR1E\09\25S102-WELSH

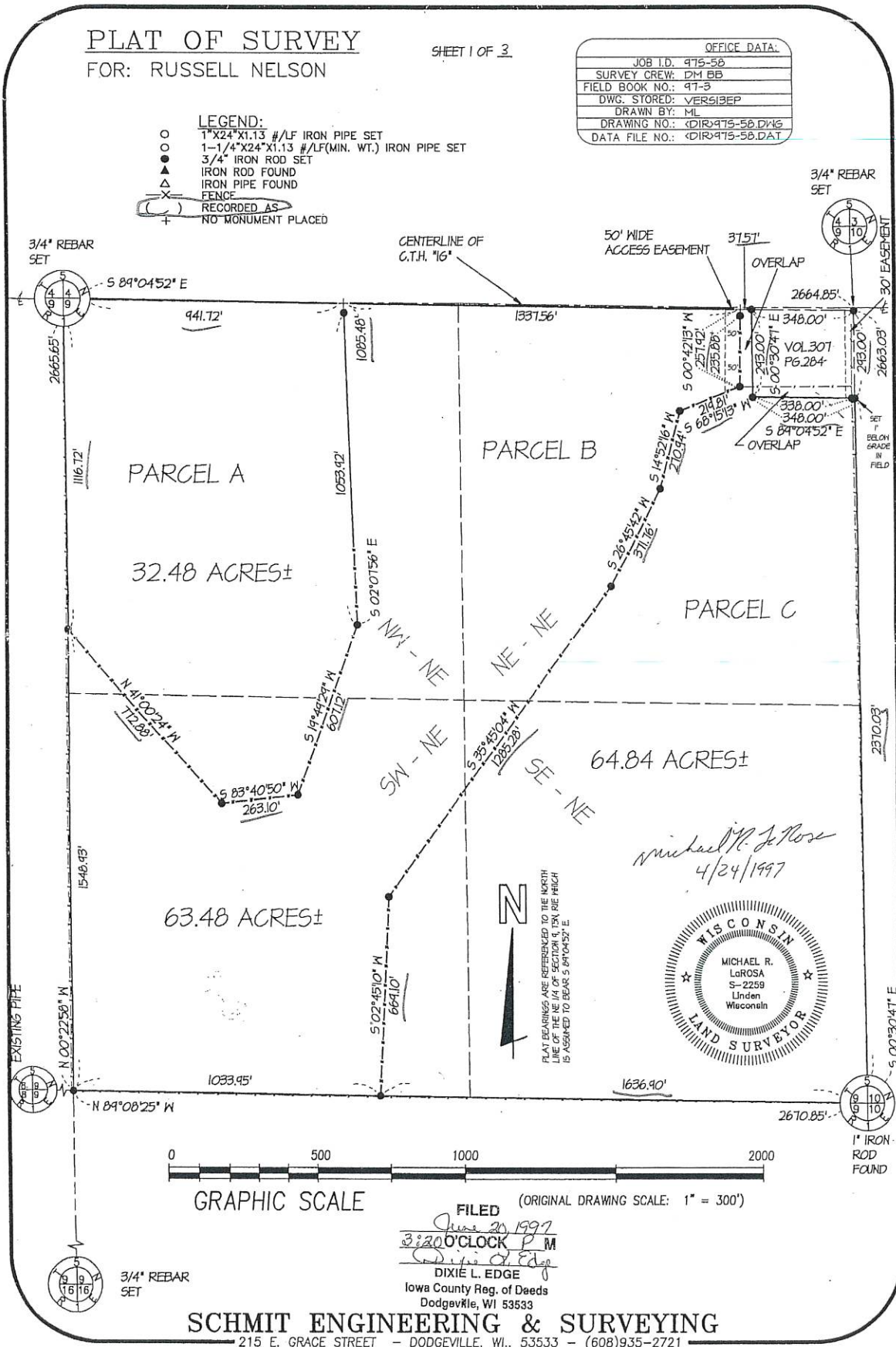
DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 2 OF 2

AC-1 DESCRIPTION

01SD page 536

PARCEL B LOSS PROPOSED
5.86 ACRES LOT = 57.62





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Town Recommendation to Iowa County

Town of Mifflin Rural Siting Criteria

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

Applicants Name: Dennis Welsh

Town Board Hearing Date: 08.18.2025

Complies Criteria **How (does it meet the towns standards)**

☒ Y ☐ N **Minimum Lot Size** (Development must comply with the minimum lot size of 1 acre.)

☒ Y ☐ N **Density Standard**
Enforce a density standard of one home per 40 acres at the time of implementation.
☒ Y ☐ N A landowner building a new home on a lot containing an older home (used as a habitation until construction on the new home is completed) has 12 months in which to raze the older building.

☒ Y ☐ N Require property owners to place the balance of acres from the density restriction in conservancy zoning to protect the rural character of the Town.

☒ Y ☐ N **Driveway Standards** (All new driveways in the Town of Mifflin must comply with the Town of Mifflin Driveway Ordinance.)

☒ Y ☐ N **Compliance with Town Ordinance**

☒ Y ☐ N **Compatibility with Surrounding Land Use** (Encourage all new development to be compatible with the surrounding land uses. It is encouraged to avoid putting 3 homes next to large dairies.)

☒ Y ☐ N **Impact on Town Roads** (Number of dead-end town roads -- upgraded by developer)

☒ Y ☐ N **Visual/Aesthetic Standards** (It is encouraged that development not be visible from road.)

☒ Y ☐ N **Prime Soils** (It is encouraged that no buildings be put on Class I and II soils.)

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

over

Rezoning

Requested Zoning District: Mofflin property at 831 County IG Livingston, W.

Number of acres requested to be rezoned approx 5.86 acres

Home & buildings to be rezoned from A1 to ARe1 and sold
Approximately 34.14 acres to be rezoned conservation overlay

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

Conditional Use Permit

Request: _____

(if none, please indicate none)

Recommendation to APPROVE or DENY Conditional Use Permit

Conditions or comments: (if any)

