

Iowa County Planning & Zoning Committee- approved 4-28-2022

Thursday, March 24, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 885 0263 5538

<https://us02web.zoom.us/j/88502635538>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order. Chair Peterson called the meeting to order at 6pm.
2. Roll Call.

Committee Present: Curt Peterson, Mel Masters, Kevin Butteris, Don Leix, David Gollon

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

4. Approve the minutes of the February 24, 2022 joint meeting with Town of Brigham and February 24, 2022 monthly meeting.

Motion by Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

6. Petition by Amanda & William Wipperfurth to zone 8.37 acres & 4.84 acres from A-1 Ag to AR-1 Ag Res and 3.90 acres from A-1 Ag to C-1 Conservancy in the E ½ - NW of S19-T8N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Supervisor Masters asked if the outlot has a connection to Lot 1. Director Godfrey said there is a connection of less than the minimum 50 feet to be considered contiguous under the zoning ordinance.

Supervisor Gollon stated his concern that the outlot could become tax delinquent and the county's issue.

Public Comment: none

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

Motion carries unanimously

7. Petition by Ryan & Stephanie Osborn for a Conditional Use Permit to allow a second farm-related residence to be located further than 300 feet from the existing residence on a 114.92-acre A-1 Ag property in the SW/SE S5-T7N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Supervisor Gollon asked if the driveway will be an issue. Director Godfrey said the Town of Arena has jurisdiction over the driveway and presumably took that into account with its recommendation to approve.

Public Comment:

- Joanna Berke asked if there is to be a barn and any livestock. Director Godfrey said he is unaware of the applicant's plans, but both are a right under the current zoning.

Motion to approve by Supervisor Leix
Second by Supervisor Butteris
Motion carries unanimously

8. Petition by 4Seth Farms LLC to rezone an existing 1-acre lot from AR-1 Ag Res to B-2 Hwy Bus in the NE/SW of S24-T8N-R4E in the Town of Arena.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Butteris
Second by Supervisor Masters
Motion carries unanimously

9. Petition by 4Seth Farms LLC for a Conditional Use Permit to allow a Tourist Cottage for short-term rental on a 1-acre B-2 Hwy Bus lot in the NE/SW of S24-T8N-R4E in the Town of Arena.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Masters with the following conditions:

- 1) The maximum occupation for any single rental period shall not exceed 6, unless the private septic system is enlarged. The occupation rate is 2 persons per bedroom sizing of system (currently a 3 bedroom system).
- 2.) A new address is required for either the farm buildings or this rental house so there are unique addresses to facilitate emergency services.
- 3) The owner shall acquire and maintain any required State licensing

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Scott Gilbertson to zone 24.848 acres from A-1 Ag to AR-1 Ag Res in the SE/SW & SW/SE of S9 and NE/NW & NW/NE of S16, all in T7N-R2E in the Town of Clyde.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

11. Petition by Michael Manogue for a Conditional Use Permit to allow a single burial site in the NE/SW of S11-T7N-R2E in the Town of Clyde.

Director Godfrey gave the staff report.

Supervisor Masters asked what would be required if a second site is proposed in the future.

Director Godfrey replied a second single-burial site would follow this process and a proposal for more than one site would require platting of burial plots.

Supervisor Gollon said he recalled a past similar proposal was approved with the condition for a permanent marker or GPS coordinates.

Public Comment: none

Motion to approve with the conditions that the affidavit required in the zoning ordinance is duly recorded with the Register of Deeds within 6 months and that there is either a permanent marker at the site or GPS coordinates be provided to the Office for inclusion in the hearing file by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

12. Petition by Kent Kramer & Jeffrey Walker for a Conditional Use Permit to allow the reduction of an existing 16.87-acre AR-1 Ag Res lot to 14.74 acres in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Leix

Motion carries unanimously

13. Petition by Kent Kramer & Jeffrey Walker to zone 7.13 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

14. Petition by Dyresville Ready Mix Inc dba Bard Materials to zone 218.32 acres from A-1 Ag & AB-1 Ag Bus to all AB-1 Ag Bus in S13&14-T6N-R1E in the Town of Eden.

Director Godfrey gave the staff report.

Supervisor Leix asked why the mining has exceeded the existing approved area. Director Godfrey replied that the mining significantly increased due to the Badger Hollow Solar Farm project and he missed the expansion until the 2021 aerial photos.

Public Comment:

- Ben Schroeder of Bard Materials stated he was unaware until now that there was a designated zoned area and presumed the entire property has been a nonconforming use. He pleaded ignorance and stated it was not intentional to go beyond the existing zoned area. He said the company wants to make it right.

Motion to approve by Supervisor Masters

Second by Supervisor Butteris

Motion carries unanimously

15. Petition by Dyresville Ready Mix Inc dba Bard Materials for a Conditional Use Permit to allow nonmetallic mining on 135.9 acres of a 218.32-acre AB-1 Ag Bus lot in S13&14-T6N-R1E in the Town of Eden.

Director Godfrey gave the staff report.

Supervisor Gollon asked if the site has any past violations. Director Godfrey replied it has not.

Public Comment: none

Motion to approve by Supervisor Gollon with the following conditions:

- 1) All standards of Section 4.5 of the Iowa County Zoning Ordinance must be adhered to.

2) The associated revision of the reclamation plan must be approved (as required by NR135 WI Adm Code) within 6 months of the County Board approval of the zoning change.

Second by Supervisor Masters

Ben Schroeder of Bard Materials clarified that the 6 months would be after the County Board action to which Director Godfrey said it would.

Motion carries unanimously

16. Petition by Stephen & Kristin Stauffacher and Patricia Fillbach to zone 3.94 acres & 7.11 acres from A-1 Ag to AR-1 Ag Res in the SE/NE & NE/SE of S32-T7N-R2E in the Town of Highland.

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Leix

Motion carries unanimouslyButteris

17. Petition by Ken Ruppert, Karin Condon, Hollie & Jordan Rickey to zone 26.15 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/NW of S8-T5N-R3E in the Town of Mineral Point.

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Masters

Motion carries unanimously

18. Petition by Brian & Margaret Hoefer to zone 28.617 acres from A-1 Ag to AR-1 Ag Res in the S1/2-SE of S1-T6N-R4E in the Town of Ridgeway.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

19. Petition by Thomas & James Sitkie to zone 10 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S14-T4N-R4E in the Town of Waldwick.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously

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

Motion to approve by Supervisor Masters
Second by Supervisor Butteris
Motion carries unanimously

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

Michael Manogue explained his reasoning for his request under item 11 of this agenda.

22. Consideration of private road names within Governor Dodge State Park per Section 3.0 of the Iowa County Address and Road Name Ordinance.

Director Godfrey said the proposed names were cross-referenced with the E911 system to avoid duplication.

Motion to approve by Supervisor Masters
Second by Supervisor Gollon
Motion carries unanimously

23. Director's report

Director Godfrey overviewed the report included in the packet.

24. Next meeting date and time: April 28, 2022 at 6pm

25. Motion to adjourn

Motion to approve by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously. Adjourned at 7pm

Scott A. Godfrey, Director