



AGENDA
Iowa County Planning & Zoning Committee
Thursday, May 28, 2020 – 6PM
Community Room, HHS Building
303 W. Chapel Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

Due to the current state of emergency because of the COVID-19 pandemic, this meeting will be conducted via electronic teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may still attend in person at the location stated in this agenda. However, due to the need to maintain social distancing in accordance with Wisconsin DHS Emergency Order (Safer At Home Order) and the limited physical space available, the public is encouraged and requested to also attend via electronic means. Directions to do so are listed at the bottom of this agenda. Upon reasonable notice, the needs of the disabled individuals will be accommodated through auxiliary aids or services. For additional information or to request this service, contact the County Clerk at 608-935-0399.

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

Join Zoom Meeting: <https://us02web.zoom.us/j/2354603758> Zoom Meeting ID: 235 460 3758

Any subject on this agenda may become an action item unless otherwise noted.

1	Call to order.
2	Roll Call.
3	Election of Chair and Vice Chair
4	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting.
5	Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
6	Petition by Scott & Jen Hasburgh and the Arthur T. Donaldson Revocable Trust to rezone 3.47 acres from A-1 Ag & R-1 Single Family Res to all R-1 Single Family Res being Lot 46 of The Springs Subdivision in the NE/NE of S32-T8N-R4E in the Town of Wyoming.
7	Petition by Terry Ruchti and Andrew Burkart to rezone 8.96 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S1-T5N-R5E in the Town of Brigham. This petition includes zoning 11.33 acres with the AC-1 overlay in the N1/2-NW of S12-T5N-R5E to meet residential density standards.
8	Petition by Willoughby & Emily Watson to rezone 8.07 acres from A-1 Ag to AR-1 Ag Res in the E1/2-SW of S32-T7N-R5E in the Town of Brigham.
9	Petition by Jess Schmelzer to rezone 3.5 acres from A-1 Ag to AR-1 Ag Res in the SW/NW of S3-T6N-R1E in the Town of Highland.
10	Petition by Donna Cushman and Chad Cushman to rezone 22.136 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S33-T7N-R4E in the Town of Ridgeway.
11	Petition by the Richard J. Taylor Trust to rezone 19.03 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S4-T4N-R5E in the Town of Moscow.
12	Petition by Clyde Samples III to rezone 3.49 acres from A-1 Ag to AR-1 Ag Res in the N1/2-SW of S17-T8N-R5E in the Town of Arena.
13	Petition by Theodore & Cynthia Terrill and Tanner & Bree Terrill to rezone 3.604 acres from A-1 Ag

	to AR-1 Ag Res in the E1/2-SE of S27-T5N-R3E in the Town of Mineral Point. This petition includes zoning the balance of tax parcel 018-0394 with the AC-1 Ag Conservancy overlay.
14	Petition by Cynthia Reynolds-Doyle and Juliet Reynolds to rezone 1.95 acres from A-1 Ag to AR-1 Ag Res in the SW/SW & NE/SW of S29-T5N-R4E in the Town of Waldwick. This petition includes zoning tax parcel 026-0280 being 40 acres with the AC-1 Ag Conservancy overlay. This petition includes consideration of a Conditional Use Permit for Animal Units on said 1.95 acres.
15	Petition by Dan & Phyllis Toy to rezone 2.39 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S11-T5N-R4E in the Town of Ridgeway.
16	Petition by Bill Buckeridge for a Conditional Use Permit on an existing 3.19-acre B-2 Hwy Bus lot to allow a construction business with associated residence in the NW/NW of S20-T8N-R5E in the Town of Arena.
17	Petition by James & Toni Johnson to rezone 5.16 acres from A-1 Ag to RB-1 Rec Bus in the W1/2-NW of S26-T6N-R4E in the Town of Ridgeway. This petition includes consideration of a Conditional Use Permit for a wedding/event venue and continued ag use of existing buildings on said 5.16 acres.
18	Petition by Caleb Welsh to rezone 30.047 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S12-T7N-R1E in the Town of Highland.
19	Petition by Jason Gust and Lois Denure to rezone 13.917 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NW/SE of S3-T5N-R5E in the Town of Brigham.
20	Consideration of request by Steven Sylvester & Linda Hilsenhoff to waive the after-the-fact zoning permit fees for two structures in the SW/SE of S1-T7N-R1E in the Town of Highland.
21	Consideration of request by Jennifer Thomas to waive the after-the-fact zoning permit fee for an addition to a structure in the SW/SE of S32-T6N-R1E in the Town of Eden.
22	Consideration of a Temporary Use Permit for R and M Enterprises Inc. to operate a fireworks stand at 4894 County Road YZ (Farm & Fleet) in the Town of Dodgeville.
23	Director's Report a) Office activity and programs
24	Next meeting date and time
25	Adjourn
Posting Verified by: SAG Date: May 12, 2020	
The public is encouraged and requested to attend via electronic means. You may attend via teleconference 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 will not be barred from attending in person.	



MINUTES - unapproved
Iowa County Planning & Zoning Committee
Thursday, March 26, 2020 – 6PM
Community Room, HHS Building
303 W. Chapel Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

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

Any subject on this agenda may become an action item unless otherwise noted.

1	Call to order. Supervisor Peterson called the meeting to order at 6pm
	Roll Call.
2	Members Present: Curt Peterson, Doug Richter, Steve Deal, Don Leix, David Gollon Members Absent: none Staff Present: Scott A. Godfrey Other Supervisors Present: none
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Leix Second by Supervisor Gollon Motion carries unanimously
4	Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken. None
5	Petition by Steven Hyatt to rezone 10 acres from nonconforming A-1 Ag to AR-1 Ag Res in the NW/SE of S36-T7N-R2E in the Town of Dodgeville. Applicant Present: none Town Present: none Director Godfrey recommended approval with the condition that the certified survey map be submitted to the Office before the matter is acted upon by the County Board in order to have the legal description and, further, that the CSM be recorded within 6 months of County Board approval Public comment: none There was discussion whether this may set a precedent for a self-created hardship. Motion to approve the zoning change by Supervisor Leix with the condition the certified survey map be submitted to the Office before the matter is acted upon by the County Board in order to have the legal description and, further, that the CSM be recorded within 6 months of County Board approval Second by Supervisor Richter Motion carries with Supervisor Deal voting against

6	Petition by Richard G. Brokish to rezone approx. 5.01 acres from A-1 Ag to AR-1 Ag Res in the SW/NW of S31-T5N-R5E in the Town of Moscow. Applicant Present: none Town Present: none Director Godfrey said the revised CSM has been submitted consistent with the telecommunication tower setbacks Public comment: none Motion to approve the zoning change by Supervisor Gollon with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval Second by Supervisor Leix Motion carries unanimously
7	Petition by Jeremy Norton to rezone 5.05 acres from A-1 Ag to AR-1 Ag Res in the SW/NE & NW/SE of S12-T4N-R4E in the Town of Walldwick. This petition includes zoning at least 34.95 acres with the AC-1 overlay. Applicant Present: none Town Present: none Director Godfrey noted the area to have the AC-1 overlay has changed since the hearing report was mailed out Public comment: none Motion to approve the zoning change by Supervisor Deal with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval Second by Supervisor Gollon Motion carries unanimously
8	Consideration of request by Steven Sylvester & Linda Hilsenhoff to waive the after-the-fact zoning permit fees for two structures in the SW/SE of S1-T7N-R1E in the Town of Highland. Motion to postpone until the next scheduled meeting by Supervisor Gollon Second by Supervisor Deal Motion carries unanimously
9	Consideration of request by Jennifer Thomas to waive the after-the-fact zoning permit fee for an addition to a structure in the SW/SE of S32-T6N-R1E in the Town of Eden. Motion to postpone until the next scheduled meeting by Supervisor Gollon Second by Supervisor Deal Motion carries unanimously

10	Director's Report a) Office activity and programs Director Godfrey gave an overview of how the office is operating during the pandemic.
11	Next meeting date and time – unknown at this time but not earlier than May
12	Adjourn Motion to adjourn by Supervisor Leix Second by Supervisor Gollon Motion carries unanimously. Adjourned at 6:21pm



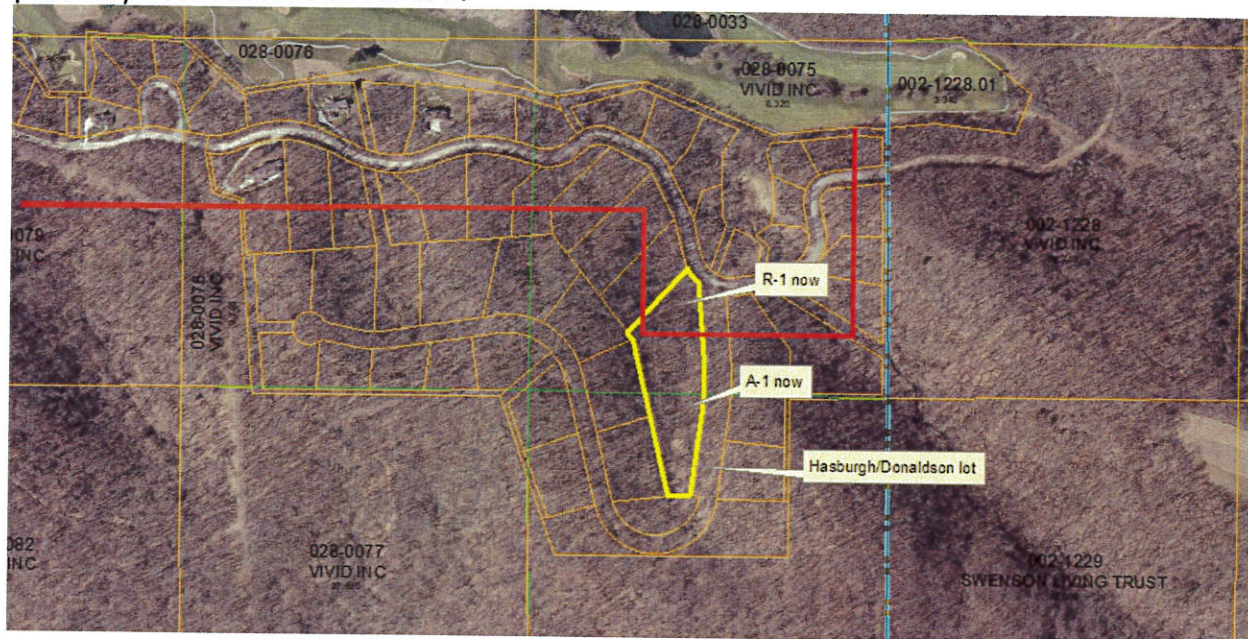
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3099
Scott & Jen Hasburgh
152 Valley View Rd
Mt. Horeb, WI 53572

Hearing Date: May 28, 2020
Town of Wyoming
NE/NE S32-T8N-R4E
PIN: 028-0820

Arthur T. Donaldson Revocable Trust
PO Box 976
Beloit, WI 53512

Request: This is a request to rezone an existing 3.47-acre lot that is currently partially A-1 and R-1 to all R-1.



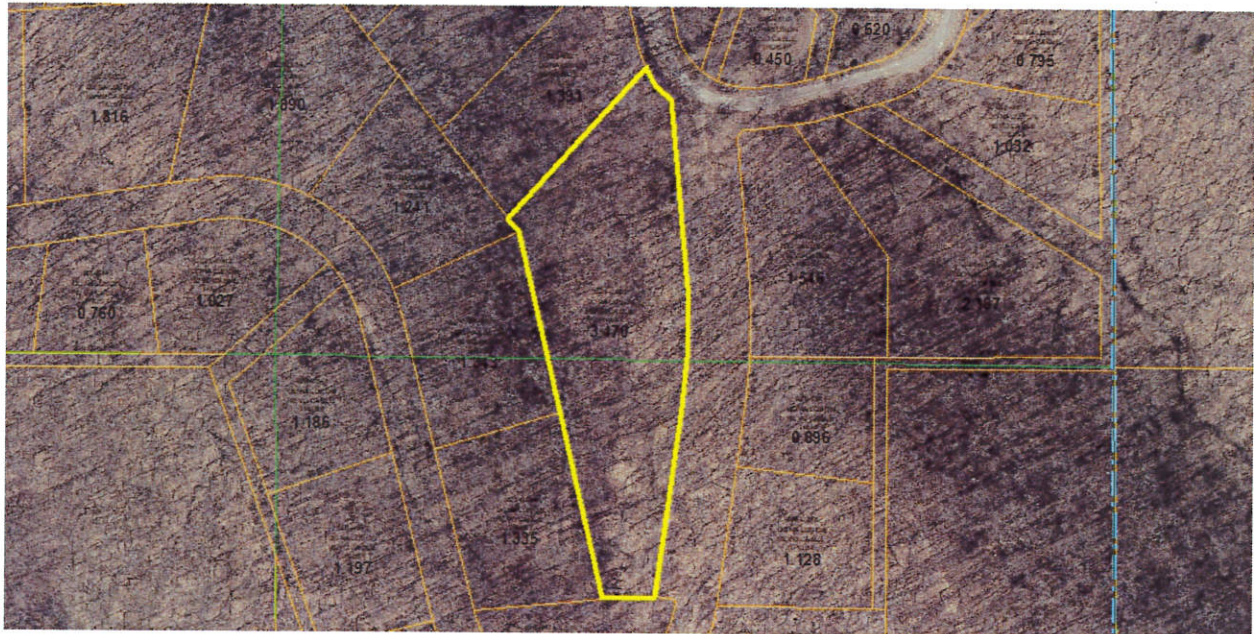
2. Comments

1. This is a lot within a platted subdivision created decades ago. The existing zoning dates back to 1993. The intent is to simply zone the entire platted lot all R-1 so it can be developed.
2. If approved, the lot will be eligible for one single family residence and accessory structures.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

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

Town Recommendation: The Town of Wyoming is recommending approval.

Staff Recommendation: Staff recommends approval.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Scott & Jen Hasburgh Address: 152 Valley View Rd
City/Zip Code: Mount Horeb, WI 53572

Landowner: Arthur T Donaldson Address: PO Box 976
Revocable Trust
(if other than applicant) City/Zip Code: Beloit, WI 53512

Applicant Phone: (608) 886-5114 Landowner Phone: () _____

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

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee *check 7395*
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Wyoming Acreage of proposed lot(s) 3.47 existing lot 46

Section 32 Town 8 N Range 4 E NE1/4 of the NE1/4 PIN 028-0820
Property is Lot 46 of the Springs Subdivision, 1401 S Springs Drive, Spring Green, WI 53588

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: R1/A1 Requested zoning district: R-1 for the proposed use(s) of: Residential lot

Requested Conditional use(s):

I. Please list any improvements currently on the land: Improvements include residential sewer and water, and other utilities are at the lot line. No improvements on the lot.

II. Please explain the reason for the request and proposed plans: The existing lot currently has both A-1 and R-1 zoning. Applicant desires to build home on lot in A-1 area. Desire to rezone lot to all R-1.

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

- 1) How is this land better suited for a non-agricultural use?
The lot is currently part of a residential subdivision and is not intended for agricultural use. The lot is intended for residential development and should not have A-1 zoning.
- 2) How will rezoning not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use?
The surrounding parcels are all residential lots within the Spring Subdivision. Those lots are intended for residential use.

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

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

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

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

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: [Signature] Date: 3/11/2020

Landowner(s) Signature: [Signature] Date: 3/12/2020

=====

For Office Use Only: Rcv'd by SL Date 3/18/20 Fee 500 Check # 2395 Cash
P15 A-1 present zoning YA floodplain YA shoreland/wetland



NORTH

BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 32, T. 8 N., R. 4 E., TOWN OF WYOMING, IOWA COUNTY, WISCONSIN, RECORDED AND ASSUMED AS S 00°29'29" E.

There are no objections to this plat with respects to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified this 23rd day of November, 1994
Jeane A. Stein
Department of Agriculture, Trade & Consumer Protection

NOTE: SEE SHEET 6 OF 6 FOR CURVE DATA.

SCHEDULE OF R/W COURSES	
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UNPLATTED LANDS BY OWNER



UNPLATTED LANDS BY OWNER

UNPLATTED LANDS BY OWNER

4 OF 6

Revisions 06-27-94
10-28-94 TMS
Scale 1"=100'
Dwg. No. 1067-14, 0-94
Project # 1067-94

JEWELL & ASSOCIATES INC.
ENGINEERING AND LAND SURVEYING
SPRING GREEN, WI 53588

Project Description:

THE SPRINGS SUBDIVISION
IOWA COUNTY, WISCONSIN

THE SPRINGS SUBDIVISION
DOCUMENT 199640

Scott Godfrey

From: Scott Hasburgh <scotthasburgh@gmail.com>
Sent: Friday, March 13, 2020 8:10 AM
To: Scott Godfrey
Subject: Fwd: Zoning application for Scott Hasburgh

Hi Scott,

See below for the town's approval.

Thanks

Scott Hasburgh

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

From: **John Hess** <johnhesswyoming@gmail.com>
Date: Thu, Mar 12, 2020 at 10:32 AM
Subject: Zoning application for Scott Hasburgh
To: Scott Godfrey <scott.godfrey@iowacounty.org>
Cc: Mike Degen <degenmc@gmail.com>, Scott Hasburgh <scotthasburgh@gmail.com>

Scott

At the March 10, 2020 Town of Wyoming Board Meeting, we acted on the application of Scott Hasburgh to rezone Lot 46 (3.47 acres, Tax parcel 028-0820) in The Springs Subdivision from A-1 to R-1, and recommend approval of the zoning change to the Planning and Zoning Committee.

Please advise if there are questions or any other steps to take.

John

March 11, 2020

Mr. Scott Godfrey
Iowa County Planning and Development
222 N. Iowa Street
Dodgeville, WI 53533

Subject: Rezoning of 1401 South Springs Drive, Lot 46 of The Springs Subdivision

Dear Mr. Scott Godfrey:

Thank you for the opportunity to discuss the subject property to discuss our desire to rezone the lot.

As we discussed, we would like to rezone Lot 46 from its current split zoning of R-1 and A-1 to be completely zoned R-1. Our intention is to build a single-family residence on the lot. We don't not intend with this application to make any changes to the boundary of the lot or to further subdivide the parcel. Our only intention is to rezone to R-1 per Iowa County's requirement for where we would like to build. Where we would like to build is currently in A-1 zoning.

Please find enclosed our application, and the submittal fee of \$500. The Town of Wyoming's rezoning approval was sent via email.

If you have any questions or require additional information, please contact me at 608.886.5114 or scotthasburgh@gmail.com.

Sincerely,



Scott and Jennifer Hasburgh
152 Valley View Rd
Mount Horeb, WI 53572

Enclosure

Check for \$500

Application for Rezoning



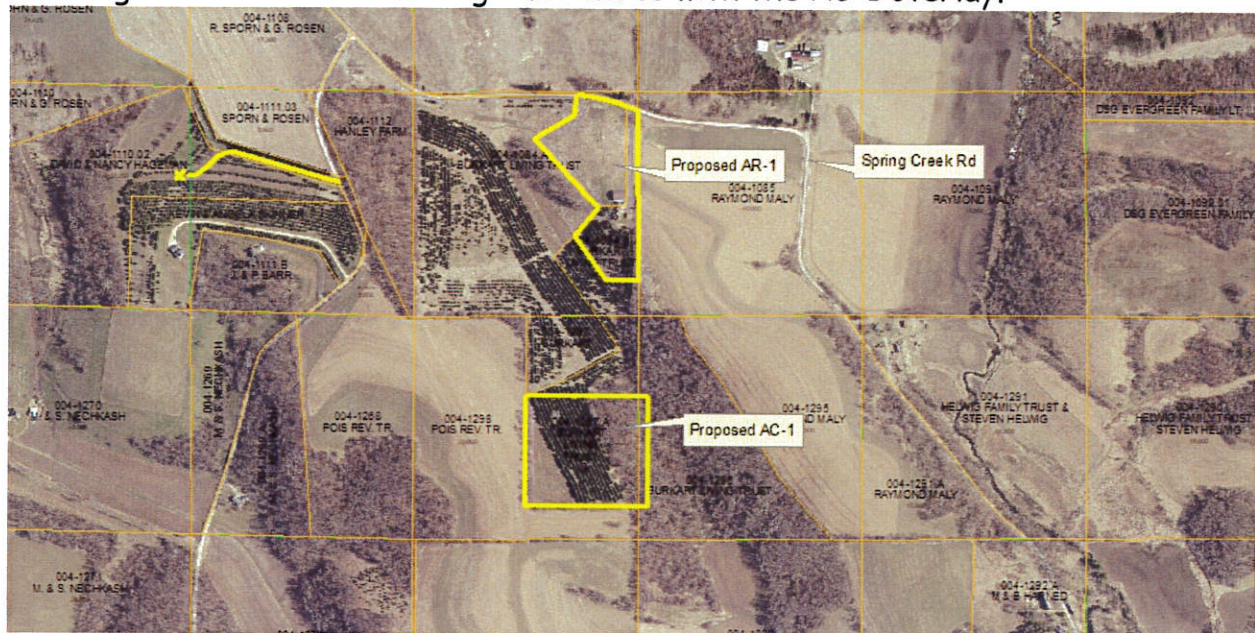
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3100
Terry Ruchti
207 N. 8th Street
Mt. Horeb, WI 53572

Hearing Date: May 28, 2020
Town of Brigham
N1/2-NW S12-T5N-R5E
SW/SW S1-T5N-R5E
PIN: 004-1084.A; 1084.B; 1297.A

Andrew Burkart
674 Serenity Shores Rd
Benton, KY 42025

Request: This is a request to create a 8.96-acre lot by rezoning from A-1 Ag to AR-1 Ag Res and includes zoning 11.33 acres with the AC-1 overlay.



