

AGENDA – Iowa County Planning & Zoning Committee

Thursday, May 28, 2026 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=82713036223>

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 April 23, 2026 meeting.
5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.
6. Petition by Darrell Davenport to zone 0.78 acre from R-3 Mobile Home to R-1 Single Family Res in the SW/NW of S16-T8N-R5E in the Town of Arena.
7. Petition by Gary & Cheryl Heck for a Conditional Use Permit to divide an existing B-2 Hwy Bus lot into two lots of 11.94 acres & 5.04 acres in the SE/SW of S18-T8N-R5E in the Town of Arena with the following proposed uses: maintaining current uses of flea market; sales of recreational vehicles, cars, trucks and implements on the 11.94-acre lot and a landscaping business on the 5.04-acre lot.
8. Petition by Samantha Crownover for a Conditional Use Permit to allow special events on an 18.27-acre AR-1 Ag Res lot in association with it current Conditional Use Permit for Recreational Residential Rental (short-term rental) in the NE/SW of S21-T8N-R5E in the Town of Arena.
9. Petition by Dwight & Nancy Trulen to zone 20 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S10-T5N-R5E in the Town of Brigham.
10. Petition by Tom & Cheryl Fritsch to zone 2.471 acres from A-1 Ag to AR-1 Ag Res and 40 acres in the SE/NE of S25-T6N-R-1E with the AC-1 Ag Conservancy overlay in the NE/NE of S25-T6N-R1E in the Town of Eden.
11. Petition by Tom & Cheryl Fritsch for a Conditional Use Permit to allow up to 11 animal units on a 2.471-acre AR-1 Ag Res lot in the SE/NE of S25-T6N-R-1E of the Town of Eden.
12. Motion to end the public hearings and resume the regular meeting.
13. Consideration of a Temporary Use Permit request by Iverson Construction to allow a portable asphalt plant to operate in an existing nonmetallic mining site at 3290 Survey Rd in the N1/2-NW of S30-T6N-R3E in the Town of Dodgeville.
14. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

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

Scott A. Godfrey, Director

Posted 5/12/2026

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

Posted by County Clerk's Office on 5/20/2026, Barbara Weinbrenner

Iowa County Planning & Zoning Committee Minutes- unapproved

Thursday, April 23, 2026 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=88932431438>

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. Director Godfrey called the meeting to order at 6:00pm

2. Roll Call.

Committee Present: David Gollon, Ingmar Nelson, Tim Lease, Kevin Butteris, Don Leix

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors: none

3. Approve of this agenda.

Motion to approve the agenda by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the March 26, 2026 meeting.

Motion to approve the agenda by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

5. Election of Chair

Supervisor Lease nominated Supervisor Gollon. There were no other nominations and Supervisor Gollon was approved unanimously.

The meeting was turned over to Chair Gollon.

6. Election of Vice Chair

Supervisor Lease nominated Supervisor Butteris. There were no other nominations and Supervisor Butteris was approved unanimously

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

Motion to approve the agenda by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

8. Petition by Chris Carlson dba Yellow Diamond LLC to zone 0.75 acre from A-1 Ag to B-2 Hwy Bus in the NW/NW of S16-T6N-R2E in the Town of Eden.

Applicant Present: Chris Carlson

Town Present: none

Director Godfrey read the staff report.

Public comment: none

Motion to approve with the condition that the associated Tourist Cottage Conditional Use Permit is approved by Supervisor Leix

Section by Supervisor Butteris

Motion carries unanimously

9. Petition by Chris Carlson dba Yellow Diamond LLC for a Conditional Use Permit for a Tourist Cottage (short-term rental) use on a 0.75-acre B-2 Hwy Bus lot in the NW/NW of S16-T6N-R2E in the Town of Eden.

Applicant Present: Chris Carlson

Town Present: none

Director Godfrey read the staff report.

Supervisor Butteris asked how frequently it is anticipated to be rented. Mr. Carlson explained the anticipated operation based on his existing similar rental properties.

Public comment: none

Motion to approve with the conditions that the Board of Adjustment grants a lot area variance and the zoning change is approved by the County Board by Supervisor Leix

Section by Supervisor Lease

Motion carries unanimously

10. Petition by Curt & Amy James to zone 35.637 acres from AR-1 Ag Res to AB-1 Ag Bus being Lot 1 of CSM1774 in S29-T7N-R1E in the Town of Highland.

Applicant Present: Curt James

Town Present: none

Director Godfrey read the staff report.

Public comment: none

Motion to approve with the condition that the associated Commercial Livestock Operation Conditional Use Permit is approved by Supervisor Leix
Section by Supervisor Nelson
Motion carries unanimously

11. Petition by Curt & Amy James for a Conditional Use Permit for a Commercial Livestock Operation use with associated residence on a 35.637-acre AB-1 Ag Bus lot being Lot 1 of CSM1774 in S29-T7N-R1E in the Town of Highland.

Applicant Present: Curt James

Town Present: none

Director Godfrey read the staff report.

Public comment: none

Motion to approve with the condition that the County Board approves the associated rezoning by Supervisor Lease
Section by Supervisor Butteris
Motion carries unanimously

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

Motion to approve the agenda by Supervisor Lease

Second by Supervisor Nelson

Motion carries unanimously

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

Supervisor Leix asked why the minimum lot size for the A-1 district was set at 40 acres in 1978. Director Godfrey explained that was when the state Farmland Preservation Program started and that has a minimum 35-acre lot size, so Iowa County chose 40 acres for ease of property description.

14. Director's report

Director Godfrey overviewed the report included in the committee packet and added he will be inspecting about three dozen properties for damage assessment from flooding as required under floodplain zoning regulations.

15. Next meeting date and time: May 28, 2026 at 6pm

16. Motion to adjourn

Motion to approve the agenda by Supervisor Leix
Second by Supervisor Butters
Motion carries unanimously. Adjourned at 6:50pm

