

Iowa County Planning & Zoning Committee Minutes – approved 3-23-2023

Thursday, February 23, 2023 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, Mel Masters, Tim Lease, David Gollon, Don Leix

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Masters

Motion carries with four aye votes and Supervisor Gollon abstaining

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 Leix

Motion carries unanimously

6. Petition by Erik Ekedahl to zone 17.8 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S22 & NW/SW of S23, all in T7N-R1E in the Town of Highland.

Mr. Ekedahl was in attendance

Director Godfrey gave the staff report.

Supervisor Gollon verified that there is an approved access to County Road I.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Steven & Cashton Laufenberg to zone 36.98 acres from A-1 Ag to AR-1 Ag Res and 37.67 acres from A-1 Ag to C-1 Conservancy in the NE/NW & NW/NE of S5-T6N-R1E in the Town of Highland.

Cashton Laufenberg was present via teleconference.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Brian Gebhard & the Wayne Snyder Estate to zone 37.208 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NW of S36-T8N-R1E in the Town of Pulaski.

Mrs. Snyder was present.

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Masters

Motion carries unanimously

9. Petition by Robert Bjorge to zone 10.19 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SE/NE of S21-T6N-R4E in the Town of Ridgeway.

Mr. & Mrs. Bjorge were present

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Lease

Motion carries unanimously

10. Petition by Brett & Carrie Aiken to zone 1.6 acres from A-1 Ag & R-1 Single Family Res to all R-1 Single Family Res being Lot 49 of The Springs Subdivision in S32-T8N-4E in the Town of Wyoming.

Mr. & Mrs. Aiken were present via teleconference.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

12. Request by Iverson Construction and Dyresville Ready Mix for a Temporary Use Permit to allow the operation of a portable asphalt plant in the Swiggum Quarry at 1925 Survey Rd during 2023.

Jerid Baranczyk of Iverson Construction was present.

Director Godfrey overviewed the request included in the packet.

Supervisor Gollon asked if there could be any smoke issues with nearby neighbors. Mr. Baranczyk replied the nearest neighboring house is 1400 feet away and the plant is brand new with the latest technology, so smoke or odor should not be an issue.

Supervisor Masters confirmed that the plant would be using the existing access and no new access is proposed.

Motion to approve as proposed in the application by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

13. Request by Jeffrey Brindley for a permit fee waiver for an accessory structure built without the required zoning permit at 5290 N. Clay Hill Rd in the Town of Dodgeville.

Mr. Brindley was present.

Director Godfrey overviewed the request included in the packet.

Mr. Brindley said his research found that there was a barn that burned and the prior owner built the shed at issue as a replacement.

Supervisor Leix asked if the entire permit fee or just the after-the-fact portion should be waived.

Supervisor Gollon responded that this is a unique situation not of Mr. Brindley's making.

Motion to approve waiving the entire fee by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

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

Director Godfrey overviewed the proposed revision considerations included in the committee packet.

Motion by Supervisor Leix to propose revising the definition of "dwelling unit" as shown below:

"Dwelling Unit" means one or more rooms designed or having the capability for living and overnight stays for one family, regardless of the intended or actual period of time of occupancy, wherein there are permanent or semi-permanent accommodations that may include a stove or other heat source, cabinetry, kitchen, cots or beds, furniture, or the customary conveniences associated with a residence, house, or home.

Second by Supervisor Gollon

Motion carries unanimously

Motion by Supervisor Gollon to propose revising the definition of "duplex and two-family residence" as shown below:

"Duplex and Two -Family Residence" means a building or structure with 2 dwelling units separated by a solid wall or floor without a door, window or other means to pass through, each with separate entrances.

Second by Supervisor Masters.

Motion carries unanimously

Motion by Supervisor Leix to propose revising the definition of "multi-family residence" as shown below:

"Multi-Family Residence" means a building or structure with more than 2 dwelling units separated by a solid wall or floor without a door, window or other means to pass through. Units may share a common hallway or space that leads to a common outside entrance typical to most apartment complexes.

Second by Supervisor Masters

Motion carries unanimously

Motion by Supervisor Leix to recommend the following new terms as revisions to the ordinance:

- **"Retirement Housing Service"** means housing intended and operated for persons 55 years of age or older, consistent with 24 C.F.R. Ch. 100.304-100.307 WI Statutes
 - Permitted use in: B-1
 - CUP in: AR-1; B-2

- "Hospital: means a facility that provides 24-hour continuous inpatient medical and nursing service to patients. This includes any "hospital" as defined by Ch. 50.33 WI Statutes. [Note: hospitals are approved by the Wisconsin Department of Health Services pursuant to Wisconsin Administrative Code Chapter DHS 124.]
 - Permitted use in: B-1
 - CUP in: B-2

- "Skilled-Nursing Service" means an establishment primarily engaged in providing inpatient nursing and rehabilitative services, with a permanent core staff of registered or licensed practical nurses who provide nursing and continuous personal care services. Examples include convalescent homes, nursing homes, assisted living facilities or the elderly with nursing care, rest homes with nursing care, and inpatient care hospices.
 - Permitted use in: B-2
 - CUP in: B-2

Second by Supervisor Masters

Motion carries unanimously

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

- Rick Zemlicka asked if the county had a solar siting ordinance and suggested the wind siting ordinance include all that is within PSC128. He added the suggestion that the revenue sharing from systems under 100 megawatts be used to offset administrative costs.
- Supervisor Leix stated his opinion that the wind siting ordinance should include all that is within PSC 128.

16. Director's report

Director Godfrey overviewed the report included in the packet.

17. Next meeting date and time: March 23, 2023 at 6pm

18. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 7:20pm

Scott A. Godfrey, Director