2. Comments

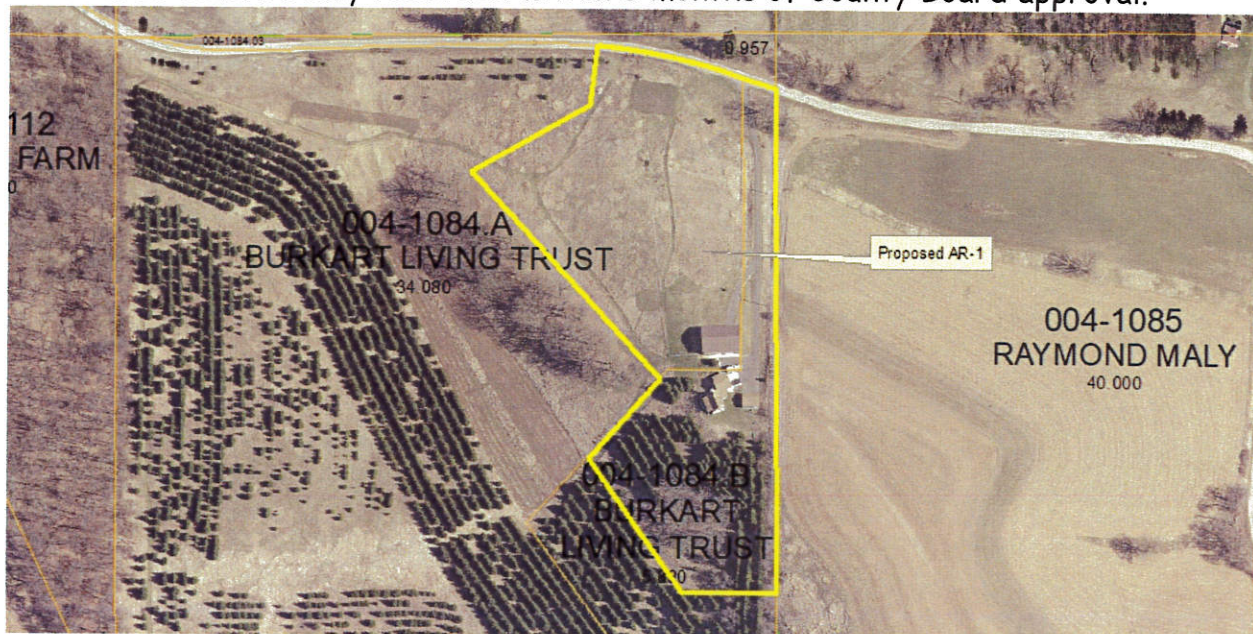
1. The proposed lot doesn't meet the minimum 40-acre lot size to remain A-1, the AR-1 district is being proposed. The AC-1 overlay is required to comply with the residential density standard in the Town of Brigham.
2. If approved, the AR-1 lot will be eligible for one single family residence (exists), accessory structures, and limited ag uses including up to 3 livestock type animal units. The AC-1 district allows open space ag uses but prohibits any 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 standards are to be considered when deciding a zoning change:

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

Town Recommendation: The Town of Brigham is recommending approval with the AC-1 overlay.

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



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: TERRY RUCHT Address: 207 N. 8th ST.
City/Zip Code: MT. HOREB, WI 53572

Landowner: ANDREW BURKART Address: 674 SENECA SHORES RD
(if other than applicant) City/Zip Code: BENTON KY 42025

Applicant Phone: (608) 206-3471 Landowner Phone: (920) 912-4556
(920) 912-4556

Email: rucht@firstwebber.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of BRIGHTON Acreage of proposed lot(s) 8.96 11.33
12 5 5 N 1/2 NE 1/4 1084. A
Section 1 Town 5 N Range 5 E SW 1/4 of the SW 1/4 PIN 004-1084.6, 1297.A

Revised 4/28/10

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

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

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

**Present zoning district: A1 Requested zoning district: A2-1 for the proposed use(s) of: _____

Requested Conditional uses (s): _____

2/A

I. Please list any improvements currently on the land: HOUSE, 2 CAR ATTACHED GARAGE, 2 CAR DETACHED GARAGE, 48x72 POLE SHED, WELL, SEPTIC

II. Please explain the reason for the request and proposed plans: TO SEPERATE HOME & BUILDING TO SMALLER PARCEL. KEEP REMAINING OF 80 ACRES AS A1.

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

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

- ALL AGRICULTURE LAND WILL REMAIN IN TACT. SMALL FIELD WILL BE WITH A-1 & 9 ACRES WITH THE SAME ACCESS IT HAS ALWAYS HAD. THE 71 ACRES IS MOSTLY IN MPL AND WILL REMAIN IN TACT.

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?

- POTENTIAL TILLABLE LOCATIONS WILL HAVE SAME ACCESS AS THEY HAVE HAD FOR YEARS. ALL FIELDS WILL HAVE THE SAME ACCESS.

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?

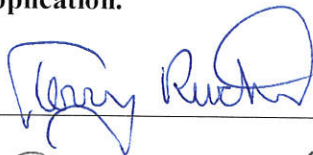
6. What assurances can be provided for potential continuing maintenance associated with the use?

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

EXISTING BUILDING WILL BE ON APPROX. 9.25 ACRES AND
WE WILL HAVE APPROX. 10.75 IN CONSERVANCY TO KEEP
THE 20 ACRES PER SIGHT.

****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: 7/2/2020

Landowner(s) Signature: _____



Date: 2-28-2020

=====

For Office Use Only: Rcv'd by 8 Date 4-2-2020 Fee 500 - Check # 685 Cash
A-1 present zoning _____ floodplain _____ shoreland/wetland

REVISED 4-28-2020

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 5 NORTH, RANGE 5 EAST, TOWN OF BRIGHAM, IOWA COUNTY, WISCONSIN.

CURVE DATA TABLE

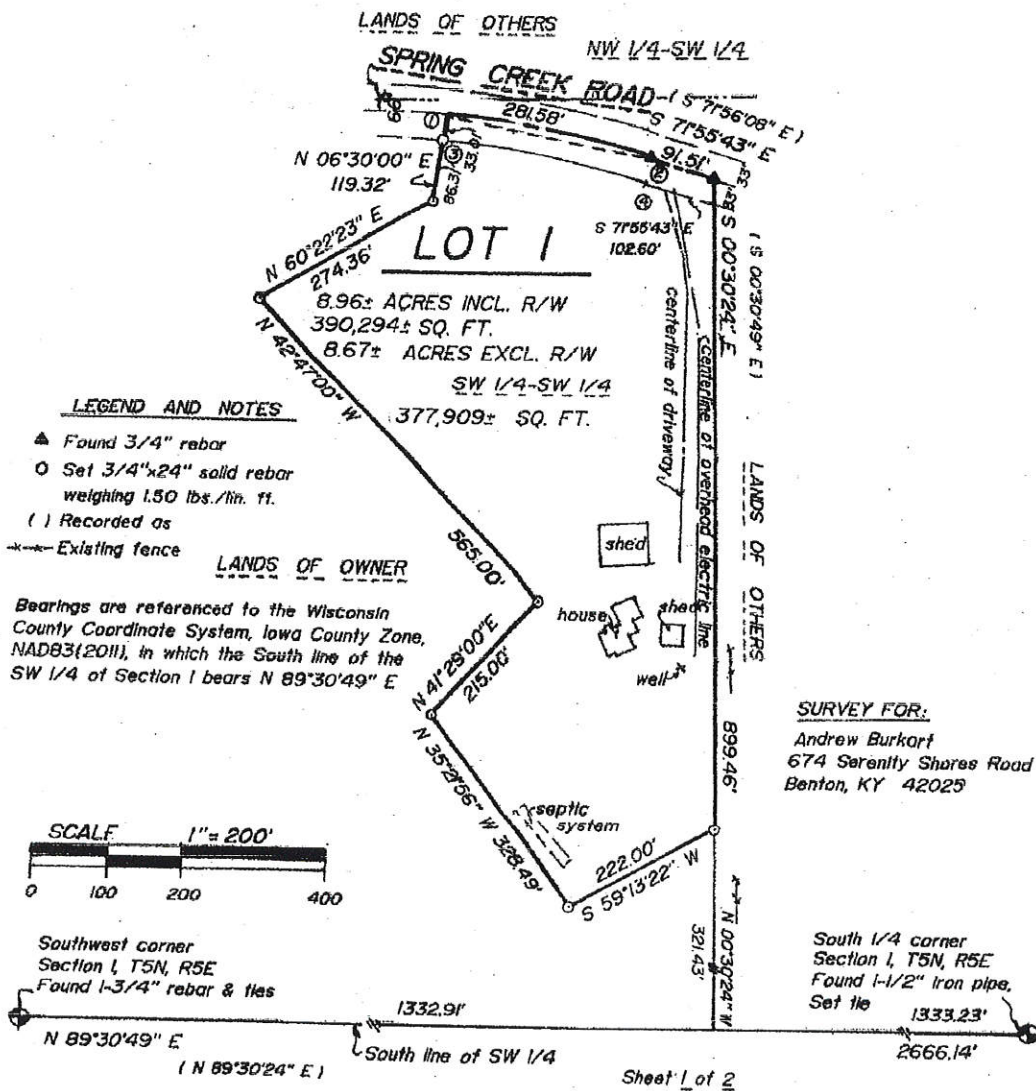
CURVE NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	1242.00'	281.58'	12°59'24"	S 78°25'25" E	280.98'	S 84°55'07" E	S 71°55'43" E
3-4	1209.00'	274.92'	13°01'44"	S 78°26'35" E	274.33'	S 84°57'27" E	S 71°55'43" E

TOWN OF BRIGHAM APPROVAL:

Approved for recording by the Town of Brigham this _____ day of _____, 2020.

Megan Mieden, Clerk

Date



TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507
Phone: (608) 924-1013 | Fax: (608) 924-1345

Recommendation to Iowa County

Rezone/Conditional Use Permit

Town Board Meeting Date: April 1, 2020

Applicant's Name: Andrew Burkart

Request:

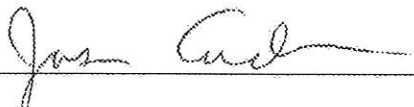
- Land Division Approval – division of $\approx$ 80 acres into one (1) 10-acre parcel and one (1) 70-acre parcel
- Driveway Approval – property access to potential 70-acre parcel
- Zoning Change Approval – rezone potential $\sim$ 10-acre parcel from A-1 to AR-1 and rezone $\sim$ 10 acres to an AC-1 conservancy zoning overlay district

Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (If any):

- Approved land division of 80 acres into one (1) 10-acre parcel and one (1) 70-acre parcel, driveway for the 70-acre parcel, and zoning change of $\sim$ 10-acre parcel from A-1 to AR-1 and $\sim$ 10 acres to an AC-1 conservancy district

Town Chair's Signature:  Date: 4/3/2020

Send to:

Iowa County Planning & Development
222 N Iowa Street | Dodgeville, WI 53533
Scott Godfrey | Email: scott.godfrey@iowacounty.org



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3101
Willoughby & Emily Watson
825 Vista Ridge Dr.
Mt. Horeb, WI 53572

Hearing Date: May 28, 2020
Town of Brigham
E1/2-SW S32-T7N-R5E
PIN: 004-0255.E; 0258.D

Request: This is a request to rezone an existing 8.07-acre lot from nonconforming A-1 Ag to AR-1 Ag Res for development.



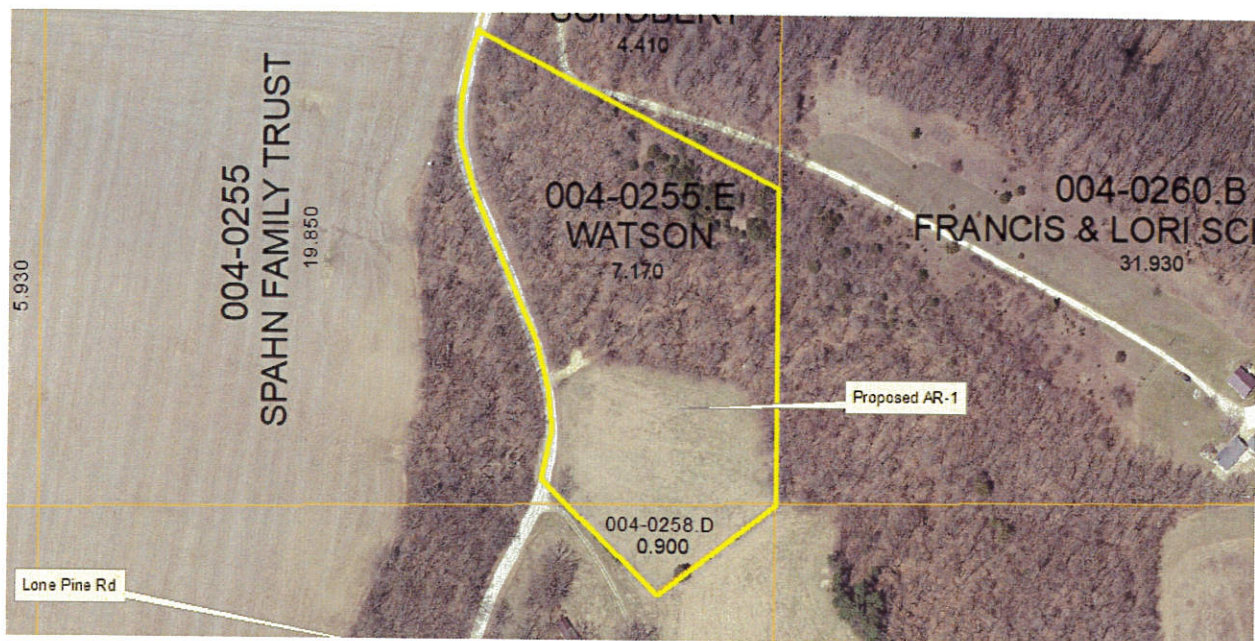
2. Comments

1. This lot was created by land division in 1996 and does not meet the minimum 40-acre lot size to remain A-1 Ag. It also predates the CSM requirement.
2. If approved, the lot will be eligible for one single family residence, accessory structures, and limited ag uses including up to 3 livestock type animal units.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.

4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Brigham is recommending approval.

Staff Recommendation: Staff recommends approval.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Willoughby & Emily Watson Address: 825 Vista Ridge Dr.
City/Zip Code: Mount Horeb WI 53572

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

Applicant Phone: (608) 212-8703 Landowner Phone: (608) 279-5794

Email: Emily82@Live.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Brigham Acreage of proposed lot(s) 8.07

Section 32 Town 7 N Range 5 E ^{E 1/2} ~~NE~~ 1/4 of the SW 1/4 PIN 004-0255.E
004-0258.D

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: Residential home

Requested Conditional uses (s):

2/A

I. Please list any improvements currently on the land: Property access
Driveway

II. Please explain the reason for the request and proposed plans: To build
a home

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?
In 1996 the 8 acres was parceled out for residential
lot, but was never completed. Since 1996 3 acres
of it has been rented out for grazing pasture.
The remaining 5 acres is wooded.

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?
Building a home on the property will not
restrict or impair any current or future
agricultural use of 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:



Date: 3-23-20

Landowner(s) Signature:



Date: 3-23-20

=====

For Office Use Only: Rcv'd by SL Date 3-26-20 Fee 500 Check # 1891 Cash

A-1 NC present zoning floodplain shoreland/wetland

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507
Phone: (608) 924-1013 | Fax: (608) 924-1345

Recommendation to Iowa County

Rezone/Conditional Use Permit

Town Board Meeting Date: April 1, 2020

Applicant's Name: Willoughby & Emily Watson

Request:

- Driveway Approval – conversion of property access (field road) to driveway
- Building Site Approval
- Zoning Change Approval – rezone existing legal nonconforming ≈ 8 acre lot from A-1 to AR-1

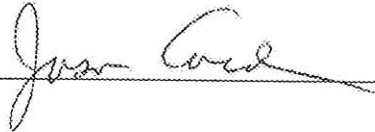
Recommendation:

- ☒ Approve
☐ Deny

Conditions or Comments (if any):

- Approved driveway, building site, and zoning change from A-1 to AR-1 for the Watson property

Town Chair's Signature: _____



Date: _____

4/3/2020

Send to:

Iowa County Planning & Development
222 N Iowa Street | Dodgeville, WI 53533
Scott Godfrey | Email: scott.godfrey@iowacounty.org

Scott Godfrey

From: Rick <farmerrick641@gmail.com>
Sent: Friday, May 15, 2020 7:56 AM
To: Scott Godfrey
Subject: Willoughby & Emily Watson Rezoning Petition (Item 8 on 5/28/20 Agenda)

To Scott A. Godfrey, Director, Iowa County Planning & Development:

I would like the record in the above matter to show that I am IN FAVOR of the requested rezoning. I am the managing member of Trout Creek Farms LLC which owns farmland across Lone Pine Road from the Watson parcel. In addition, my wife and I live on and operate a farm about a half mile from that parcel. In the past 25 years the Lone Pine Road area has seen considerable development with the creation of similarly sized residential lots. Therefor, since the requested zoning change conforms well with the surrounding area and the lot size is excellent for residential use, it is my opinion that the petition should be granted.

Thank you for giving me the opportunity to express my opinion. If either you or the Committee have any questions for me please let me know.

Rickie Anderson
520-349-8863

Sent from Mail for Windows 10



Virus-free. www.avg.com

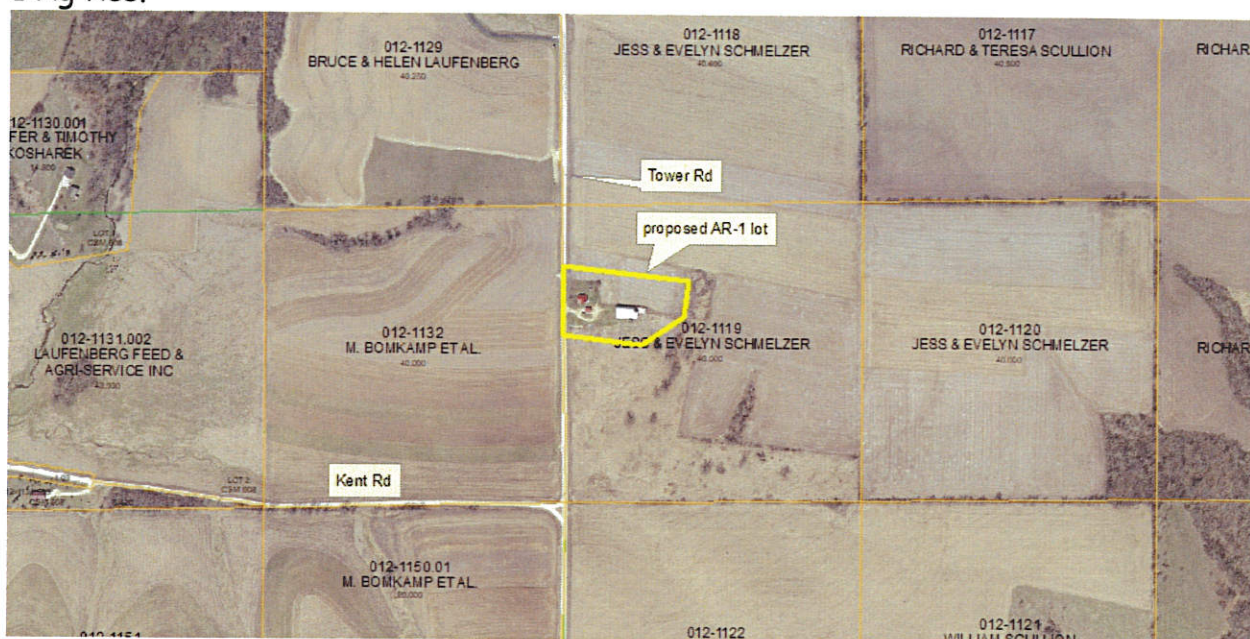


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3102
Jess Schmelzer
4005 State Road 80
Highland, WI 53543

Hearing Date: May 28, 2020
Town of Highland
SW/NW S3-T6N-R1E
PIN: 012-1119

Request: This is a request to create a 3.5-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. The proposed lot does not meet the minimum 40-acre lot size to remain A-1.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses but no livestock type animal units.
3. The associated certified survey map has been submitted for review.
4. The POWTS at the site is failed. The applicant is agreeing to replace it within 60 days after closing.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing

development.

