

## **Iowa County Planning & Zoning Committee – approved 9-28-2023**

**Thursday, August 24, 2023 at 6:30 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 6:35pm

**2. Roll Call.**

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: none

**3. Approve of this agenda.**

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

**4. Approve the minutes of the July 27, 2023 meeting.**

Motion by Supervisor Leix

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 Lease

Second by Supervisor Masters

Motion carries unanimously

**6. Petition by David McCarthy to reduce an existing 24.348-acre AR-1 Ag Res lot to 17.708 acres and to zone 6.64 acres from AR-1 Ag Res to B-2 Hwy Bus in the W1/2-SW of S23-T7N-R2E in the Town of Highland.**

Applicant present: David McCarthy and Victor Cardoso

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Leix with the conditions that the associated Conditional Use Permit is approved and that the associated certified survey map is duly recorded within 6 months of County Board.

Second by Supervisor Gollon

Motion carries unanimously.

7. Petition by David McCarthy for a Conditional Use Permit for a vehicle parts sales operation on a 6.64-acre B-2 Hwy Bus lot in the NW/SW of S31-T8N-R5E W1/2-SW of S23-T7N-R2E in the Town of Highland.

Applicant present: David McCarthy and Victor Cardoso

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

There was discussion of how this use differs from a salvage yard, what environmental regulations apply and how onsite customers would require commercial building code compliance.

Mr. Cardoso overviewed his parts sales operation as internet-sales based.

Motion to approve by Supervisor Leix with the following conditions:

1. No sales of vehicles, just parts
2. No dismantled or inoperable vehicles stored outside the building
3. No walk-in customers – online or off-premise sales only
4. The required State licensing be obtained and maintained
5. If others than the owner or their immediate family members are employed, potable water and a code compliant septic system will be required.

Second by Supervisor Masters

Motion carries unanimously.

8. Petition by Jon Novak to zone 4.87 & 38.4 acres from A-1 Ag to AR-1 Ag Res in the NE1/4 of S23-T6N-R2E in the Town of Linden.

Director Godfrey said the applicant is requesting postponement to next month to allow revision of the application.

Motion to postpone to next month by Supervisor Gollon  
Second by Supervisor Leix  
Motion carries unanimously

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

Motion by Supervisor Masters  
Second by Supervisor Lease  
Motion carries unanimously

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

Director Godfrey said towns are still reviewing the proposed revisions and asked if there are any further revisions to consider. There were none.

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

Chair Peterson reported the state of Minnesota passed a law requiring 100% renewable energy by 2040.

Supervisor Leix reported the Grand County Board of Supervisors is sending a letter to the State Legislature urging for an update to wind energy system siting standards.

Supervisor Masters said Madison media is reporting MG&E and Alliant Energy may be changing solar payback terms.

12. Director's report

Director Godfrey overviewed the report in the packet.

There was discussion of the meaning of the Pattern Energy 180-day notice of application filed with the Public Service Commission for the planned three-county wind energy system.

13. Next meeting date and time: September 28, 2023 at 6pm

14. Motion to adjourn

Motion by Supervisor Gollon  
Second by Supervisor Lease  
Motion carries unanimously. Adjourned at 7:02pm

Scott A. Godfrey, Director

*and enter the Meeting ID from the above agenda. You may also attend via conference call by dialing the phone number listed on the agenda above.*