Scott A. Godfrey, Director

IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

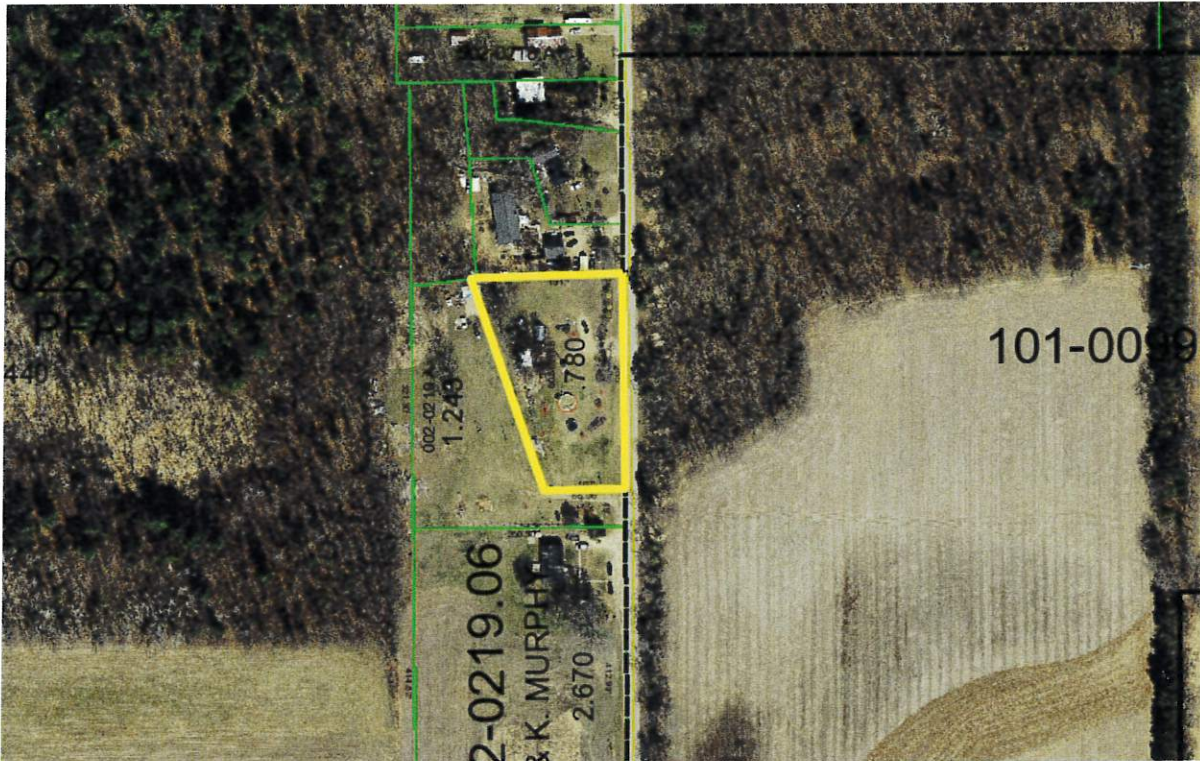
Zoning Hearing: 3535

Hearing Date: May 28, 2026

Darrell Davenport
129 N. Lexington St.
Spring Green, WI 53588

Town of Arena
SW/NW of S16-T8N-R5E
PIN: 002-0219.B

Request: This is a request to zone 0.78 acre from R-3 Mobile Home to R-1 single family residential.



Comments on Zoning Change

1. This lot and several in the area were zoned R-3 when zoning was initially adopted due to being an area of mobile/manufactured homes. The R-3 district doesn't provide for a single-family residence other than a manufactured home. The applicant plans to convert a shed into a single-
-

family residence so is applying to rezone to the R-1 Single Family Residential district.

2. This is considered a "substandard" lot in area, meaning it existed when zoning was adopted so does not need meet the minimum 1-acre lot size for the R-1 district.
3. If approved, the R-1 district provides for one single-family residence and accessory structures.
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 Arena is recommending approval.

Staff Recommendation on zoning change: 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: Davenport DARRI Address: 127 N. Lexington St
City/Zip Code: Spring Green, WI 53588

Landowner: Address: 7380 River Road
(if other than applicant) City/Zip Code: Arena, WI 53503

Applicant Phone: 608 588-5040 Landowner Phone: 608 688-5040

Email: Please contact by: email [checked] postal mail

This application is for: [checked] Land use change/Rezone only
[] Conditional Use only
[] Both

in the Town of Arena Acreage of proposed lot(s) 0.78

Section 16 Town 8 N Range 5 E SW1/4 of the NW1/4 PIN 002-0219.B

Have you contacted your Town Board about this proposal? [checked] 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: R-3 Requested zoning district: R-1
use(s) of: Living Area - make eligible for
single family residence

Requested Conditional uses (s):
[checked] Yes [] No [] NA

I. Please list any improvements currently on the land: Shed - gazebo
Property is well maintained

II. Please explain the reason for the request and proposed plans: SO WE
CAN LIVE THERE.

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

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?
Satisfied

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)?
Satisfied

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?
yes so we can live there

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

using Preventative Measures

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?

legal guarantees - has Clear Deed
Assurance of Ownership

7. How do you feel the proposed use is consistent with the Iowa County Comprehensive Plan? (available at www.lowacounty.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: Daniel Dargatz Date: 5-4-26

Landowner(s) Signature: Daniel Dargatz Date: 5-4-26

For Office Use Only: Rev'd by TVL Date 5-5-26 Fee \$750 Check # Cash
R-3 present zoning 1/4 floodplain 1/4 shoreland/wetland Cash



SW WI GIS

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 161'



Print Date: 5/8/2026

Re: Davenport

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

Date Tue 5/5/2026 8:08 AM

To Andrea Joo <andreatownofarena@gmail.com>

Cc Tracy Johnson <johnsoninspection@gmail.com>

 1 attachment (163 KB)

8.5_ x 11_ Landscape.pdf;

Thank you, Andrea.

Tracy and I met with Mr. Davenport last Friday to go over all he would need to do to comply with zoning, sanitary and building codes. He agreed to do so.

I have a question for you and your board to consider: Since this is an area that, when zoning was first adopted, was designated R-3 Mobile Home Park ... presumably due to there then being mostly trailers on these lots ... would the town board support blanket zoning those R-3 lots to R-1? State law provides for either the town or county to zone land without need of a landowner application.

There are currently 8 lots zoned R-3 (blue on the attached map) and 2 lots zoned R-1 (green on the attached map). Doing a blanket zoning action would eliminate the need for each of the 8 lots to individually apply to rezone if/when there is a single-family residence proposed.

The original R-3 district in the 1970 ordinance (1st zoning ordinance) did allow mobile homes and single-family residences on lots as small as 20,000 square feet. This remained in place until the ordinance was comprehensively rewritten during the Smart Growth planning process in 2005. It now reads:

Permitted Principal Uses:

1. *Mobile home/manufactured home parks are allowed provided the special conditions specified for mobile home/manufactured home parks in Section 5.8 are met.*
2. *Accessory structures are allowed.*

And, the minimum lot size for a mobile home park is 10 acres.

In hindsight, these lots should have been blanket zoned to R-1 at that time as, technically, they are now nonconforming.

Let me know if you think your board would consider supporting blanket zoning now. If so, I can take it to my committee to see if the committee will initiate the process.

Thanks.

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

From: Andrea Joo <andreatownofarena@gmail.com>
Sent: Monday, May 4, 2026 8:54 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Cc: Tracy Johnson <johnsoninspection@gmail.com>
Subject: Davenport

Caution: This email originated from outside of our organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If in doubt, contact IT Department.

Tonight we approved Davenport for a rezone to R1 contingent on working with the two of you to bring the building to code and zoning standards. He also paid for a driveway permit which was approved by the PZ board, but no action was taken tonight because the clerk forgot to add driveway to the agenda. It will be approved at the next board meeting, but we will not slow him down on the building process.

Thanks you.

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

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IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