3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Highland is recommending approval.

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



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Jess G. Schmeltzer Address: 4005 Hwy 80
City/Zip Code: Highland WI 53543

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

Applicant Phone: (608) 553-2893 Landowner Phone: () _____

Email: _____ Please contact by: _____email ☒ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
_____ Conditional Use only ----- \$500 fee if no land use change
_____ Both ----- \$600

in the Town of Highland Acreage of proposed lot(s) 3.5 Ac

Section 3 Town 6 N Range 1 E SW 1/4 of the NW 1/4 PIN 012-1119

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: CREATE RESIDENTIAL LOT

Requested Conditional uses (s):

n/a

I. Please list any improvements currently on the land:

I have to
Put a new septic system within
60 days after closing.

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

I will never
live there so I wish to sell the buildings off

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?

Most of the 3.5 acres is buildings
or foundations only about 1/2 - 3/4 of
a acre was farmed

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

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

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

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

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

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: Jess Schmidt Date: 4-8-2020
Landowner(s) Signature: _____ Date: _____

For Office Use Only: Rcv'd by g Date 4-9-2020 Fee 500 Check # 10615 Cash
A-1 present zoning N/A floodplain N/A shoreland/wetland

4/7/2020

#

FOR: JESS G SCHMELZER
EVELYN A SCHMELZER
4395 TOWER RD
HIGHLAND, WI 53543

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

Being part of the SW 1/4 of the NW 1/4 of Section 3, T6N, R1E, Town of Highland, Iowa County, Wisconsin,
to wit:

Commencing at the W 1/4 corner of said Section 3; thence N 0°58'04" W, 747.53' along the west line of the NW 1/4 to the POINT OF BEGINNING; thence N 0°58'04" W, 306.69' along the west line of the NW 1/4; thence S 83°33'12" E, 563.57'; thence S 7°38'22" W, 159.86'; thence S 55°54'55" W, 222.04'; thence N 83°33'12" W, 351.90' to the POINT OF BEGINNING; containing 152,455 square feet or 3.500 acres, more or less. Parcel is subject to a public right of way easement on the westerly side thereof for Tower 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 Chapter 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.

4/7/2020

Michael G. Rochon, S-2767

Date _____

NW CORNER
SEC. 3, T6N, R1E
3/4" REBAR SET
NEW TIES SET

CERTIFICATE OF IOWA CO.
REGISTER OF DEEDS

APPROVED FOR RECORDING
BY IOWA COUNTY OFFICE OF
PLANNING AND DEVELOPMENT

Received for recording this ____ day of _____, 2020 at ____ o'clock ____M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) _____.

SCOTT GODFREY - DIRECTOR Date

DIXIE EDGE, IOWA COUNTY REGISTER OF DEEDS

UNPLATTED LANDS

S 83°33'12" E 563.57'
530.29'

LOT 1
152455 SQ. FT./3.500 AC. ±
INCLUDING R.O.W.

142334 SQ. FT./3.268 AC.±
EXCLUDING R.O.W.



BEARINGS ARE
REFERENCED TO THE
WEST LINE OF THE NW
1/4 OF SECTION 3,
T6N, R1E, WHICH
BEARS N 0°58'04" W
IN THE IOWA COUNTY
COORDINATE SYSTEM,
NAD83(2011).

LEGEND:

-  3/4" X 18" X
 1.5LB./LF. REBAR SET
 CENTERLINE REFERENCE
 EXISTING FENCELINE
 SECTION CORNER
 TIES FOUND AND VERIFIED



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 1
JOB ID: 2003301C
FIELD CREW: MGR

Scott Godfrey

From: hilonank@mhtc.net
Sent: Wednesday, March 11, 2020 7:20 AM
To: Scott Godfrey
Subject: Town of Highland

Good Morning Scott:

The board approved Jason Kleist's driveway extension on his property on 798 County Road I, Highland.

Also approved Jess Schmelzer's rezoning approximately 3.5 acres from Ag1 to residential.

Also approved Caleb Welsh's rezoning 30.047 acres to Ag Residential

Thanks Have a great day. Lois



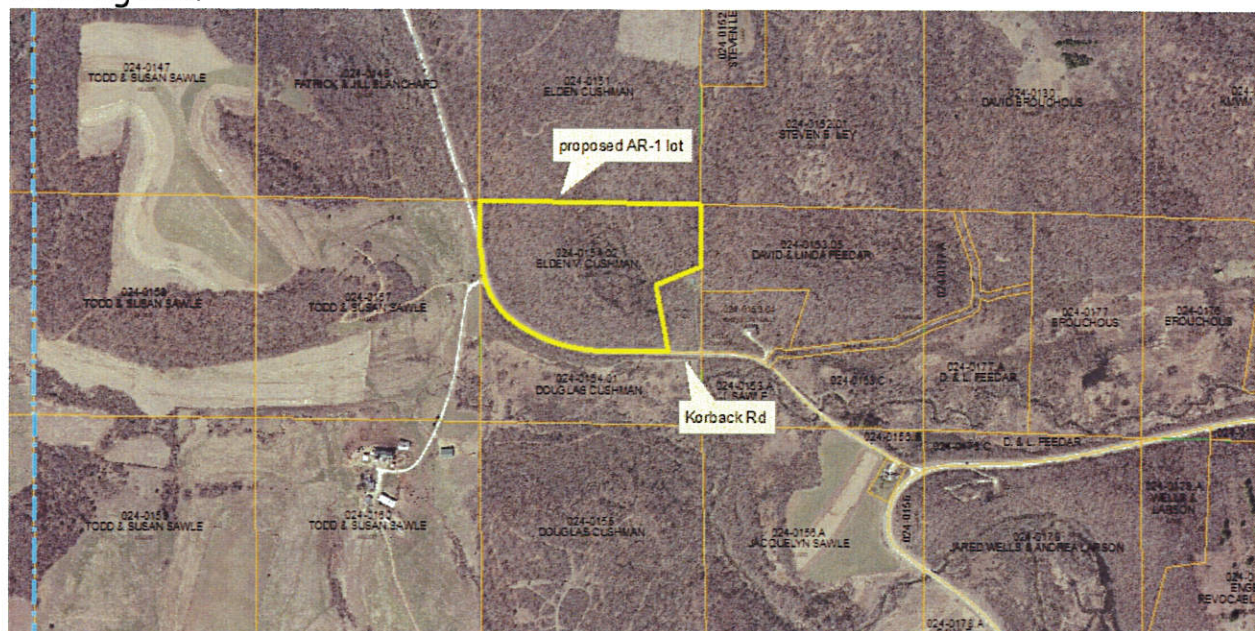
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3103
Chad Cushman
2315 Clark St.
Middleton, WI 53562

Hearing Date: May 28, 2020
Town of Ridgeway
NW/NE S33-T7N-R4E
PIN: 024-0154.02

Donna Cushman
2020 Middleton St.
Middleton, WI 53562

Request: This is a request to create a 22.136-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

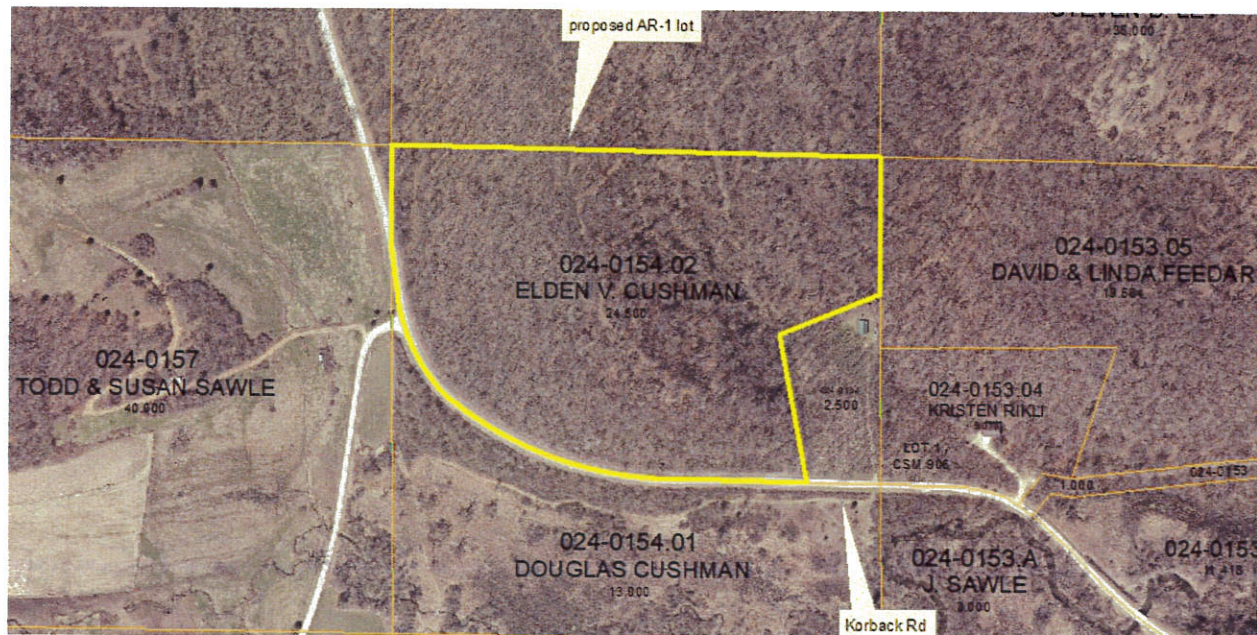
1. The proposed lot does not meet the minimum 40-acre lot size to remain A-1.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses including up to 8 livestock type animal units.
3. The associated certified survey map has been submitted for review.
4. The remaining land to the north is intended to be sold to an adjoining landowner, otherwise it will need an easement to Korback Rd so not to be landlocked.

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

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

Town Recommendation: The Town of Ridgeway is recommending approval.

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



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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 Cushman

Address: 2315 Clark St.
City/Zip Code: Middleton/53562

Landowner: Donna Cushman
(if other than applicant)

Address: 2020 Middleton St.
City/Zip Code: Middleton/53562

Applicant Phone: (608) 577-1709

Landowner Phone: (608) 831-9755

Email: cushman6@yahoo.com

Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Ridgeway Acreage of proposed lot(s) 7 22.136

Section 33 Town 7 N Range 4 E NW 1/4 of the NE 1/4 PIN 024-0154.02

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

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

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

**Present zoning district: A1-Ag Requested zoning district: Ag-Residential for the proposed use(s) of: building a/r home.

Requested Conditional uses (s):

I. Please list any improvements currently on the land: All wooded.
No improvements

II. Please explain the reason for the request and proposed plans: to build a
house and leave remaining acreage as is

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?

A1-Ag has a minimum 40 acre zone size and
this is now less, and we would like to
build our home on the lot.

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

The surrounding land is mostly wooded and
not farmed, so there wouldn't be a negative
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?

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: Chad Cusick Date: 4/13/20
Landowner(s) Signature: Donna M. Cusick Date: 4-13-20

=====

For Office Use Only: Rcv'd by SC Date 4-14-2020 Fee 500 Check # 4644 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHWEST 1/4-NORTHEAST 1/4 OF SECTION 33, TOWN 7 NORTH,
RANGE 4 EAST, TOWN OF RIDGEWAY, IOWA COUNTY, WISCONSIN

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	975.00'	667.19'	39°12'26"	N 71°00'04" W	654.25'	S 89°23'43" W	N 51°23'51" W
2-3	472.60'	312.07'	37°50'04"	N 27°41'02" W	306.44'	N 46°36'04" W	N 08°46'00" W
4-5	942.00'	643.21'	39°07'20"	N 71°02'37" W	630.79'	S 89°23'43" W	N 51°28'57" W
5-6	439.60'	288.91'	37°39'22"	N 27°35'41" W	283.74'	N 46°25'22" W	N 08°46'00" W
7-8	1046.31'	147.31'	08°04'00"	N 12°48'00" W	147.19'	N 08°46'00" W	N 16°50'00" W

OWNER:
Eldon Cushman
2020 Middleton Street
Middleton, WI 53562

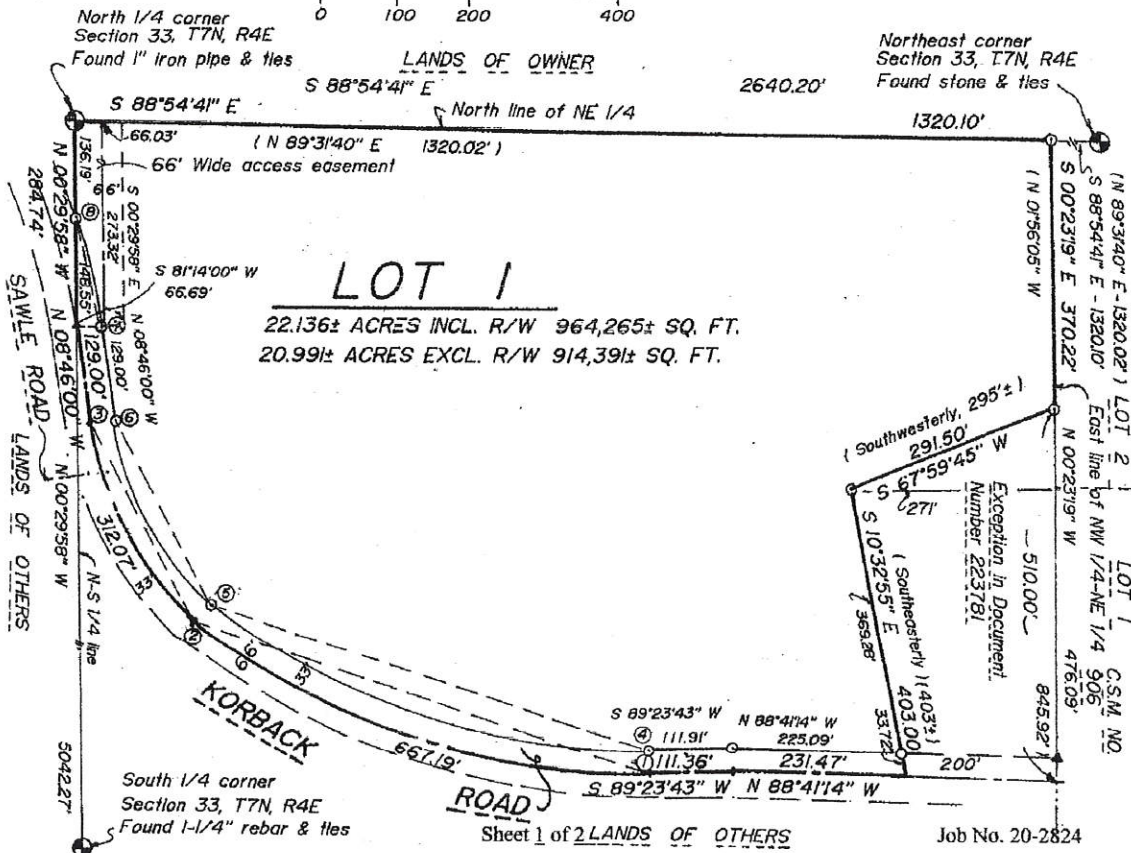
Bearings are referenced to the
North line of the NE 1/4 of
Section 33 which bears
S 88°54'41" E based on the
Wisconsin County Coordinate
System, Iowa County Zone,
NAD83 (2011)

LEGEND AND NOTES

- ▲ Found 1" iron pipe
- Set 3/4"x24" iron rebar, weighing
150 lbs./lin. ft.
- () Recorded as

SCALE 1" = 200' NAD83 (2011)

Work completed 1/27/2020



Town of Ridgeway
6300 Town Hall Road
Ridgeway, WI 53582-9686
Phone/Fax: 608/924-2247
Email: TWNRIDGE@MHTC.NET

TO: Ridgeway Town Board Members
FROM: Land Use Commission
RE: Elden Cushman/Owner, Chad Cushman/Applicant

On February 19, 2020 the Land Use Commission met to review Land Use/Rezone Application.

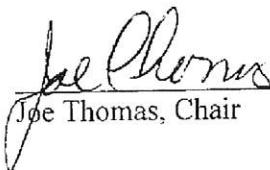
Land Use/Rezone: Rezone 24.5 acres (+/-) from A-1 Agriculture to AR-1 Ag Residential, Section 33, T7N, R4E, NW ¼, NE ¼, Parcel #024-0154.02 – Korback Road.

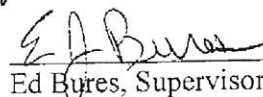
A motion was made & seconded by Land Use Commission Members to approve rezoning request as stated above.

Nancy Parkos/Clerk

Presented at the Ridgeway Town Board Monthly Meeting on Tuesday, March 3, 2020. A motion was made & seconded to accept the Land Use Commissions approval of above request on March 3 2020.

Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.


Joe Thomas, Chair


Ed Byres, Supervisor


Rick Carlson, Supervisor



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3104
Richard J. Taylor, Ttee
Richard J. Taylor Trust
6632 Wood River Dr.
Niles, IL 60714

Hearing Date: May 28, 2020
Town of Moscow
SE/SW S4-T4N-R5E
PIN: 020-0506

Request: This is a request to resolve the nonconformity of an existing 19.03-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

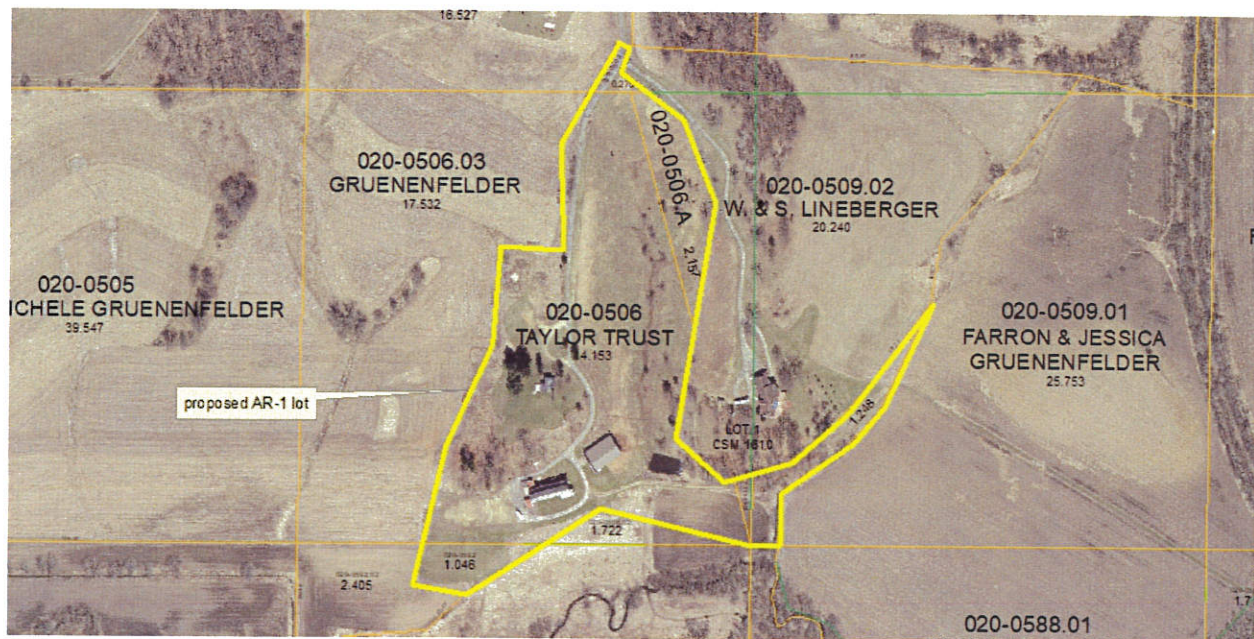
1. This lot was created in 2019 when this was the land kept after selling the rest of the parent property causing it to become nonconforming. Since it does not meet the minimum 40-acre lot size for the A-1 district, it is nonconforming.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses including up to 8 livestock type animal units.
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan

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

Town Recommendation: The Town of Moscow is recommending approval.