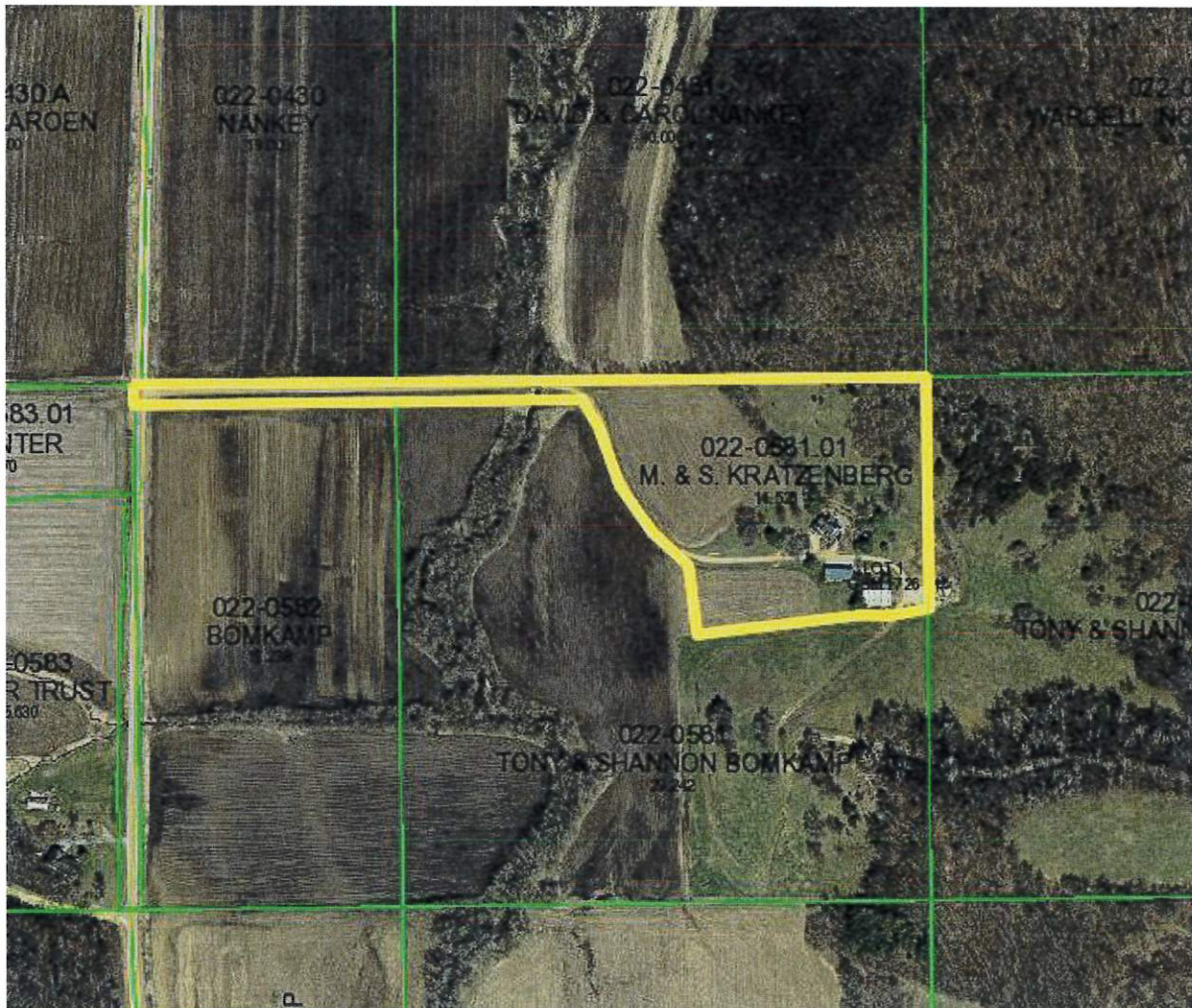
Substantial evidence to support recommended conditions:

Town Chairman: Darrin Stanton

Date: 08.18.2025

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

1. Request: This is a request for a Conditional Use Permit to operate a Residential Kennel as defined in the Iowa County Zoning Ordinance on an existing 11.52-acre AR-1 Ag Res lot.



2. Comments on Zoning Change

1. In the AR-1 district, a Residential Kennel is a Conditional Use Permit option and is defined by the ordinance as follows:

Residential Kennel

Includes the breeding and/or rearing, of between 3 and 6 dogs or cats combined owned by the owner of the affected property, in association with the residential or agricultural principal use of the land and related buildings or structures. A litter of pups or kittens, kept for less than 6 months from birth shall not contribute to the number limit, provided there is not more than a single litter per year per species, not animal, on the premises. This use may not include training, boarding, grooming, sales of food, or sales of supplies. Does not include commercial kennels as defined in this Ordinance.

Exceeding the animal number limits may be considered by conditional use permit provided all use standards listed below are complied with.

Use standards:

- a. All dogs and cats must be licensed by the appropriate town if the town maintains a licensing requirement, and regardless, the use shall be subject to all applicable town, county, and state regulations.
- b. The animals shall be securely detained on the applicant's property, whether by fencing, leash, restraint, or other humane means.
- c. Outdoor dog runs or exercise pens shall have the following setbacks:
 - i. located at least 20 feet from a lot line
 - ii. located at least 200 feet from an existing legal residence or other structure occupied at least 51% of the time on adjacent property – this setback may be reduced if the adjacent property owner agrees in writing
- d) No excessive barking, cries, howling, or other noise shall be permitted. The term "excessive barking, cries, howling or other noise" includes but is not limited to the creation of any noise by a dog or cat that can be heard at the property line by any person and that occurs continuously or incessantly for a period of ten continuous minutes or intermittently for thirty minutes or more, except in instances where it can be demonstrated that such noise was associated with a person trespassing or threatening to trespass upon the private property where the kennel is situated or in instances where the animals are being teased or provoked.
- e) All pens, yards, structures or areas where animals are kept shall be maintained in a nuisance free manner. Droppings and manure shall be removed and disposed of properly so not to attract insects or rodents, become unsightly or cause objectionable odors.
- f) The lot or parcel size shall be considered as to whether adequate in size for the proposed use and its proximity to adjacent legal uses for potential negative impacts.
- g) The limit of dogs or cats can be limited where a conditional use permit is required if the limitation is to mitigate potential negative impacts to adjacent legal land uses or due to the subject lot or parcel size.
- h) Within any farmland preservation zoning district, such uses shall be subject to the following limitations:
 - i. Be conducted by the owners or operators of the farm and employ not more than four additional persons
 - ii. Require no buildings, structures, or improvements other than a preexisting farm residence, an agricultural accessory structure, or both
 - iii. Not impair the current or future agricultural use of the farm or of the other farmland within the farmland preservation district

2. The applicant has 6 pet dogs and provided a narrative with the application.

3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following are considerations for all Conditional Use Permit requests:

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 on zoning: The Town of Pulaski is recommending approval.

Staff Recommendation on zoning: Staff recommends approval with the condition that the Conditional Use Permit is terminated upon the future sale of the property.



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: John Matusewic Address: 7199 State Road 80
City/Zip Code: Avoca / 53506

Landowner: John Matusewic Address: 7199 State Road 80
(if other than applicant) City/Zip Code: Avoca / 53506

Applicant Phone: (608) 287-6309 Landowner Phone: (608) 287-6309

Email: john@matusewic.com Please contact by: ☒ email ☐ postal mail

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

in the Town of Pulaski
Avoca Acreage of proposed lot(s) 11.52
Section 23 Town 8 N Range 1 E NE 1/4 of the NW 1/4 PIN 022-0581.01

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: A2-1 Requested zoning district: --- for the proposed use(s) of: _____

Requested Conditional uses (s):

RESIDENTIAL KENNEL

I. Please list any improvements currently on the land: HOUSE, GARAGE,
HAY BARN

II. Please explain the reason for the request and proposed plans: MY WIFE AND
I HAVE SIX PET DOGS WE HOPE TO
BEING WITH US TO AVACA

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?

SEE ATTACHED

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 ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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?

SEE ATTACHED

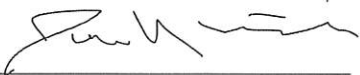
6. What assurances can be provided for potential continuing maintenance associated with the use?

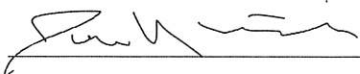
SEE ATTACHED

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

SEE ATTACHED

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

Applicant(s) Signature:  Date: 9/25/25

Landowner(s) Signature:  Date: 9/25/25

=====
For Office Use Only: Rcv'd by SE Date 9-29-25 Fee 750 Check # 5013 Cash
_____ present zoning _____ floodplain _____ shoreland/wetland

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

We believe our proposed use fully complies with the ordinance. All six of our dogs are personal household pets that will be kept inside our residence. They will not be housed in outdoor kennels or runs, and they will only be outside when walked on leashes under our supervision. This ensures they are securely contained on our property at all times.

Because they will not be kept outdoors unattended, the required setbacks for dog runs or pens do not apply, and there will be no impacts to neighboring properties from noise, odor, or unsanitary conditions. We are committed to promptly cleaning up after our dogs on walks and disposing of waste properly so as not to create a nuisance.

We also understand and will comply with all applicable licensing requirements of the town, as well as county and state regulations. By keeping our pets indoors and walking them responsibly, we are confident that our use will not adversely affect surrounding land uses and will remain fully in line with the standards of the ordinance.

2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics?

We feel our proposed use is fully compatible with adjacent legal uses. The scale of our use is limited to keeping six household dogs as indoor pets, which is consistent with typical residential living. There will be no exterior kennels, runs, or other structures, so the site design remains unchanged from a normal single-family residence.

