

Unapproved minutes – Iowa County Planning & Zoning Committee

Thursday, April 28, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 841 1840 2795

<https://us02web.zoom.us/j/84118402795>

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, Dave Gollon, Mel Masters, Don Leix, Kevin Butteris

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

Director Godfrey stated the spelling of the applicant on item 8 should be Rasmussen.

4. Approve the minutes of the March 24, 2022 monthly meeting.

Motion by Supervisor Masters with suggestion to clarify item #11 intent to provide the marker or coordinates to the Office for inclusion in the hearing file

Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

6. Petition by Chad Sturdevant and the Arneson Living Trust 4/24/12 to zone 35.047 acres from A-1 Ag to C-1 Conservancy in the NE/NW of S1-T7N-R5E in the Town of Arena.

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

7. Petition by Adam Gile to zone 10.7 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S8-T7N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Leix
Second by Supervisor Masters

8. Petition by Cole and John Rasmussen to zone four lots of 5.01 acres each from A-1 Ag to AR-1 Ag Res in the W1/2 NW of S22-T8N-R4E in the Town of Arena.

Director Godfrey gave the staff report.

Public Comment: none

Supervisor Peterson asked if there will be a shared driveway agreement. John Rasmussen stated there is and all lots will be sold to his sons.

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

9. Petition by Eric Sacia for a Conditional Use Permit to allow a residence associated with the existing tourist cottage and corporate meetings uses approved per ZH2914 on a 12.97-acre RB-1 Res Bus being Lot 2 of CSM1666 in the Town of Brigham.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the condition that the residential quarters can only be occupied by an owner, operator or employee of the commercial operation unless subsequent zoning approval is granted by Supervisor Leix
Second by Supervisor Butteris

10. Petition by Adam Crist and the White Oak Trust to zone 10 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S30-T7N-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

11. Petition by Gary & DeAnna Halverson for a Conditional Use Permit to allow a Commercial Livestock Operation consisting of 6 animal units on a 3.595-acre AB-1 Ag Bus lot in the SE/SE of S25-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public Comment: none

Supervisor Gollon asked how the animal waste will be handled. Mrs. Halverson said they only intend to have 6 calves to keep the grass down and be able to have livestock for grandchildren 4-H projects.

Motion to approve with the following conditions by Supervisor Masters

1. All livestock type animals (animal units) shall be contained on the property.
2. The use of the existing and future buildings be associated with the Commercial Livestock Operation use.

Second by Supervisor Butteris

12. Petition by Joseph Bartol, Steve & Cathy Lacy, and Susan Teller to zone 11.25 acres & 29.753 acres from AR-1 Ag Res to A-1 Ag parts of S20&21 of T7N-R2E in the Town of Highland.

Director Godfrey gave the staff report.

Public Comment: A question was asked what type of farming will there be. Mrs. Lacey said they are not intending to farm at this time.

Motion to approve with the condition that the two certified survey maps are properly vacated within 6 months of County Board approval by Supervisor Gollon
Second by Supervisor Butteris

13. Petition by Stephen & Mary Jean Peterson to zone 4.819 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S31-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 Leix
Second by Supervisor Gollon

14. Petition by Pat Reichling et al. to zone 6.76 acres from A-1 Ag to AR-1 Ag Res and the balance of tax parcel 018-0175 being about 34.53 acres with the AC-1 Ag Conservancy overlay district in the E1/2 NE of T5N-R3E in the Town of Mineral Point.

Director Godfrey gave the staff report.

Public Comment: Pam Lindauer asked if there can be buildings on the rest of the farm. Director Godfrey said yes, but not in the area with the AC-1 overlay district.

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

15. Petition by Luke Fitzsimmons and the Fitzsimmons Farms LLC to zone 9.56 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the E1/2 NW of S34-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 Leix

16. Petition by Nicholas Ramsden for a Conditional Use Permit to allow repair of agricultural equipment and vehicles on an existing 5.54-acre B-2 Hwy Bus in the NW/NE of S16-T8N-R1E in the Town of Pulaski.

Director Godfrey gave the staff report.

Public Comment: Mark Storti stated he is on the Town of Pulaski Plan Commission and the town is in full support of the petition. Susan Storti added the vehicle fluids will be disposed of properly.

Motion to approve with the following conditions by Supervisor Masters

1. The existing residence can only be occupied by an owner, operator or employee of the repair business as it is considered an accessory building in the B-2 district.
2. The owner shall be responsible to comply with any applicable commercial building codes or the CUP shall terminate.
3. All oils, greases, antifreeze or other automotive/vehicular fluids shall either be disposed of in a WDNR approved holding tank or taken to an approved disposal site.

Second by Supervisor Butteris

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

Motion by Supervisor Gollon

Second by Supervisor Leix
Motion carries unanimously

18. Petition by Rob Corbit and Tri State Windows for a Temporary Use Permit to allow a car show benefit on a 15.95-acre B-3 Hvy Bus lot at 3940 State Road 23 in the Town of Dodgeville.

Director Godfrey overviewed the petition.

Mr. Corbit explained he has organized similar benefit shows for over 8 years without any incidents. He said there will be traffic monitors and he will coordinate with the Sheriff's Department for signs. He added the music will be low enough for conversation to take place and speakers directed away from neighbors.

Motion by Supervisor Masters
Second by Supervisor Gollon
Motion carries unanimously

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

Supervisor Leix expressed his opposition to large solar and wind projects.

20. Director's report

Director Godfrey overviewed the report included in the packet

21. Next meeting date and time: May 25, 2022 at 6pm

22. Motion to adjourn

Motion by Supervisor Leix
Second by Supervisor Masters
Motion carries unanimously. Adjourned at 6:53 pm

Scott A. Godfrey, Director