

Iowa County Planning & Zoning Committee-minutes approved 8-22-2024

Thursday, July 25, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=84369647885>

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, Tim Lease, Ingmar Nelson, Don Leix

Committee Absent: David Gollon (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the June 27, 2024 meeting.

Motion by Supervisor Lease

Second by Supervisor Leix

Motion carries with Supervisor Nelson abstaining

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

Motion by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

6. Petition by the Jean Thousand to zone 3.73 acres from A-1 Ag to AR-1 Agricultural Residential and 23.29 acres with the AC-1 Ag Conservancy overlay in the NE ¼ of S3-T6N-R5E in the Town of Brigham.

Applicant present: Jean Thousand

Town present: Jerry Davis

Director Godfrey gave the staff report.

Mr. Davis stated the Town of Brigham is in support of both the zoning change and conditional use permit request.

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 Nelson

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Jean Thousand for a Conditional Use Permit for animal units on a 3.73-acre AR-1 Ag Res lot in the NE ¼ of S3-T6N-R5E in the Town of Brigham.

Applicant present: Jean Thousand

Town present: Jerry Davis

Director Godfrey gave the staff report.

Public comment: none

Motion to approve up to 10 animal units with the conditions that it is only in association with pasturing on neighboring land and that the associated

zoning change is approved by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Studio V Dance and QLF for a Conditional Use Permit to operate a dance studio/school on a 4.819-acre B-2 Hwy Bus lot being Lot 1 of CSM 1549 in S16-T6N-R3E in the Town of Dodgeville.

Applicant present: Mr. Rundhaug

Town present: none

Director Godfrey gave the staff report.

Chair Peterson said the Town of Dodgeville building inspector has confirm the facility meets state building code.

Public comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) Limit occupancy to maximum of 50 people on site
- 2) Install lighted exist signs and egress pathway lights
- 3) Change door at top of front stairs to be a code-conforming rear exit
- 4) Install signs on exit doors to remain unlocked while the building is occupied
- 5) Install additional fire extinguishers if required by building code
- 6) Arrange for an inspection by the town building inspector to verify all code requirements have been met

Second by Supervisor Nelson

Motion carries unanimously

9. Petition by Dennis Burkeland and Charlene Burkeland Estate to zone 5.13 acres and 20.64 acres from A-1 Ag to AR-1 Ag Res in the NW ¼ and NW/SW of S34-T5N-R5E in the Town of Moscow.

Applicant present: Dennis Burkeland

Town present: Joe Hendrickson and Gary Langfoss

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the conditions that the associated certified survey map is duly recorded and the remainder of the parent lot is combined by deed with adjacent A-1 land within 6 months of County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

10. Petition by Mark Muench and Ian Zimmerman to zone 5.0 acres, 5.01 acres and 5.013 acres from A-1 Ag to AR-1 Ag Res in the NE ¼ of S11-T4N-R5E in the Town of Moscow.

Applicant present: Mark Muench and Ian Zimmerman

Town present: Joe Hendrickson and Gary Langfoss

Director Godfrey gave the staff report.

Public comment:

- Mr. & Mrs. Riske expressed their concern that there will be additional future residential lots proposed.
- Mr. Muench said that is not the intent at this time.
- Mr. Hendrickson said any proposed lots would have to be at least 5 acres and meet the town plan criteria.
- Chair Peterson commented a 5-acre lot offers quite a bit of space between neighbors
- Supervisor Leix added this proposal is consistent with the existing development pattern along W. Moscow Rd.

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 Nelson

Motion carries unanimously

11. Petition by Diane Yager and Pine Lawn Farms LLC to zone 2.36 acres from A-1 Ag to AR-1 Ag Res and 37.64 acres with the AC-1 Ag Conservancy overlay in the NE/SE of S17-T5N-R4E in the Town of Waldwick.

Applicant present: Diane Yager

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 carries unanimously

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

Motion by Supervisor Lease

Second by Supervisor Nelson

Motion carries unanimously

13. Consideration of structure setback distances requirements and Corporation Counsel comments on revisions to the Iowa County Zoning Ordinance.

Director Godfrey explained that this was a topic discussed at past meetings but no decision had been made whether to propose a revision or not. At issue is whether to revise the current side and rear yard setback for structures, which is 20 feet or the height of the structure, whichever is greater.

Discussion included reducing to 10 feet or setting setbacks related to the lot size. The conclusion was to recommend a setback of 20 feet with the opportunity to reduce up to 10 feet with a documented agreement of the affected neighbor that is recorded with the Register of Deeds.

Corporation Counsel David Morzenti led a discussion of considering revising Section 11.0 relating to the ability for adjacent neighbors to petition in opposition of a zoning change. He said this provision was removed from state statutes last year making the current ordinance provision inconsistent. The consensus was to remove this section from the ordinance.

Mr. Morzenti further expressed his concern with the eight standards for consideration in Section 11.0 as inappropriately directing the action of supervisors and suggested replacing with standards that may be considered, both to benefit supervisors and applicants. The consensus was for he and Director Godfrey to draft guidance standards.

Mr. Morzenti also proposed a revision to the application filing and noticing of applications in Section 11.0 to be consistent with current state statute.

The committee consensus was for draft revision language to be considered at the next meeting.

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

Supervisor Nelson told of the proposed new terminal building at the Iowa County Airport.

15. Director's report

Director Godfrey overviewed the report included in the packet.

16. Next meeting date and time: August 22, 2024 at 6pm

17. Motion to adjourn

Motion to adjourn by Supervisor Leix.

Second by Supervisor Nelson.

Motion carried unanimously. Adjourned at 7:31 pm

Scott A. Godfrey, Director