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

No, we do not anticipate any significant measurable adverse impacts from the proposed use. Our six dogs are household pets that will be kept indoors, with outdoor activity limited to supervised leash walks. Because they are not housed outdoors, there will be no concerns with setbacks, odor, waste accumulation, or unsanitary conditions. We are committed to preventing excessive barking or noise, and will comply with all licensing and health regulations. For these reasons, the proposed use will not negatively affect surrounding legal uses or the environment.

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

Any potential adverse impacts can be effectively mitigated. To minimize noise, our dogs will be kept indoors and only outside on supervised leash walks; we will take corrective measures if barking becomes disruptive. Waste will be collected immediately during walks and disposed of properly to prevent odors or unsanitary conditions. Since no outdoor kennels or runs are planned, there will be no structural impacts or changes to site design. If any unforeseen concerns arise, we are committed to working with the town and neighbors to resolve them promptly, ensuring the use remains compatible with surrounding properties.

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. The subject property is already served by existing public safety, transportation, and utility services at levels appropriate for residential use. Our proposed use—keeping six household dogs indoors—does not require any additional public infrastructure or services beyond what is already in place for a single-family residence. Because there are no new structures, no commercial activity, and no increase in traffic, the current facilities and services remain fully adequate without any impact on existing development.

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

We can assure the Town that we will provide ongoing and consistent maintenance to prevent any nuisance conditions. Our dogs are kept indoors, and during leash walks we will collect and properly dispose of all waste to avoid odors, pests, or unsanitary conditions. We are committed to keeping our property clean, well-maintained, and in compliance with all applicable regulations. Should any concerns arise in the future, we are prepared to address them promptly to ensure the continued compatibility of our use with the surrounding community.

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

The proposed use is consistent with the Iowa County Comprehensive Plan because it is residential in scale, creates no new structures, does not convert farmland, and will not impair agricultural operations or neighboring land uses. By keeping the dogs indoors and walking them only on leashes, we avoid noise, waste, and nuisance impacts,

making the use compatible with the County's goals for preserving rural character, protecting resources, and supporting orderly residential use.

Town of Pulaski

640 Dry Dog Rd

Muscoda, WI 53573

Phone: (608) 778-0624

Date: 9-16-2022

Iowa County Planning & Zoning Committee
222 N. Iowa Street
Dodgeville, WI 53533

Recommendation for Approval (with conditions): 7199 State Road 80 Avoca, WI 53506

After discussion and consideration of input, the Town Board voted *unanimously* to recommend approval of the CUP, subject to the following conditions:

1. The applicant may maintain up to 6 dogs over the age of 5 months on the premises.
2. All dogs must be housed and cared for in compliance with state and county ordinances regarding sanitation, care, and humane treatment.
3. The applicant must take reasonable steps to minimize barking and prevent nuisance conditions for neighboring properties.
4. All animal waste must be disposed of in a safe and sanitary manner.

The Board determined that, with these conditions, the proposed use is compatible with the surrounding area and will not create undue hardship or nuisance.

Respectfully submitted,



Dan Imhoff, Chairperson
Town of Pulaski

Attest: Sheila Wardell
Sheila Wardell, 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: 3512_____	Hearing Date: Oct. 23, 2025
Chad Hunter_____	Town of Wyoming
560 E. Hoxie St._____	SE/SW 3-T7N-R3E
Spring Gren, WI 53588_____	PIN: 028-0531.A

1. Request: This is a request to zone 15.05 acres from A-1 Ag to RB-1 Rec Bus and for a Conditional Use Permit to operate a Tourist Cottage (short term rental) on said 15.05 acres.



2. Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order for the proposed lot to be legally created.
2. The applicant intends to rent out a cabin on the proposed lot for short-term use (less than 7 consecutive days). This is considered a Tourist Cottage under the Iowa County Zoning Ordinance which is a Conditional Use Permit option in the RB-1 district.
3. A Tourist Cottage is defined in the Iowa County Zoning Ordinance as follows:

Tourist Cottage

A building of no more than two dwelling units used for the temporary accommodation of visitors that includes receipt of payment or other consideration. The following standards shall apply:

- a) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing.
 - b) All required State permits or approvals must be obtained and maintained.
 - c) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
 - d) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning regulations.
4. The Airbnb listing includes a heated outhouse, but there is no record of a permitted privy/outhouse or septic system.
 5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following may be considered when deciding on a zoning change:
 1. Whether the petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Whether 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. Whether the petition will result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 4. Whether 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.
 5. Whether the petition is to resolve a violation.
 6. Whether 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.
 6. Per Section 4.0 of the Iowa County Zoning Ordinance, the following are considerations for all Conditional Use Permit requests:
 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 on zoning: The Town of Wyoming is recommending approval.
Staff Recommendation on zoning: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval.

Town Recommendation on Conditional Use Permit: The Town of Wyoming is recommending approval.

Staff Recommendation on Conditional Use Permit: Staff recommends approval with the condition that the standards in the definition of Tourist Cottage are adhered to:

- a) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing. This will require the existing privy/outhouse be proven to meet today's sanitary code or be replaced with one that does.
 - b) All required State permits or approvals must be obtained and maintained.
 - c) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
 - d) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning regulations.
 - e) The associated zoning change is approved by the County Board with all conditions met.
-



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: Chad Hunter Address: 560 E. Hoxie St.
City/Zip Code: Spring Green / 53588

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

Applicant Phone: (608) 588-4184 Landowner Phone: () _____

Email: CW Hunter 75 @ 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 Wyoming Acreage of proposed lot(s) 19 15.05

Section 3 Town 7 N Range 3 E SE 1/4 of the SW 1/4 PIN 028 0531.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: RB-1 for the proposed use(s) of: Short term rental

Requested Conditional uses (s):
Tourist Cottage

I. Please list any improvements currently on the land: Cabin, two Sheds

II. Please explain the reason for the request and proposed plans: Short term rental

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

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

75% of parcel is not arable due to woods, slope and wet lands

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 negative impact to surrounding parcels 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?

The use will be short term rental of a tourist cottage, that will comply with the Ordinance.

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

The rental policy will define the operating characteristics to limit the 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?

I do not.

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

Modify rental policy

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?

Owners will provide continuing maintenance for the use.

