

Iowa County Planning & Zoning Committee-approved 5-24-2024

Wednesday, May 8, 2024 at 6:30 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=88373077263>

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. Director Godfrey called the meeting to order at 6pm

2. Roll Call.

Committee Present: David Gollon, Tim Lease, Curt Peterson, Ingmar Nelson

Committee Absent: Don Leix

Staff Present: Scott Godfrey

Other Supervisors Present: Mel Masters

3. Election of Chair and Vice Chair.

Director Godfrey called for a nomination for Chair. Supervisor Gollon nominated Supervisor Peterson. Supervisor Lease seconded. There were no other nominations. Supervisor Peterson was voted as Chair unanimously and resumed control of the meeting.

Chair Peterson asked for nominations for Vice Chair. Supervisor Lease nominated Supervisor Gollon. Supervisor Nelson seconded. There were no other nominations. Supervisor Gollon was voted as Vice Chair unanimously.

4. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

5. Approve the minutes of the March 28, 2024 meeting.

Motion by Supervisor Gollon
Second by Supervisor Nelson
Motion carries unanimously

6. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.

Motion by Supervisor Lease
Second by Supervisor Nelson
Motion carries unanimously

7. Petition by Judy Handley to zone 2.35 acres from A-1 Ag to all AR-1 Ag Res in the NE/SE of S36-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 Lease
Second by Supervisor Nelson
Motion carried unanimously

8. Petition by Reid & Stephanie Formo to zone 11.03 acres from AR-1 Ag Res to AB-1 Ag Bus in the SW/SE of S12-T6N-R5E in the Town of Brigham.

Applicant present: Reid & Stephanie Formo
Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carried unanimously

9. Petition by Reid & Stephanie Formo for a Conditional Use Permit to operate a commercial livestock operation on a 11.03-acre AB-1 Ag Bus lot in the SW/SE of S12-T6N-R5E in the Town of Brigham.

Applicant present: Reid & Stephanie Formo

Town present: none

Director Godfrey gave the staff report.

Supervisor Gollon suggested requiring the owner to notify the Office if the allowance to spread manure on adjacent land stops.

Public comment: Mr. Formo commented that the existing lot is adequate for the anticipated sheep manure but the neighbor's land is an extra assurance.

Motion to approve by Supervisor Gollon with the following conditions:

1. The maximum number of animal units by breed is as proposed in the application.
2. The maximum number of animal units will reduce to that allowed in the AR-1 Ag Res district if the allowance to spread manure on adjacent property is no longer allowed. The landowner is responsible to notify the Office of Planning & Development if this allowance ends or is changed.

Second by Supervisor Nelson

Motion carried unanimously

10. Petition by McWilliams Properties LLC for a Conditional Use Permit to divide an existing AR-1 lot into two lots of 5 & 32 acres being Lot 1, CSM1698 in S28,29,32,33-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 that the associated certified survey map is duly recorded within 6 months by Supervisor Lease

Second by Supervisor Nelson

Motion carried unanimously

11. Petition by New Horizons for a Conditional Use Permit to add refined fuel storage and distribution (gas and diesel) use on a 0.78-acre B-3 Hvy Bus lot in S22-T6N-R3E in the Town of Dodgeville.

Applicant present: Jason Cullen

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson

Second by Supervisor Gollon

Motion carried with Supervisor Lease abstaining

12. Petition by Esch Road Properties to zone 12.9 acres from A-1 Ag to AR-1 Ag Res in the NW/SW of S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Anthony Esch

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carried unanimously

13. Petition by Esch Road Properties for a Conditional Use Permit to allow Recreational Residential Rental (short-term rental) of a residence on a 12.9-acre AR-1 Ag Res lot in the NW/SW of S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Anthony Esch

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson with the following conditions:

- 1) Access is limited based on the septic sizing (2 persons per bedroom sizing – current system is sized for 3 bedrooms = up to 6 guests)
- 2) All State licenses/approvals must be obtained and maintained (tourist rooming house license from DATCP)
- 3) The conditional use permit expires if the property is sold

Second by Supervisor Gollon

Motion carried unanimously

14. Petition by Paul Leigh to zone 5.256 acres from A-1 Ag to AR-1 Ag Res and 40 acres with the AC-1 Ag Conservancy overlay in the W1/2-NE of S34-T5N-R1E in the Town of Mifflin.

Applicant present: Paul Leigh 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 Gollon

Second by Supervisor Lease

Motion carried unanimously

15. Petition by Alan & Paula Schoenberg to zone 2.24 acre from A-1 Ag to AR-1 Ag Res in the SW/SE and 40 acres with the AC-1 Ag Conservancy overlay in the NE/SE all of S4-T4N-R1E in the Town of Mifflin.

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 Gollon

Second by Supervisor Lease

Motion carried unanimously

16. Petition by Sam Palzkill and Luke Fitzsimmons to zone 0.096 acre from AR-1 Ag Res to C-1 Conservancy with 9.459 acres to remain AR-1 Ag Res in the NE/SE of S34-T5N-R3E in the Town of Mineral Point.

Applicant present: Sam Palzkill

Town present: none

Director Godfrey gave the staff report.

Supervisor Nelson asked why the additional land isn't just added to Mr. Palzkill's lot. Director Godfrey replied that this would necessitate surveying all of his property and he may plan to do so in the future for estate

purposes but, for now, he just wants to acquire the land where his septic system is.

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 Nelson

Motion carried unanimously

17. Petition by Gerry Anderson to zone 4.34 acres from A-1 Ag to AR-1 Ag Res with 39 acres zoned with the AC-1 Ag Conservancy overlay in the W1/2-NW of S25-T5N-R3E in the Town of Mineral Point.

Applicant present: Gerry Anderson

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 Gollon

Second by Supervisor Nelson

Motion carried unanimously

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

Motion by Supervisor Nelson

Second by Supervisor Lease

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

Director Godfrey overviewed the report included in the packet.

Consensus was to ask Invenergy Wind to make a presentation to the County Board on its project.

21. Next meeting date and time: May 23, 2024 at 6:30 following the 6pm joint public hearing with the Town of Brigham Plan Commission

22. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously. Adjourned at 7:20pm

Scott A. Godfrey, Director