

Iowa County Planning & Zoning Committee-minutes approved 3-27-2025

Thursday, February 27, 2025 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=84098158071>

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, Time Lease, David Gollon, Ingmar Nelson, Don Leix (by Zoom)

Committee absent: none

Staff present: Scott Godfrey

Other Supervisors present: Gerald Galle

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

4. Approve the minutes of the January 23, 2025 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 Gollon

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by Sugarland Events LLC and Sugarland Inn LLC for a Conditional Use Permit for Tourist Cottages (short-term rentals) on a 10-acre RB-1 Rec Bus lot being Lot 1, CSM 1407 in S23-T8N-R5E in the Town of Arena.

Applicant present: Atty Richard Westley and Dan Vista

Town present: none

Director Godfrey gave the staff report.

Supervisor Gollon suggested consideration should be made for an automatic revocation of a granted approval when conditions are not complied with.

Supervisor Nelson asked how many total bedrooms are proposed. Dan Vista replied 3 in the main house, 2 in the cottage, and 1 in the office. Director Godfrey reiterated the current septic system serving all three residences is sized for up to 5 bedrooms.

Public comment: none

Motion to approve with the following conditions by Supervisor Nelson

- a) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing. This would be a maximum occupancy of 10 people with the current system for all buildings combined.
- b) All required State permits or approvals must be obtained and maintained.
- c) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
- d) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning regulations.

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Kevin Fargo to zone 2.008 acres from A-1 Ag to AR-1 Ag Res in the N1/2-SE & SE/NE of S5-T6N-R5E in the Town of Brigham.

Applicant present: Kevin Fargo

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Jerrod & Cassie Jabs and William & JoEllen Reese to zone 2.237 acres from A-1 Ag to AR-1 Ag Res in the SE ¼ of the NE ¼ of S24-T7N-R3E in the Town of Dodgeville.

Applicant present: William and JoEllen Reese

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 Gollon

Second by Supervisor Lease

Motion carries unanimously

9. Petition by Kent Roberts to zone 12.5 acres from A-1 Ag to AR-1 Ag Res with 27.5 having the AC-1 Ag Conservancy overlay in the NE ¼ of S1-T4N-R1E and the SE/SE of S36-T5N-R1E in the Town of Mifflin.

Applicant present: Kent Roberts

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 Gollon

Second by Supervisor Nelson

Motion carries unanimously

10. Petition by Jack McWilliams and Dodge Point Country Club to zone 122 acres from B-2 Hwy Bus to RB-1 Rec Bus in the N1/2 of S21 and W1/s of S22 all in T5N-R3E in the Town of Mineral Point.

Applicant present: Jack McWilliams

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

11. Petition by Jack McWilliams and Dodge Point Country Club for a Conditional Use Permit to operate a golf course, driving range, eating facilities, retail sales and a wedding/events/meeting venue on a 122-acre RB-1 Rec Bus lot in the N1/2 of S21 and W1/s of S22 all in T5N-R3E in the Town of Mineral Point.

Applicant present: Jack McWilliams

Town present: none

Director Godfrey gave the staff report.

Supervisor Leix said the suggested 8pm quiet hours seems too early and suggested 10pm. Mr. McWilliams said weddings/events will be a minor part of the overall business and associated outdoor activities would likely be on the back side of the clubhouse , further away from the adjacent neighbors.

Public comment: none

Motion to approve with the following conditions by Supervisor Leix

- a) Any outdoor lighting be pointed downward and away from County Road YD.

- b) Due to proximity to existing housing, no outdoor music or similar noise from weddings/events/meetings after 11pm.

Second by Supervisor Peterson
Motion carries unanimously

12. Petition by John & Karen Bronski for a Conditional Use Permit for Residential Recreational Rental (short-term rental) of an existing residence on a 91-acre A-1 lot in the N1/2 of S8-T7N-R4E in the Town of Wyoming.

Applicant present: John Bronski
Town present: none

Director Godfrey gave the staff report.

Mr. Bronski said a plumber told him the septic system is sized for up to 9 bedrooms. Director Godfrey clarified that the septic field is sized for up to 9 bedrooms, but each of the buildings connected to it have septic tanks that are sized for up to 3 bedrooms. He added additional tank capacity can be proposed to increase occupancy for the short-term rental.

Public comment: none

Motion to approve with the following conditions by Supervisor Lease

- a) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing. This would be a maximum occupancy of 4 persons for the current system.
- b) All required State permits or approvals must be obtained and maintained.
- c) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
- d) The residence at issue must be occupied at least 6 months of the year as the occupant's permanent residence, whether as the owner or by lease.

Second by Supervisor Leix
Motion carries unanimously

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

Motion by Supervisor Gollon
Second by Supervisor Lease
Motion carries unanimously

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

none

15. Director's report

Director Godfrey overviewed the report in the meeting packet.

- Supervisor Gollon asked about the status of the Town of Pulaski dog violation case. Director Godfrey said the Sheriff's Office has filed criminal charges with the District Attorney and he, Godfrey, has asked if additional citations for zoning violations would be of benefit. To date, several citations have been issued that have not been paid.
- He pointed out the county's Farmland Preservation Plan must be recertified by DATCP before the end of this year. DATCP will need to review a draft around September so it can provide comment before County Board adoption
- He pointed out that the county's zoning ordinance will need to be recertified by DATCP before the end of 2026, particularly for the farmland preservation zoning districts.
- He asked if the committee would like to discuss the Gordon Greene (ZH3444) condition relating to septic system sizing at its next meeting or move the zoning forward to the County Board in March. The consensus was to add this as an action item on the March agenda. Mr. Greene was in attendance.

16. Next meeting date and time: March 27, 2025 at 6pm

17. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Nelson

Motion carried unanimously. Adjourned at 6:57pm

Scott A. Godfrey, Director

Posted by County Clerk's Office on 3/28/2025, Barbara Weinbrenner