

Iowa County Planning & Zoning Committee-approved Jan. 2, 2025

December 5, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 889 0106 6156

<https://us02web.zoom.us/j/88901066156>

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.

Committee present: Curt Peterson, David Gollon, Tim Lease, Ingmar Nelson, Don Leix

Committee absent: none

Staff present: Scott Godfrey

Other Supervisors present: none

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the October 31, 2024 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Gollon

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 Leix

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by Keith & Nancy Maxwell to zone 2 acres and 38 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S28-T8N-R4E in the Town of Arena.

Applicant present: Keith & Nancy Maxwell

Town present: David Lucey

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 Count Board approval by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

7. Petition by Kyle Miklasz for a Conditional Use Permit to operate a bar with retail sales and associated residence on a 1.81-acre B-2 Hwy Bus lot being Lot 1 of CSM 1046 in S20-T8N-R5E in the Town of Arena.

Applicant present: Gina Miklasz and associate

Town present: David Lucey

Director Godfrey gave the staff report.

Supervisor Nelson raised a concern about the number of parking spaces versus capacity. Gina Miklasz replied there only needs to be 5 spaces but they are planning for 9 and that the seating capacity will be 25, which is far below the fire code maximum

Chair Peterson suggested thought be given to headlight impacts to the neighbor and Gina Miklasz responded they are planning on a privacy fence.

Public comment:

- David Lucey said he spoke with the surrounding landowners and none expressed any objection to the proposal.

Motion to approve by Supervisor Nelson with the following conditions:

1. All state building codes and all other local, county and state rules, codes and regulations are met.
2. Documentation is provided showing the WDOT approval of the use of the existing access or accesses for the proposed use.
3. Documentation is provided showing the existing septic system is adequately sized for the proposed use or a new system of adequate size is installed.
4. The operation is limited to the scale and characteristics proposed in this petition.

5. The residential use is associated with the business, meaning for an owner or operator of the business.

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Larry Keister and Larry Anding to zone 4.18 acres from AR-1 Ag Res & B-4 Hvy Bus to all AR-1 Ag Res and to reduce an existing B-4 Hvy Bus lot to 5.94 acres in the NW/NW of S16-T8N-R5E in the Town of Arena.

Applicant present: none

Town present: David Lucey

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 Count Board approval by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

9. Petition by Larry Anding for a Conditional Use Permit to retain the existing uses of truck storage, service repair; boat sales; outside salvage yard; and refrigerated storage facility on a 5.94-acre B-4 Hvy Bus lot in the NW/NW of S16-T8N-R5E in the Town of Arena.

Applicant present: none

Town present: David Lucey

Director Godfrey gave the staff report noting the outside salvage yard use has been withdrawn by the applicant.

Public comment: none

Motion to approve by Supervisor Leix excluding the outside salvage yard and with the following conditions:

1. Minimum 8-foot solid fence or vegetative screen be installed to town's approval
2. Boat sales and service shall involve a maximum of 30 boats at any one time
3. No new vehicle sales
4. No sales of vehicle parts
5. Unlicensed vehicles and trailers must be behind the fencing/screening

6. An inventory of junked items shall be provided to the county if requested
7. Only one renter at a time allowed for the struck storage rental space

Second by Supervisor Nelson

Motion carries unanimously

10. Petition by Ted & Barb Sawle to zone 20 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S9-T5N-R5E in the Town of Brigham.

Applicant present: Ted Sawle (via Zoom)

Town present: Jason Carden

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 Count Board approval by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

11. Petition by Gene & Annie Schmitz for a Conditional Use Permit to divide an existing 9.7-acre AR-1 Ag Res lot into two lots of 2.033 acres & 7.665 acres in the SE/NE of S31-T6N-R1E in the Town of Eden.

Applicant present: Gene & Annie Schmitz

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the conditions that verification is made that no existing structure will be within the minimum setback to a proposed lot line and that the associated certified survey map is duly recorded within 6 months of Count Board approval by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

12. Petition by Brian & Kelly Laufenberg to zone 7.72 acres from B-2 Hwy Bus to AR-1 Ag Res in the NE/NW of S5-T6N-R1E in the Town of Highland.

Applicant present: Brian Laufenberg

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

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

Director Godfrey went through the proposed revisions.

Supervisor Leix asked if the second farm-related residence in the A-1 district is to remain. Director Godfrey said that there is no change proposed.

Supervisor Nelson asked for clarification on the proposed setback revision, wondering if 10 feet is adequate. Director Godfrey said any affected neighbor will need to agree to the setback being less than 20 feet or the height of the structure, whichever is greater, up to 10 feet of the lot line. He added the neighbor could agree to a distance between 20 and 10 feet.

Public comments:

- Jason Carden suggested clarifying in the language that the “up to 10 feet” for the setback is to the lot line, noting that it could be interpreted to be a maximum of 10 feet. Director Godfrey agreed to do so.

Supervisor Lease asked if the single site burial site documentation needs to be recorded with the Register of Deeds prior to the burial. Director Godfrey said no, as long as it gets done.

Supervisor Gollon asked if the chicken allowance means no rooster will be allowed without a Conditional Use Permit in any district and on any size lot. Director Godfrey agreed to revise the language so that it would not apply in the AR-1 district for lots 5 acres or greater.

Motion by Supervisor Gollon to move the revisions forward to the County Board

Second by Supervisor Lease

Chair Peterson suggested summarizing the revisions for the board packets versus including the entire ordinance. Director Godfrey agreed.

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

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

none

16. Director's report

Director Godfrey overviewed the report in the packet.

Supervisor Leix noted the increased project value despite similar permit numbers and Supervisor Gollon asked about the proposed model shoreland ordinance.

17. Next meeting date and time: January 2, 2025 at 6pm

18. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously. Adjourned at 6:44 pm

Scott A. Godfrey, Director