

Iowa County Planning & Zoning Committee-approved 11-30-2023

Wednesday, November 1, 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 – Room H1001

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 to order at 6:01 pm

2. Roll Call.

Committee Present: Curt Peterson; Tim Lease; Mel Masters

Committee Absent: Dave Gollon (excused); Don Leix

Staff Present: Scott Godfrey

Other Supervisors Present: Ingmar Nelson (via Zoom)

3. Approve of this agenda.

Motion to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously

4. Approve the minutes of the September 28, 2023 meeting.

Motion to approve by Supervisor Masters

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 to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously

6. Petition by Josh & Stacia Aeschbach to zone 34.067 acres from A-1 Ag to AR-1 Ag Res being Lot 1 of CSM 1977 in S35-T8N-R5E in the Town of Arena.

Applicant present: Stacia Aeschbach via Zoom

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously.

7. Petition by Ralph Brownlee to zone 5.067 acres from AR-1 Ag Res, C-1 Conservancy & B-2 Hwy Bus to all AR-1 Ag Res and 10.495 acres from AR-1 Ag Res, C-1 Conservancy & B-2 Hwy Bus to all B-2 Hwy Bus in the SE/SW & SW/SE of S14-T8N-R4E in the Town of Arena.

Applicant present: Ralph Brownlee

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Masters 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 approval.

Second by Supervisor Lease

Motion carries unanimously.

8. Petition by Ralph Brownlee for a Conditional Use Permit to allow mini-warehouse storage; trailer & truck rental; outside storage; and an associated residence on a 10.495-acre B-2 Hwy Bus lot in the SE/SW & SW/SE of S14-T8N-R4E in the Town of Arena.

Applicant present: Ralph Brownlee

Town present:

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Lease with the conditions that the rental trailers and trucks be included in the maximum of 60 outside vehicles and that the associated zoning change is approved by the County Board.

Second by Supervisor Masters

Motion carries unanimously.

9. Petition by Terry Ruchti and Nancy Morse to zone 30.37 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S16-T8N-R5 in the Town of Arena.

Applicant present: Terry Ruchti via Zoom

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Masters 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 Aaron & Carolyn McCrary to zone 5.94 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S24-T6N-R5E in the Town of Brigham.

Applicant present: Aaron McCrary via Zoom

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously.

11. Petition by Richard Erickson to zone 5.56 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S28-T7N-R2E in the Town of Highland.

Applicant present: Richard Erickson

Town present: none

Director Godfrey gave the staff report.

Public Comment:

Motion to approve by Supervisor Masters

Second by Supervisor Lease

Motion carries unanimously.

12. Petition by Grundahl Farms Inc. to zone two lots of 7.24 acres & 14.64 acres from A-1 Ag to AR-1 Ag Res in the S1/2-SW of S24-T5N-R5E in the Town of Moscow.

Applicant present: Brad Grundahl

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Masters

Motion carries unanimously.

13. Petition by Ryan & Rachel Matteson for a Conditional Use Permit to divide an existing 38.68-acre AR-1 Ag Res lot into four lots of 8.18 acres, 9.09

acres, 9.91 acres & 11.5 acres in the E1/2-SE of S12-T6N-R4E in the Town of Ridgeway.

Applicant present: Ryan Matteson

Town present: Joe Thomas

Director Godfrey gave the staff report.

There was discussion of where a legal access to the town road can be placed, either across WDOT right-of-way with granted easement or at the area of frontage further south.

There was discussion of the draft US 18/151 freeway conversion plans that show there may be a frontage road through the property in the future, but there is no timeline or certainty of what the final plan will be.

Public Comment:

- Matt Haesler questioned what will happen if houses are allowed to be built and then the WDOT plans to build a frontage road? He suggested waiting until the WDOT has firm plans
- Amy Haesler stated she does not oppose the concept of creating lots but asked that no decision be made until the WDOT has decided what it will do with a timeline.

Supervisor Peterson suggested a 66-foot wide easement be designated along the entire length of the southern lot line of the north lot where the frontage road is currently planned to minimize potential development in that area.

Mr. Matteson stated he would not object to that.

Motion to approve by Supervisor Peterson with the following conditions:

- 1) Either an easement be secured to cross the WDOT right-of-way for residential purposes or an access be approved at the lot's frontage with both shown on the certified survey map, and
- 2) A 66-foot wide easement be described along the entire southern line of the north lot and shown on the certified survey map
- 3) Both conditions must be done within 12 months

Second by Supervisor Lease

Motion carries unanimously.

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

Motion by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously.

15. Continued request by Don & Karissa Wendt to revise Section 2.3(1)(b) of the Iowa County Zoning Ordinance regarding camping units to include the R-1 district and remove the restrictions on being located in a delineated floodplain.

Director Godfrey shared input provided by the WDNR on the issue and suggested broadening the discussion to get town input.

It was a consensus to propose no changes at this time and seek town input through the public hearing process.

Director Godfrey was asked to seek written confirmation from the WDNR whether a camper is considered a “structure” as defined in NR116 floodplain regulations.

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

Director Godfrey reported on the input received so far from towns, which was only one. He suggested providing until the end of the year and including the issue in #15 above, then plan on public hearing or hearings in early 2024.

It was a consensus to schedule a public hearing in January 2024.

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

Supervisor Lease asked if there has been consideration of acquiring software to allow electronic submittal of the 3-year private septic system maintenance reporting. Director Godfrey said it had been looked into a few

years ago and was cost prohibitive, but it is still something being considered.

18. Director's report

Director Godfrey overviewed the report provided in the packet.

Supervisor Peterson suggested some thought be given to the concept of establishing a maximum lot size where productive cropland isn't impacted as an effort toward more affordable lots and housing.

19. Next meeting date and time: Nov. 30, 2023 at 6pm.

Director Godfrey also said he has a conflict with the regular January 2024 date and asked if it could be pushed back a week to Feb. 1, 2024 which was tentatively agreed to.

20. Motion to adjourn

Motion by Supervisor Lease

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:30pm

Scott A. Godfrey, Director