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



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Richard J. Taylor, Ttee Address: 6632 Wood River Dr.
City/Zip Code: Niles, IL 60714

Landowner: Richard J. Taylor Trust Address: 6632 Wood River Dr.
(if other than applicant) City/Zip Code: Niles, IL 60714

Applicant Phone: (773) 484-5214 Landowner Phone: ()

Email: N/A Please contact by: email X postal mail

This application is for: X Land use change/Rezone only --- **\$500 filing fee**
 Conditional Use only ----- **\$500 fee if no land use change**
 Both ----- **\$600**

in the Town of Moscow Acreage of proposed lot(s) 19.03

Section 4 Town 4 N Range 5 E SE 1/4 of the SW 1/4 PIN 020-0506

*See attached Addendum 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: Family residence, Potential small scale pasturing

Requested Conditional uses (s):

I. Please list any improvements currently on the land: One (1) single-family residence,
Two (2) pole barns/outbuildings

II. Please explain the reason for the request and proposed plans: Sale of surrounding
tillable land for that purpose results in remaining non-tillable acreage

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?
Land is almost entirely non-tillable and sits adjacent to a 20-acre parcel
with its own single family residence, with which it shares a driveway.
- 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?
Surrounding tillable land has been deeded off and remains in undeveloped
agricultural production

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

1. How do you feel the proposed use complies with all applicable provisions of this Ordinance?
2. How do you feel the proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts)?
3. Do you feel there will be significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use and why?

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

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

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

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

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

Applicant(s) Signature:  Date: 3 APR 2020

Landowner(s) Signature:  Date: 3 APR 2020

=====

For Office Use Only: Rcv'd by SL Date 4-14-20 Fee Check # Cash
 present zoning floodplain shoreland/wetland

Certified Survey Map No.
of Iowa County

CURVE DATA
Arc - 1445.03'
Radius - 441.68'
D - 13°
Central Angle - 1
Chord - 144.38'
bears S 82°07'
N 72°42'45"

being parts of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of the Southeast $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4 and of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Town 14 North, Range 5 East, Moscow Township, Iowa County, Wisconsin :

19.03 acres ±
(828,742 sq.ft.)

Scale : 1" = 300'

**4600 Penny Lane
Dodgeville, WI 53533
Phone (608)935-5513
Job No. 30034CTR**

Certified Survey
Map No. 1610

Lot 1

Lot 1

Section 9

Sheet 1 of 3



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

Town Recommendation to Iowa County

Town of Moscow Rural Siting Criteria

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

Applicants Name: Richard Taylor 7893 McKenney Rd
Town Board Hearing Date: August 5, 2019

Complies	Criteria	How (does it meet the towns standards)
☒ Y ☐ N	Minimum Lot Size	
☒ Y ☐ N	Driveway Standards	<u>Restricted monument use</u>
☒ Y ☐ N	Compliance with Town Ordinance	
☒ Y ☐ N	Slope	
☒ Y ☐ N	Impacts on Town Roads	<u>Single</u>
☒ Y ☐ N	GPS map and Certified Survey Map	
☒ Y ☐ N	List of Current/Proposed Easements	
☒ Y ☐ N	Required Viewing of Any Conditional Use Sites	
☒ Y ☐ N	Fees Required Before Any Site Viewing	

over

Rezoning

Requested Zoning District: AR1

Number of acres requested to be rezoned 19.03

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

Conditional Use Permit

Request: _____

(if none, please indicate none)

Town Board Recommendation to **APPROVE** or **DENY** Conditional Use Permit

Conditions or comments: (if any)

Town Chairman: Chris Schuch

Date: 8/5/19

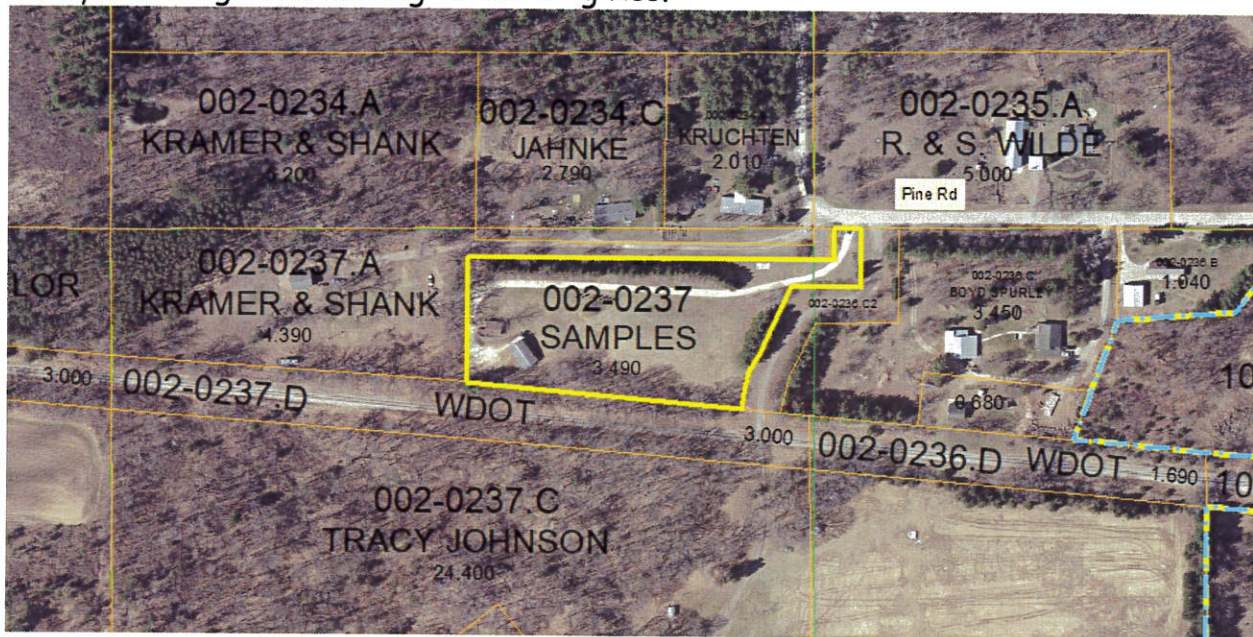


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3105
Clyde Samples III
7611 Pine Rd
Arena, WI 53503

Hearing Date: May 28, 2020
Town of Arena
N1/2-SW S17-T8N-R5E
PIN: 002-0237

Request: This is a request to resolve the nonconformity of an existing 3.49-acre lot by rezoning from A-1 Ag to AR-1 Ag Res.



2. Comments

1. This lot was created in 1993 when divided off a larger parent property. Since it does not meet the minimum 40-acre lot size for the A-1 district, it is nonconforming.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses, but no livestock type animal units.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.

3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Arena is recommending approval.

Staff Recommendation: Staff recommends approval.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Clyde Samples III Address: 7611 Pine Rd
City/Zip Code: Arena 53503

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

Applicant Phone: (608) 512 9673 Landowner Phone: () _____

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

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

in the Town of Arena Acreage of proposed lot(s) 3.49

Section 17 Town 8 N Range 5 E N 1/2 1/4 of the SW 1/4 PIN 002-0237

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

Requested Conditional uses (s): _____

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

II. Please explain the reason for the request and proposed plans: We want to
build a garage on the property

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

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

The property is only 3.49 acres

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 property was rezoned back in 1993

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: Clyde Smith Date: 4/20/20

Landowner(s) Signature: _____ Date: _____

=====

For Office Use Only: Rcv'd by SC Date 4-24-20 Fee 500 - Check # 1505 Cash
A-1 NC present zoning N/A floodplain N/A shoreland/wetland

Town of Arena Board Minutes
April 6, 2020

PRESENT: John Wright, David Lucey, Minnie Gauger, Bill Gauger, Glee Brechler; Cheryl Schmidt, Andrea Joo, Rand Schott, Mark Hottmann, Wayne Schutte, Ingmar Nelson

OTHERS: Clyde Sampels, Amber Brings, Nick Nelson

Absent: Minnie Gauger, Andrea Joo

Posted: Town Hall; TownofArena.com; Arena Post Office; Arena Peoples Bank; Town of Arena on Facebook; Grandma Mary's

All present: Properly posted under emergency 24 hour meeting standards.

Cheryl Schmidt motioned to approve the agenda. Ingmar Nelson Seconded. Agenda approved.

XX motioned to approve the minutes of the March 2, 2020 Town Board. XX seconded. Minutes approved. Due to this meeting being Hazardous, this was omitted.

Robert Davenport application for a building permit- new home. Discussion. No action.

 Clyde and Tiffany Samples zoning change from A-1 to Ar-1 address 7611 Pine Rd 3.49 Acres. Planning and zoning Cheryl Schmidt motion to approve rezone A-1 to AR-1. Ingmar Nelson second. Motion carried. Town Board of Arena Bill Gauger motion to approve rezone A-1 to AR-1. John Wright second. Motion carried.

Amber Brings application for a building permit, driveway permit, zoning change (Address: 8400 Spring Road - 10 acre parcel). Planning and Zoning Rand Schott motion to approve Driveway and House building permit. Wayne Schutte second. Motion carried. Town Board of Arena Bill Gauger motion to approve Driveway and House building permit. Motion carried.

Clean Sweep has been postponed until further. Bill Gauger motion. John Wright second. Motion carried.

Due to COVID-19 all town activity regarding meetings in May or June have been cancelled. Bill Guager motion. John Wright second. Motion carried.

Reminder Annual meeting in April has been cancelled.

Town Patrolmen -

Approval of bills –

Public Comments - None

Bill Gauger moves to adjourn. John Wright second. Motion carried

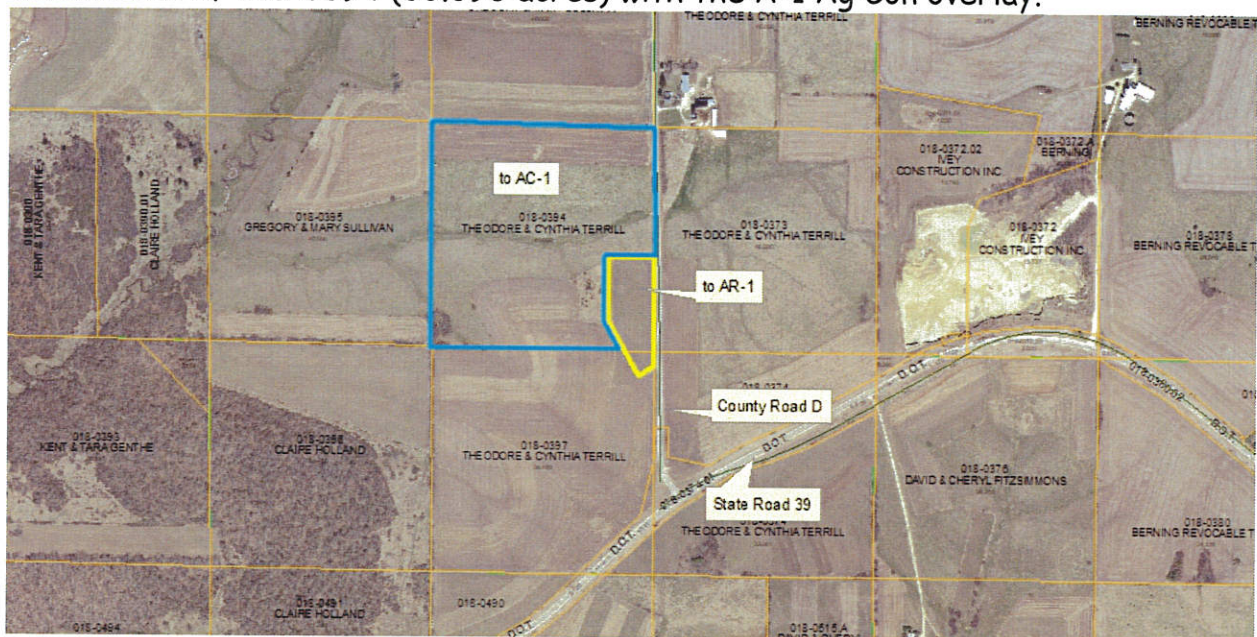


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3106
Tanner & Bree Terrill
600 Murphy Rd
Mineral Point, WI 53565

Hearing Date: May 28, 2020
Town of Mineral Point
E1/2-SE S27-T5N-R3E
PIN: 018-0394; 0397

Request: This is a request to rezone 3.604 acres from A-1 Ag to AR-1 Ag Res with the balance of 018-0394 (36.396 acres) with the A-1 Ag Con overlay.



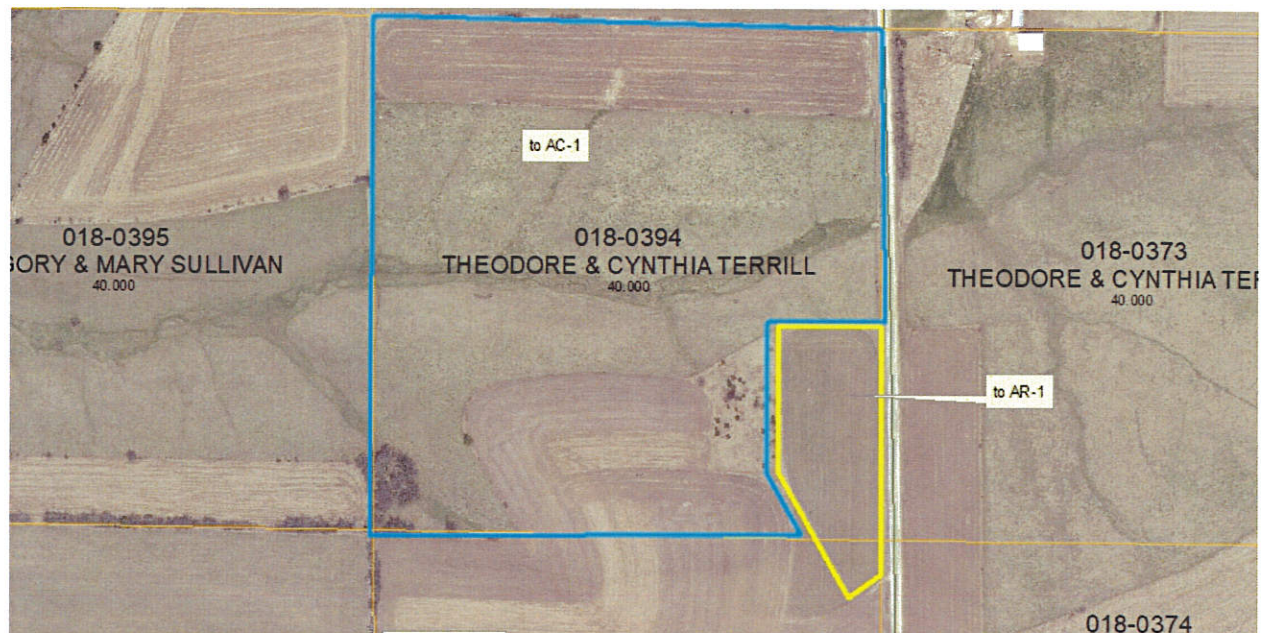
2. Comments

1. The A-1 district has a minimum 40-acre lot size, so the proposed 3.604-acre lot is being petitioned to be zoned AR-1 Ag Res. The AC-1 overlay is to comply with the Town's residential density standard.
2. If approved, the lot will be eligible for one single family residence, accessory structures, and limited ag uses, but no livestock type animal units. The AC-1 overlay allows the underlying ag uses but prohibits any structures requiring a zoning permit.
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.

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

Town Recommendation: The Town of Mineral Point is recommending approval with the AC-1 overlay.

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



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Tanner and Bree Terrill Address: 600 Murphy Road

City/Zip Code: Mineral Point 53565

Landowner: Theodore and Cynthia Terrill Address: 1357 County Road D

(if other than applicant) City/Zip Code: Mineral Point 53565

Applicant Phone: (608) 574-9314 Landowner Phone: (608) 574-3898

Email: Tterrill@epic.com Please contact by: ☒ email ☐ postal mail

This application is for: ☒ Land use change/Rezone only --- **\$500 filing fee**
☐ Conditional Use only ----- **\$500 fee if no land use change**
☐ Both ----- **\$600**

34.396 to AC-1

in the Town of Mineral Point Acreage of proposed lot(s) 3.604

Section 27 Town T5 N Range R3 E E 1/4 of the SE 1/4 PIN 018-0394 *0397*

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 AC-1 for the proposed use(s) of: Home Build - Primary Dwelling

Requested Conditional uses (s):

N/A

I. Please list any improvements currently on the land: Currently an Alfalfa field.

II. Please explain the reason for the request and proposed plans: Requesting to rezone 3.6 acres of a forty acre parcel that is mostly in pasture ground on my (Tanners) parents farm. Proposing to build a primary dwelling.

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?

Layout of the proposed 3.6 acres to be rezoned is placed in the corner of a 40 acre parcel which will preserve the tillable ground for Ag use for the original landowner.

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

The 3.6 acre lot is in the corner of a primarily pasture field, closest to county road D. Ensuring that all other acreage will not be affected.

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: Bree Merrill Date: 4/24/2020
Landowner(s) Signature: Danner Merrill Date: 4-24-2020
Theodore R. Merrill Date: 4-24-2020

For Office Use Only: Rev'd by SR Date 4-27-20 Fee 500 Check # 2159 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

PRELIMINARY 3/31/2020

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of the E 1/2 of the SE 1/4
of Section 27, T5N, R3E, Town of
Mineral Point, Iowa County, Wisconsin

FOR: THEODORE R TERRILL & CYNTHIA R TERRILL
1357 COUNTY ROAD D
MINERAL POINT, WI 53565

SURVEYOR'S CERTIFICATE:

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

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

Being part of the E 1/2 of the SE 1/4 of
Section 27, T5N, R3E, Town of Mineral Point, Iowa
County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section
27; thence S 0°05'27" E, 774.72' along the east
line of the SE 1/4 to the POINT OF BEGINNING;
thence S 0°05'27" E, 640.25' along the east line
of the SE 1/4; thence S 55°00'04" W, 107.11';
thence N 29°33'41" W, 368.27';
thence N 0°18'40" W, 378.89';
thence N 89°28'49" E, 270.48' to the POINT OF
BEGINNING; containing 156,993 square feet or
3.604 acres, more or less. Parcel is subject to
a public right of way easement on the easterly
side thereof for County Road D. 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
Chapter 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.

3/31/2020

Michael G. Rochon, S-2767

Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

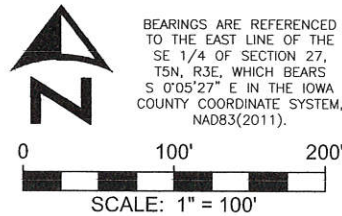
Received for recording this ____ day of
_____, 2020 at ____ o'clock ____ M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) ____.

DIXIE EDGE, IOWA COUNTY REGISTER OF DEEDS

APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

SCOTT GODFREY - DIRECTOR

Date



BEARINGS ARE REFERENCED
TO THE EAST LINE OF THE
SE 1/4 OF SECTION 27,
T5N, R3E, WHICH BEARS
S 0°05'27" E IN THE IOWA
COUNTY COORDINATE SYSTEM,
NAD83(2011).

E 1/4 CORNER
SEC. 27, T5N, R3E
FOUND 3/4" REBAR & TIES

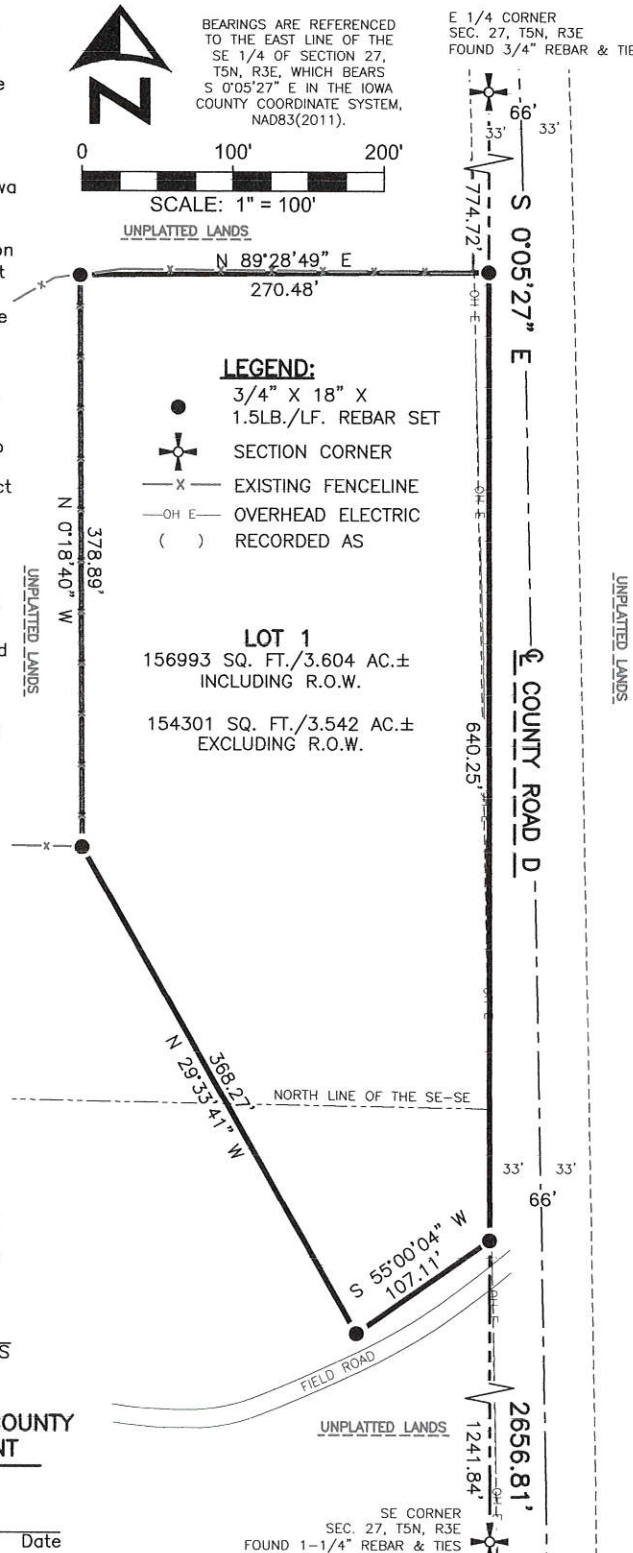
LEGEND:

- 3/4" X 18" X 1.5LB./LF. REBAR SET
- ⊕ SECTION CORNER
- X— EXISTING FENCELINE
- OH E— OVERHEAD ELECTRIC
- () RECORDED AS

LOT 1

156993 SQ. FT./3.604 AC.±
INCLUDING R.O.W.

154301 SQ. FT./3.542 AC.±
EXCLUDING R.O.W.



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 1
JOB ID: 2003421C
FIELD CREW: MGR

Scott Godfrey

From: Town of Mineral Point Clerk Treasurer <mptwnshp@hughes.net>
Sent: Wednesday, April 22, 2020 7:01 PM
To: Scott Godfrey
Subject: Tanner Terrill

We just had our town meeting by Zoom – now THAT was fun! NOT!! Storming and country internet doesn't work well! Anyway – Tanner was approved for a zoning change of A1 to AR1 for his 3.6 acres. The rest of that parcel will be put into conservancy – Parcel # 018-0394.