222 N. Iowa Street, Suite 1223

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

Scott.Godfrey@iowacounty.org

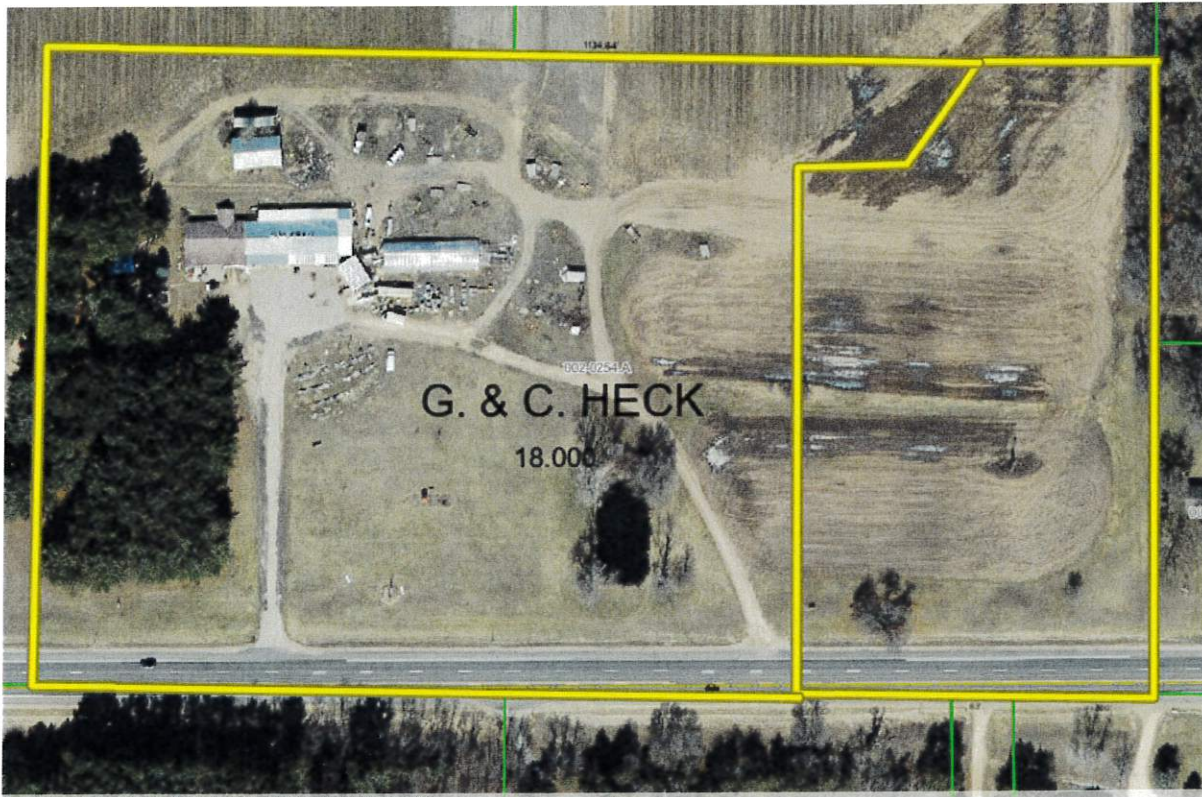
Zoning Hearing: 3536

Hearing Date: May 28, 2026

Gary & Cheryl Heck
7266 US Highway 14
Arena, WI 53503

Town of Arena
SE/SW of S18-T8N-R5E
PIN: 002-0254.A

Request: This is a request for a Conditional Use Permit to divide an existing B-2 Hwy Bus lot into two lots of 11.94 acres & 5.04 acres and for the specific uses to be on each lot.



Comments on Zoning Change

1. The B-2 district requires all proposed uses other than cropping to be approved by Conditional Use Permit. The proposed 11.94-acre lot is proposed to retain its current uses of: flea market; sales of recreational
-

vehicles, cars, trucks and implements with the condition that no more than 5 vehicles are displayed at any time and for not more than 30 consecutive days. The proposed 5.04-acre lot is proposed to be used for a landscaping company, bulk mulch, boulders, rock, trees, dirt, sand, snow plowing, bagged materials, and pavers.

2. The associated certified survey map has not yet been submitted for formal review.
3. Per Section 4.0 of the Iowa County Zoning Ordinance, the following are considerations for all Conditional Use Permit requests:
 - a) The proposed use complies with all applicable provisions of this Ordinance.
 - b) 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).
 - c) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - d) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - e) 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.
 - f) Adequate assurances by the applicant of continuing maintenance are provided.
 - g) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Arena is recommending approval.

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



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Dodgeville, WI 53533
608-935-0333/608-553-7575/fax 608-935-0326
Scott.Godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Gary & Cheryl Heck Address: 7266 US Hwy 14
City/Zip Code: Arena, WI 53503

Landowner: Gary & Cheryl Heck Address: 7266 US Hwy 14
(if other than applicant) City/Zip Code: Arena, WI 53503

Applicant Phone: (608) 753-2474 Landowner Phone: (608) 753-2474

Email: Please contact by: [X] email [] postal mail
HeckMarket22@gmail.com

This application is for: [] Land use change/Rezone only
[X] Conditional Use only
[] Both

in the Town of Arena Acreage of proposed lot(s) 10.94 +/- 11.94 5.04
Section 18 Town 8 N Range 5 E SE 1/4 of the SW 1/4 PIN 002-0254-A

Have you contacted your Town Board about this proposal? [X] Yes [] No
Does this request involve any proposed land division? [X] Yes [] No

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

**Present zoning district: B-2 Requested zoning district: B-2 for the proposed use(s) of: East 5 acres to be used for Landscaping business

Requested Conditional uses (s): SEE ATTACHED

I. Please list any improvements currently on the land: 5 ACRES IS VACANT
EXIST Parcel contains House / Farm Market

II. Please explain the reason for the request and proposed plans: ALREADY ZONED
B-2 AND HAS EXISTING DRIVEWAY ON HWY 14
TO BE USED

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?

NOT AG NOW

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?

WONT EFFECT IT AS Parcel ABUTS Ag Land
and this is for LANDSCAPING BUSINESS

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

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

EXISTING B-2 ZONING, UTILIZE EXISTING
ACCESS ONTO 14, TOWN WANTS BUSINESS
TO BE ON HIGHWAY

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)?

Farm Market ALREADY HAS TRAFFIC AND WILL
GO ALONG WITH EXISTING Farm Market BUSINESS

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

NO

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

comply with conditional use limits

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, existing approved joint access

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

compliance with conditional use

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

business is on hwy 14, somewhat related

****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: [Signature] Date: [Signature]

For Office Use Only: Rev'd by SL Date 1-29-24 Fee 750 Check # 6053 Cash
B2 present zoning YA floodplain YA shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 18, TOWN 8 NORTH, RANGE 5 EAST, TOWN OF
ARENA, IOWA COUNTY, WISCONSIN.

OWNER: Gary & Cheryl Heck
7266 U.S.H. '14'
Arena, WI 53503

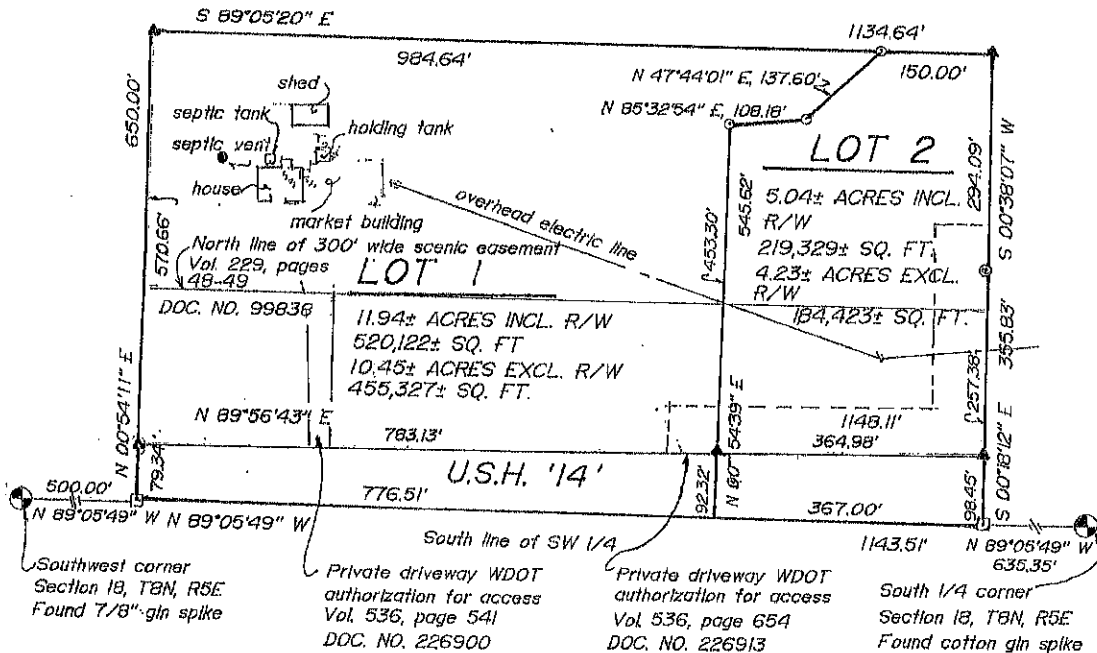
LEGEND AND NOTES


- ⊙ Found 1-1/4" iron pipe
- ▲ Found 3/4" rebar
- ⊕ Found Section corner as noted, verified ties
- , Set 3/4"x24" iron rebar, weighing 1.50 lbs./lin. ft.
- () Recorded as
- ⊠ Found 7/8" gln spike

SCALE 1" = 200'



Bearings are referenced to the South line of
the SW 1/4 of Section 18 which bears
N 89°05'49" W based on the Wisconsin
County Coordinate System, Iowa County Zone,
NAD83 (2011)



 Outlook

Minutes from Town of Arena

From Cheryl Heck <cherylheck82@gmail.com>

Date Thu 4/30/2026 12:55 PM

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

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Office, Valley, ...
5. Motion made by Nelson to approve previous motion in addition to #8, Public Comment, regarding Mark Hottmann speaking to Mike Wilkinson and Mike stated that he was no longer having any shooting events anymore, seconded by Andrews. Motion carried.

