

Minutes – Iowa County Planning & Zoning Committee – approved 9-22-2022

Thursday, August 25, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 848 0628 7702

<https://us02web.zoom.us/j/84806287702>

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, Tim Lease, Mel Masters, 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 Leix

Motion carries unanimously

4. Approve the minutes of the July 28, 2022 meeting.

Supervisor Lease stated a correction to the motion and second for item 12.

Motion by Supervisor Leix with the revision

Second by Supervisor Lease

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 Masters

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Karen Holloway to zone 19.0 acres from A-1 Ag to AR-1 Ag Res in the E ½-NW of S6-T7N-R5E in the Town of Arena.

Ms. Holloway was in attendance.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by James Brodzeller to zone 9.01 acres from A-1 Ag to AR-1 Ag Res in the NW/SE, NE/SW & SE/NW of S34-T8N-R5E in the Town of Arena.

Mr. Brodzeller was in attendance via Zoom.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Gollon asked how the town's density was to be tracked. Director Godfrey said it is the town's responsibility at this time.

Supervisor Masters asked if access needs to be provided to the remaining 31 acres.

Director Godfrey said that, once consolidated by deed with the surrounding land, it will have access.

Motion to approve by Supervisor Masters with the following conditions:

- 1) The associated certified survey map is duly recorded within 6 months of County Board approval
- 2) The remainder of the parent lot be sold to an adjacent landowner and consolidated by deed with said landowner's land within 6 months of County Board approval

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Jeff & Erika Applegate to zone 2.013 acres & 20 acres from A-1 Ag to AR-1 Ag Res and 18.212 acres from A-1 Ag to C-1 Conservancy in the SW/SW of S 16, SE/NE of S20, and W1/2 – NW of S21 all in T6N-R5E in the Town of Brigham.

Mr. & Mrs. Applegate were in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Masters

Motion carries unanimously

9. Petition by Wilmer & Todd Roun to zone 8.47 acres from A-1 Ag to AR-1 Ag Res in the S1/2 - SW of S8-T7N-R1E in the Town of Highland.

Wilmer Roun was in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Wilmer & Todd Roun for a Conditional Use Permit to allow up to 6 animal units on an 8.47-acre AR-1 lot in the S1/2 - SW of S8-T7N-R1E in the Town of Highland.

Wilmer Roun was in attendance.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

11. Petition by Kenneth Kammes to zone 2.03 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S35-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Masters confirmed that the proposed driveway is using an existing field access to County Road CH.

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

Second by Supervisor Leix

Motion carries unanimously

12. Petition by Terry Rule and the Carol Rule Estate to zone 34.13 acres from A-1 Ag to C-1 Conservancy in the SW/SW of S3 & NW/NW of S10 all in T5N-R2E in the Town of Linden.

Mr. Rule was in attendance.

Director Godfrey gave the staff report.

Public comments: none

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

Second by Supervisor Masters

Motion carries unanimously

13. Petition by Ben Beiler and Isaac Stoltzfus for a Conditional Use Permit to allow a Commercial Kennel in an A-1 Ag district in the SW/NW of S15-T4N-R1E in the Town of Mifflin.

Director Godfrey gave the staff report.

Public comments: none

Supervisor Masters suggested including a condition that would have the Conditional Use Permit expire if the kennel ceases operation in addition to the sale of the property.

Motion to approve by Supervisor Masters with the following conditions:

- 1) all dogs must have a Mifflin Township dog license
 - 2) the operator must maintain all required State licenses
 - 3) all provisions of a Commercial Kennel in the county's zoning ordinance must be complied with
 - 4) the CUP expires upon sale of the property to any entity other than Mr. Beiler
- Second by Supervisor
- 5) the CUP expires if the kennel operation ceases operation

Second by Supervisor Leix

Motion carries unanimously

14. Petition by Bru-Mar LLC and Adam Crist to zone 2.013 acres from AR-1 Ag Res to C-1 Conservancy with 24.725 acres of the parent lot to remain AR-1 Ag Res in the SE/SW of S17-T5N-R3E in the Town of Mineral Point.

Mr. Crist was in attendance.

Director Godfrey gave the staff report.

Public comments:

- Don Stoikes asked if this is to be an access to the platted subdivision to the south and suggested the notification of adjacent landowners be expanded. Director Godfrey said this cannot be an access to the plat unless subsequently rezoned and the plat replatted. He added the ordinance would require revision to

increase the notification distance, which is the prerogative of the committee and County Board.

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

15. Petition by Chuck & Jodi Chandler to zone 1.08 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res with the balance of the existing B-2 lot zoned to A-1 Ag in the NE/SW of S11-T4N-R5E in the Town of Moscow.

Mr. & Mrs. Chandler were in attendance via Zoom.

Joe Hendrickson and Gary Langfoss were in attendance representing the Town of Moscow.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

16. Petition by Timothy Jansen and Jansen Family Farm LLC to zone 6.315 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S28-T8N-R1E in the Town of Pulaski.

Mr. Jansen was in attendance.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval by Supervisor Leix
Second by Supervisor Masters
Motion carries unanimously

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

Motion by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

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

- Supervisor Gollon said he feels there needs to be more consistence among towns on how residential density is administered and tracked. The committee generally agreed, if possible.
- Richard Jenkins provided a handout about the health impacts of industrial wind turbines and discussed issues with a Brown County, WI project.
- Rick Zemlicka provided a handout asking the County Board to request the Wind Siting Council to meet.

19. Director's report

Director Godfrey overviewed the report included in the packet.

20. Next meeting date and time: Sept. 22, 2022 at 6pm

21. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:55pm

Scott A. Godfrey, Director