If I am missing something please let me know – tomorrow – I need a cocktail now!!! ☺

Thanks

Debi Heisner
Town of Mineral Point
Clerk Treasurer
4946 Sunny Ridge Road
Mineral Point WI 53565
608-574-5360
mptwnshp@hughes.net



This email has been checked for viruses by Avast antivirus software.
www.avast.com

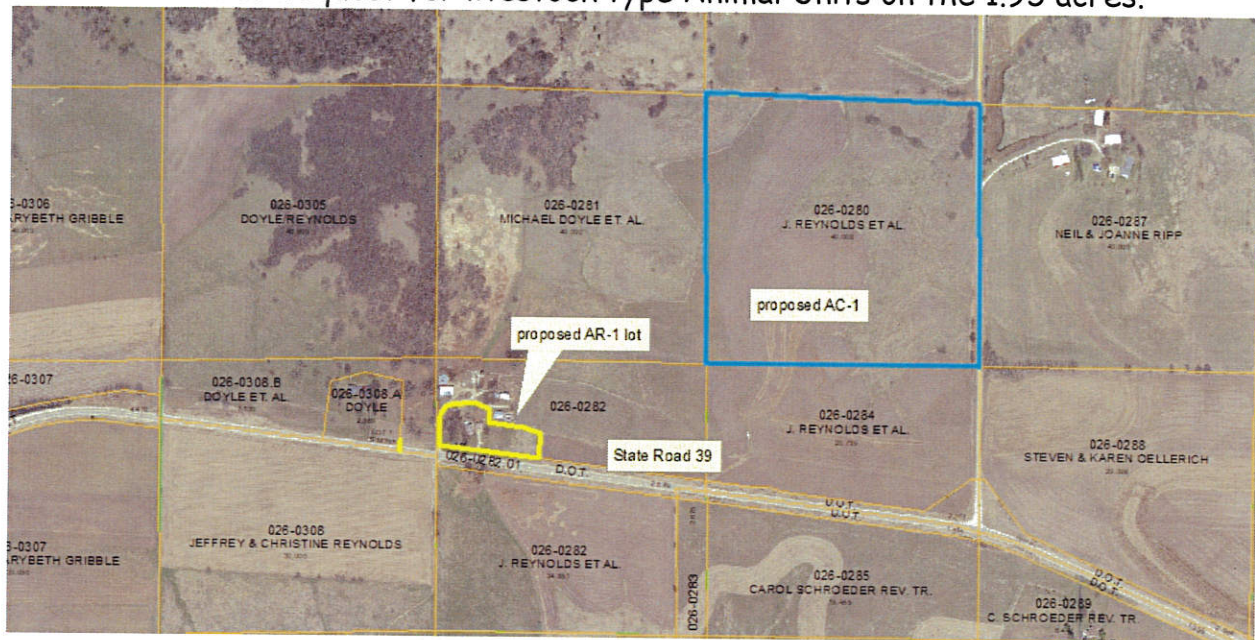


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3107
Cynthia Reynolds-Doyle
Juliet Reynolds
5674 State Road 39
Mineral Point, WI 53565

Hearing Date: May 28, 2020
Town of Waldwick
SW/SW & NE/SW S29-T5N-R4E
PIN: 026-0282; 0280

Request: This is a request to rezone 1.95 acres from A-1 Ag to AR-1 Ag Res and 40 acres with the AC-1 Ag Conservancy overlay to comply with residential density. Included is a CUP request for livestock type Animal Units on the 1.95 acres.



2. Comments

1. The A-1 district has a minimum 40-acre lot size, so the proposed 1.95-acre lot is being petitioned to be zoned AR-1 Ag Res. The AC-1 overlay is to comply with the Town's residential density standard. Since the lot is under 5 acres, a CUP is being requested to consider the proposed livestock type animal units...25 sheep (13 animal units), 10 calves (5 animal units) and 2 horses (2 animal units)...total of 20 animal units.
2. If approved, the lot will be eligible for one single family residence (existing to be demolished), accessory structures, and limited ag uses, but no livestock type animal units without the CUP. The AC-1 overlay allows the underlying ag uses but prohibits any structures requiring a zoning permit.

3. The associated certified survey map has not yet been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

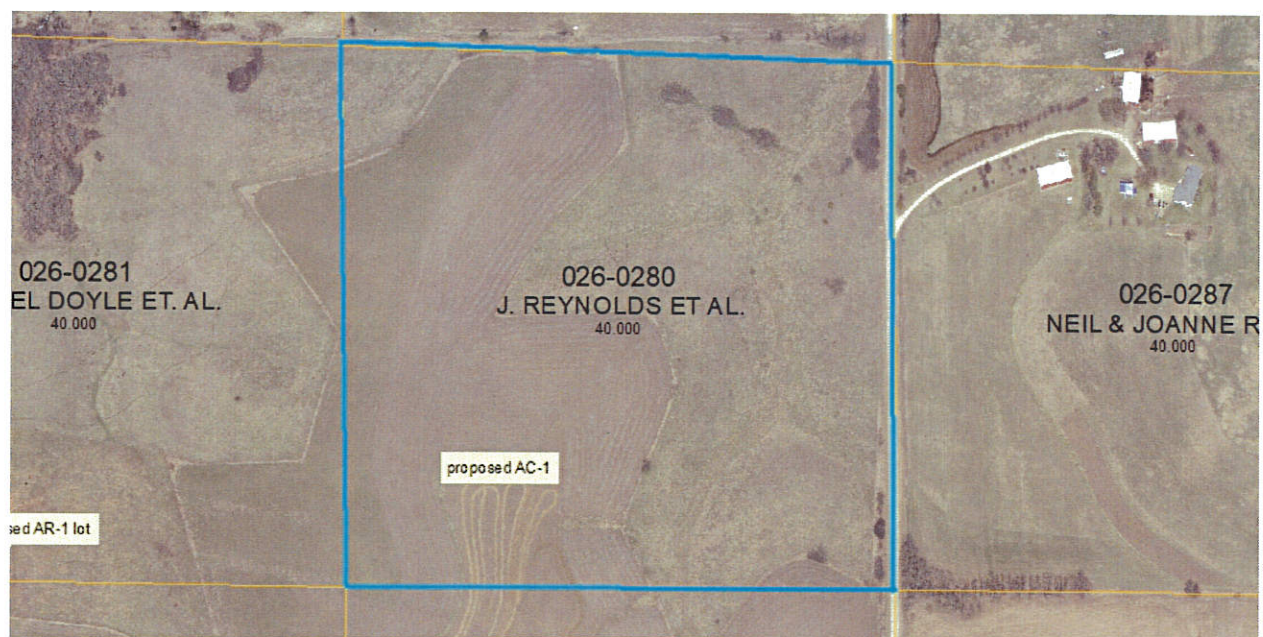
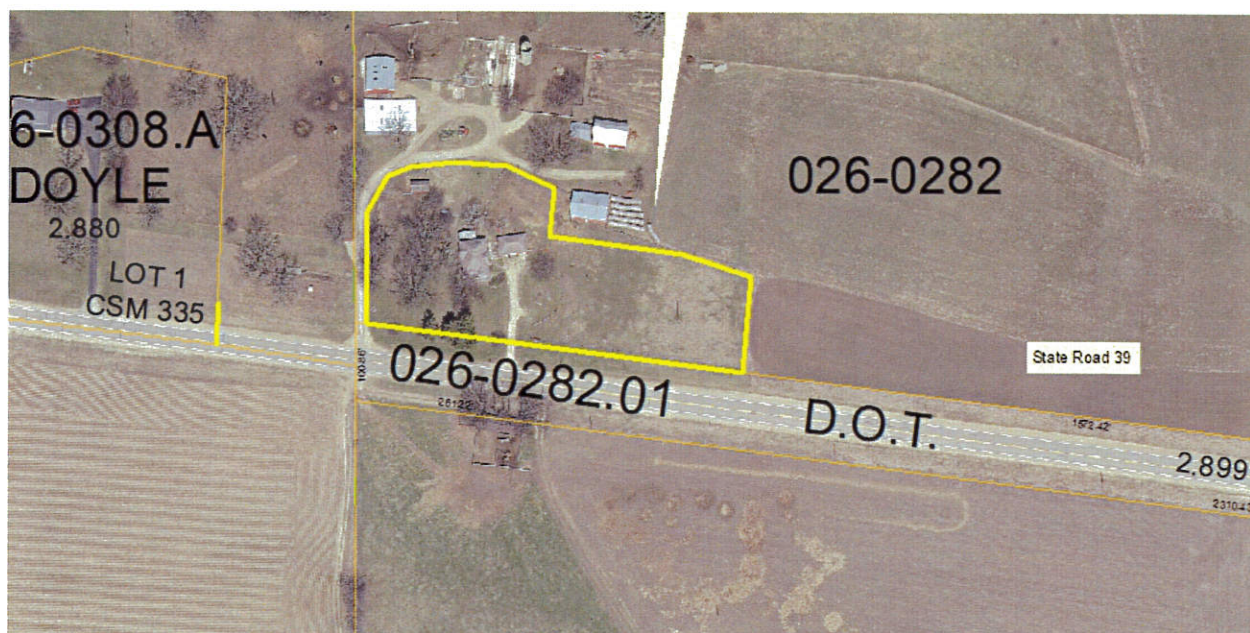
1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation,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

In reviewing a requested conditional use permit, the Committee shall consider the following requirements:

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

Town Recommendation: The Town of Waldwick is recommending approval with the AC-1 overlay. The recommendation was silent on the CUP.

Staff Recommendation: Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval. Staff questions if the 1.95 acres is adequate for the total proposed animals unless contingent on an agreement for pasturing on adjacent land.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: CYNTHIA L. REYNOLDS-DOYLE Address: 5674 STATE ROAD 39
JULIE L. REYNOLDS City/Zip Code: MINERAL POINT / 53565 5714 STATE RD. 39

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

Applicant Phone: (608) 987-3695 Landowner Phone: () same

Email: Wind song @ chorus.net Please contact by: ☒ email ☐ postal mail

This application is for: _____ Land use change/Rezone only --- \$500 filing fee
_____ Conditional Use only ----- \$500 fee if no land use change
☒ Both ----- \$600

in the Town of WALDWICK Acreage of proposed lot(s) 1.95 5 40
PT

Section 29 Town 5 N Range 4 E SW 1/4 of the SW 1/4 PIN 026 0282 (34.85 Acres)

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

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

0280 FER AC-1

↑
NE/SW

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 AC-1 for the proposed
use(s) of: transferring ownership to Justin + Livin Doyle - tear down old
house and build a new house

Requested Conditional uses (s):

increase animal units to 25 sheep, 10 calves, 2 horses

I. Please list any improvements currently on the land: house, garage, old utility building

II. Please explain the reason for the request and proposed plans: tear down old house + garage and build a new house/garage

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 to the land. Goal is to replace the old house and garage with a new house/garage with a new owner.

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 change to adjoining 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?

No change to current lot/pasture next to horse barn

Current use has been for 1 horse to pasture and on occasion up to 10 calves. Has the potential to pasture up to 25 sheep.

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)?

No change to current use of lot/pasture

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 change to current use.

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

No change to current use of land

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?

Owner will live on site and provide maintenance of fences, etc.

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

The only change is to the lot of 1.95 Acres being rezoned

****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.**

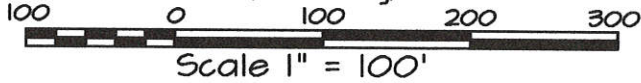
Applicant(s) Signature: Cynthia L. Reynolds-Doyle Date: April 4, 2020

Landowner(s) Signature: Juliet Reynolds Date: 4-30-2020
Cynthia L. Reynolds-Doyle April 30, 2020

For Office Use Only: Rcv'd by SL Date 5/1/20 Fee 600 Check # 6508 Cash
 present zoning floodplain shoreland/wetland

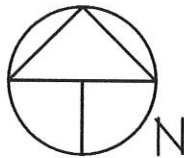
CERTIFIED SURVEY MAP

Being part of the SW 1/4 of the SW 1/4 of Section 29, T5N, R4E, Town of Waldwick, Iowa County, Wisconsin

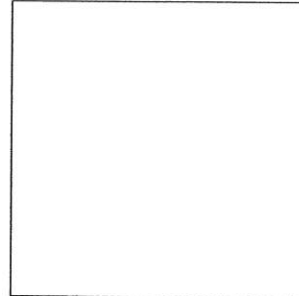


NO.	BEARING	DISTANCE
L-1	N 00°12'13" E	145.35'
L-2	N 30°12'20" E	50.90'
L-3	N 68°07'58" E	31.69'
L-4	N 82°58'31" E	55.82'
L-5	S 85°35'42" E	68.38'
L-6	S 65°43'57" E	68.24'
L-7	S 05°48'29" W	62.17'
L-8	S 82°28'30" E	173.54'
L-9	S 71°48'31" E	92.61'
L-10	S 04°31'11" W	122.43'
L-11	N 82°51'13" W	489.25'
L-12	N 50°00'00" W	263.99'
L-13	N 52°00'00" E	114.17'
L-14	S 50°00'00" E	147.22'

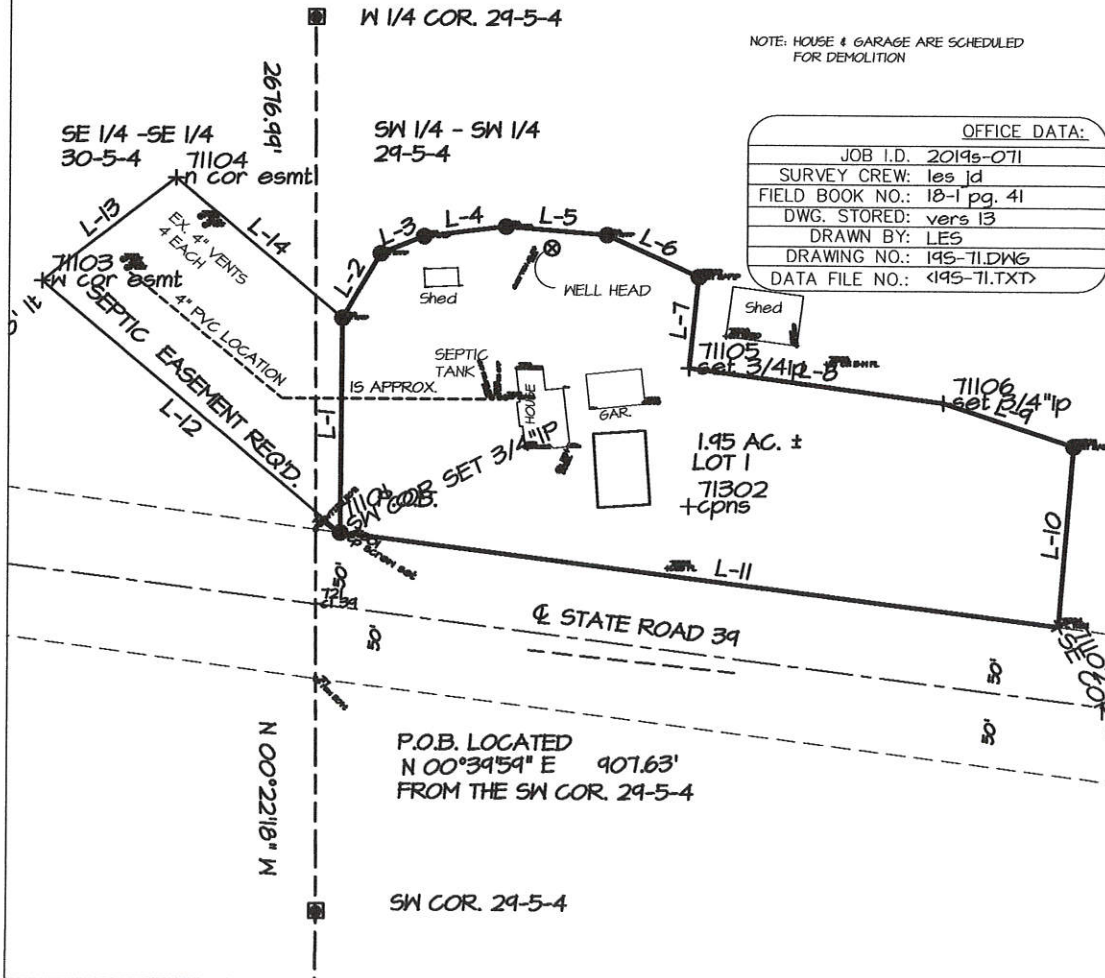
LEGEND:
 ▲ FD. 3/4" REBAR
 ● SET 3/4"x18" X 1.08#/LF. IRON PIPE
 () RECORDED AS



SHEET 1 OF 2



Plat bearings are referenced to the Iowa County Coordinate system as defined by the Wisconsin D.O.T., the WEST line of the SW 1/4 of Section 29, T5N, R4E, of which computes to bear N 00°22'18" W



Meeting Minutes for the Town of Waldwick November 11, 2019 Regular Meeting

The meeting was called to order by Robert White at 7:00 P.M.

Others in attendance were Mike Doyle, Megan Yager, Doug Ferrell, Mike McCarville and Paul Whitford.

The minutes for the 10/14/2019 meeting were read and approved.

Old Business: None.

New Business: Approved rezoning parcel for CSM of Cindy Reynolds-Doyle and Julee Reynolds.

Correspondence: The clerk and the chairman presented items received during the month.

Town Patrolman Report: Not here.

Public comment: Paul Whitford asked about splitting a parcel of land between him and Kevin Whitford. Told him to contact a surveyor and then submit the CSM to Scott Godfrey.

The following bills were approved and paid:

Check 5769 -	36,943.73 - Iowa County Highway Dept.
5770 -	1,800.00 - Ferrell Excavating, Inc.
5771 -	56.58 - Ivey Construction
5772 -	37.45 - The Dodgeville Chronicle
5773 -	237.59 - Jamie Olson – net wages
5774 -	197.64 - Alliant Energy
5775 -	2,017.22 - Jeremy Norton – net wages and machinery rental
Online -	1,210.00 - Rural Mutual Insurance – worker's comp. policy

Meeting was adjourned at 7:30 P.M.