6. Samantha Crownover (Bruce), Brisbane House, came to the Board meeting to ask for special permission for a small August wedding on the site. Board suggested they complete and ask for a Conditional Use Permit so she doesn't have to come back for every event. Heck motion to approve a Conditional Use for 2 gatherings/events per year, limited to 40 people, and 15 cars. Nelson seconded. Motion carried.

7. Vince Pope, Mellum Road, wants to clean up the Zinck 57 ac. on North side of Mellum R. that is part of our farm. Discussion. Will be getting a survey.

8. Dillon Brummer, RV Landscaping, Hartungs want the NW corner of the 5.03 ac. from Hecks at 7264 Hwy. 14, will add 25 ft. on the west side of the parcel for Hartungs' irrigation corner. No living quarters, already zoned commercial, need land division, conditional use(s), driveway, and building permit. Have to check with the DOT on the approval of the driveway to the east of the property. Since property not purchased yet, Heck will get survey of the property and land division, a conditional use for a landscape company, supplies, bulk mulch, boulders, rock, trees, dirt, sand, snow plowing, bagged materials, pavers. Building will have an office,

equipment, and storage. Andrews motion to approve land division of 5.03 acres, that they insure DOT easement of driveway from highway, ag only permit with a contingency of conditional use of landscape company. Once the sale of the property purchased from Hecks around September, Brummer will apply for a building permit of a 20'x30' building. Nelson seconded. Motion carried.

9. Ingmar Nelson, 7516 Loy Rd., discussion on land division at 6610 Helena Rd. and/or Hayward Crossing at the corner of the highway, for a conditional use of a business. Possible conditional uses and housing. Nothing solid at this time.

10. Darrell Davenport, River Road, rezone to R-1, building permit and driveway permit. No attendance.

11. Discussion on updating the Comprehensive Plan. Provided a copy of the Plan and the parts that need to be updated. Will not go to Town Board until it's updated.

12. Public Comment.

Next PZ meeting-May 25 (Memorial Day), 7:00 pm.

Meeting adjourned. Motion seconded by Kreitzer. Meeting adjourned.

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

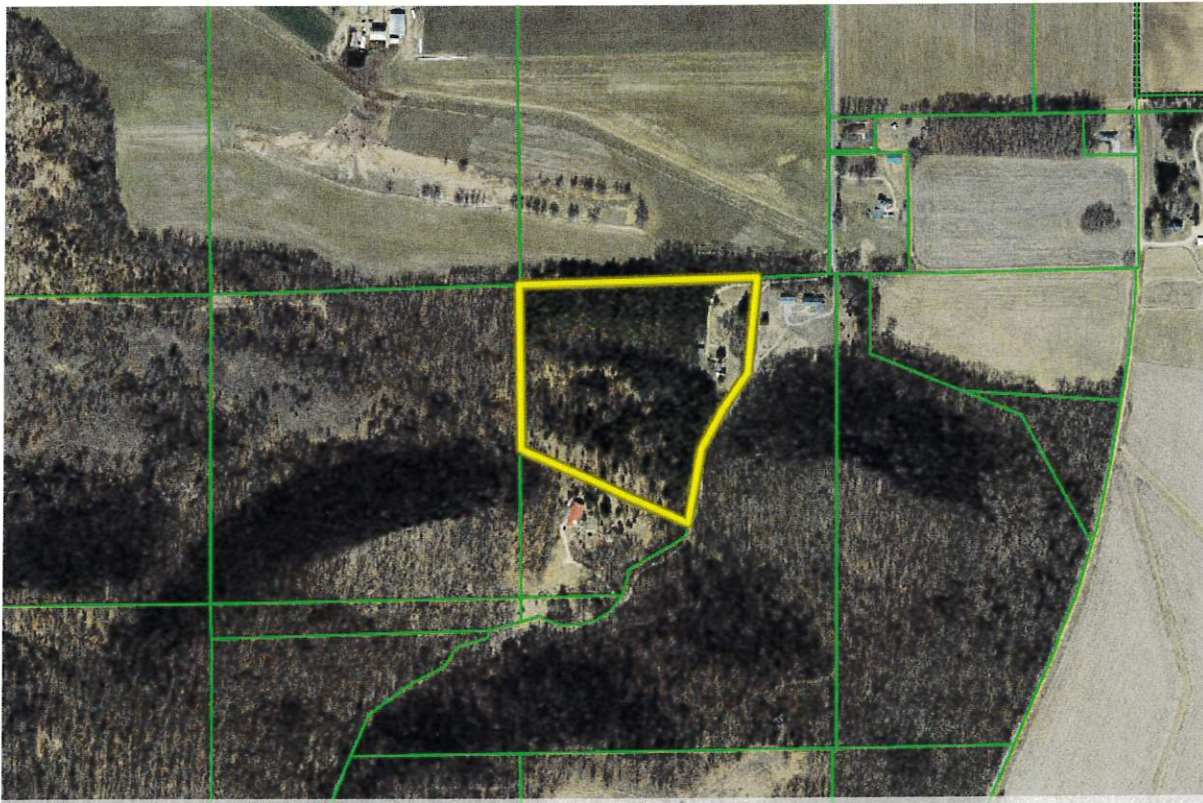
Zoning Hearing: 3537

Hearing Date: May 28, 2026

Restore Brisbane LLC
Samantha Crownover
2702 Kendall Ave.
Madison, WI 57035

Town of Arena
NE/SW of S21-T8N-R5E
PIN: 002-0304.A

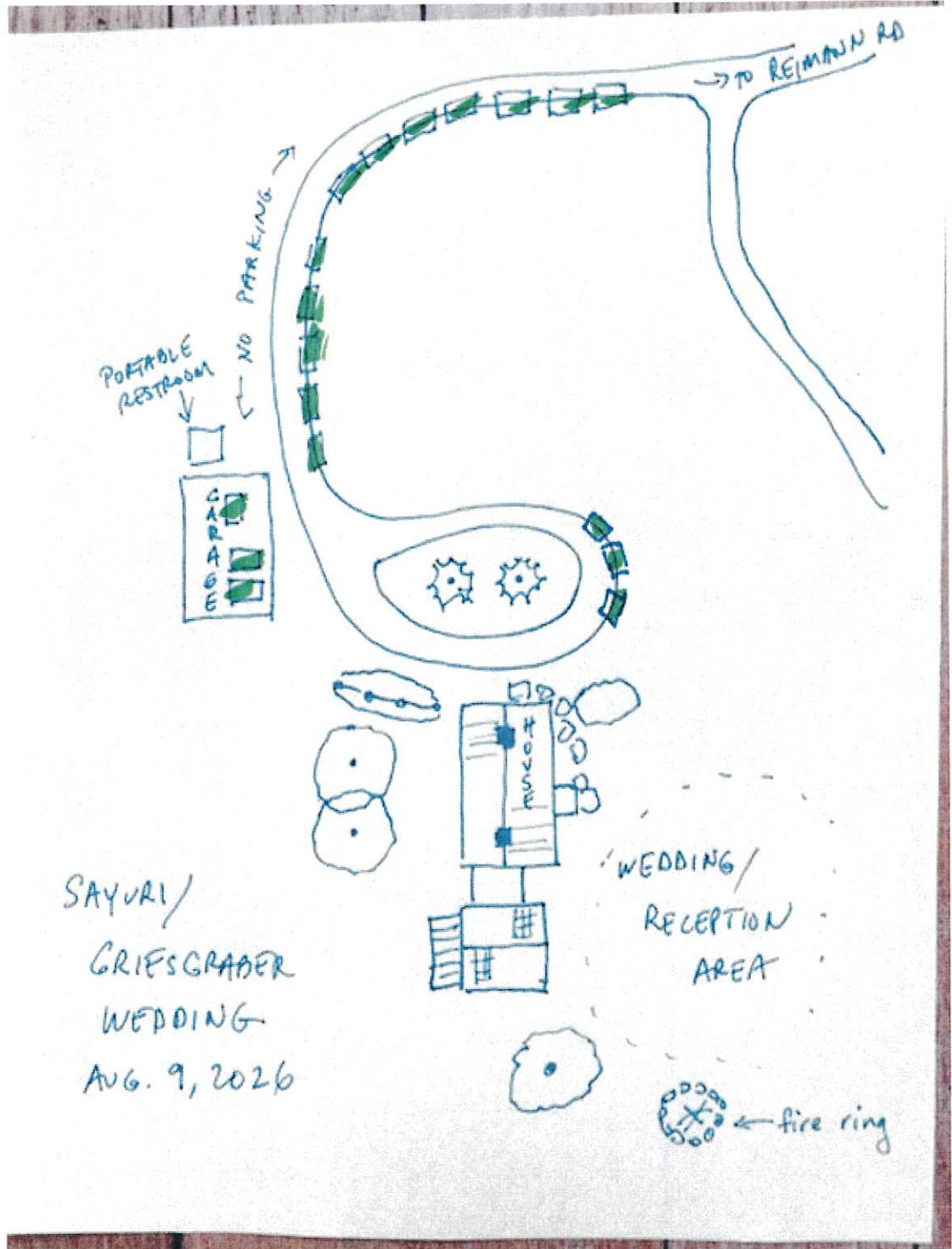
Request: This is a request for a Conditional Use Permit to add the ability of up to 2 special events per year to an existing Recreational Residential Rental (short-term rental) use of an existing 18.27-acre AR-1 lot.



