

Iowa County Planning & Zoning Committee-approved 7-25-2024

Thursday, June 27, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 889 0065 4502

<https://us02web.zoom.us/j/88900654502>

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; Don Leix

Committee absent: Ingmar Nelson (excused)

Staff present: Scott Godfrey

Other Supervisors present: none

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the May 23, 2024 meeting.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

5. 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 Gollon

Motion carries unanimously

6. Petition by the Gilbertson Poultry c/o Dennis Gilbertson to zone 5.97 acres from A-1 Ag to AR-1 Agricultural Residential in the SE/SE of S25-T8N-R2E in the Town of Clyde.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Darren & Carrie Hansen and Bob & Jane Hansen to zone 3.085 acres from A-1 Ag & AR-1 Ag Res to AR-1 Ag Res in the NE/NE of S25-T7N-R2E in the Town of Dodgeville.

Applicant present: Darren & Carrie Hansen

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 carries unanimously

8. Petition by Gene & Susan Iverson to zone 10 acres from A-1 Ag & R-1 SF Res to AR-1 Ag Res in the NW/NW of S20-T7N-R4E in the Town of Dodgeville.

Applicant present: Gene & Susan Iverson

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

9. Petition by William & Connie Johnson for a Conditional Use Permit for a second farm-related residence in the A-1 district in the SE/SE of S24-58N-51E in the Town of Moscow.

Applicant present: Connie Johnson via Zoom

Town present: Joe Hendrickson

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Gollon

Motion carries unanimously

10. Petition by John Schwartzhoff to zone 26.02 acres from A-1 Ag to C-1 Conservancy and 18.58 acres from A-1 Ag to AR-1 Ag Res in the S1/2-SW of S11-T5N-R3E in the Town of Mineral Point.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: Gene Van Dyke confirmed that the C-1 lot would not be eligible for a residence.

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 carries unanimously

11. Petition by Colby Reichling to zone 2.47 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S21-T6N-R4E in the Town of Ridgeway.

Applicant present: none

Town present: Joe Thomas

Director Godfrey gave the staff report

Public comment:

- Buyer of the proposed lot, Nate, said there has been discussion about the Reichlings keeping an easement across the existing driveway that crosses the proposed AR-1 lot.
- Joe Thomas said the town's only concern is about the existing driveway and whether an easement will be kept or new access with drive proposed along County Road BB.

Motion to approve with the conditions that the associated certified survey map is duly recorded and application is made for a new address for the retained property within 6 months of County Board approval by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

12. Petition by Colby Reichling for a Conditional Use Permit to allow up to 4 animal units on a 2.47-acre AR-1 lot in the SW/SE of S21-T6N-R4E in the Town of Ridgeway.

Applicant present: none

Town present: Joe Thomas

Director Godfrey gave the staff report

Public comment: The buyer of the proposed lot, Nate, said they only want some animals for the fair.

Motion to approve by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

13. Petition by Heidi Jelinek, Karl Siebecker and Pam Richardson to zone 15.09 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NE of S32 and NW/NW of S33 all in T8N-R3E in the Town of Wyoming.

Applicant present: Heidi Jelinek 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 Gollon

Motion carries unanimously

14. Public hearing on potential revisions to the Iowa County Zoning Ordinance. An annotated copy can be requested from the Planning & Development Office.

Director Godfrey provided the Town of Wyoming's email supporting retaining the current second farm-residence allowance in the A-1 district and overviewed the proposed revisions.

The only person in attendance other than the committee was Town of Ridgeway Chair, Joe Thomas. Mr. Thomas said he had reviewed the ordinance and wanted to confirm that the rear and side lot line setbacks are proposed to be reduced to 10 feet.

Consensus was to forward to Corporation Counsel for review and comment then bring back for potential action.

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

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

16. Consideration of the Town of Mifflin's proposed naming of a public road in the E1/2-NW of S2-T4N-R1E to be Cowboy Lane.

Director Godfrey reported the proposed name will work within the E911 index.

Motion to approve by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

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

none

18. Director's report

Director Godfrey overviewed the report in the packet.

Supervisor asked what the cost of administering the state mandated shoreland zoning is to the county. Director Godfrey said he doesn't have a number, but it isn't a significant workload as compared to lake counties.

19. Next meeting date and time: July 25, 2024 at 6pm

20. Motion to adjourn

Motion by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 6:48pm

Scott A. Godfrey, Director