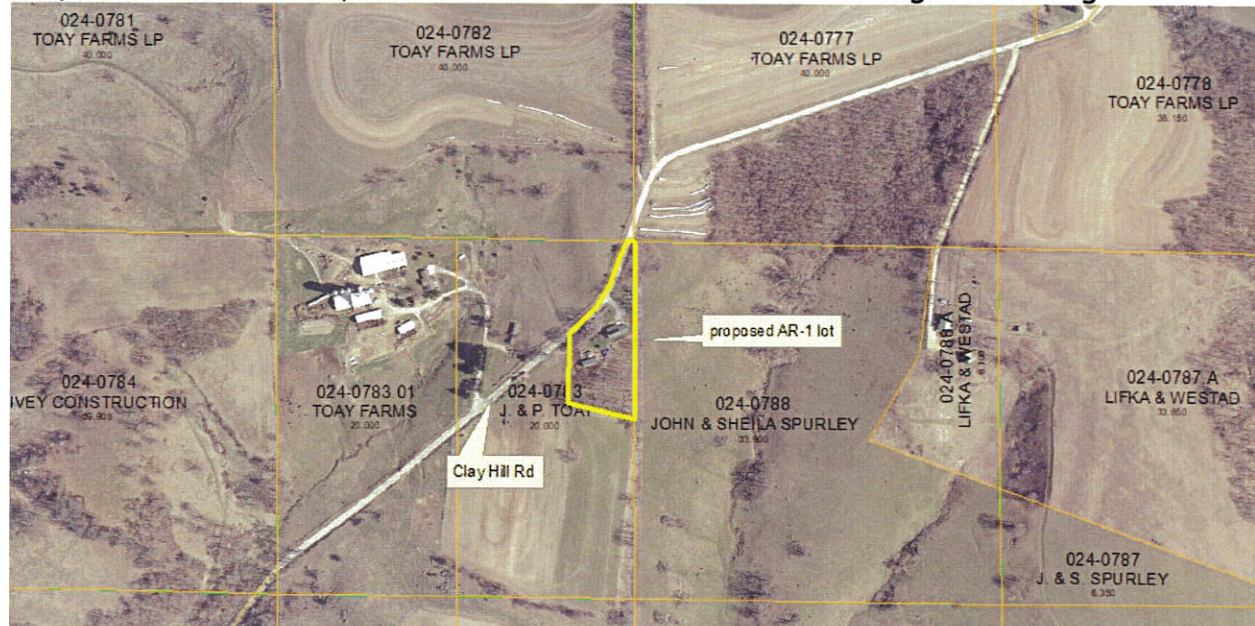
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3108
Dan Toay
2200 S. Clay Hill Rd
Dodgeville, WI 53533

Hearing Date: May 28, 2020
Town of Ridgeway
NE/SW S11-T5N-R4E
PIN: 024-0783

Phyllis Toay
2225 S. Clay Hill Rd
Dodgeville, WI 53533

Request: This is a request to rezone 2.39 acres from A-1 Ag to AR-1 Ag Res.



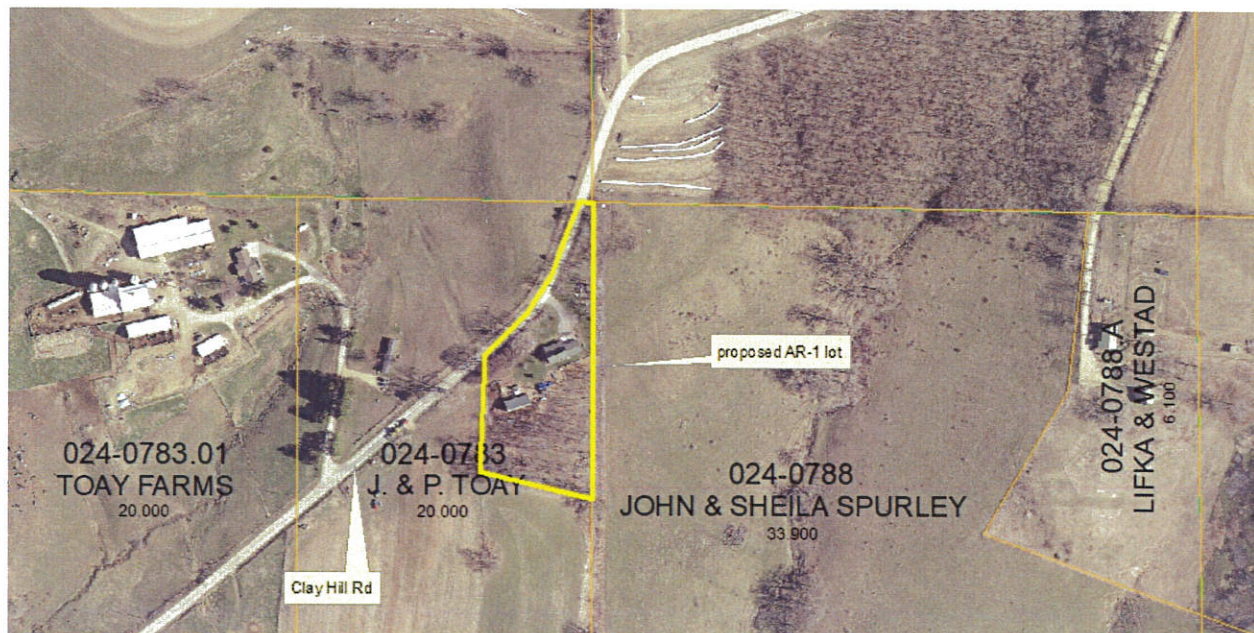
2. Comments

1. The A-1 district has a minimum 40-acre lot size, so the proposed 2.39-acre lot is being petitioned to be zoned AR-1 Ag Res. The intent is to separate the house from the farm and consolidate the balance into the adjacent Toay Farms LP farm.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses, but no livestock type animal units.
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:

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

Town Recommendation: The Town of Ridgeway is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval and the consolidation of the remainder of the parent property with the adjacent farm be done within 12 months of County Board approval.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Don Toay Address: 2200 S. Clay Hill Rd.
City/Zip Code: Dodgeville, WI 53533

Landowner: Phyllis Toay Address: 2225 S. Clay Hill Rd.
(if other than applicant) City/Zip Code: Dodgeville, WI 53533

Applicant Phone: 608 967-2273 Landowner Phone: 608 967-2274

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

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Ridgeway Acreage of proposed lot(s) 2.39

Section 11 Town 5 N Range 4 E NE 1/4 of the SW 1/4 PIN 024-0783

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: AZ-1 for the proposed use(s) of: _____

Requested Conditional uses (s):

N/A

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

II. Please explain the reason for the request and proposed plans: Transferring Ag
land back to TOAY FARMS - with the exception
of 2+ acres which will satisfy landowners residents (house,
shed, septic.)

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

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

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

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

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

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

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

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 Tracy Date: 5-6-2020

Landowner(s) Signature: Phyllis M. Tracy Date: 5-6-2020

=====

For Office Use Only: Rcv'd by SL Date 5-7-20 Fee 500 Check # 10441 Cash
1-1 present zoning n/a floodplain n/a shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHEAST 1/4-SOUTHWEST 1/4 OF SECTION 11, TOWN 5 NORTH,
RANGE 4 EAST, TOWN OF RIDGEWAY, IOWA COUNTY, WISCONSIN.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

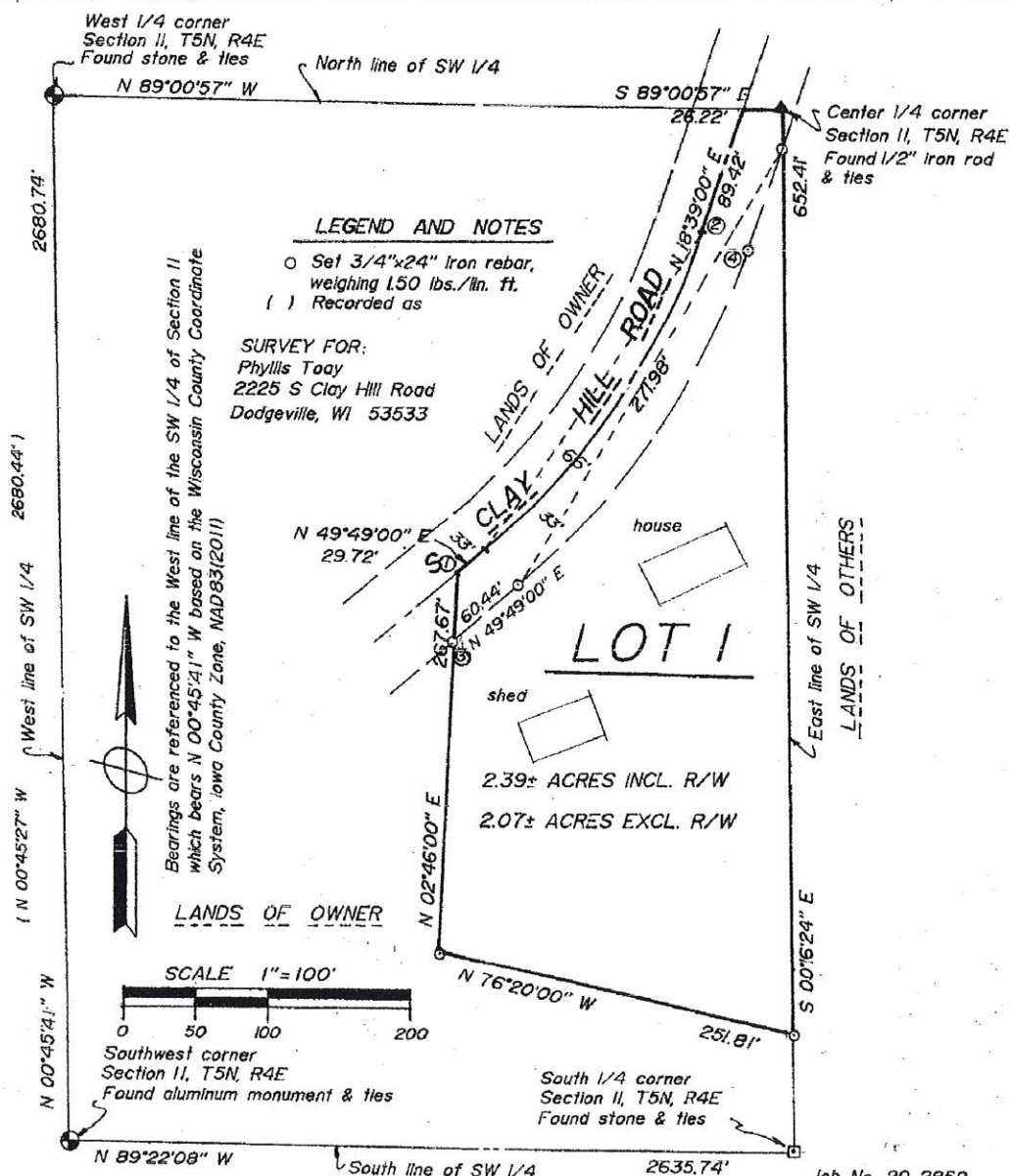
Approved for recording by the Iowa County Planning and Development Committee:

Scott Godfrey, Director

Date _____

CURVE DATA TABLE-S. CLAY HILL ROAD

CURVE NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	500.00'	271.98'	31°10'00"	N 34°14'00" E	268.64'	N 49°49'00" E	N 18°39'00" E
3-4	533.00'	289.93'	31°10'00"	N 34°14'00" E	286.37'	N 49°49'00" E	N 18°39'00" E



Town of Ridgeway
6300 Prairie Road
Ridgeway, WI 53582-9686

Phone/Fax: 608/924-2247
Email: TWNRRIDGE@MHTC.NET

TO: Ridgeway Town Board Members

FROM: Land Use Commission

RE: Daniel Toay, Applicant/Phyllis Toay, Landowner - Land Use Change Application to rezone 2.39 (+/-) from Agriculture to AR-1 Ag Residential Section 11, T5N, R4E, PT NE ¼ of SW ¼ – Parcel # 024-0783 (2225 South Clay Hill Road).

On April 28, 2020 the Land Use Commission met to review Land Use/Rezone Application.

Land Use/Rezone: To rezone 2.39 (+/-) from Agriculture to AR-1 Ag Residential, Section 11, T5N, R4E, PT NE ¼ of SW ¼ – Parcel # 024-0783 (2225 South Clay Hill Road).

A motion was made & seconded by Land Use Commission Members to approve rezoning request as stated above.

Nancy Parkos/Clerk

Presented at the Ridgeway Monthly Town Board Meeting on Tuesday, May 5th, 2020. A motion was made & seconded to accept the Land Use Commissions approval of above request on May 4 2020.

Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.


Joe Thomas, Chair


Ed Bures, Supervisor

Rick Carlson, Supervisor

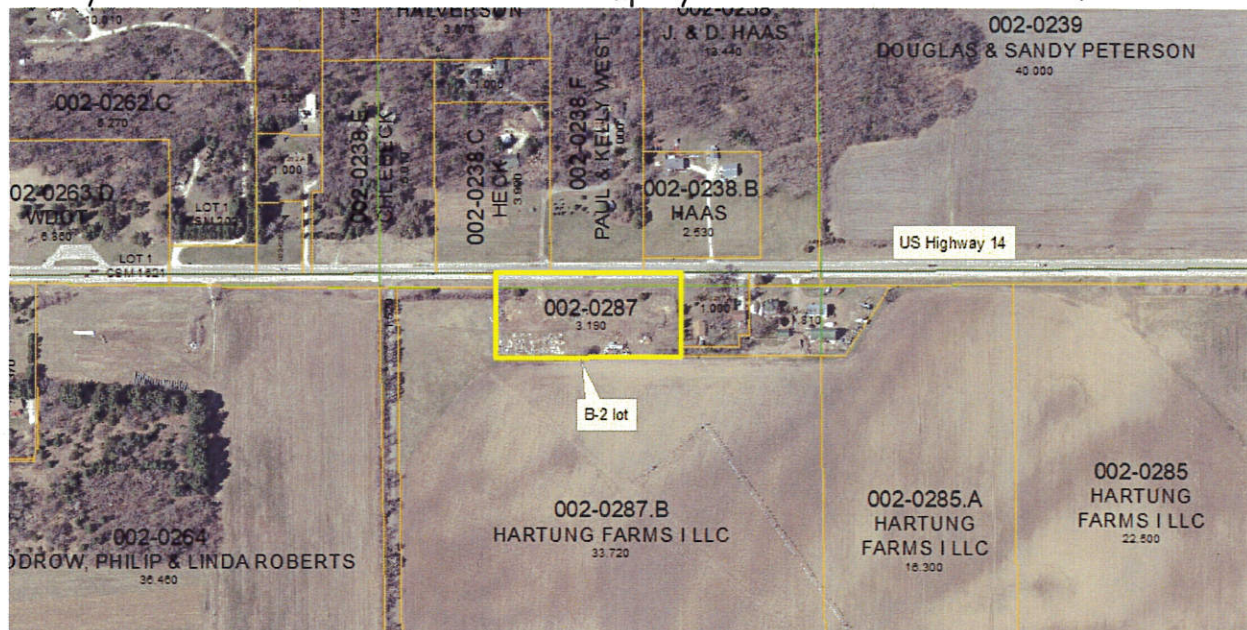


IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3109
Bill Buckeridge
7571 US Highway 14
Arena, WI 53503

Hearing Date: May 28, 2020
Town of Arena
NW/NW S20-T8N-R5E
PIN: 002-0287

Request: This is a request for a Conditional Use Permit on an existing 3.19-acre B-2 Hwy Bus lot to allow a construction company and associated residence.



2. Comments

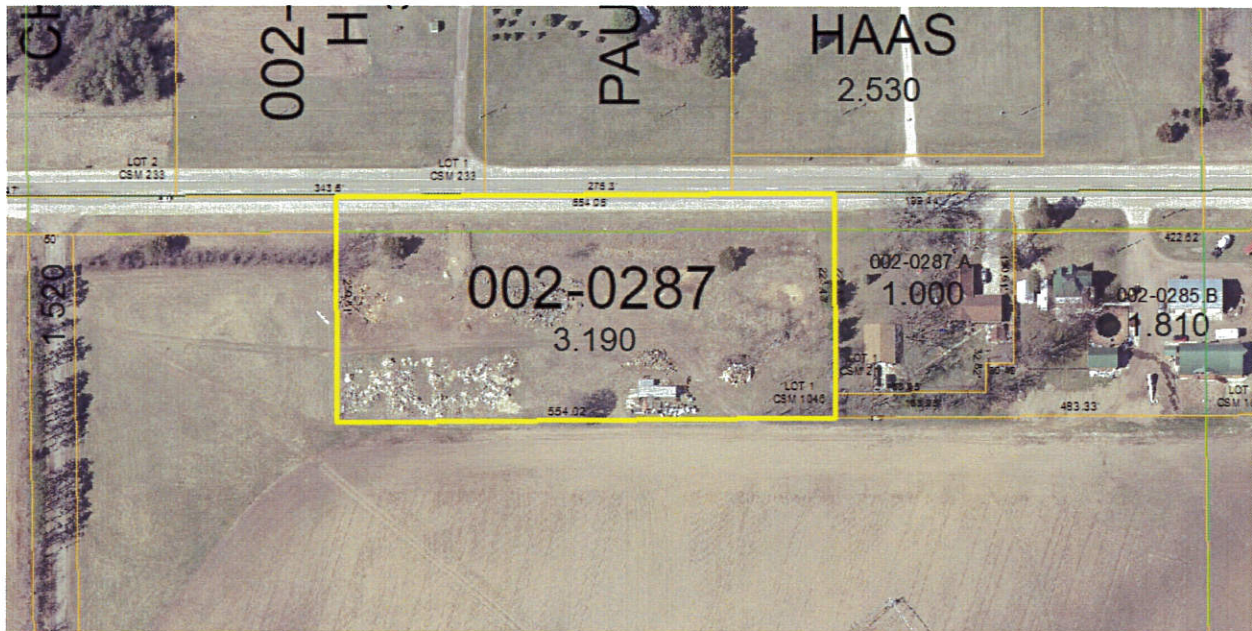
1. This lot has a CUP approved in 2006 for indoor storage, which was not developed. The lot was zoned B-2 Hwy Bus in 2001 as a larger lot that was split in 2006.
2. If approved, the lot will be eligible for those uses approved by Conditional Use Permit.
3. The lot has an existing approved access to US Highway 14.
4. In reviewing a requested conditional use permit, the Committee shall consider the following requirements:
 1. The proposed use complies with all applicable provisions of this Ordinance.
 2. The proposed use is compatible with adjacent legal uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).

3. There are no significant anticipated measurable adverse impacts to the surrounding legal uses and environment resulting from the proposed conditional use.
4. Any adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.
5. Public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development.
6. Adequate assurances by the applicant of continuing maintenance are provided.
7. The proposed use is consistent with the Iowa County Comprehensive Plan.

Town Recommendation: The Town of Arena is recommending approval with no recommended conditions.

Staff Recommendation: Staff recommends approval of the construction company with residence with consideration of the following conditions:

1. Any yard or other outdoor lighting must be directed downward and not be distracting to traffic on US Highway 14.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

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

Applicant: Bill Buckridge

Address: 7571 2537 US 14

City/Zip Code: Arena WI 53507

Landowner: Bill Buckridge

Address: 7571 US Hwy 14

(if other than applicant)

City/Zip Code: Arena WI 53503

Applicant Phone: () _____

Landowner Phone: (608) 206-6447

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

This application is for: _____ Land use change/Rezone only --- \$500 filing fee
☒ Conditional Use only ----- \$500 fee if no land use change
_____ Both ----- \$600

in the Town of ARENA Acreage of proposed lot(s) 3.19

Section 20 Town 8 N Range 5 E nw 1/4 of the NE 1/4 PIN 002-0287

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

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

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

Requested Conditional uses (s):

Resident and ~~generate~~ company - construction

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

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

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

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

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

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

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

as 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)?

not a problem

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 I Already have same on East end
of property

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?

no problem

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)

meets ALL Requirements

****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: Bone R Date: 5/7/20

Landowner(s) Signature: Ru Ru Date: 5/7/20

=====

For Office Use Only: Rcv'd by SL Date 5-8-20 Fee \$200 Check # 2157 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

Scott Godfrey

From: Arena Town Clerk <townofarena@mhtc.net>
Sent: Monday, May 4, 2020 11:10 PM
To: Scott Godfrey
Subject: Buckridge Arena TB Minutes

Greetings Scott,

Please see Town of Arena Board Minutes May 4, 2020 entry for Bill Buckridge.

Bill Buckridge conditional use application for house on Hwy 14 and new shed. John motion to approve conditional use for concrete business and residence in the Shed on 7537 US Hwy 14. He has an existing driveway permit. Bill seconded. Motion carried.

Glee Brechler
Arena Town Clerk
PO Box 126
Arena, WI 53503



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3110
James & Toni Johnson
6850 Alfred Dr
Ridgeway, WI 53582

Hearing Date: May 28, 2020
Town of Ridgeway
W1/2-NW S26-T6N-R4E
PIN: 024-0536; 0537

Request: This is a request to rezone 5.16 acres from A-1 Ag to RB-1 Rec Bus. Included is a CUP request for a wedding/events venue on the 5.16 acres.



2. Comments

1. The A-1 district doesn't allow the proposed wedding/events venue use, so the request is to rezone to the RB-1 Rec Bus district. The existing barn is proposed to be remodeled for the business use.
2. If approved, only the uses approved by CUP will be allowed.
3. The associated certified survey map has not yet been submitted for review.
4. The lot is at the end of a dead-end town road.
5. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be

available as required by the petition while maintaining adequate levels of service to existing development.

