

Iowa County Planning & Zoning Committee- unapproved May 8, 2024

Thursday, March 28, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=83396425102>

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 to order at 6:00pm

2. Roll Call.

Members present: Curt Peterson; Tim Lease; Don Leix; Mel Masters

Members absent: David Gollon (excused)

Staff present: Scott A. Godfrey

Other Supervisors: Kevin Butteris; Gerald Galle; Ingmar Nelson (via Zoom)

3. Approve of this agenda.

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carried unanimously

4. Approve the minutes of the February 29, 2024 meeting.

Motion to approve by Supervisor Masters

Second by Supervisor Leix

Motion carried with Supervisor Lease abstaining

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 Leix

Motion carried unanimously

6. Petition by V&V Supremo Foods Inc. and John & Mary Pitman to zone 1.94 acres from A-1 Ag & AB-1 Ag Bus to all AB-1 Ag Bus in the W1/2-SW of S31-T8N-R5E 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 that the associated certified survey map is duly recorded within 6 months of County Board approval by

Supervisor Leix

Second by Supervisor Lease

Motion carried unanimously

7. Petition by V&V Supremo Foods Inc. and John & Mary Pitman for a Conditional Use Permit to operate a cheese factory on a 1.94-acre AB-1 Ag Bus lot in the W1/2-SW of S31-T8N-R5E in the Town of Arena.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Leix

Motion carried unanimously

8. Petition by Tim Burke, Jeffrey Hepp and Jon & Rebekah Novak to zone 5.32 acres from C-1 Conservancy & AR-1 Ag Res to AR-1 Ag Res with 37.96 acres to remain C-1 Conservancy being Lots 1&2 of CSM 2043 in S23-T6N-R2E in the Town of Linden.

Applicant present: Tim Burke

Town present:

none

Director Godfrey gave the staff report.

Public comment: none

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

Supervisor Leix

Second by Supervisor Masters

Motion carried unanimously

9. Petition by Adam Crist and Ruth Spurley to zone 35.242 acres & 7.92 acres from A-1 Ag to AR-1 Ag Res and 1.0 acre from A-1 Ag to C-1 Conservancy in the SW/SW of S1-T5N-R1E in the Town of Linden.

Applicant present: Adam Crist (via Zoom)

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Supervisor Masters

Second by Supervisor Lease

Motion carried unanimously

10. Petition by Bradly & Anita Berget and the Meylor Revocable Trust to zone 2.69 acres from A-1 Ag to AR-1 Ag Res in the N1/2-NW of S15-T4N-R3E and 40 acres with the AC-1 Ag Conservancy overlay being the SE/SW of S10-T4N-R3E all in the Town of Mineral Point.

Applicant present: Brad & Anita Berget (via Zoom)

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Leix

Motion carried unanimously

11. Petition by Dan Dannenberg and Dannenberg Brothers to zone 5.42 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NE/SW of S14-T4N-R3E in the Town of Mineral Point.

Applicant present: Dan Dannenberg

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Second by Supervisor Masters

Motion carried unanimously

12. Petition by Brigham View LLC and Scott & Val Gaffney to zone 1.02 acre from A-1 Ag to AR-1 Ag Res in the SE/SE of S28-T7N-R5E in the Town of Brigham.

Applicant present: Scott & Val Gaffney

Town present: Jerry Davis

Director Godfrey gave the staff report.

Public comment: Jerry Davis said both the town plan commission and board approved this request unanimously.

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

Supervisor Lease

Second by Supervisor Leix

Motion carried unanimously

13. Petition by Brigham View LLC and Scott & Val Gaffney for a Conditional Use Permit to allow a Recreational Residential Rental (short-term rental) use of the house on a 1.02-acre AR-1 Ag Res lot in the SE/SE of S28-T7N-R5E in the Town of Brigham.

Applicant present: Scott & Val Gaffney

Town present: Jerry Davis

Director Godfrey gave the staff report.

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. Currently, the system is sized for 3 bedrooms which would limit occupancy to 6 persons.
- 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 carried unanimously

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

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carried unanimously

15. Consideration of possible revisions to the Iowa County Zoning Ordinance including the use of camping units outside approved campgrounds.

Director Godfrey overviewed the considerations in the meeting packet.

Motion by Supervisor Lease to eliminate Special Provisions b) under Section 2.3 of the zoning ordinance and add the following under Section 2.6 Use Restrictions:

Use requirement for camping units, as defined in this Ordinance:

- a) A camping unit shall only be used for recreational purposes and not to be occupied as one's place of residence.
- b) Renting a camping unit for use onsite is prohibited unless permitted in the zoning district in which it is located.
- c) No discharge of a gray or black water tank shall occur onto the ground surface or subsurface or into a water body or stream.
- d) Wheeled camping units shall not have their wheels removed and shall remain in a ready-state to be moved.
- e) A camping unit used for any purpose other than as originally designed shall be subject to the provisions of this ordinance.
- f) A camping unit shall remain unencumbered by any addition, such as an attached deck, staircase, porch, etc.

Second by Supervisor Masters

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.

Supervisor Leix said he got a call from a farmer alleging stray voltage issues caused by the new Alliant substation in the Town of Brigham and asked if there were any zoning conditions relating to stray voltage. Director Godfrey said there were not, so it's an issue between the landowner and Alliant and possibly the Public Service Commission.

17. Director's report

Director Godfrey overviewed the report included in the meeting packet.

18. Next meeting date and time

Director Godfrey said that the April County Board election and the resulting process to assign new committees will require the next meeting to either be the week of May 6th or to skip a month.

The consensus was to meet at 6:30pm on May 8th

19. Motion to adjourn

Motion by Supervisor Masters

Second by Supervisor Lease

Motion carried unanimously. Adjourned at 6:45pm

Scott A. Godfrey, Director