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

Supports tourism while maintaining the current scenic beauty of the property

****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.**

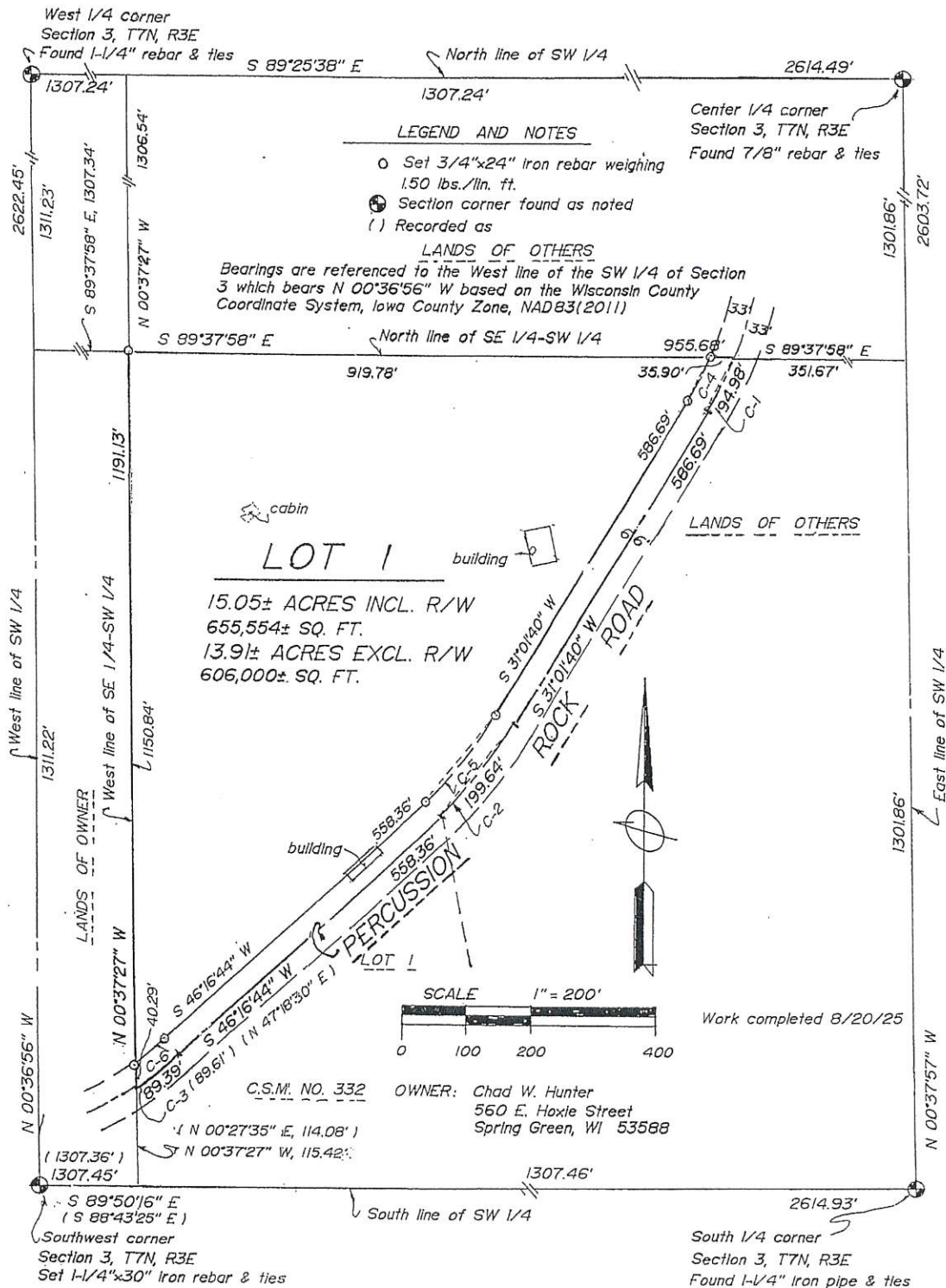
Applicant(s) Signature: [Signature] Date: 7-23-25

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by 9-11-25 Date 25 Fee 750 Check # 1762 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 3, TOWN 7 NORTH, RANGE 3 EAST, TOWN OF WYOMING,
IOWA COUNTY, WISCONSIN.



IOWA COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWN 7 NORTH,
RANGE 3 EAST, TOWN OF WYOMING, IOWA COUNTY, WISCONSIN.

PERCUSSION ROCK ROAD CURVE DATA TABLE

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	675.00'	94.98'	08°03'44"	S 26°59'48" W	94.90'	S 22°57'56" W	S 31°01'40" W
C-2	750.00'	199.64'	15°15'04"	S 38°39'12" W	199.05'	S 31°01'40" W	S 46°16'44" W
C-3	550.00'	89.39'	09°18'44"	S 50°56'06" W	89.29'	S 46°16'44" W	S 55°35'28" W
C-4	642.00'	76.54'	06°49'52"	S 27°36'44" W	76.50'	S 24°11'48" W	S 31°01'40" W
C-5	717.00'	190.85'	15°15'04"	S 38°39'12" W	190.29'	S 31°01'40" W	S 46°16'44" W
C-6	517.00'	61.62'	06°49'44"	S 49°41'36" W	61.58'	S 46°16'44" W	S 53°06'28" W

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 Southeast ¼ of the Southwest ¼ of Section 3, Town 7 North, Range 3 East, Town of Wyoming, Iowa County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence S 89°50'16" E, 1317.40 feet along the South line of the SW ¼ of said Section 3 to the Southwest corner of the SE ¼-SW ¼ of said Section 3; thence N 00°37'27" W, 115.42 feet along the West line of said SE ¼-SW ¼ to a point in the centerline of Percussion Rock Road and the point of beginning; thence N 00°37'27" W, 1191.13 feet along the West line of said SE ¼-SW ¼ to the Northwest corner of said SE ¼-SW ¼; thence S 89°37'58" E, 955.68 feet along the North line of said SE ¼-SW ¼ to a point in the centerline of Percussion Rock Road; thence Southwesterly, 94.98 feet along the arc of a curve to the right having a central angle of 08°03'44" and a radius of 675.00 feet, said arc also being the centerline of Percussion Rock Road, the long chord of which bears S 26°59'48" W, 94.90 feet; thence S 31°01'40" W, 586.69 feet along the centerline of Percussion Rock Road; thence Southwesterly, 199.64 feet along the arc of a curve to the right having a central angle of 15°15'04" and a radius of 750.00 feet, said arc also being the centerline of Percussion Rock Road, the long chord of which bears S 38°39'12" E, 199.05 feet; thence S 46°16'44" W, 558.36 feet along the centerline of Percussion Rock Road; thence Southwesterly, 89.39 feet along the arc of a curve to the right having a central angle of 09°18'44" and a radius of 550.00 feet, said arc also being the centerline of Percussion Rock Road, the long chord of which bears S 50°56'06" W, 89.29 feet to the point of beginning, containing 15.05 acres, more or less.

That I have made the survey, land division and map under the direction of Chad W. Hunter.

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

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road

Town of Wyoming
July 8, 2025 Board Meeting Minutes
Draft

The officers present: Dick Cates (chairman), Joe Stapleton (supervisor), Patrick Michaels (supervisor), Donna Baker (treasurer), Eric Cates (clerk), and Mary Lloyd-Jones (Deputy Clerk).

Absent: None

Others Present: Chad and Carolyn Hunter, John Himmelfarb

Cates called the meeting to order at 6:04 pm

1. Minutes

Motion to approve June 10th, 2025, minutes (Michaels/Stapleton) approved 6:05.

2. Treasurers Report

Baker gave her monthly financial summary. Baker also presented an update to a comparison budget (current vs projected), to allow us to track where we are in the year. She included an overall balance sheet for the end of the month. The Board decision (at a previous Board meeting) to move our ToFW banking to Peoples Community Bank is nearly complete, so we are close to being able to close out the BMO Harris accounts. Motion to approve the Treasurer's Report (Michaels/Stapleton) approved 6:17.

3. Adoption of Resolution – Retention of Minor Property Tax

Baker presented a resolution to the board, whereas if a property owner overpays their property tax by \$5 or less, the ToW will plan to not reimburse them. In the past, the ToW has reimbursed every small overpayment, and a lot of the times, the administrative costs may exceed the amount of overpayment itself. Additionally, on occasion, the reimbursement check never gets cashed, so the ToW has outstanding checks to chase down. If the property owner would like to be reimbursed for such overpayment, a written request must be submitted within 45 days to the Town Treasurer and reimbursement will still be made. Motion to approve (Cates/Stapleton) approved 6:21.

4. Public Comments

None

5. Chad Hunter, 4584 Percussion Rock Rd. Request for land division

Chad and Carolyn Hunter submitted a request for land division of 14 acres, of their 94 acres. Plan Commission recommended approval to the Board. Motion to approve (Michaels/Stapleton) approved 6:27.

6. Chad Hunter, 4584 Percussion Rock Rd. Request for re-zone, and conditional use for tourist cottage

Chad and Carolyn Hunter submitted a request to rezone 14 acres, of their 94 acres, to RB1 to allow for a Tourist Cottage. The rental property (A renovated log hunting cabin from the mid 1800's) is already in place. Plan Commission recommended approval to the Board. Motion to approve (Michaels/Stapleton) approved 6:28.

7. Danielle Pacha, 6310 Hillside School Rd. Building siting request.

Danielle Pacha submitted a request for a building site, to build a storage barn/shed to sit on/close to where an old pig barn used to sit on her property. Plan Commission recommended approval to the Board. Motion to approve (Michaels/Stapleton) approved 6:35.

