

Iowa County Planning & Zoning Committee-approved 2-27-2025

Thursday, January 23, 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; Don Leix; Ingmar Nelson

Committee absent: none

Staff present: Scott Godfrey

Other Supervisors present: Mel Masters

3. Approve of this agenda.

Motion to approve by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

4. Approve the minutes of the January 2, 2025 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 Gollon

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by John, Vern & Evy Halverson and Roxanne Johnson to zone 18.8 acres from A-1 Ag to AR-1 Ag Res in the N ½ of the NW ¼ in S6-T7N-R5E in the Town of Arena.

Applicant present: John, Vern & Evy Halverson

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson
Second by Supervisor Leix
Motion carries unanimously

7. Petition by Brian Tredinnick for a Conditional Use Permit for Recreational Residential Rental (short-term rental) on a 56.32-acre A-1 lot in the SE ¼ of the NW ¼ of S34-T7N-R3E in the Town of Dodgeville.

Applicant present: Brian Tredinnick
Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) The proposed use is consistent with any shared driveway agreement.
- 2) The maximum occupancy, including the applicant, be based on the size of the septic system at a rate of 2 occupants per bedroom sizing. The current system would allow up to 6 occupants, including the applicant.
- 3) Verification be provided by the applicant that a State Tourist Room House license has been secured or is not required

Second by Supervisor Lease
Motion carries unanimously

Mr. Tredinnick provided a copy of his state license.

8. Petition by Grace Homestead Farms c/o Chris Carlson to zone 5.206 acres from A-1 Ag to B-2 Hwy Bus in the SW ¼ of the SE ¼ of S6 and NW ¼ of the NE ¼ of S7, all in T7N-R2E in the Town of Highland.

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 Count Board approval by Supervisor Leix
Second by Supervisor Nelson
Motion carries unanimously

9. Petition by Grace Homestead Farms c/o Chris Carlson for a Conditional Use Permit for a Tourist Cottage (short-term rental) on a 5.206-acre B-1 Hwy Bus lot in the SW ¼ of the SE ¼ of S6 and NW ¼ of the NE ¼ of S7, all in T7N-R2E in the Town of Highland.

Applicant present: none

Town present: none

Director Godfrey gave the staff report.

Public comment:

- Supervisor Gollon questioned what would constitute a large gathering or event.

Motion to approve by Supervisor Lease with the following conditions:

- 1) No large venues or events
- 2) The maximum occupancy, including the applicant, be based on the size of the septic system at a rate of 2 occupants per bedroom sizing. The current system would allow up to 6 occupants.
- 3) Verification be provided by the applicant that a State Tourist Room House license has been secured or is not required.
- 4) The associated zoning change is approved by the County Board.

Second by Supervisor Nelson

Motion carries unanimously

10. Petition by Nick Solomon and Sue Donaldson to zone 4.29 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res and 4.38 acres from A-1 Ag to AR-1 Ag Res in S29 & 30-T8N-R4E in the Town of Wyoming.

Applicant present: Nick Solomon via Zoom

Town present: none

Director Godfrey gave the staff report.

Public comment:

- Mr. Solomon noted one lot is 4.79 acres and not 4.29. Director Godfrey responded that he would make the correction for the County Board action.

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 Lease

Motion carries unanimously

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

Motion by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously

12. Request by Allen Ripp to waive the after-the-fact zoning permit penalty associated with Zpt 8656 for a pole shed built at 2785 County Road F in the Town of Brigham.

Chair Peterson said he placed this on the agenda due to the rebuilding being caused by wind storm damage.

Supervisor Gollon asked if Mr. Ripp has been cooperative. Director Godfrey responded that he has.

Motion to recommend approval to waive the penalty portion of the fee to the County Board by Supervisor Gollon
Second by Supervisor Nelson
Motion carries unanimously

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

none

14. Director's report

Director Godfrey overviewed the report included in the meeting packet.

15. Next meeting date and time: February 27, 2025 at 6pm

Supervisor Leix commented he may not be able to make this meeting.

16. Motion to adjourn

Motion by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously. Adjourned at 6:26pm

Scott A. Godfrey, Director