

Iowa County Planning & Zoning Committee-approved 1-26-2023

*** Revised December 9, 2022**

Thursday, December 29, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607>

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 6:00 pm

2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

4. Approve the minutes of the December 1, 2022 meeting.

Motion by Supervisor Lease

Second by Supervisor Masters

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 Lease

Second by Supervisor Masters

Motion carries unanimously

6. Petition by Megan Meuer for a Conditional Use Permit to operate a Residential Kennel and allow animal units as defined in the county's zoning ordinance, and for the division of an AR-1 Ag Res lot being Lot2, CSM1029 in the Town of Eden.

Megan Meuer was present. No town officials were present.

Director Godfrey gave the staff report.

Public comments:

- Rodney and Rick Mueller spoke on behalf of their father, Roger. They stated their father is the neighbor adjacent to the north and he is opposed due to the constant barking of the dogs.
- Chris Meuer said he lives adjacent to the east and hasn't found the barking dogs to be much of an issue.

Supervisor Peterson asked if the neighbors were aware of the meeting at the town level to which they replied they were not.

Ms. Meuer stated the kennel can be moved on her property to meet the required setbacks and that the 3 horses are only on her lot during the winter.

Motion by Supervisor Lease to send the matter back to the town so neighbors can make their concerns known and to see if that impacts the town recommendation

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Thomas Wienkes to zone 28.544 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SW of S35-T7N-R1E in the Town of Highland.

No applicant or town officials were present.

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

8. Petition by Mark & Cathy Steien to zone 4.57 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag R in the NE/NW of S36-T5N-R4E in the Town of Waldwick

Mr. & Mrs. Steien were present. No town officials were present.

Director Godfrey gave the staff report.

Public comments:

- Mrs. Steien explained that she is one of the six children who own the adjacent farm and all are in agreement to sell additional land to her and her husband.

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

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

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

10. * Discussion of Conditional Use Permit compliance per ZH2855 affecting the Scenic Sales LLC at 6530 US Highway 14 in the Town of Arena.

Director Godfrey overviewed recent complaints made by neighbors over potential lack of compliance with the imposed conditions as included in the packet. He handed out a letter from Attorney James N. Graham representing the new owners of the affected property.

Supervisor Peterson stated his reluctance to allow public discussion out of concern that this may be perceived as a de facto public hearing. He did ask the town for its opinion on whether a public hearing should be held on this matter.

David Lucey, Town of Arena Chair, said he personally feels there should be a hearing town supervisors John Wright and Bill Gauger agreed.

Supervisor Gollon suggested there be time allowed for the apparent land contract issue between the landowner and business operator to be resolved.

Supervisor Gollon moved to provide 90 days for the matter between the landowner and business operator to be addressed and then to hold a public hearing on the matter;

Second by Supervisor Masters

Motion carries unanimously

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

Director Godfrey overviewed the concept of eliminating the second farm-related residence allowance in the A-1 district included in the packet.

After discussion, the consensus was to have Director Godfrey draft language to revise the ordinance removing the second farm-related residence allowance in the A-1 district and to move forward with other potential revisions.

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

Supervisor Masters referenced a document provided by Chris and Kathy Ladd to the Iowa County Board relating to their opposition to wind energy systems.

13. Director's report

Director Godfrey overviewed the report included in the packet.

14. Next meeting date and time: January 26, 2023 at 6pm

15. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:02 pm

*Note: it was determined Supervisor Leix could hear the proceedings but was unable to be heard by the committee via Zoom.

Scott A. Godfrey, Director