Comments on Zoning Change

1. The proposal is to have up to 2 small scale (max 40 people) events per year, such as weddings, an art tour, or small gathering. Events will not
-

include noise or light disturbance. No alcohol sales will occur. Portable toilets will be contracted for each event and the owner will be on site for a portion of each event. Below is a proposed layout of the event space including parking:



 = cars



2. Per Section 4.0 of the Iowa County Zoning Ordinance, the following are considerations for all Conditional Use Permit requests:
 - a) The proposed use complies with all applicable provisions of this Ordinance.
 - b) 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).
 - c) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - d) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
 - e) 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.
 - f) Adequate assurances by the applicant of continuing maintenance are provided.
 - g) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Arena is recommending approval with the recommended conditions for no more than 2 events per year, limit of 40 people and 15 cars.

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



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: Restore Brisbane LLC Address: 7050 Reimann Rd.
City/Zip Code: Arena, 53503

Landowner: Samantha Crownover Address: 2702 Kendall Ave.
(if other than applicant) City/Zip Code: Madison, 57035

Applicant Phone: 608-576-6196 Landowner Phone: 608-576-6196

Email: samanthacrownover@sbcglobal.net Please contact by: X email postal mail

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

in the Town of Arena Acreage of proposed lot(s) 18.27

Section 21 Town 8 N Range 5 E NE 1/4 of the SW 1/4 PIN 002-0304-A

Have you contacted your Town Board about this proposal? X Yes No
Does this request involve any proposed land division? Yes X 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: for the proposed use(s) of:

Requested Conditional uses (s):
1 - 2 special events per year. Small scale (up to 40 people). Wedding-type events, an art tour, or small gathering.

I. Please list any improvements currently on the land: One house and one free-standing garage.

II. Please explain the reason for the request and proposed plans: To sensitively celebrate the house and grounds by holding very limited special events.

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?

A parking plan has been submitted and approved by the Town of Arena. No noise nor light disturbance will be allowed.

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)?

Events will be temporary and small-scale. The event must be compatible with the historic house and grounds. A portable bathroom will be required to be rented for groups larger than 25. Alcohol will be controlled according to our special event policy. No alcohol sales will occur. Owner will be on site for a portion of the event.

3. Limited to 15 parked cars. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

There will not be significant adverse impacts to the legal uses nor environment. Foreseeable impacts will include increased traffic to and from the site for the event, generation of trash that will be either hauled out by the renter or the owner, music that may be played/performed (not amplified) but will be silenced by 10 pm, and limited temporary decorative lights (string-type lights) may temporarily be used.

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

The renters will be required to adhere to our special events policy (approved by the Town of Arena), they will be required to return the property to its original pre-rented condition by check out. Owners will continue to communicate with neighbors, the Dorcheids and S.Steinmann to make sure there is no disturbance.

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

No measurable impact.

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

Owners will adhere to the laws, rules, and regulations. Will maintain regular contact with neighbors to make sure there are no disturbances.

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

The proposed events are people, family, and community focused. The Brisbane House is meant to be a meaningful, historically significant property where guests find comfort, relative quiet, beauty, and time to connect with one another. It is meant to be a modest attraction and an asset to the River Valley area.

