

Iowa County Planning & Zoning Committee-approved 12-28-2023

Thursday, November 30, 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 the meeting to order at 6pm

2. Roll Call.

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

Staff Present: Scott Godfrey

Other Supervisors present: Kevin Butteris

3. Approve of this agenda.

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the November 1, 2023 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Masters

Motion carries with supervisors Gollon and Leix 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 Trevor Martinsen and Walter Mathys to zone 34.03 acres from A-1 Ag to AR-1 Ag Res in the NE1/4 of S34-T8N-R5E in the Town of Arena.

Applicant present: Trevor Martinsen via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment:

- Shawn Keyser expressed concern whether this will impact the easement he has that crosses the property
- Director Godfrey handed out testimony by Jeremy & Jody Joyce opposing the petition

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

7. Petition by Larry & Margaret Monson to zone 2.42 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE & NW/SE of S28-T7N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

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 Gollon

Motion carries unanimously

8. Petition by Larry & Margaret Monson to zone 15.996 acres from A-1 Ag to B-3 Hvy Bus and 24.246 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S5 and E1/2-NE of S 8 all in T6N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Gollon

Motion carries unanimously

9. Petition by Larry & Margaret Monson for a Conditional Use Permit to allow warehouse storage and an associated residence on a 15.996-acre B-3 Hvy Bus lot in the E1/2-NE of S8-T6N-R5E in the Town of Brigham.

Applicant present: Larry & Margaret Monson

Town present: Jason Carden

Director Godfrey gave the staff report including comments made by the WDOT on traffic impacts to the intersection of Ihm-Harris Rd and US Highway 18/151

Public comment: none

Motion by Supervisor Gollon to approve with the following conditions:

- 1) The CUP shall terminate if the WDOT determines the use to be an issue and requires the town or county to make improvements.
- 2) The residence can only be occupied in association with the warehouse storage operation, meaning by an owner or employee.
- 3) All lighting shall be shielded from traffic and the neighboring residence.
- 4) The warehouse use shall be for open-space storage and not the division into individual storage units.

Second by Supervisor Masters

Motion carries unanimously

10. Petition by Keith & Amanda Hasburgh to zone 27 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S27-T7N-R2E in the Town of Highland.

Applicant present: Keith & Amanda Hasburgh via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

11. Petition by William Neal to zone 2.73 acre from A-1 Ag to AR-1 Ag Res and 1.0 acres from A-1 Ag to B-2 Hwy Bus in the NW/SE of S21-T6N-R2E in the Town of Linden.

Applicant present: William Neal

Town present: none

Director Godfrey gave the staff report

Public input: none

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

Second by Supervisor Gollon

Motion carries unanimously

12. Petition by William Neal for a Conditional Use Permit for a Tourist Cottage on a 1.0-acre B-2 Hwy Bus lot in the NW/SE of S21-T6N-R2E in the Town of Linden.

Applicant present: William Neal

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion by to approve by Supervisor Masters with the following conditions:

- 1) The associated zoning change is approved by the County Board and CSM recorded.
- 2) The Tourist Cottage can only be used for short-term rental and not as a residence without subsequent zoning approval.

Second by Supervisor Leix

Motion carries unanimously

13. Petition by Joshua & Dennis Welsh to zone 1.027 acres from A-1 Ag to AR-1 Ag Res & 40.0 acres with the AC-1 Ag Conservancy overlay in the NW of S10-T5N-R1E in the Town of Mifflin.

Applicant present: Dennis Welsh

Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

Motion 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

14. Petition by Jeremiah & Dennis Welsh to zone 8.274 acres from A-1 Ag to AR-1 Ag Res & 31.726 acres with the AC-1 Ag Conservancy overlay in the NE/NW of S19-T5N-R1E in the Town of Mifflin.

Applicant present: Dennis Welsh

Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

Motion 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

15. Petition by Ryan & Candy Temperly to zone 2.779 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NW/NE of S14-T4N-R1E in the Town of Mifflin.

Applicant present: none
Town present: Kevin Butteris

Director Godfrey gave the staff report

Public comment: none

Motion by Supervisor Gollon 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

16. Petition by Mark & Margo Aide and Daniel Aide et al. to zone 15.009 acres from A-1 Ag to AR-1 Ag Res in the SW of S34-T8N-R1E in the Town of Pulaski.

Applicant present: Mark & Margo Aide
Town present: none

Director Godfrey gave the staff report

Public comment:

- Liz Chilsen expressed concern about possible impacts to her well if a new well is drilled and what the future plans are for the rest of the parent property

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

Second by Supervisor Leix
Motion carries unanimously

17. Petition by Bryan & Fred Kendall to zone 14.456 acres from A-1 Ag to AR-1 Ag Res and 27.86 acres with the AC-1 Ag Conservancy overlay in the NW/NW & NW/NE of S18-T4N-R4E in the Town of Waldwick.

Applicant present: Bryan Kendall via Zoom

Town present: none

Director Godfrey gave the staff report

Public comment: none

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

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

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

none

20. Director's report

Supervisor Lease asked if the Access database for POWTS records will allow online record entry by service providers. Director Godfrey said it will not and that it is only making the records now in the AS400 system available for creating 3-year maintenance notices and reports.

Supervisor Gollon asked what the new model shoreland zoning ordinance changes consist of. Director Godfrey said he has not yet reviewed it but will provide that information to the committee.

21. Next meeting date and time : December 28, 2023 at 6pm

22. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:49pm

Scott A. Godfrey, Director