8. Plan Commission information report

Michaels reported that the plan commission did a site visit to the Pacha location prior to their meeting. The meeting then consisted of discussing the various land division, re-zoning, conditional use, and building site requests.

9. Information update/reports

-Website/Communication: Cates reported that he will be meeting with Linda Kietzer to discuss various topics to put in an email out to all residents of the ToW. He encouraged every resident to sign up with their emails, as it is a very efficient way to get information out in a timely manner to everyone.

-Electronics Recycling: Michaels reported that he has signed a contract with COM2 Recycling Solutions to provide free electronics recycling for the ToW. A bin will be placed at the Town Dump site, with signage for what is and isn't accepted.

-Emergency Management Plan: Tim Gattenby has volunteered to help with the execution of drafting an emergency management plan for the ToW. Cates has reached out to surrounding towns (Clyde, Arena, Ridgeway, Spring Green, Dodgeville) for examples of their emergency management plans

-Sanitary Districts/WQT: Mark Baker has volunteered to help with the execution of the Water Quality Trading program with the DNR on behalf of the Spring Green Golf Club Sanitary District No. 2. Baker is also looking into the history of the Valley Sanitary District and to what role the ToW should have going forward.

-Town Hall Front Steps: Cates reported that Joe Brey has been asked to look at the front steps of the Town Hall, to determine if there is a way to improve the steps and make them sturdier, or if a rebuild would be necessary.

10. Town Road Work for 2025

-Wedging (Paver Patching) completed by Scott Construction (Lower Wyoming, Percussion Rock, Sneed Creek, Golf Course, High Point).

-Chip Seal Coating expected to start in August or September (Upper Wyoming, Lower Wyoming, Factory Road).

-Nate Mellum Contract Work: Continues work between weather. Ditching on Percussion Rock, shoulder rebuild on Clay Hill

-Patrolman Fahrni Maintenance update: Has gotten behind on roadside mowing due to tractor repairs, but continues to move ahead. Completed grading on Crook Hill.

-Town Signage Inventory: Cates reported that the ToW has hired staff from Iowa County Highway Commission to take an inventory of all of the town road signs and to determine what needs to be replaced, repaired, adjusted, etc.

-Dump Pickup Truck: Cates reported that the Town is in need of a smaller sized dump truck (e.g. F350 with dump bed) that can be outfitted with a plow for the Winter, so that Patrolman Fahrni doesn't need to continuously use the big snowplow for routine road maintenance work. He will wait until the budget meeting in November to discuss putting aside some money from the budget each year to fund such capital expenses going forward.

11. Correspondence

One letter from the Department of Revenue Manufacturing and Utility Bureau noting that we have \$0 of manufacturing in the ToW.

12. Approval and Payment of Invoices

Motion to approve invoices (Michaels/Stapleton) approved 7:16.

13. Adjourn

Motion to adjourn (Michaels/Cates) approved 7:30

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

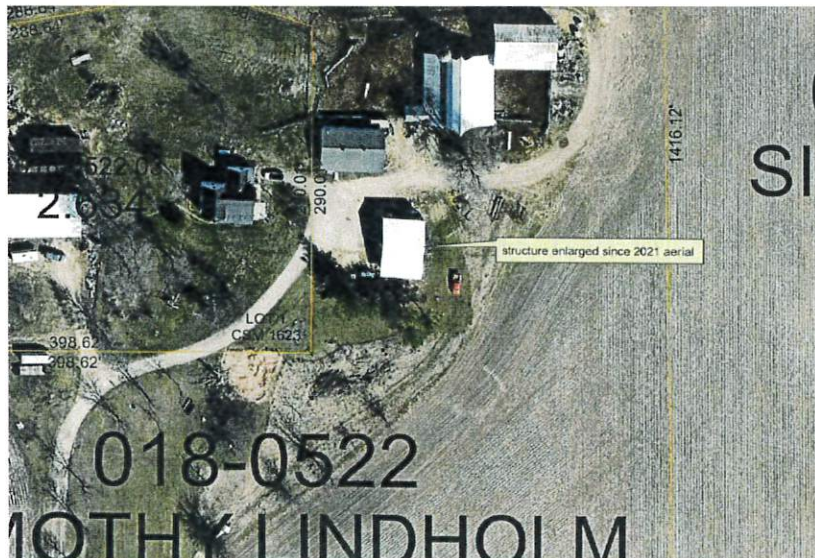
222 N. Iowa Street, Suite 1223
Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

Zoning Hearing: 3513_____	Hearing Date: Oct. 23, 2025
Timothy Lindholm_____	Town of Mineral Point
875 Pleasant View Rd_____	SE/SW 35-T5N-R3E
Mineral Point, WI 53565_____	PIN: 018-0522

1. Request: This is a request to waive the after-the-fact zoning permit fee for a shed that was rebuilt after a fire. Section 2.3 of the Iowa County Zoning Ordinance requires a zoning permit be issued for such a structure and, when a structure is built without a permit, that an after-the-fact permit be applied for.

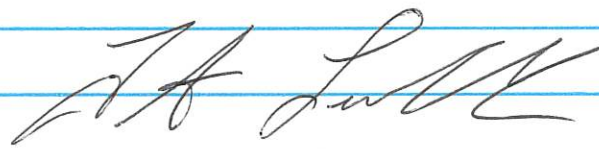
County Board resolution established an after-the-fact permit fee of three times (3X) the normal fee. For this shed, the normal fee is \$250 which makes the after-the-fact fee an addition \$500, for a total of \$750.

The shed was rebuilt in a location where it is eligible for the after-the-fact permit.



7-16-25

I Timothy Steven Lindholm would request a waiver of my penalty fee on my Building permit. I had a fire and rebuilt my shed not knowing I need a permit. I am willing to pay my permit fee. Just hoping to get my penalty waive. Thank you for reviewing my situation.

A handwritten signature in black ink, appearing to read 'Timothy S. Lindholm', written in a cursive style.

Timothy S. Lindholm

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: 3514_____	Hearing Date: Oct. 23, 2025
Michael Wilkinson_____	Town of Arena
8775 Turnell Rd_____	PIN: 002-0601; 0609; 0612
Blue Mounds, WI 53517_____	

1. Request: This is a request for a Temporary Use Permit to allow hosting competitive shooting events on an approximate 240-acre farm zoned A-1 Agricultural.

2. Background: Notification was made to this office through the Town of Arena that a shooting range was constructed at this property and an event held in October. The property is zoned A-1 Agricultural, which is a farmland preservation zoning district that promotes uses of a generally exclusive agricultural nature.

