

Iowa County Planning & Zoning Committee – approved 7-28-2022

Thursday, June 23, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 876 1723 7884

<https://us02web.zoom.us/j/87617237884>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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

1. Call to order. Chair Peterson called the meeting to order at 6:00pm

2. Roll Call.

Committee Present: Curt Peterson, David Gollon, Tim Lease, Mel Masters

Committee Absent: Don Leix (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the May 26, 2022 meeting.

Motion by Supervisor Masters

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 Gollon

Second by Supervisor Lease

Motion carries unanimously

6. Petition by Paul Ramsden and Lois Denure to zone 7.548 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S10-T5N-R5E in the Town of Brigham. This petition includes zoning 12.5 acres with the AC-1 Ag Conservancy overlay to meet residential density standards.

Applicant present: Paul Ramsden

Town present: Jason Carden

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease
Motion carries unanimously

7. Petition by Dyersville Ready Mix Inc. to revise the Nonmetallic Mining Reclamation Plan for the "Cobb Quarry" at 3725 State Road 80 to cover 135.9 acres of land zoned AB-1 Ag Bus in S13&14-T6N-R1E in the Town of Eden. This is a public informational hearing only on the proposed reclamation plan and not on the nonmetallic mining land use pursuant to NR135.20(2) WI Adm Code. The proposed revision is available for reviewing at the office in the header of this notice.

Applicant present: Ben Schraeder
Director Godfrey gave the staff report.

Public comments: none

Motion by Supervisor Masters with the following conditions:

- 1) All provisions of Section 4.5 of the Iowa County Zoning Ordinance relating to nonmetallic mining sites – one acre or greater shall be adhered to. This includes this permit approval being in effect for not more than 5 years, unless renewed.
- 2) Change "Grant" to "Iowa" under III. Proposed Post Mining Land Use on page.
- 3) The Highway Commissioner concurs with the proposed financial assurance or, if a revision is proposed, the applicant agrees to the revision.

Second by Supervisor Gollon
Motion carries unanimously

8. Petition by Thomas Slaney and Slaney Revocable Trust to zone 5.005 acres & 22.469 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: Tom and Christine Slaney

Town present: none
Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease
Motion carries unanimously

9. Petition by Todd & Staci Upmann to zone 27.156 acres & 24.5 acres from A-1 Ag to AR-1 Ag Res in the NW ¼ and NE/SW of S2-T7N-R2E in the Town of Highland.

Applicant present: Todd and Staci Upmann
Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

10. Petition by Brian and Sam Draves to zone 2.703 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S16-T7N-R1E in the Town of Highland.

Applicant present: Brian and Sam Draves

Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease

Motion carries unanimously

11. Petition by David & Linda Feedar to rezone 3.545 acres, 3.807 acres, and 10.942 acres from A-1 Ag to AR-1 Ag Res and 14.524 acres from A-1 Ag to C-1 Conservancy in the W ½ -NW of S34-T7N-R4E in the Town of Ridgeway.

Applicant present: David and Linda Feedar

Town present: none

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Rick Zemlicka handed out questions about the county's wind energy system ordinance and requested that it be placed on next month's agenda for discussion.

14. Discussion of the current provisions of the Iowa County Zoning Ordinance and potential revisions.

Director Godfrey overviewed some recent recurring issues, including:

- Sign regulation revisions to be consistent with recent case law
- Allowing roadside stands in the AR-1 district
- Whether to eliminate the second farm-related residence allowance in the A-1 district
- Allowing zoning permit extensions due to short building seasons, supply chain issues, and labor shortages
- Whether to allow plumbing in accessory structures

- Whether to allow “in-law” suites/accessory dwelling units

The consensus was to have Director Godfrey request input from the towns on these issues and to ask if there are other issues that should be considered. Chair Peterson suggested providing at least 2 months for the input, so the matter will be a discussion item on the August agenda at the earliest.

15. Director’s report

Director Godfrey overviewed the report in the packet. He added the Town of Brigham has new proposed revisions to its Comprehensive Plan and handed out a copy.

Chair Peterson suggested asking a representative(s) of the town plan commission to attend next month’s meeting for a discussion on the proposed revisions.

16. Next meeting date and time: July 28, 2022 at 6pm

17. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:24 pm

Scott A. Godfrey, Director