****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.**

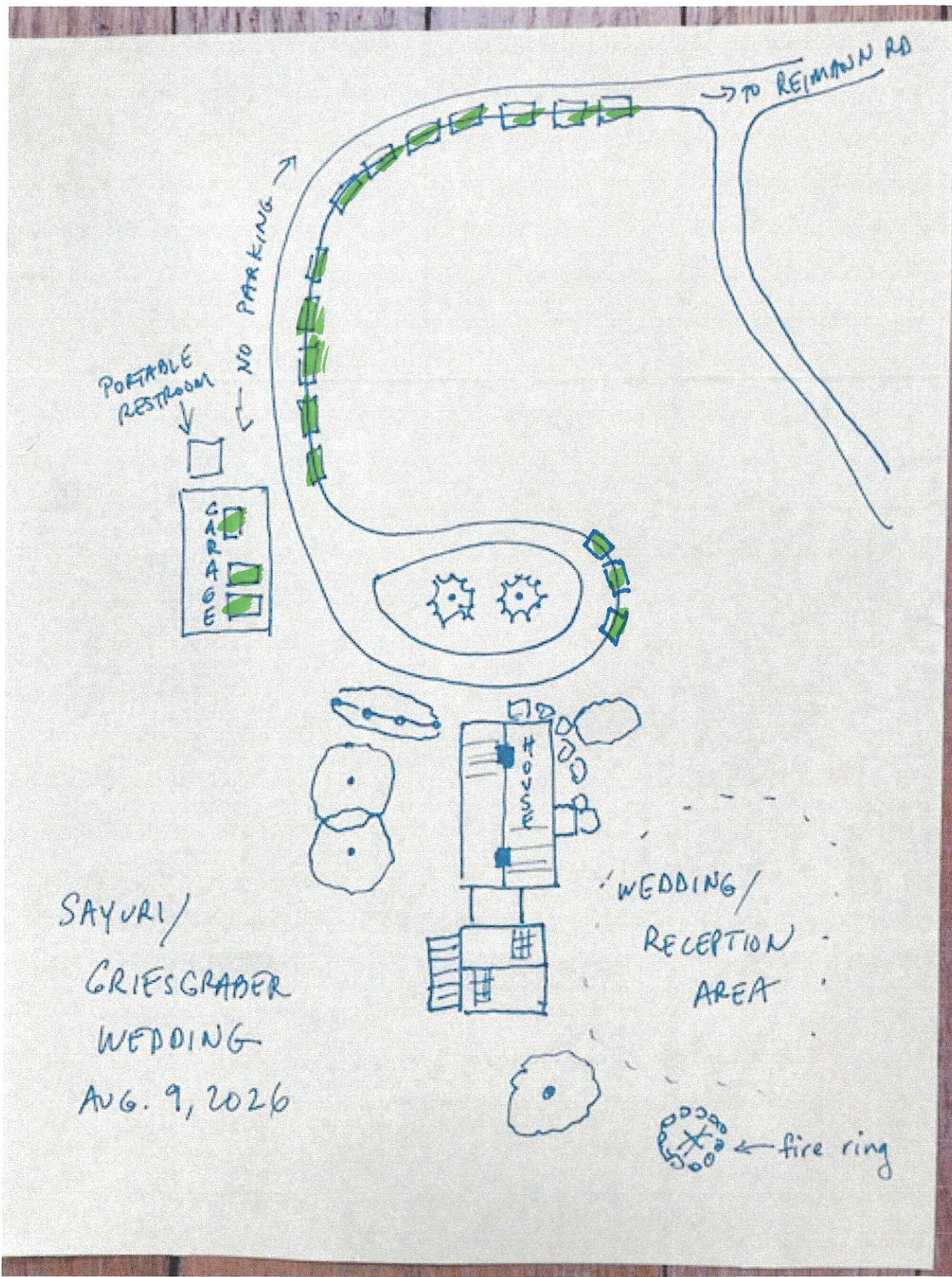
Applicant(s) Signature: _____

Date: _____

Landowner(s) Signature: _____

Date: _____

For Office Use Only: Rcv'd by S Date 5/4/26 Fee 750 Check # 1173 Cash
AR-1 present zoning no floodplain no shoreland/wetland



 = cars

5. Motion made by Nelson to approve previous motion. In addition to #8, Public Comment, regarding Mark Hottmann speaking to Mike Wilkinson and Mike stated that he was no longer having any shooting events anymore, seconded by Andrews. Motion carried.

6. Samantha Crownover (Bruce), Brisbane House, came to the Board meeting to ask for special permission for a small August wedding on the site. Board suggested they complete and ask for a Conditional Use Permit so she doesn't have to come back for every event. Heck motion to approve a Conditional Use for 2 gatherings/events per year, limited to 40 people, and 15 cars. Nelson seconded. Motion carried.

7. Vince Pope, Mellum Road, wants to clean up the Zinck 57 ac. on North side of Mellum R. that is part of our farm. Discussion. Will be getting a survey.

8. Dillon Brummer, RV Landscaping, Hartungs want the NW corner of the 5.03 ac. from Hecks at 7264 Hwy. 14, will add 25 ft. on the west side of the parcel for Hartungs' irrigation corner. No living quarters, already zoned commercial, need land division, conditional use(s), driveway, and building permit. Have to check with the DOT on the approval of the driveway to the east of the property. Since property not purchased yet, Heck will get survey of the property and land division, a conditional use for a landscape company, supplies, bulk mulch, boulders, rock, trees, dirt, sand, snow plowing, bagged materials, pavers. Building will have an office,

equipment, and storage. Andrews motion to approve land division of 5.03 acres, that they insure DOT easement of driveway from highway, ag only permit with a contingency of conditional use of landscape company. Once the sale of the property purchased from Hecks around September, Brummer will apply for a building permit of a 20'x30' building. Nelson seconded. Motion carried.

9. Ingmar Nelson, 7516 Loy Rd., discussion on land division at 6610 Helena Rd. and/or Hayward Crossing at the corner of the highway, for a conditional use of a business. Possible conditional uses and housing. Nothing solid at this time.

10. Darrell Davenport, River Road, rezone to R-1, building permit and driveway permit. No attendance.

11. Discussion on updating the Comprehensive Plan. Provided a copy of the Plan and the parts that need to be updated. Will not go to Town Board until it's updated.

12. Public Comment.

Next PZ meeting-May 25 (Memorial Day), 7:00 pm.

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: 3538

Hearing Date: May 28, 2026

Dwight & Nancy Trulen
1883 Sandy Rock Rd
Hollandale, WI 53544

Town of Brigham
SE/NE of S10-T5N-R5E
PIN: 020-1250

Request: This is a request to zone 20 acres from A-1 Ag to AR-1 Ag Res.



Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order for this 20-acre lot to be conforming to county zoning.
 2. If approved, the AR-1 district provides 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.
-

3. The associated certified survey map has been submitted for formal review. It shows there to be at least 123 feet of frontage to the right-of-way of County Road F.

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 Brigham 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 of the zoning change.





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

TRULEN JOINT REVOCABLE TRUST
Applicant: DWIGHT - NANCY TRULEN Address: 1883 SANDY ROCK ROAD
City/Zip Code: HOLLANDALE / 53544

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

Applicant Phone: (608) 967-2247 Landowner Phone: ()

Email: DTRULEN@YAHOO.COM Please contact by: X email postal mail

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

in the Town of BREGHAM Acreage of proposed lot(s) 20 ACRES

Section 10 Town 5 N Range 5 E SE 1/4 of the NE 1/4 PIN 004-1250

Have you contacted your Town Board about this proposal? X Yes No
Does this request involve any proposed land division? Yes X 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: A7 Requested zoning district: AR1 for the proposed use(s) of:

Requested Conditional uses (s):

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

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

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 WAS A PARCEL THAT IS ONLY 20 IN SIZE AND WAS STILL ZONED A-1 WHICH IS A VIOLATION OF THE ZONING ORDINANCE. ALSO, THE PROPOSED LOCATION WHERE WE MAY BUILD A RESIDENCE AT IS ALL WOODED AND HAS STEEPER GRADES WHICH ARE NOT SUITED FOR FARMING.

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?

THIS PARCEL WILL CONTINUE TO SUPPORT CURRENT AGRICULTURAL USE OF THE CROP LAND. BECAUSE OF THIS IT SHOULD NOT IMPACT SURROUNDING PARCELS.

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

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: *Daniel J. Lulu* Date: _____

Landowner(s) Signature: *Nancy Jordan* Date: *3-25-20*

For Office Use Only: Rcv'd by *SL* Date *3-25-20* Fee *750* Check # *1241* Cash
NC present zoning *NA* floodplain *NA* shoreland/wetland

CERTIFIED SURVEY MAP

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Town 5 North, Range 5 East, Town of Brigham, Iowa County, Wisconsin.

3 2
10 11

2877.22'

LEGEND:



7/8" solid round iron rod found

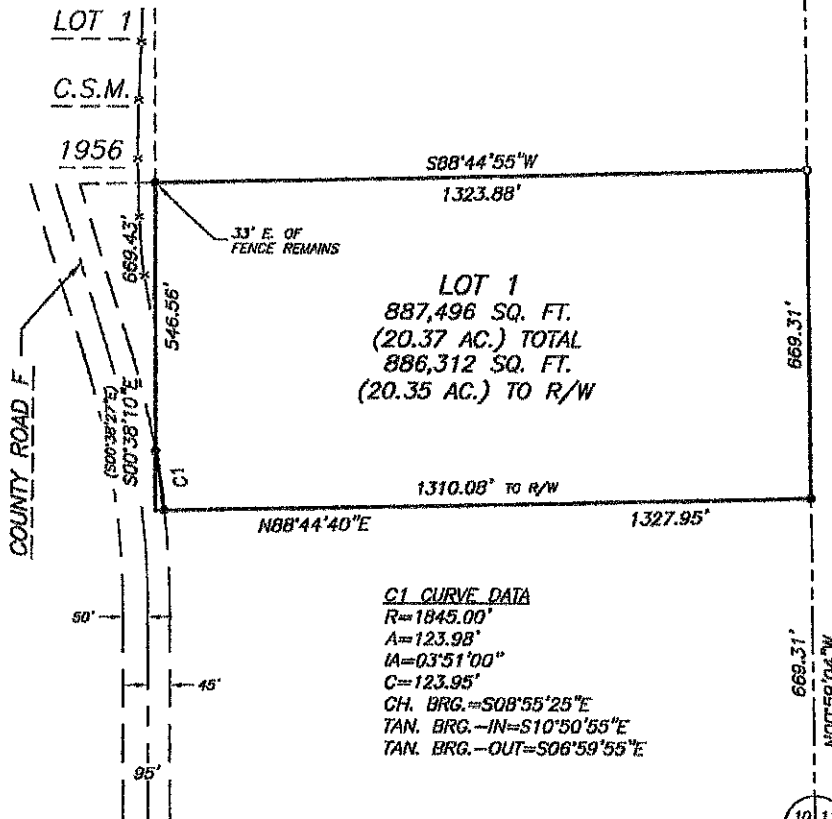
• 3/4" solid round iron rod found

○ 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

— Fence remains



VOL. _____
PAGE _____



669.31'
N00°59'04"W
10 11
10 11

TALARCZYK
LAND SURVEYS
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

300 0 300
SCALE: 1" = 300'