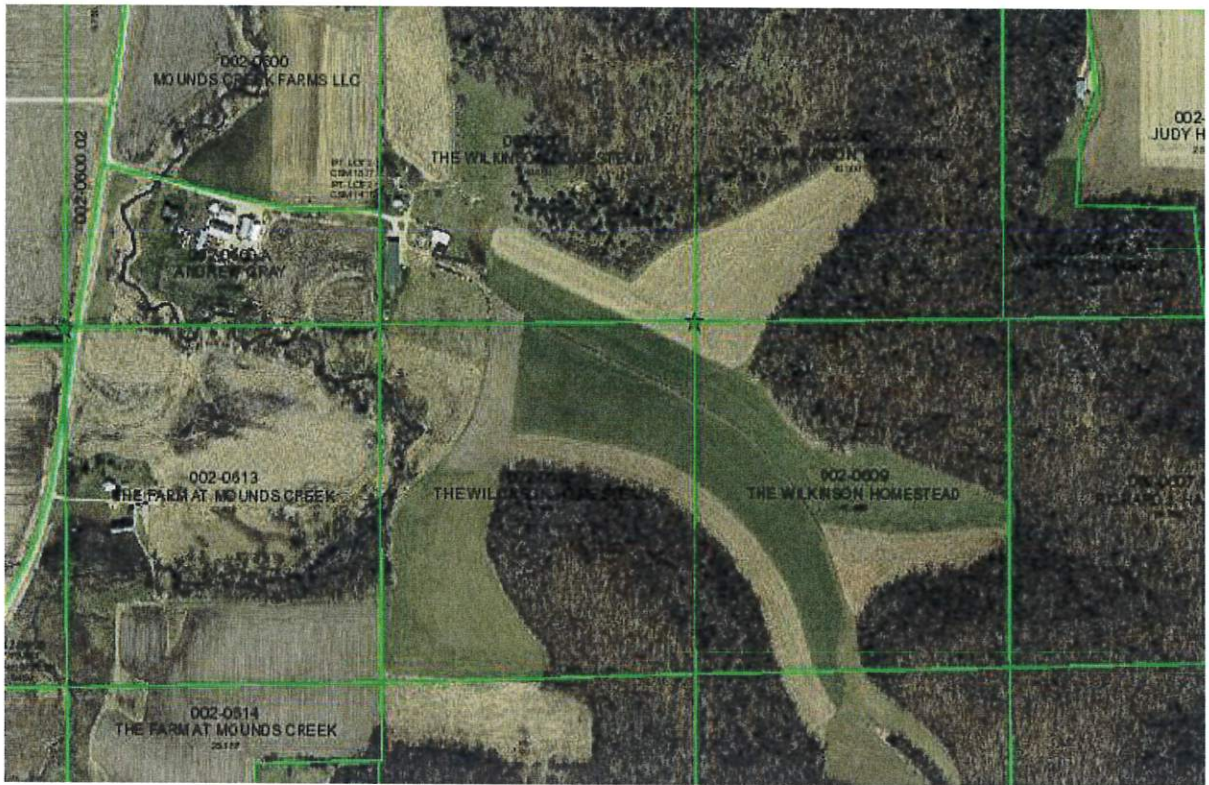
The applicant provided a narrative describing the shooting events, parking, safety, etc.

3. Ordinance Provisions: Section 2.6 of the Iowa County Zoning Ordinance says the following about temporary uses:

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

The ordinance does not have a specific provision for shooting ranges in any zoning district. However, Section 2.6 states the following: Unclassified or unspecified uses not classified or specified in this Ordinance may be permitted following the process of a Conditional Use as outlined in Section 4.0 of this Ordinance provided that such uses are similar in character to the principal or conditional uses permitted in the district.

The RB-1 Recreational Business district includes hunt clubs and hunting preserves as Conditional Use Permit options. These uses commonly include shooting/practice ranges making the RB-1 district a potential option should this use be proposed as an ongoing use of the property.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Request for Temporary Use Permit Iowa County Planning & Zoning Committee

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

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

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

Request made by: Michael Wilkinson Date: 10/3/25

Contact Address: 8775 Turnell Rd. 53517
Phone: 608-228-1320 Email: uwwillis@hotmail.com

Reason for request: Requesting temporary use permit to
further explore the impacts of hosting competitive
shooting events on farm to supplement farm income.

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

Office use only

Received by SLR Date 10-3-25 Chair decision: grant deny

B 250-

2070

I am requesting a Temporary Use Permit for two long range shooting events, one on Oct. 25th 2025 and the other on Nov. 15th 2025. The events will run from 8am to 4 pm. There will be a safety meeting in the morning before the event starts and will conclude with a presentation of scores for the winners as the end of the day. The event will consist of 10 stages with 8-12 shots per contestant per stage. Stages will be times and scores will be tracked. There will be breaks between shooters and stages. The actual time spent in actual competition will vary depending on number of contestants. These events will be held by M.A.T. Events on the property owned by the Wilkinson Homestead LLC.

The property is a large valley with natural features that limit sound and act as natural berms for safety. The shooting range itself will be located east of the buildings as shown on the attached aerial photo. Targets range from 275 yards to about 1100 yards away. The immediate neighbors are on the back sides of the hills which helps limit some of the noise from the event for those living closest. We have asked people shooting to use suppressors if possible, to help limit the noise. I have been actively seeking feedback from neighbors on noise levels to get a feel for its impact on our surroundings.

We anticipate the events to bring approximately 110 people to the property per event. The event will consist of 100 competitors or less depending on how many people sign up for the event. The remainder of the attendees will be people who are assisting in the running of the event including range officers, food service workers and other volunteers to help monitor and manage various aspects of the event. These events are not open to the general public, so we do not believe there will be any significant traffic impacts.

Vehicles will be parked in the location on the attached aerial photo and there is sufficient space for all vehicles. Cars will not need to be parked nor be permitted to park on Turnell Road. 2 portable toilets will be on site, one handicap and one standard. Food will be catered and trash cans will be distributed around the property to maintain cleanliness. No alcohol will be served or permitted.

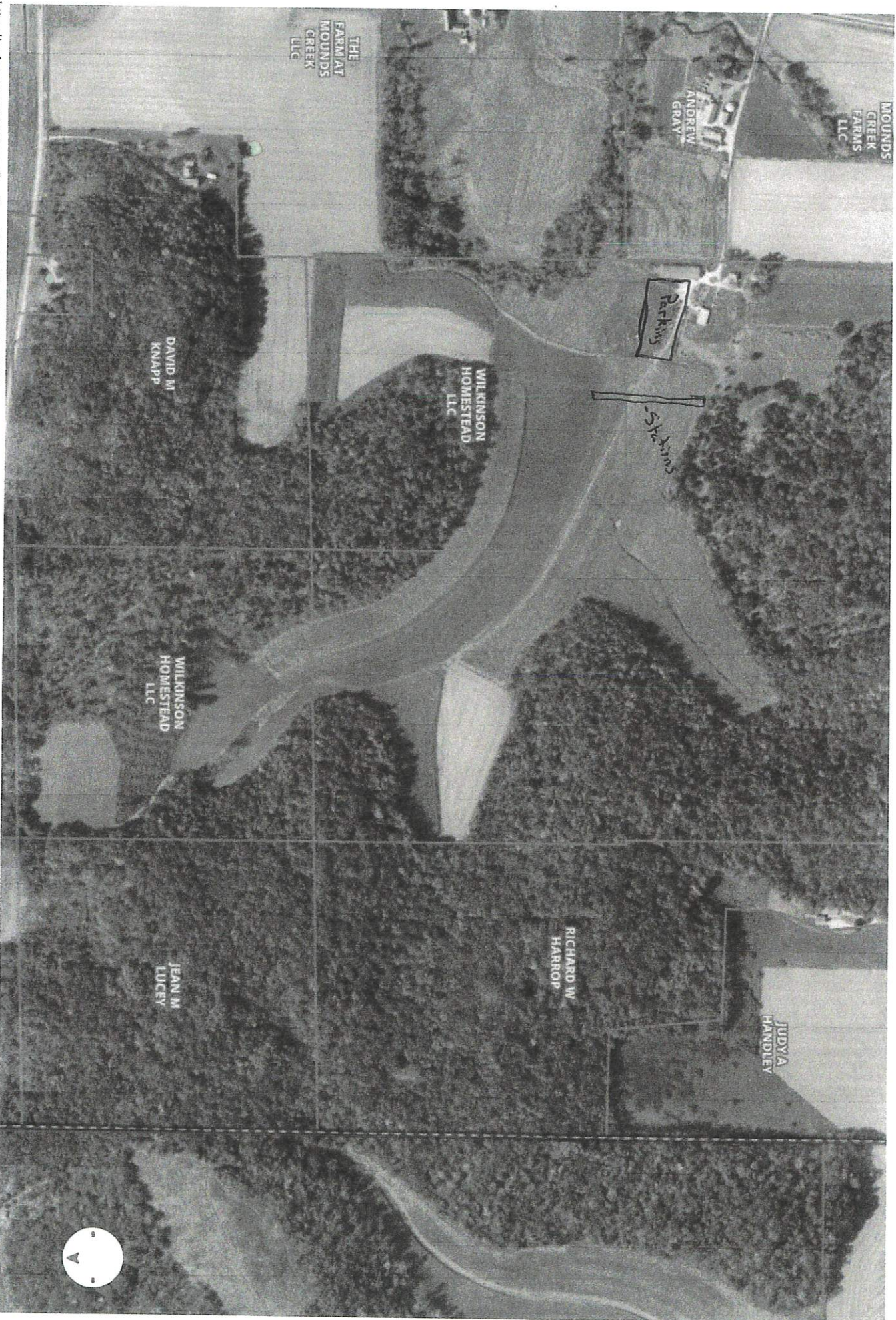
Safety is of the utmost importance at these events. These events are not open to the general public so everyone involved with the competition are very familiar with gun safety and appropriate conduct in and around firearms and shooting ranges. Contestants are not allowed outside of the parking lot and shooting stations. All rifles are required to remain empty with the chamber open until on the property. The chamber doesn't close until the participant is ready to take their shot. After the particular stage of competition has concluded, the gun is immediately unloaded, shell casings picked up and chamber left open with a chamber flag for quick identification. I hired a range officer for the events to efficiently run the event and be on top of safety. Our safety concerns extend to traffic as well. We have placed a 10 mph sign on our driveway to limit speed for people entering and leaving the driveway. Both my neighbor and I both have small children. Anyone not following safety protocol or observed speeding will be asked to leave. These events will be held on land that I personally am