3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
6. The petition will not be used to legitimize a nonconforming use or structure.
7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding properties and serves only a private, rather than public interest).

In reviewing a requested conditional use permit, the Committee shall consider the following requirements:

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

Town Recommendation: The Town of Ridgeway is recommending approval of the rezoning and CUP with the following recommended conditions on the CUP:

1. No parking is allowed on the south side of Johnson Drive.
2. The existing two sheds and silos are to be for ag use only.
3. Outside lighting is to be downward facing, except for American Flag illumination.
4. The venue buildings must meet relevant septic and building codes.
5. Hours for music shall be from 8am to 12am.

Staff Recommendation: Staff recommends approval of the rezoning with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval. Staff recommends approval of the CUP with the Town's proposed conditions.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: James + Toni
JOHNSON Address: 6850 ALFred Dr
City/Zip Code: Ridgeway 53582

Landowner: James + Toni JOHNSON Address: _____
(if other than applicant) City/Zip Code: _____

Applicant Phone: (608) 574-1598 Landowner Phone: (____) _____

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

This application is for: _____ Land use change/Rezone only --- \$500 filing fee
_____ Conditional Use only ----- \$500 fee if no land use change
☒ Both ----- \$600

in the Town of Ridgeway Acreage of proposed lot(s) 5.16
Section 26 Town 6 N Range 4 E SW 1/4 of the NW 1/4 PIN 7024-0536; 0537

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

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

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

Requested Conditional uses (s): → WEDDING AND EVENT VENUES
NO Parking on south side of JOHNSON Dr
The Two shed's and three silo's are for AG use
Light will Face Downward EXCEPT illuminating The American Flag
Commercial code Bathroom Facilities shall apply with relevant codes
Hours of music will be From 8,00 Am To 12,00 Am

I. Please list any improvements currently on the land: New Siding on Barn

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

We are Trying To make use of a Dairy Barn For our Family

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

all Land around The New Parcel is ag

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?

Our CUP are all similar To other wedding Barn and Event Venue's

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 Feel That we are in a great Location

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?

with the Conditional Use Permit

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?

We are a Family Business and Plan To stay That way

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

We Feel we have met all The Criteria For This Change

****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: James W Johnson Date: May - 6 - 2020

Landowner(s) Signature: John Johnson Date: 5/6/2020

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For Office Use Only: Rcv'd by SG Date 5-8-20 Fee 600 Check # 6083 Cash
A-I present zoning NA floodplain NA shoreland/wetland

IOWA COUNTY CERTIFIED SURVEY MAP NO.

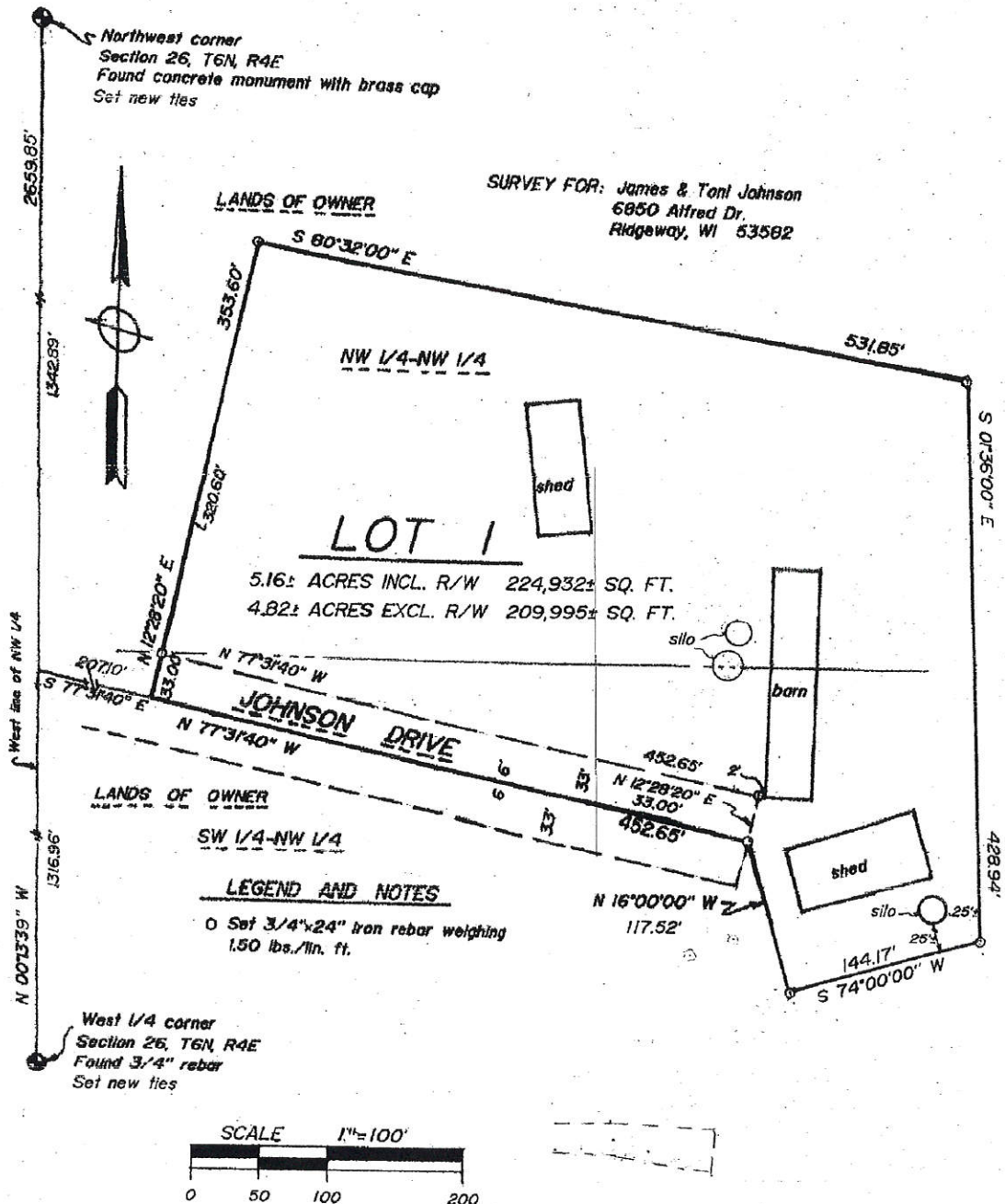
LOCATED IN THE NW 1/4-NW 1/4 AND THE SW 1/4-NW 1/4 OF SECTION 26, TOWN 6 NORTH,
RANGE 4 EAST, TOWN OF RIDGEWAY, IOWA COUNTY, WISCONSIN.

IOWA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

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

Scott Godfrey, Director

Date



Town of Ridgeway
6300 Prairie Road
Ridgeway, WI 53582-9686
Phone/Fax: 608/924-2247
Email: TWNRRIDGE@MHTC.NET

TO: Ridgeway Town Board Members

FROM: Land Use Commission Members

RE: James W. Johnson Landowner - Section 26, T6N, R4E, SW ¼, NW ¼ – Parcel # 024-0536 & 024-0537 (6620 Johnson Drive, Ridgeway)

On April 28, 2020 the Land Use Commission met to review Land Use/Rezone Change Conditional Use Application.

Land Use/Rezone/Conditional Use: To rezone 5 acres from Agriculture to Recreational Business (RB-1) – proposed use as a wedding barn. Section 26, T6N, R4E, SW ¼, NW ¼ – Parcel # 024-0536 & 024-0537 (6620 Johnson Drive, Ridgeway).

Conditional Uses:

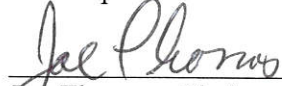
- No parking on south side of Johnson Drive (township will provide signage)
- The two sheds and 3 silos are for ag use
- Light will face downward, except illuminating the American Flag
- Commercial code bathroom facilities shall apply with the relevant codes
- Hours of music will be from 8:00am to 12:00am

A motion was made & seconded by Land Use Commission Members to approve the Land Use/Rezone Change/Conditional Use Application request as stated above.

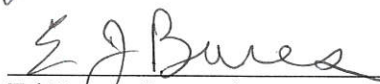
Nancy Parkos/Clerk

Presented at the Ridgeway Monthly Town Board Meeting on Tuesday, May 5th, 2020. A motion was made & seconded to accept the Land Use Commissions approval of above request on May 5 2020.

Upon approval this request will be sent to Scott Godfrey, Director, Iowa County Planning & Development.



Joe Thomas, Chair



Ed Bures, Supervisor



Rick Carlson, Supervisor



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3111
Caleb Welsh
1103 W. Dodgeville St.
Highland, WI 53543

Hearing Date: May 28, 2020
Town of Highland
NE/SW S12-T7N-R1E
PIN: 012-0631.01

Request: This is a request to rezone 30.047 acres from A-1 Ag to AR-1 Ag Res.



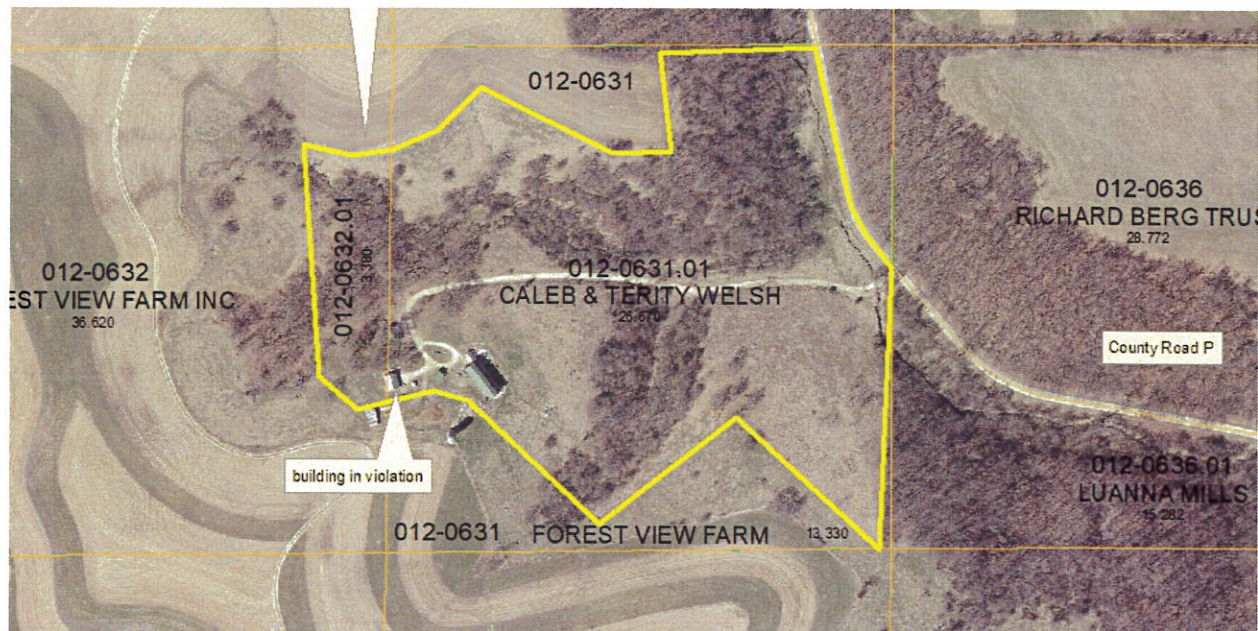
2. Comments

1. This is a nonconforming A-1 Ag lot created in 1999. In 2017, it was found that an outbuilding had been built without the required zoning permit. This petition is to make the lot conforming and eligible for an after-the-fact permit for the outbuilding to resolve the violation.
2. If approved, the lot will be eligible for one single family residence (existing), accessory structures, and limited ag uses, including up to 11 livestock type animal units.
3. The lot was created before the certified survey map requirement was in effect.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.

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

Town Recommendation: The Town of Highland is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that an after-the-fact zoning permit be applied for the building in violation within 30 days of County Board approval.



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: Caleb Welsh Address: 1103 W. Dodgeville St.
City/Zip Code: Highland 53543

Landowner: _____ Address: 5742 Cty. Rd. P
(if other than applicant) City/Zip Code: Highland 53543

Applicant Phone: (608) 574-6769 Landowner Phone: () _____

Email: Caleb.welsh@gmail.com Please contact by: ☒ email _____ postal mail

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
_____ Conditional Use only ----- \$500 fee if no land use change
_____ Both ----- \$600

in the Town of Highland Acreage of proposed lot(s) 30.047

Section 12 Town 7 N Range 1 E NE 1/4 of the SW 1/4 PIN 012-0631-01

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: A-1 NC Requested zoning district: AP-1 for the proposed use(s) of: MAKE LOT CONFORMING

Requested Conditional uses (s):

n/a

I. Please list any improvements currently on the land: 30x40 Shed

II. Please explain the reason for the request and proposed plans: to keep the shed that was built

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?

Parcel meet the minimum acreage for improvements

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

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

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

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

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

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

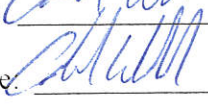
5. Are public safety, transportation, services and utility facilities exist or will be available to serve the subject property while maintaining sufficient levels of service for existing development?

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

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

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

Applicant(s) Signature:  Date: 4-8-20

Landowner(s) Signature:  Date: 4-8-20

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For Office Use Only: Rcv'd by SA Date 5-8-20 Fee 500 Check # 3476 Cash
nc A-1 present zoning _____ floodplain _____ shoreland/wetland

Scott Godfrey

From: hilonank@mhtc.net
Sent: Wednesday, March 11, 2020 7:20 AM
To: Scott Godfrey
Subject: Town of Highland

Good Morning Scott:

The board approved Jason Kleist's driveway extension on his property on 798 County Road I, Highland. Also approved Jess Schmelzer's rezoning approximately 3.5 acres from Ag1 to residential. Also approved Caleb Welsh's rezoning 30.047 acres to Ag Residential
Thanks Have a great day. Lois



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Zoning Hearing: 3112
Jason M. Gust
2463 County Road H
Barneveld, WI 53507

Hearing Date: May 28, 2020
Town of Brigham
NW/SE S3-T5N-R5E
PIN: 004-1128.04; 1128.A

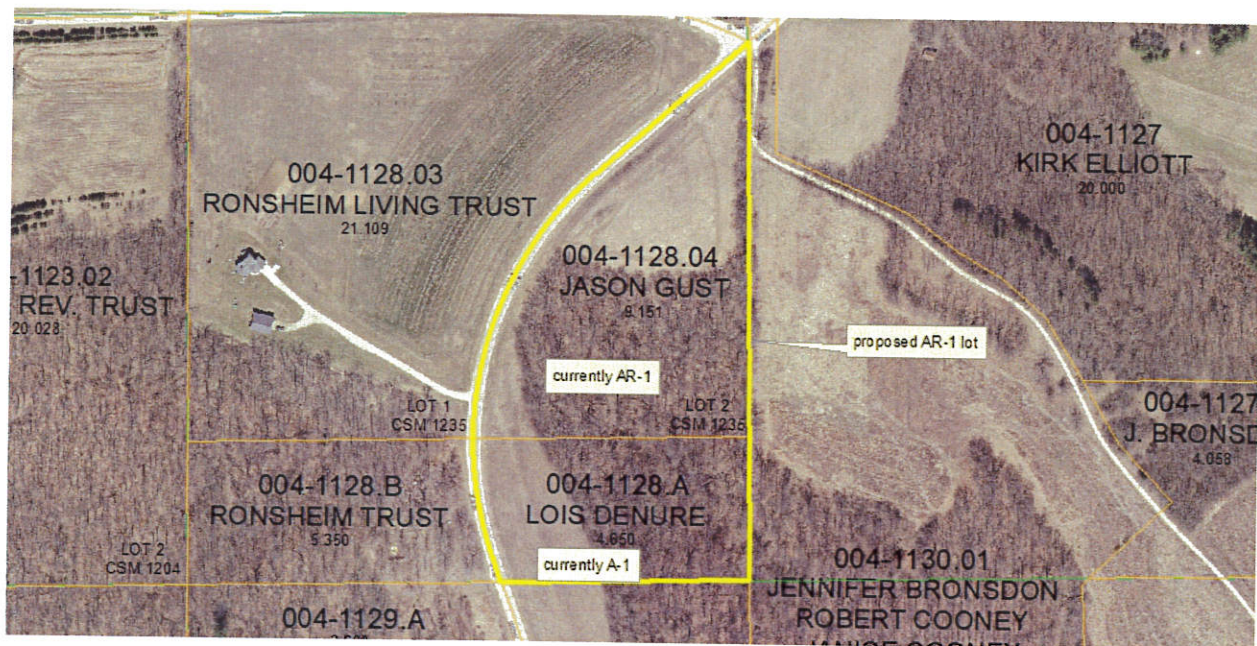
Lois Denure
N3246 Loop Rd
Monroe, WI 53566

Request: This is a request to enlarge an existing AR-1 Ag Res lot to 13.917 acres by rezoning from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res.



2. Comments

1. PIN 004-1128.04 is currently zoned AR-1 and 004-1128.A is zoned A-1 Ag. The intent is to combine the two into a single 13.917-acre AR-1 lot.
2. If approved, the lot will be eligible for one single family residence, accessory structures, and limited ag uses, including up to 5 livestock type animal units.
3. The associated certified survey map has been submitted for review.
4. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan



OFFICE OF PLANNING & DEVELOPMENT

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

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

e-mail: scott.godfrey@iowacounty.org

IOWA COUNTY LAND USE CHANGE/CONDITIONAL USE APPLICATION

Filing Fee: See below: 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: JASON M Gust Address: 2463 County Rd H
City/Zip Code: Barnesville WI 53507

Landowner: Lois Denure Address: N 3246 Loop Rd
(if other than applicant) City/Zip Code: Monroe WI 53566

Applicant Phone: (608) 438-6036 Landowner Phone: (608) 558-6521

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

This application is for: ☒ Land use change/Rezone only --- \$500 filing fee
☐ Conditional Use only ----- \$500 fee if no land use change
☐ Both ----- \$600

in the Town of Brigham Acreage of proposed lot(s) 13.917

Section 3 Town 5 N Range 5 E W 1/4 of the SE 1/4 PIN 004-1128.04; 1128.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: AG-1 Requested zoning district: AR-1 for the proposed use(s) of:

Making larger lot. Providing better access

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: making larger lot
Rough terrain with little to no access.
Now will be accessible.

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 adjoins my land which actually gives
Better access.

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

it will not impair my adjoining land
actually gives better access and more
continuous usage.