SHEET 1 OF 2

JOB NO. 26054
POINTS 25017
DRWG. 26054_1
DRAWN BY MST

Comments on Zoning Change

1. The A-1 district has a minimum 40-acre lot size so rezoning is required in order legally create the proposed 2.471-acre lot. The AC-1 overlay is required to comply with the town's 40-acre residential density.
2. If approved, the AR-1 district provides for one single-family residence, accessory structures and limited ag uses, but no animal units as defined in the Iowa County Zoning Ordinance without a Conditional Use Permit. This application does include a CUP request for up to 11 animal units (5 cattle and 12 sows).
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 Eden is recommending approval.

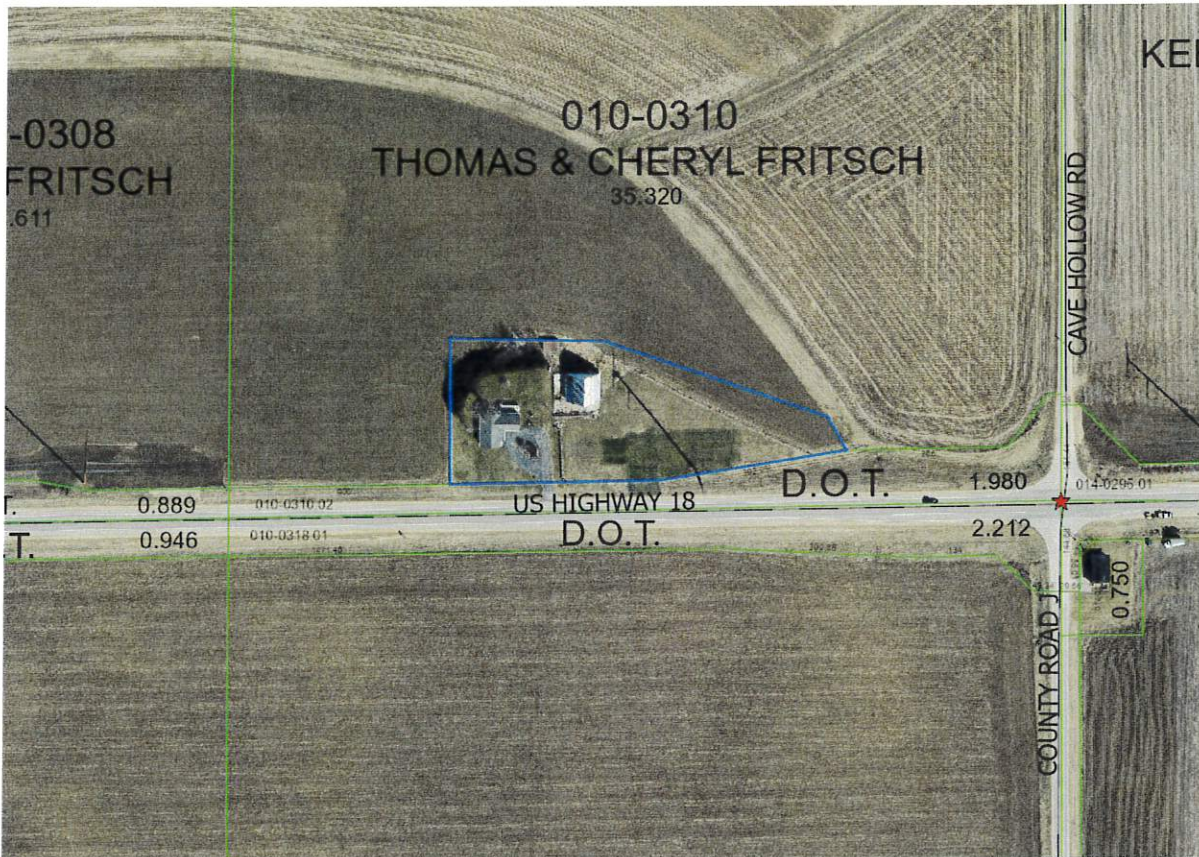
Staff Recommendation on zoning change: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval of the zoning change.

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

- a) The proposed use complies with all applicable provisions of this Ordinance.
 - b) 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).
 - c) There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
 - d) Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
-

- e) 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.
- f) Adequate assurances by the applicant of continuing maintenance are provided.
- g) The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation on CUP: The Town of Eden is recommending approval.
Staff Recommendation on CUP: Staff recommends approval with the condition that the associated zoning change takes effect.





IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Tom and Cheryl Fritsch Address: 3324 Cave Hollow RD
City/Zip Code: Dodgeville 53533

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

Applicant Phone: (608) 391-7242 Landowner Phone: ()

Email: Fritschs@you.ig.net Please contact by: [x] email [] postal mail

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

in the Town of EDEN Acreage of proposed lot(s) 2.4 1/2 ACRES PD AR-1

Section 25 Town 6 N Range 1 E SE 1/4 of the NE 1/4 PIN 010-0310

Have you contacted your Town Board about this proposal? [x] Yes [] No
Does this request involve any proposed land division? [x] Yes [] No
010-0306 w/AR-1
L N W / NW

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: Selling house to daughter. she also has a small shop

Requested Conditional uses (s): Daughter will have up to 5 head of cattle and 12 brood sows housed there part time
L N

I. Please list any improvements currently on the land: barn & house
are existing structures

II. Please explain the reason for the request and proposed plans: splitting parcel
for sale to our daughter. She has
plans for small show pig operation and small cattle operation

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?
There is existing set of buildings
that are useable for her purpose

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?
will not impact land around parcel
applicant owns land around it so
it will not affect farming operation

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?
Parcel lends itself to ~~any~~ what
buyer wants to use it for

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)?
Parcel is already part of family
farm operation. Will not affect
general public

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

There will not be any adverse
effects because of it being a part
of an existing farming operation

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

There shouldn't be any adverse impact, Parcel is staying in family is part of existing operation

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?

The house is an existing ~~street~~ structure.

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

house is already there

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

The house is existing and is set in a agriculture setting. Parcel is suited for intended use.

****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: Tom Fritsch Date: 3-30-26

Landowner(s) Signature: Tom Fritsch Date: 3-30-26

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



Re: Fritsch CSM comments

From Town of Eden Clerk <townofedenclerk@gmail.com>
Date Tue 4/14/2026 1:11 PM
To Scott Godfrey <Scott.Godfrey@iowacounty.org>

Caution: This email originated from outside of our organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If in doubt, contact IT Department.

Yes, Tom Fritsch came to the April meeting on the 6th and presented his zoning change.

The Town of Eden Board approved this zoning change.

Sorry I left that part out of the last email.

Thank you,
Cheryl Kelley

On Tue, Apr 14, 2026 at 1:07 PM Scott Godfrey <Scott.Godfrey@iowacounty.org> wrote:

Thank you, Cheryl.

Have they been to the town for a recommendation on the zoning change yet?

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

From: Town of Eden Clerk <townofedenclerk@gmail.com>
Sent: Tuesday, April 14, 2026 1:01 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: Re: Fritsch CSM comments

Caution: This email originated from outside of our organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If in doubt, contact IT Department.

