

Iowa County Planning & Zoning Committee-approved 1-23-2024

January 2, 2025 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=82550446339>

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, Ingmar Nelson, Don Leix

Committee absent: none

Staff present: Scott Godfrey

Other Supervisors present: Bruce Paull via Zoom

3. Approve of this agenda.

Motion to approve by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the December 5, 2024 meeting.

Motion to approve 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 to approve by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Richard F. Peck for a Conditional Use Permit for a residence associated with an existing business on a 5.785-acre B-2 Hwy Bus lot being Lot 2 of CSM 1723 in S22-T8N-R4E in the Town of Arena.

Applicant present: Richard Peck

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the residential use is associated with the business operation by Supervisor Nelson

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Mitch Blazek and Leslie Orosz to zone 41.49 acres from A-1 Ag to RB-1 Rec Bus in the NW ¼ of S16-T8N-R2E in the Town of Clyde.

Applicant present: Mitch Blazek via Zoom

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the associated Conditional Use Permit is approved by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Mitch Blazek and Leslie Orosz for a Conditional Use Permit for a Tourist Cottage (short-term rental) on a 41.49-acre RB-1 Re Bus lot in the NW ¼ of S16-T8N-R2E in the Town of Clyde.

Applicant present: Mitch Blazek via Zoom

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) The associated zoning change is approved by the County Board.
- 2) Only one Tourist Cottage is allowed.
- 3) Maximum occupancy be based upon the septic system sizing based on 2 persons per bedroom. The current system is sized for up to 3 bedrooms (6 person).
- 4) Any local or State license or approval be secured and maintained.

Second by Supervisor Lease
Motion carries unanimously

9. Petition by Paul Gaynor and White Oak Savanna LLC to zone 3.144 acres from RB-1 Rec Bus to AR-1 Ag Res with 23.786 acres to remain RB-1 Rec Bus being the division of Lot 1 of CSM 1544 in S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Paul Gaynor 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 Nelson

Motion carries unanimously

10. Petition by Paul Gaynor and White Oak Savanna LLC for a Conditional Use Permit to continue the existing uses being campsites, manager quarters, Professional Home Office, large events, outside gatherings, catering kitchen and all uses approved per ZH 2881 and ZH 2797 on a 23.786-acre RB-1 Rec Bus lot in the S6-T6N-R3E in the Town of Dodgeville.

Applicant present: Paul Gaynor via Zoom
Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Lease with the following conditions imposed for the original use approval:

- 1) The uses and development are to be as specifically proposed in the proposed phased approach found in the ZH 2797 application materials
- 2) The campsites will be solely restricted to accompanying events.
- 3) Camping includes RV's which would be parked in the parking lot.
- 4) No sites will be rented long-term.
- 5) Campers will be prohibited from bringing any outside alcohol onto the premises.
- 6) Animals are prohibited onsite unless they are a service animal.

- 7) The nighttime curfew on noise will be from 11pm to 10am.
- 8) No campfires will be allowed at individual sites.
- 9) No fireworks will be allowed.
- 10) An onsite supervisor will be on-premises when the campsites are in use.
- 11) Additional outdoor lighting will be provided for the safety of the campers.
- 12) Allowance of 3 group fire pits is included in the Planned Unit Development.
- 13) The campsites/camping area be defined and terms of amenities provided.
- 14) Any required State approval of the camping be maintained.
- 15) The manager quarters be defined in terms of amenities provided and location defined.

Second by Supervisor Leix

Motion carries unanimously

11. Petition by Midwest Sealcoat and Dennis Fingerson for a Conditional Use Permit for an office and garage associated with a sealcoating business on a 2.8-acre B-2 Hwy Bus lot in the NW/NW of S26-T6N-R3E in the Town of Dodgeville.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the previously approved uses terminate as allowing all would exceed the capacity of the septic system sizing by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

12. Petition by Windswept Acres and James Scullion to zone 1.21 acres and 2.01 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S3-T6N-R1E in the Town of Highland.

Applicant present: Mike Bomkamp

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 Nelson

Motion carries unanimously

13. Petition by Joe Thomas, Greg Weier and Brandon Weier to zone 3.94 acres from A-1 Ag to AR-1 Ag Res and 8.864 acres from A-1 & B-2 to all AR-1 Ag Res in the SE/SW of S33-T6N-R4E in the Town of Ridgeway.

Applicant present: Greg & Brandon Weier

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 carries unanimously

14. Petition by Joe Thomas, Greg Weier and Brandon Weier for a Conditional Use Permit to allow up to 6 animal units as defined by the Iowa County Zoning Ordinance on an 8.864-acre AR-1 Ag Res lot in the SE/SW of S33-T6N-R4E in the Town of Ridgeway.

Applicant present: Greg & Brandon Weier

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 carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Nelson

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 commented on the need for more definitive decommissioning of wind turbines by the Public Service Commission.

17. Director's report

Director Godfrey overviewed the report included in the meeting packet.

18. Next meeting date and time: January 23, 2025 at 6pm

19. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:24pm

Scott A. Godfrey, Director