actively farming. With the current state of the agricultural economy, I am looking for a way to supplement the income from the farm to ease our financial stress. I am asking for this permit to further explore whether a limited number of events could be held in the future in a manner that is compatible with the primarily agricultural use of our property as well as my neighbor's peaceful enjoyment and use of their property.

As we have had an event on Aug. 30th 2025, I know we are doing this a little backwards. I listened to some poor advice and take full responsibility for this. I can't change the past but I'm here to establish the best path forward.

I know there may be some hard feelings or concerns about this type of event. I can assure you that we are different in our approach from than anything that has happened in the past. These events are a competition and like other sports these contestants are both competing against others and trying to better themselves. I was impressed by the camaraderie on display and sportsmanship at the previous event. I am asking for this permit so we can gain adequate feedback to make the best decisions on moving forward.

Targets strategically placed east of stations to make use of natural features for safety.



East

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: August 2025

	Since last report	Year to date	same time 2024	Comments
Zoning permits	26	145	131	
		\$22,579,7		
Permit project value	\$2,435,010	47	\$26,180,797	
New residences	4	24	22	
Accessory structures	8	73	63	
Ag buildings	13	46	31	
Solar	1	4	5	
Airport zoning permits	1	7	5	
Floodplain/Shoreland pts	1	15	15	
Complaints/Violations	3	19	24	
Certified survey map review	3	29	21	
Zoning Hearings	3	36	41	
Board of Adj hearings	0	2	1	
Sanitary Permits	7	53	49	
Soil Tests Reviewed	5	32	41	
as of July 31, 2025				

Director's Report: September 2025

	Since last report	Year to date	same time 2024	Comments
Zoning permits	13	158	149	
		\$23,986,7		
Permit project value	\$1,407,000	47	\$28,105,297	
New residences	2	26	26	
Accessory structures	7	80	72	
Ag buildings	4	50	36	
Solar	0	4	5	
Airport zoning permits	1	8	6	
Floodplain/Shoreland pts	1	16	19	
Complaints/Violations	0	19	30	
Certified survey map review	1	30	25	
Zoning Hearings	0	36	42	
Board of Adj hearings	0	2	1	
Sanitary Permits	6	59	55	
Soil Tests Reviewed	1	33	47	
as of August 31, 2025				

Director's Report: October 2025

	Since last report	Year to date	same time 2024	Comments
Zoning permits	25	183	172	
		\$30,124,7		
Permit project value	\$6,137,975	22	\$31,326,397	
New residences	12	38	30	
Accessory structures	8	88	84	
Ag buildings	5	55	42	
Solar	0	4	6	
Airport zoning permits	0	8	7	
Floodplain/Shoreland pts	8	24	19	
Complaints/Violations	3	22	33	
Certified survey map review	3	33	28	
Zoning Hearings	0	36	49	
Board of Adj hearings	0	2	1	
Sanitary Permits	12	71	62	
Soil Tests Reviewed	9	42	53	
as of September 30, 2025				

Other Updates

- Town of Wyoming Comprehensive Plan Revision – potential joint public hearing to schedule
- ATCP 72 WI Adm Code under revision – pertains to hotels, motels and tourist rooming houses, including short-term rentals
- 2025 AB 449 – requires allowing at least one accessory dwelling unit on any parcel where a residence is allowed

Changes to Wis. Admin. Code ch. ATCP 72

A summary of changes to ch. ATCP 72 Hotels, Motels, and Tourist Rooming Houses.

Subchapter I Definitions, Authority, Purpose

ATCP 72.025 Variances.

- Existing process now included in rule.

ATCP 72.03 Definitions.

- Increase from 21 terms to 104 terms to include criticality (e.g., core, priority foundation, priority).

Subchapter II Licensing and Fees

ATCP 72.06 Plan review.

- May require plan review for new or alterations to existing facilities.

ATCP 72.07 Licenses.

- Three license types: hotel/motel, tourist rooming house, specialty lodging unit.
- Range of licenses for each license type based on number of individually keyed units.
- Pre-inspection and fee for units added to existing licenses.

ATCP 72.08 Department fees.

- New fee tables to reflect various license types.

Subchapter III Enforcement and Appeals

- No significant changes.

Subchapter IV Inspections

ATCP 72.13 Qualifications of representative conducting inspection.

- Staffing qualification requirements.

ATCP 72.14 Inspection

- Covers a refused inspection, frequency of inspection, and inspection documentation.

Subchapter V General Provisions

ATCP 72.15 Health and safety standard.

- Facilities shall be operated and maintained with a strict regard to public health and safety as determined by the Department administrative rule.

ATCP 72.16 Water supply.

- Allows for a shared well without additional Department approvals.
- Minimum hot water (85°F) temperature.
- Provides operations for temporary water service disruptions.
- Annual private well testing; bacteriological, nitrate.
- Procedures for confirmed waterborne disease outbreaks – intervention and remediation. In addition, guest notification and water management program prevention for *Legionella*.



ATCP 72.17 Sewage disposal system.

- Locking of POWTS access covers.
- Allowance of alternatives to water-carried waste plumbing fixtures.
- Slip-resistant flooring in showers and bathtubs.

ATCP 72.18 Building structure and safety.

- Handrails on staircases, guards on elevated surfaces and staircases.
- At least 50% of sleeping rooms needs a ceiling height of seven feet.
- Egress aisle of two feet from one side of each bed.
- Bunk bed standards for fall protection and clearances.
- TRH exiting requirements from sleeping rooms based on location (e.g., basement/ground floor, first floor, second floor, above second floor or loft.)
- Building evacuation diagrams for all licenses.
- Maintenance for emergency lighting, fire alarm systems, fire extinguishers, ventilation, smoke alarms, carbon monoxide alarms.

ATCP 72.19 Building and premises maintenance.

- May require a licensed pest control operator for extensive infestations.

ATCP 72.20 Furnishings, equipment, utensils.

- Cleaning and sanitization of jetted, fill and drain bathtubs per manufacturer's directions.
- Expanded reusable utensil washing and sanitization methods.
- Removed 12-inch fold-back of top sheet over warmth layer.
- Nonabsorbent mattress protector to cover the sleeping surface of mattresses.

ATCP 72.21 Food.

- Details allowable food items for guests and requires removal of certain food items after checkout.

ATCP 72.22 Employee health.

- Requires employees to report to person in charge symptoms vomiting, diarrhea, or food/waterborne communicable diseases.
- Written procedures for responding to vomiting or diarrheal events.

ATCP 72.24 Registration of guests.

- Now includes phone number, mailing address or email address for contact.

ATCP 72.25 Death, injury, or illness reports.