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

Temporary Use Permit Request: 3540

Date: May 28, 2026

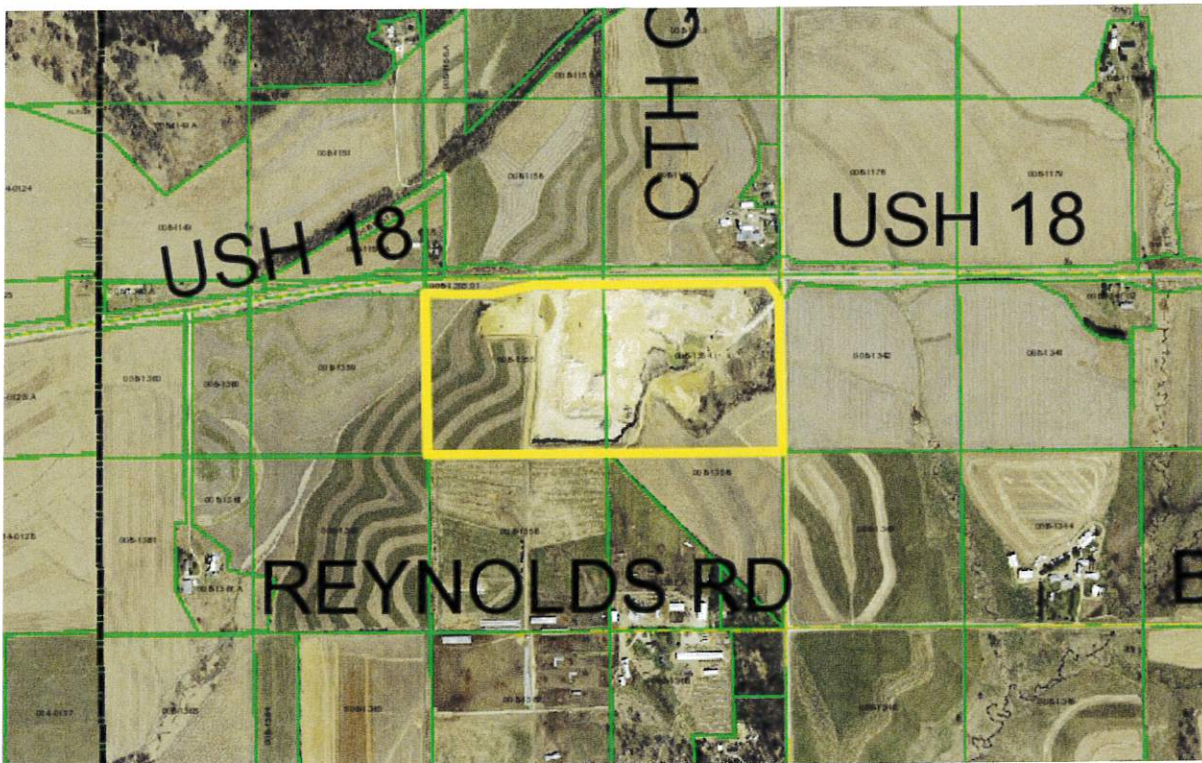
Iverson Construction
3747 Contractors Lane
Keiler, WI 53812

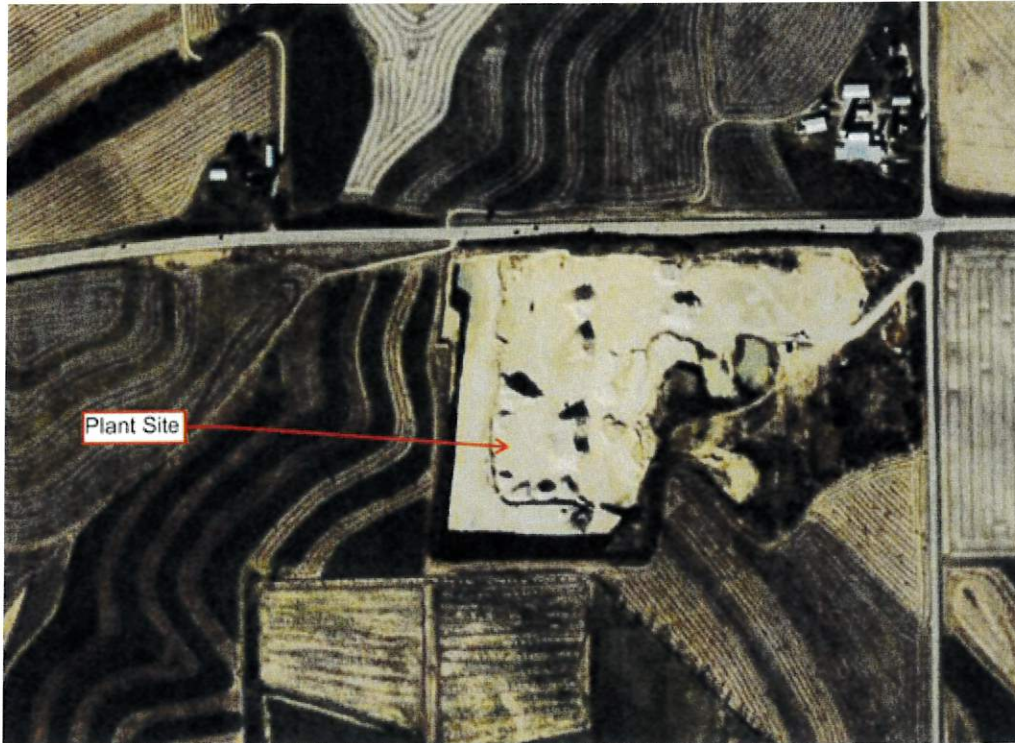
Town of Dodgeville
N $\frac{1}{2}$ - NW of S30-T6N-R3E
PIN: 010-0310; 0306

Site Operator: Dyresville Ready Mix dbz Bard Materials

Landowner: Roland Swiggum

Request: This is a request for a Temporary Use Permit to operate a portable asphalt plant in an existing permitted nonmetallic mine (quarry) from June through October of 2026.





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.



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@lowacounty.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: Iverson Construction, Div of Mathy Date: 4-10-2026

Contact Address: 3747 Contractors Lane Kieler, WI 53812
Phone: 608-568-3840 Email: jerid.baranczyk@iverson-construction.com

Reason for request: Operate a portable asphalt plant at the Swiggum (BARD) Quarry, during the 2026 construction. Approximate schedule is June thru October.

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

Office use only

Received by SL Date 4-28-24 Chair decision: grant deny

\$250- fr 5110 20635

N 1/2 / NW 30-6-3

008-1354
008-1355
3290 SURV07 RD

ROLAND SWIGGUM
3326 Q 53533
BEN SCHNEIDER
BENS@BARDMATERIALS.COM
ELISABETH DEMMOR
ELIANDD

Notes



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: May 2026

	Since last report	Year to date	same time 2025	Comments
Zoning permits		16	60	79
Permit project value	\$1,365,061	\$9,332,761	\$10,825,637	
New residences	2	8	12	
Accessory structures	10	30	42	
Ag buildings	4	22	23	
Solar	0	0	3	
Airport zoning permits	3	5	4	
Floodplain/Shoreland pts	2	4	11	
Complaints/Violations	3	15	12	
Certified survey map review	2	11	15	
Zoning Hearings	2	12	18	
Board of Adj hearings	0	0	1	
Sanitary Permits	6	20	14	
Soil Tests Reviewed	10	17	13	

as of April 30, 2026

Other Updates

- WDOT appears to be backing off original intent to eliminate all at-grade intersections with overpasses due to anticipated costs – promoting use of R-cut intersections and frontage roads – information can be found here: <https://wisconsin.gov/Pages/projects/by-region/sw/18151study/default.aspx>
 - Driftless Area Land Conservancy actively engaging public in use of former Wintergreen ski building in Town of Wyoming
 - Town of Waldwick is considering comprehensive plan revision – focus on residential density, wind, solar, and data centers – may work with adjacent towns – likely to require my participation to some extent
 - WI Legislative Reference Bureau study committees do not include solar, wind or data centers – indicative that legislation regarding these items no likely to be introduced next session
 - Overview of tentative topics to be brought before Committee this year
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