

Iowa County Planning & Zoning Committee Minutes – approved 2-29-2024

Thursday, February 1, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=84691400899>

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 6:00pm
2. Roll Call.

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

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors: Kevin Butteris, Ingmar Nelson (via Zoom)

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Motion to approve by Supervisor Masters

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 Leix

Motion carries unanimously

6. Petition by John & Lisa Hogan to zone 7.0 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S4-T7N-R4E in the Town of Arena.

Applicant Present: John Hogan

Town Present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

7. Petition by Shane Budack and John Potterton to zone 1.99 acres from A-1 Ag to AR-1 Ag Res in the NW/SE of S9-T6N-R3E in the Town of Dodgeville.

Applicant Present: Shane Budack

Town Present: none

Director Godfrey gave the staff report

Mr. Budack said he and Mr. Potterton are working on a driveway agreement.

Public comment: none

Motion to approve with the condition that shared driveway agreement signed by both parties of the shared driveway be recorded with the Register of Deeds within 6 months of County Board approval by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

8. Petition by Laverne Hensen to zone 30.48 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S35-T5N-R2E in the Town of Mineral Point.

Applicant Present: Atty Laine Carver representing Mr. Hensen

Town Present: none

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 of County Board approval by

Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

9. Petition by Jodi McGraw for a Conditional Use Permit for Recreational Residential Rental (short-term rental) of an existing house at 1557 County Road F in the SE/SE of S22-T5N-R5E in the Town of Moscow.

Applicant Present: Jodi McGraw

Town Present: Joe Hendrickson

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon with the following conditions:

- 1) Maximum occupancy be based on the private septic sizing at 2 persons per bedroom.
- 2) Any local or State license or approval be secured and maintained.
- 3) The permit shall expire upon the sale of the house to a non-immediate-family member.

Second by Supervisor Lease

Motion carries unanimously

10. Petition by Tyler Wilkinson, Paul & Julie Esser and Limmex Revocable Trust to zone 1.122 acres from A-1 Ag to AR-1 Ag in the SW/NW of S27-T8N-R3E in the Town of Wyoming.

Applicant Present: Paul Esser

Town Present: none

Director Godfrey gave the staff report

Mr. Esser confirmed the corner of his lot not included in the new lot will be combined by deed with the Limmex Trust land.

Public comment: none

Motion to approve by Supervisor Lease with the following conditions:

- 1) The southwest corner of the existing Esser lot not included in the new lot description either be consolidated by deed with the adjacent Limmex Trust land or the CSM be revised to incorporate it into the new lot or be shown as an outlot.
- 2) The associated certified survey map is duly recorded within 6 months of County Board approval.

Second by Supervisor Gollon

Motion carries unanimously

11. Public hearing on proposed revisions to the Iowa County Zoning Ordinance including, but not limited to:

- Second farm residences in the A-1 district
 - Consensus was to continue reviewing this item
- Keeping of chickens in any zoning district
 - Discussed proposed AB 685 bill that would not allow local jurisdictions from prohibiting 4 or fewer fowl on any property where a residence is allowed
 - Consensus was to continue reviewing this item
- Roadside stands in the AR-1 district
 - Consensus was to move forward with this item

- Duration of zoning permits
 - Consensus was to move forward with this
- Bathrooms in nonresidential, accessor structures
 - Consensus was to move forward with this but to change “would” to “could”
- Definitions of: “connected” or “addition”; “dwelling unit”; “duplex and two-family residence”; “multi-family residence”; “retirement housing service”; “hospital”; “skilled-nursing service”; “camping unit”; “cemetery”;
 - Consensus was to:
 - Move forward with proposed “connected or addition” definition
 - Move forward with proposed “dwelling unit” definition but to strike “for one family”
 - Move forward with proposed “duplex and two-family residence” definition
 - Move forward with proposed “multi-family residence” definition
 - Move forward with proposed “retirement housing service” definition
 - Move forward with proposed “hospital” definition
 - Move forward with proposed “skilled-nursing service” definition
 - Move forward with proposed “camping unit” definition
 - Move forward with proposed “cemetery” definition
- Side and rear lot line setbacks for structures
 - Discussion whether to just reduce to 10 feet
 - Consensus was to continue reviewing this item
- Short-term rental use standards
 - Consensus was to move forward with this proposal with adding “for fewer than 29 consecutive days” after “visitors”
- Eliminate duration of nonmetallic mining conditional use permit
 - Consensus was to move forward with this proposal

- Clarify standards of a portable, nonresidential ag structure
 - Consensus was to move forward with this proposal
- Cemetery standards
 - Consensus was to move forward with this proposal
- Single site burial standards
 - Consensus was to move forward with this proposal but to only allow in the A-1 and AR-1 districts
- Allow “church or similar place of worship” as Conditional Use in B-2 district
 - Consensus was to move forward with this proposal
- Establish 60-day appeal to Board of Adjustment decision
 - Consensus was to move forward with this proposal

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

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

13. Consideration of after-the-fact zoning permit penalty fee waiver by Ellyn Satter in the Town of Brigham.

Motion to waive the \$300 penalty by Supervisor Lease

Second by Supervisor Masters

Motion carries with Supervisor Leix voting against

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

Supervisor Masters asked about the status of meteorological towers that have been erected recently.

Supervisor Leix said Invenergy has filed the required 180-day intent notice to the Public Service Commission regarding the planned Badger Hollow Wind Farm.

Tom Spicer asked about the current residential density in the Town of Clyde.

Calvin White stated his family has had campers on their property in the Town of Arena in the mapped floodplain for years and asked for an exception from the current zoning prohibition of campers being located in a floodplain if outside an approved campground.

15. Director's report

Director Godfrey overviewed the report included in the packet.

16. Next meeting date and time: Feb. 29, 2024 at 6pm

17. Motion to adjourn

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 8pm

Scott A. Godfrey, Director