

**Minutes – Iowa County Planning & Zoning Committee
Approved Oct. 27, 2022**

Thursday, September 22, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 885 5390 8646

<https://us02web.zoom.us/j/88553908646>

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, Don Leix

Committee Absent: David Gollon (excused), Mel Masters (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Don Leix

Second by Supervisor Tim Lease

Motion carries unanimously

4. Approve the minutes of the August 25, 2022 meeting.

Motion by Supervisor Tim Lease

Second by Supervisor Don 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 Don Leix

Second by Supervisor Tim Lease

Motion carries unanimously

6. Continued petition by Megan Van Hecker and Christopher Handel for a Conditional Use Permit to operate a construction company; lumber yard; and rental, hauling, service and repair business with associated residence on a 10.22-acre lot in the SW/NW of S20-T6N-R5E in the Town of Brigham.

Director Godfrey gave the staff report.

Chair Peterson expressed concern over the recommended condition relating to possible damage to Ceely Road and how it would be adequately enforced.

Public comments:

- Mary Diman expressed her concern over the business traffic impact to Ceely Rd which she lives off of. She asked for the access to be off of County Road T
- Megan Van Hecker said the use of Ceely Road is only by her, Mr. Handel and employees and that, when the businesses are open to the public, an access will be constructed to County Road T.

Motion to approve by Supervisor Leix with the following conditions:

- The Town will decide if there is excessive deterioration of Ceely Rd and provide the applicants and County with the necessary repairs and timeline for completion. All repairs must be made to the Town's satisfaction.
- If/When the applicants propose to open the business(es) to retail customers, an approved access and driveway shall be constructed to County Road T.
- All relevant commercial codes must be complied with relating to both construction and plumbing.
- Hours of operation to be Monday through Friday from 6am to 6pm, Saturday from 8am to 5pm, and no hours on Sunday.

Second by Supervisor Lease

Motion carries with Chair Peterson voting against

7. Petition by Wisconsin Power & Light Company to zone 7.58 acres from A-1 Ag to AB-1 Ag Bus in the SE/NE of S10-T6N-R5E in the Town of Brigham.

Director Godfrey gave the staff report.

Chair Peterson stated this is only consideration of the zoning change and not the associated Conditional Use Permit.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Wisconsin Power & Light Company for a Conditional Use Permit to allow an electrical distribution substation on a 7.58-acre lot in the SE/NE of S10-T6N-R5E in the Town of Brigham

Director Godfrey gave the staff report.

Public comments:

- Jessica Bahr, James Grace, and Paul Morrow identified themselves as representing Alliant Energy
- Carlee Segebrecht expressed her concern over potential health issues, noise and visual aesthetics of the proposed substation. She said an attorney advised the application should be denied due to inaccurate information, in particular an aerial photograph that doesn't show the current status of the tree buffer.
- Jessica Bahr said Alliant is willing to retain and/or establish a tree barrier.
- Carlee Segebrecht said there has been little effort by Alliant to address public concerns.
- Traci Fassbender stated she lives in the adjacent subdivision and was not informed the substation may be proposed and, had they been notified, it likely would have impacted their decision to purchase their property.

There was discussion over potential noise and lighting impacts and how to measure the impacts.

Motion to approve by Supervisor Leix to postpone until such time the applicant can provide more information on a tree buffer, measurements of anticipated noise levels impacting the subdivision, and the anticipated lighting plan of the facility.

Second by Supervisor Lease

Motion carries unanimously

9. Petition by GD Dairy LLC to reduce a 7.5-acre AR-1 Ag Res lot to 2.03 acres and to zone 35 acres from A-1 Ag & AR-1 Ag Res to AB-1 Ag Bus in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comments:

- Andy Hach introduced himself as the owner of GD Dairy.

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

Second by Supervisor Lease

Motion carries unanimously

10. Petition by GD Dairy LLC for a Conditional Use Permit to allow a cheese processing and packaging facility, retail sales and associated residence on a 35-acre lot in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

11. Continued petition by John & Malinda Beiler and the Mound Amish Cemetery Committee for a Conditional Use Permit to allow a cemetery in the NE/SW of S16-T4N-R1E in the Town of Mifflin.

Director Godfrey gave the staff report.

Public comments:

- A representative of the cemetery committee stated all items have been addressed for which action was postponed in July.

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

12. Petition by Sundee Syse Runden to zone 1.86 from A-1 Ag to AR-1 Ag Res in the SW1/4 of S11-T4N-R5E in 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 is duly recorded within 6 months of County Board approval by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

13. Petition by Deborah Woodbury to zone 3.46 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S30-T5N-R4E in the Town of Waldwick.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

14. Petition by Deborah Woodbury for a Conditional Use Permit to allow up to 20 animal units on a 3.46-acre lot in the SE/SW of S30-T5N-R4E in the Town of Waldwick.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve by Supervisor Lease with the condition that the Conditional Use Permit terminates if the allowance to pasture in conjunction with the neighboring land ends.

Second by Supervisor Leix

Motion carries unanimously

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

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

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

none

17. Director's report

Director Godfrey overviewed the report included in the meeting packet.

18. Next meeting date and time: Oct. 27, 2022 at 6pm

19. Motion to adjourn

Motion to approve by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:26pm

Scott A. Godfrey, Director