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

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

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

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

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

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

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

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

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

Applicant(s) Signature: _____

Date: 5-7-20

Landowner(s) Signature: _____

Date: _____

=====

For Office Use Only: Rcv'd by SL Date 5-8-20 Fee SDN Check # 1182 Cash
____ present zoning ____ floodplain ____ shoreland/wetland

PRELIMINARY 5/1/2020

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lot 2 of CSM #1235 and part of the
NW 1/4 of the SE 1/4 of Section 3, T5N, R5E,
Town of Brigham, Iowa County, Wisconsin

FOR: JASON M GUST
2463 COUNTY ROAD H
BARNEVELD, WI 53507

LOIS DENURE
N3246 LOOP ROAD
MONROE, WI 53566

LEGEND:

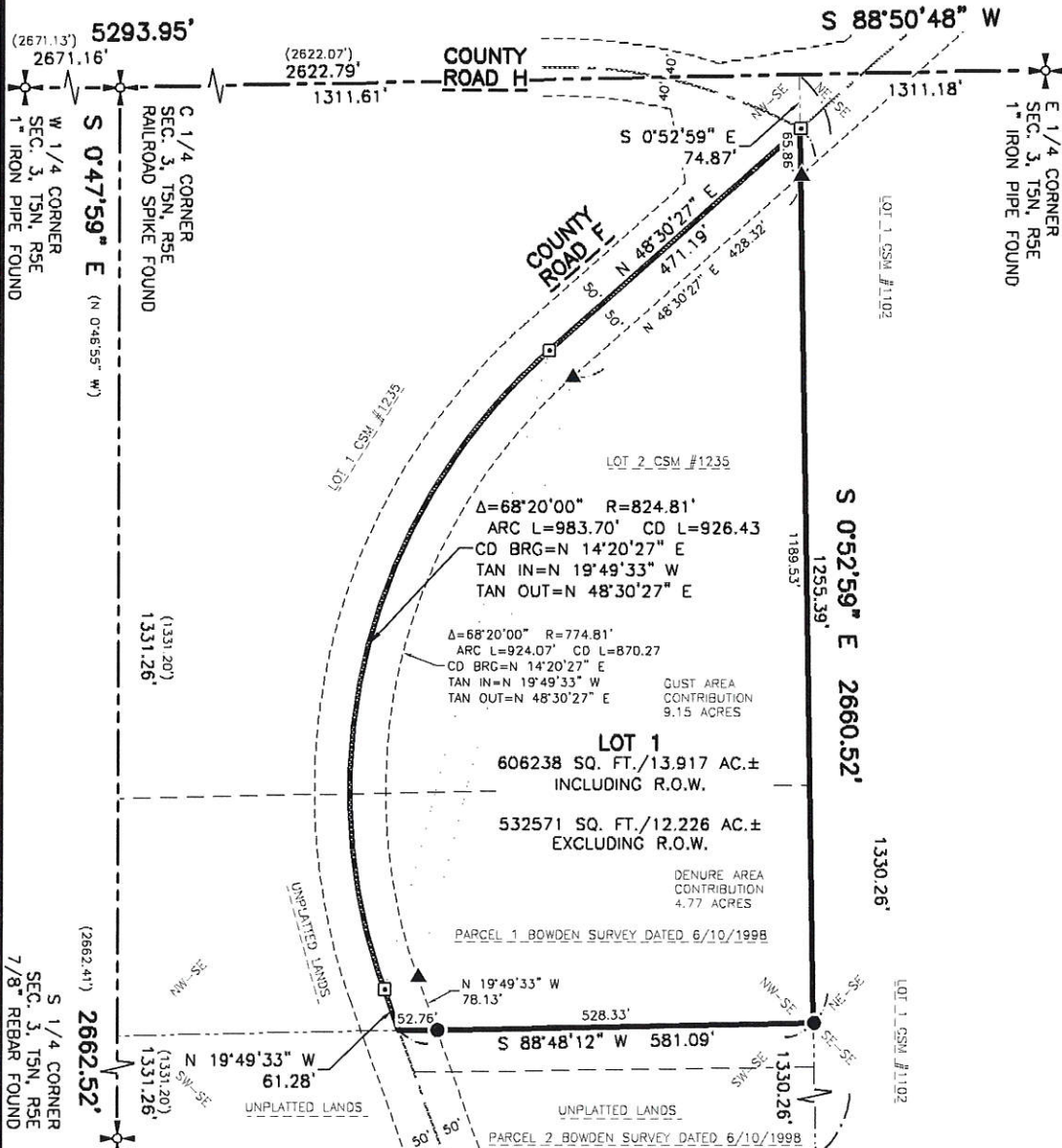
- 3/4" X 18" X
1.5LB./LF. REBAR SET
- ▲ 3/4" REBAR FOUND
- RAILROAD SPIKE FOUND
- ✦ SECTION CORNER
TIES FOUND AND VERIFIED
- () RECORDED AS



BEARINGS ARE REFERENCED
TO THE EAST-WEST 1/4 LINE
OF SECTION 3, T5N, R5E,
WHICH BEARS S 88°50'48" W
IN THE IOWA COUNTY
COORDINATE SYSTEM.

0 200' 400'

SCALE: 1" = 200'



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleE5.com

SHEET 1 OF 2
JOB ID: 2003301C
FIELD CREW: MGR

TOWN OF BRIGHAM

407 Business ID | Barneveld, WI 53507
Phone: (608) 924-1013 | Fax: (608) 924-1345

Recommendation to Iowa County

Rezone/Conditional Use Permit

Town Board Meeting Date: May 6, 2020

Applicant's Name: Lois Denure (Jason Gust)

Request:

- Land Division Approval – reconfiguration of lot line to combine Parcel 1128.4 (4.65 acres – Denure) with Parcel 1128.04 (9.151 acres – Gust) to create one (1) 13.801-acre parcel.
- Zoning Change Approval – rezone newly created 13.80-acre parcel from A-1 to AR-1.

Recommendation:

- ☒ Approve
- ☐ Deny

Conditions or Comments (If any):

- None

Town Chair's Signature: _____



Date: 5/11/2020

Send to:

Iowa County Planning & Development
222 N Iowa Street | Dodgeville, WI 53533
Scott Godfrey | Email: scott.godfrey@iowacounty.org

Jason Just has permission
from me (Lois DeNure) to
seek zoning change for
4.65 acres belonging to
me on east side of County
Trunk 7.

Jason Just would like to
change zoning from A-1 to
AR-1 to purchase and
connect to land he own now
to the north side of it.

Lois DeNure



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Meeting Date: May 28, 2020

Agenda item: Consideration of request by Steven Sylvester and Linda Hilsenhoff to waive the after-the-fact zoning permit fees for two structures

Summary: The two structures at issue were found when reviewing the 2018 aerial photographs. Having found no record of the required zoning permits, a letter was sent to Mr. Sylvester and Ms. Hilsenhoff dated August 28, 2019 informing of the need for after-the-fact permits or removal of the structures.

Mr. Sylvester and Ms. Hilsenhoff replied by letter dated Sept. 8, 2019 stating the two structures were purchased from a local business where they were told permits were not required. Further, they stated the permit application only refers to construction or development and, since these are built structures moved to the property, they felt permits were not required.

Staff Recommendation: Although a call to the office could have prevented this situation and it is the ordinance provisions that control versus the way an application is worded, it is apparent this was an unintended violation. Similar requests to waive the after-the-fact portion of the fee have been approved in the past. The regular fees total \$300, which the applicants have paid. The after-the-fact fee would be an additional \$600. Staff would not object to a waiver.

Next steps: If the Committee chooses to recommend a waiver, action will be required by the full County Board.

January 30, 2020

To The Iowa County Planning & Zoning Committee:

We are seeking a waiver for the after-the-fact triple fees charged to us after we purchased two mobile storage sheds from Kate's Bait near Dodgeville and had them delivered to our Iowa County residence without applying for a permit. We were told by the dealer who has been selling them for over six years that the sheds were personal property and did not require a permit. We now know this was misinformation. The fact that the dealer could remain misinformed for so long and sell so many sheds without any indication a permit is required, reveals a lack of clarity regarding permit requirements in Iowa County. This is what we found when we consulted the Iowa County zoning permit application packet (before placing our sheds) which contained vague and imprecise information.

At the top of the first page in bold type it says, **"A Permit is required for almost any construction of or alteration to a structure..."** To be clear and accurate the bold typed line should say, **"A permit is required for almost any construction, placement or alteration of a structure..."** On the first page it is also stated that, **"failure to obtain the required county permit before starting construction is a citable violation,"** To be clear it should say that, **"failure to obtain the required county permit before constructing or locating a structure is a citable**

violation.” The exclusion of the words “placing” or “locating” makes these statements unacceptably and legally vague and makes a big difference in how the ordinance is understood. Placing a portable (non-animal) structure on already occupied land is simply not addressed. There is not even a designated space on the permit application for placing or locating a structure on occupied land. When we eventually filled out the application, we had to cross out the question, “what are you building?” and replace it with, “what are you locating?” This is why after initially reviewing the zoning permit application packet we reasonably assumed we did not need a permit for rolling in two portable sheds.

Just as the focus of the application is on construction, so it is with the fee schedule which had a large heading above the after-the-fact fee section that stated, **“after-the-fact fees apply for construction begun before a required permit is secured.”** We engaged in no construction and promptly paid our (single) fees in full according to the published fee schedule when notified that a permit was required. As of 1-14-20, the fee schedule has been changed and the heading removed. This is likely because we pointed out to Director Godfrey on 1-13-20 that his office is charging us after-the-fact fees that are not in accord with the fee schedule. He apologized for the confusion and said that he could make a revision for future applicants and to his credit he quickly did so. In our case though, it is only fair and legal that the fee schedule we received before-the-fact be honored and not changed

after-the-fact to collect triple fees.

We consulted the zoning permit application packet with the best intentions to determine the permit requirements in Iowa County. Because these permit requirements were vaguely defined and not clearly conveyed we feel we were entrapped with punitive charges that were not even consistent with the established fee schedule. This is why we think it is only right to confer a waiver of the triple fees charged to us.

Thank you for your time and consideration.

Sincerely,

Steven Sylvester
Linda Hilsenhoff
6220 CTH PP
Highland, WI 53543
sylvanhill@outlook.com

cc: Lois Nankee, Town of Highland Clerk



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Meeting Date: May 28, 2020

Agenda items: Consideration of request by Jennifer Thomas to waive the after-the-fact zoning permit fee for an addition to a structure

Summary: The addition at issue was noticed by staff when in the area on Jan. 28, 2020. At that time, the addition had been mostly framed but not enclosed. A letter was sent to Ms. Thomas on Feb. 5, 2020 informing of the need for an after-the-fact permit. Ms. Thomas replied by phone on Feb. 10th stating a building was torn down and this addition is a replacement structure that she didn't realize needed a permit.

Ms. Thomas submitted an application with \$300 after-the-fact fee on Feb. 14th and the permit was issued that same day. Ms. Thomas made this request for a waiver of the after-the-fact fee by email dated Feb. 25th.

Staff Recommendation: Although a call to the office could have prevented this situation, similar requests to waive the after-the-fact portion of the fee have been approved in the past. Staff would not object to a waiver.

Next steps: If the Committee chooses to recommend a waiver, action will be required by the full County Board.

Scott Godfrey

From: Scott Godfrey
Sent: Friday, February 28, 2020 10:18 AM
To: 'Jennifer Thomas'
Subject: RE: AFTER-THE-FACT PERMIT APPEAL--Permit #7371

Hi Jennifer,

Chair Peterson has agreed to include your request on the March 26th Planning & Zoning Committee agenda for consideration. I will send you a notice about 2 weeks prior. The meeting will be at 6pm in the Community Room of the Health and Human Resources Building...two blocks west of the courthouse.

Thank you.

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

From: Jennifer Thomas <jenthomas7691@gmail.com>
Sent: Tuesday, February 25, 2020 10:33 PM
To: Scott Godfrey <Scott.Godfrey@iowacounty.org>
Subject: AFTER-THE-FACT PERMIT APPEAL--Permit #7371

Hi Scott,

I am contacting you asking for a reconsideration/appeal of the extra charge that I had to pay for an "After-the fact" building permit.

I did not realize that I needed a building permit. My son, Troy Thomas, and myself have discussed the circumstances--we tore down a previous structure that was approximately 4 times bigger than the structure that we are currently building. We are literally using a portion of the same foundation that the previous building was on. Upon completion, the replacement building will be valued at a fraction of the cost of the previous building that on that foundation. Overall, the net change in structure value will be a negative change so it's not really affecting the value of the property.

Since I have now been informed that I should have a permit, I am accepting the reason for the \$150 permit fee. However, under the circumstances, I don't feel the 3x fee is warranted. Please consider refunding me \$300.00.

I would be happy to answer any questions that may help with this situation. I can be reached at 608-341-8519.

Thank you for your consideration of my request.



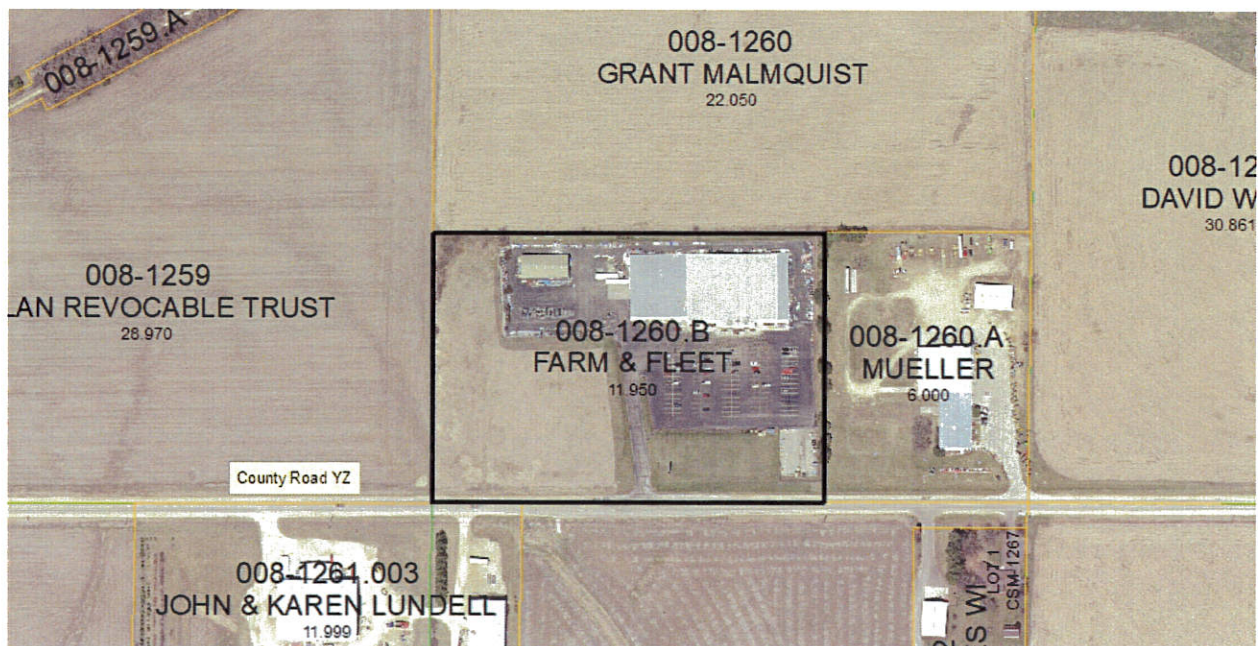
IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT STAFF REPORT

Date: May 28, 2020

Agenda Item: Consideration of a request for a Temporary Use Permit by R and M Enterprises and Farm & Fleet to allow fireworks sales at 4894 County Road YZ in the Town of Dodgeville.

Background: Section 2.6 of the Iowa County Zoning Ordinance provides for temporary uses as follows:

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

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-0326 Mobile: (608) 553-7575
e-mail: 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 **\$100 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: R and M Enterprises, Inc, dba Snap Fireworks Date: 04/28/2020

Contact Address: 220 East Wisconsin Ave P.O. Box 203 Readstown, WI 54652
Phone: 608-632-0004 Email: mcallaway@randm-enterprises.com

Reason for request: _____

Place a Retail Fireworks Stand at Blains Farm & Fleet 4894 County Road YZ Dodgeville, WI 53533

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

Office use only

Received by SG Date 4-30-2020 Chair decision: grant ☐ deny ☐

37090

LEASE AGREEMENT

This Lease is made by and between Farm & Fleet of Dodgeville, Inc., hereinafter referred to as "Lessor" and Snap Fireworks, hereinafter referred to as "Lessee."

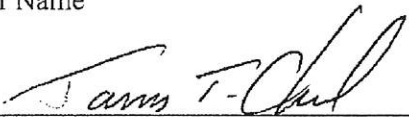
Lessor and Lessee agree that Lessee shall lease from the Lessor a part of Lessor's property located at 4894 County Trunk YZ Dodgeville, WI. Please contact store management for lot placement.

Said Lease is subject to the following terms and conditions:

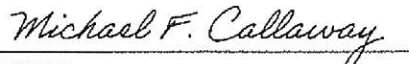
1. Term. Lessor leases the above-described premises for a term commencing on June 10, 2020 and terminating on July 13, 2020.
2. Rent. Lessee shall Payment shall be completed prior to the commencement of the lease term.
3. Utilities. Lessee will provide all utilities (i.e. water, electricity, etc.) that they shall require. Lessee will be responsible for the proper removal of all trash and refuse Lessee generates in a legal manner.
4. Tax and Licenses. Lessee agrees to collect and remit to the proper taxing authorities all sales taxes associated with the Lessee's use during the term of the lease and to obtain all necessary permits and licenses for the Lessee's intended use.
5. Maintenance of Property. Lessee shall be responsible for maintaining in good condition and repair the property, which is the subject of the lease. Lessee will restore the property to the original condition.
6. Indemnification. Lessee agrees to indemnify and hold harmless Lessor from any and all claims made by anyone relating to Lessee's use of this property. Lessee will also maintain a general liability insurance policy with a minimal coverage amount of \$1,000,000.00 and name Farm & Fleet of DeKalb, Inc. and Blain Supply, Inc. as additional insured.

Dated this 28th day of April, 2020.

Lessor Name

By: 
James T. Check

Lessee Name


Lessee



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/16/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ryder Rosacker McCue & Huston (MGD by Hull & Compa
509 W Koenig St
Grand Island NE 68802

CONTACT
NAME: Kristy WolfePHONE
(A/C, No, Ext): 308-382-2330FAX
(A/C, No): 308-382-7109E-MAIL
ADDRESS: kwolfe@ryderinsurance.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: SCOTTSDALE INS CO

41297

INSURED
R&M Enterprises Inc DBA Snap Fireworks, Fireworks
181 Main Ferryville LLC; 516 South 4th Street LLC;
220 East Wisconsin Ave.
Readtown WI 54652

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 155633855**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CPS3244949	2/8/2020	2/8/2021	
	☒ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)
							\$ 1,000,000
							\$ 100,000
							MED EXP (Any one person)
							\$ 5,000
							PERSONAL & ADV INJURY
							\$ 1,000,000
							GENERAL AGGREGATE
							\$ 2,000,000
							PRODUCTS - COMP/OP AGG
							\$ 2,000,000
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)
	☐ ANY AUTO						\$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per person)
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					\$
							BODILY INJURY (Per accident)
							\$
							PROPERTY DAMAGE (Per accident)
							\$
							\$
	UMBRELLA LIAB	☐ OCCUR					EACH OCCURRENCE
	EXCESS LIAB	☐ CLAIMS-MADE					\$
							AGGREGATE
							\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU- TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y / ☒ N	N/A				OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT
							\$
							E.L. DISEASE - EA EMPLOYEE
							\$
							E.L. DISEASE - POLICY LIMIT
							\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Non Owned Stand Coverage provided per attached form GLS-326s. Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

For premise liability - this certificate reflects coverage for the dates and location noted below. For product liability - this certificate reflects coverage for products purchased from the above Named Insured only.

Farm & Fleet of Dodgeville, Inc and Blain Supply Inc
Location: 4894 County Trunk YZ, Dodgeville, WI 53533

CERTIFICATE HOLDER**CANCELLATION**

Farm & Fleet of Dodgeville Inc
4894 County Trunk YZ
Dodgeville WI 53533

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SCOTTSDALE INSURANCE COMPANY®

ENDORSEMENT
NO. _____

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED—OPERATORS OF
NON-OWNED FIREWORK STANDS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Section II—Who Is An Insured is amended to include as an additional insured any person or organization that holds a certificate of insurance for the "non-owned firework stands" through an agreement with you, but only with respect to "bodily injury," "property damage" or "personal and advertising injury," subject to the following additional exclusions:

1. The insurance afforded the additional insured does not apply to:
 - a. Any express warranty unauthorized by you;
 - b. Any physical or chemical change in the product made intentionally by the additional insured, including the ignition of "fireworks";
 - c. Repackaging, except when unpacked solely for the purpose of sale or inspection;
 - d. "Bodily injury" or "property damage" arising out of "fireworks" that are not purchased from the Named Insured;
 - e. Any failure to make such inspections, adjustments or servicing as the additional insured has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products; or

e. Demonstration or product testing operations.

2. This insurance does not apply to any insured person or organization, from which you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
3. Coverage provided is limited to those certificate holders who obtain a certificate of insurance prior to an "occurrence" and whose certificate of insurance is on file with us.
4. Coverage provided by this endorsement is limited to the certificate holder of the "non-owned firework stands" and to the time period specified in the certificate of insurance.

For purposes of this endorsement, the following definitions apply:

"Non-owned firework stands" means any premises, site or location which is owned, or occupied by, or rented or loaned to a certificate of insurance holder, including any temporary structures, used for the retail sale of the Named Insured's "fireworks."

"Fireworks" means an explosive or burning device or pyrotechnic material, product or device.

AUTHORIZED REPRESENTATIVE

DATE

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**IOWA COUNTY
OFFICE OF PLANNING & DEVELOPMENT**

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 935-0326 Mobile: (608) 553-7575
e-mail: scott.godfrey@iowacounty.org

Director's Report: May 2020

General Activity

	Since last report	Year to date	same time 2019	Comments
Zoning permits	40	68	69	
Permit project value	\$3,434,731	\$6,279,182	\$7,174,730	
New residences	5	11	14	
Accessory structures	19	29	26	
Ag buildings	12	22	21	
Other	4	8	8	
Of note				
Floodplain/Shoreland pts	1	8	8	
Complaints/Violations	7	14	25	
Certified survey map review	10	17	19	
Zoning Hearings	3	19	29	
Board of Adj hearings	0	1	1	
Sanitary Permits	23	32	20	
Soil Tests Reviewed	16	19	20	
as of May 18, 2020				

Other Updates

- Covid-19 pandemic response – our office remained 100% functional with Scott working from the office and Ted and Shaun remotely; contributing factors are strong IT infrastructure and our efforts at digitizing records over past few years
 - Statewide meetings have been held remotely
 - Approximately 20% of septic system reports have been returned (out of 1540 or so)
 - City of Min Pt is acting on revised ETZ map and Comp Plan revision this month
 - Uplands Wind Project – proposing 300 MW project southwest part of county including on County Farm
-