

Iowa County Planning & Zoning Committee Minutes – approved 2-1-2024

Thursday, December, 28, 2023 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=85848772699>

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 6:00pm
2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godrey

Other Supervisors: Kevin Butteris

3. Approve of this agenda.

Motion to approve by Supervisor Leix with removal of “& 31.726 acres” from item 14.

Second by Supervisor Gollon

Motion carries unanimously

4. Approve the minutes of the November 30, 2023 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Leix

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 Gollon

Second by Supervisor Lease
Motion carries unanimously

6. Petition by Mabel Schofield and Calvin Jensen to zone three lots of 8.93 acres, 5.0 acres, and 2.07 acres from A-1 Ag to AR-1 Ag Res in the SE/NW of S23-T8N-R4E in the Town of Arena.

Applicant present: none
Town present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Leix
Motion carries unanimously.

7. Petition by Brandon & Rachelle Dilley to zone 1.0 acre from R-1 Single Family Res to AR-1 Ag Res in the SE/NW of S19-T8N-R5E in the Town of Arena.

Applicant present: none
Town present: none

Director Godfrey gave the staff report.

Public Comment: Randy Plunket highly recommended approval.

Motion to approve by Supervisor Gollon
Second by Supervisor Lease
Motion carries with Supervisor Leix abstaining.

8. Petition by Brandon & Rachelle Dilley for a Conditional Use Permit to allow one Animal Unit as defined in the Iowa County Zoning Ordinance on a 1-acre AR-1 Ag Res lot in the SE/NW of S19-T8N-R5E in the Town of Arena.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public Comment: Randy Plunkett highly recommended approval.

Motion to approve with the conditions that the animal unit only consist of hen chickens and that the associated zoning change is approved by the County Board by Supervisor Masters

Second by Supervisor Lease

Motion carries with Supervisor Leix abstaining.

9. Petition by William Trainor to zone 32.78 acres from A-1 Ag to C-1 Conservancy in the W1/2-NE & SE/NW of S26-T7N-R5E in the Town of Brigham.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the condition the associated certified survey map is duly recorded within 6 months after County Board approval by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously.

10. Petition by Sunshine Behavioral Health and Susan Donaldson for a Conditional Use Permit to operate a behavioral health residential care facility on a 16.886-acre B-2 Hwy Bus lot in the SW/SE of S16 and NW/NE of S 21 all in T6N-R3E in the Town of Dodgeville.

Applicant present: Stephen Van Hooser in person and Randy Matejka via Zoom

Town present: none

Director Godfrey gave the staff report.

Chair Peterson corrected the town conditions included in the staff report to be that imposed by the Town Board. The report included conditions recommended by the Town Plan Commission.

Mr. Van Hooser overviewed the company and its operation.

Mr. Matejka addressed questions of the committee on proposed renovations.

Public Comment:

- Bruce Paull (via email)
- Sheriff Mike Peterson
- Amy Gissendanner
- Doug Rule
- Jim Rule
- Jacob Smagacz
- Karen Johnson

Motion to approve by Supervisor Gollon with the following conditions:

- 1) A perimeter fence would be placed on the north and south side of the property.
- 2) A security fence would be placed on the back side of the property to be agreed upon by the Town Board.
- 3) If ownership changes the conditional use permit would need to be reviewed by all committees.
- 4) It remains a voluntary admission facility.
- 5) No upward lighting
- 6) The total property is consolidated by recording a certified survey map within 6 months.

Second by Supervisor Leix

Motion carries unanimously.

11. Petition by Tanya Randall-Tanner and Douglas & Sherill Randall for a Conditional Use Permit for a Recreational Residential Rental (short-term rental) on an approx. 79-acre A-1 Ag lot in the NE/NE of S26-T7N-R3E in the Town of Dodgeville.

Applicant present: Tanya Randall-Tanner via Zoom

Town present: none

Director Godfrey gave the staff report.

Supervisor Gollon asked for a clarification between short-term rental and rental as a person's residence.

Public Comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) The maximum number of occupants be limited to the capacity of the septic system based on 2 persons per bedroom. This includes the owner occupant. Currently, the system is sized for 3 bedrooms.
- 2) The applicant obtains and maintains any required State licensing.
- 3) The Conditional Use Permit shall terminate upon the sale of the residence.

Second by Supervisor Lease

Motion carries unanimously.

12. Petition by Rick Jones to zone 15 acres from A-1 Ag to AR-1 Ag Res and 43.62 acres with the AC-1 Ag Conservancy overlay in the E1/2-NW of S2-T4N-R1E in the Town of Mifflin.

Applicant present: none

Town present: Kevin Butteris

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the conditions that there be a minimum 66-foot easement to Log Town Rd provided o the proposed lot and that the associated certified survey map is duly recorded within 6 months after County Board approval by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously.

13. Petition by Renee M. Rizzo to zone 2.02 acres from A-1 Ag to AR-1 Ag Res and 37.98 acres with the AC-1 Ag Conservancy overlay in the SE/SE of S16-T5N-R3E in the Town of Mineral Point.

Applicant present: Renee Rizzo via Zoom

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the condition the associated certified survey map is duly recorded within 6 months after County Board approval by Supervisor Gollon
Second by Supervisor Masters
Motion carries unanimously.

14. Petition by Douglas & Robert Ihm to zone 5.005 acres from A-1 Ag to AR-1 Ag Res & 31.726 acres in the W1/2-SE of S35-T5N-R5E in the Town of Moscow.

Applicant present: none

Town present: Joe Hendrickson

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the condition the associated certified survey map is duly recorded within 6 months after County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously.

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Don Leix suggested consideration be made to include the allowance for chickens in more zoning districts than currently allowed. Chair Peterson agreed to include in the ongoing ordinance revision effort.

17. Director's report

Director Godfrey overviewed the report included in the packet.

18. Next meeting date and time: February 1, 2024 at 6pm

19. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carried unanimously. Adjourned at 7:13pm

Scott A. Godfrey, Director