- Reporting for death, injury, or food, waterborne or other communicable illness where EMS response is initiated by the operator.

ATCP 72.26 Closing criteria.

- Details eight items that would require closure of affected areas of a lodging facility.

Subchapter VI Specialty Lodging

ATCP 72.27 Exemptions.

- Absence of interior potable plumbing or water-carried waste plumbing fixtures.

ATCP 72.28 Prohibitions.

- Prohibition on food equipment or sinks to minimize the generation of wastewater.

ATCP 72.29 General provisions.

- Water and toilet within 400 feet walking distance.
- Communication to guests on the amenities that are provided.



Scan this QR code for the complete rule language.



State of Wisconsin
2025 - 2026 LEGISLATURE

LRB-4469/1
EVM:cdc&cjs

2025 ASSEMBLY BILL 449

September 25, 2025 - Introduced by Representatives GOEBEN, BROOKS, KREIBICH, O'CONNOR, KRUG, RIVERA-WAGNER, PIWOWARCZYK, MURPHY, BRILL, KNODL, SUMMERFIELD, BEHNKE and WICHGERS, cosponsored by Senators BRADLEY, FEYEN, ROYS, WALL and CABRAL-GUEVARA. Referred to Committee on Housing and Real Estate.

- 1 **AN ACT** *to create* 59.69 (16), 60.61 (3o) and 62.23 (7) (j) of the statutes; **relating**
2 **to:** local regulation of accessory dwelling units.

Analysis by the Legislative Reference Bureau

This bill requires political subdivisions with zoning ordinances to allow as a permitted use at least one accessory dwelling unit (ADU) on each parcel that is zoned for residential use or mixed use on which an existing single-family dwelling is located. A permitted use under the bill is a use of property that complies with all requirements of the zoning district in which the property is located and for which no conditional use, variance, or special review or approval is required for an accessory dwelling unit. The bill specifically allows political subdivisions to 1) limit the size of an ADU to not larger than the square footage of the existing single-family dwelling, 2) limit the height of an ADU, other than an ADU that is a conversion of an existing legal nonconforming structure, to not greater than the maximum height permitted in the underlying zoning district, 3) require that an ADU satisfy current setback and lot coverage requirements, and 4) prohibit the use of an ADU created on a parcel after the effective date of the bill as a short-term rental.

Because this bill may increase or decrease, directly or indirectly, the cost of the development, construction, financing, purchasing, sale, ownership, or availability of housing in this state, the Department of Administration, as required by law, will prepare a report to be printed as an appendix to this bill.

ASSEMBLY BILL 449**SECTION 1**

For further information see the local fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1 **SECTION 1.** 59.69 (16) of the statutes is created to read:

2 **59.69 (16) ACCESSORY DWELLING UNITS.** (a) In this subsection, “accessory
3 dwelling unit” means a residential dwelling unit that is located on the same parcel
4 as an existing single-family dwelling and that provides complete independent living
5 facilities for one or more persons and has an entrance separate from the existing
6 single-family dwelling. An accessory dwelling unit may be within, attached to, or
7 detached from a single-family dwelling and may be created by converting an
8 existing structure.

9 (b) Notwithstanding sub. (4) and subject to par. (c), an ordinance under this
10 section shall allow as a permitted use at least one accessory dwelling unit on each
11 parcel that is zoned for residential use or mixed use on which an existing single-
12 family dwelling is located. Under this paragraph, a permitted use is a use of
13 property that complies with all requirements of the zoning district in which the
14 property is located and for which no conditional use, variance, or special review or
15 approval is required for the accessory dwelling unit.

16 (c) An ordinance under this section may do any of the following;

17 1. Limit the size of an accessory dwelling unit to not larger than the square
18 footage of the existing single-family dwelling on the same parcel.

19 2. Limit the height of an accessory dwelling unit, other than an accessory

ASSEMBLY BILL 449

1 dwelling unit that is a conversion of an existing legal nonconforming structure, to
2 not greater than the maximum height permitted in the underlying zoning district.

3 3. Require that an accessory dwelling unit satisfy current setback and lot
4 coverage requirements.

5 4. Notwithstanding s. 66.1014, prohibit the use of an accessory dwelling unit
6 created on a parcel after the effective date of this subdivision [LRB inserts date],
7 as a short-term rental, as defined in s. 66.0615 (1) (dk).

8 **SECTION 2.** 60.61 (3o) of the statutes is created to read:

9 60.61 (3o) ACCESSORY DWELLING UNITS. (a) In this subsection, “accessory
10 dwelling unit” means a residential dwelling unit that is located on the same parcel
11 as an existing single-family dwelling and that provides complete independent living
12 facilities for one or more persons and has an entrance separate from the existing
13 single-family dwelling. An accessory dwelling unit may be within, attached to, or
14 detached from a single-family dwelling and may be created by converting an
15 existing structure.

16 (b) Notwithstanding sub. (2) and subject to par. (c), an ordinance under this
17 section shall allow as a permitted use at least one accessory dwelling unit on each
18 parcel that is zoned for residential use or mixed use on which an existing single-
19 family dwelling is located. Under this paragraph, a permitted use is a use of
20 property that complies with all requirements of the zoning district in which the
21 property is located and for which no conditional use, variance, or special review or
22 approval is required for the accessory dwelling unit.

23 (c) An ordinance under this section may do any of the following;

ASSEMBLY BILL 449**SECTION 2**

1 1. Limit the size of an accessory dwelling unit to not larger than the square
2 footage of the existing single-family dwelling on the same parcel.

3 2. Limit the height of an accessory dwelling unit, other than an accessory
4 dwelling unit that is a conversion of an existing legal nonconforming structure, to
5 not greater than the maximum height permitted in the underlying zoning district.

6 3. Require that an accessory dwelling unit satisfy current setback and lot
7 coverage requirements.

8 4. Notwithstanding s. 66.1014, prohibit the use of an accessory dwelling unit
9 created on a parcel after the effective date of this subdivision [LRB inserts date],
10 as a short-term rental, as defined in s. 66.0615 (1) (dk).

11 **SECTION 3.** 62.23 (7) (j) of the statutes is created to read:

12 62.23 (7) (j) *Accessory dwelling units.* 1. In this paragraph, “accessory
13 dwelling unit” means a residential dwelling unit that is located on the same parcel
14 as an existing single-family dwelling and that provides complete independent living
15 facilities for one or more persons and has an entrance separate from the existing
16 single-family dwelling. An accessory dwelling unit may be within, attached to, or
17 detached from a single-family dwelling and may be created by converting an
18 existing structure.

19 2. Notwithstanding par. (b) and subject to subd. 3., an ordinance under this
20 section shall allow as a permitted use at least one accessory dwelling unit on each
21 parcel that is zoned for residential use or mixed use on which an existing single-
22 family dwelling is located. Under this paragraph, a permitted use is a use of
23 property that complies with all requirements of the zoning district in which the

ASSEMBLY BILL 449**SECTION 3**

1 property is located and for which no conditional use, variance, or special review or
2 approval is required for the accessory dwelling unit.

3 3. An ordinance under this section may do any of the following;

4 a. Limit the size of an accessory dwelling unit to not larger than the square
5 footage of the existing single-family dwelling on the same parcel.

6 b. Limit the height of an accessory dwelling unit, other than an accessory
7 dwelling unit that is a conversion of an existing legal nonconforming structure, to
8 not greater than the maximum height permitted in the underlying zoning district.

9 c. Require that an accessory dwelling unit satisfy current setback and lot
10 coverage requirements.

11 d. Notwithstanding s. 66.1014, prohibit the use of an accessory dwelling unit
12 created on a parcel after the effective date of this subd. 3. d. [LRB inserts date],
13 as a short-term rental, as defined in s. 66.0615 (1) (dk).

14 **SECTION 4. Effective date.**

15 (1) This act takes effect on the first day of the 7th month beginning after
16 publication.

17 (END)