

Iowa County Planning & Zoning Committee Minutes - Unapproved

Thursday, June 26, 2025 at 6:00 PM or as soon as thereafter

Conference Call 1-312-626-6799

Zoom meeting ID: 836 538 2607

<https://us02web.zoom.us/j/8405382607?omn=87646757460>

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: Kevin Butteris

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

4. Approve the minutes of the April 24, 2025 meeting.

Motion by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

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

Motion by Supervisor Lease

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by Carl Wagner to zone 9.5 acres from A-1 Ag & R-1 SF Res to AR-1 Ag Res in the SW/SW of S28-T8N-R5E in the Town of Arena.

Applicant Present: none

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 Joshua & Amanda Spurley to zone 30.3 acres from A-1 Ag to RB-1 Rec Bus in the NW/SE of S11-T7N-R2E in the Town of Clyde.

Applicant Present: none
Town Present: none

Director Godfrey gave the staff report.

Public comment: none

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

8. Petition by Joshua & Amanda Spurley for a Conditional Use Permit to operate a Tourist Cottage (short-term rental) on a 30.3-acre RB-1 Rec Bus lot in the NW/SE of S11-T7N-R2E in the Town of Clyde.

Applicant Present: none
Town Present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the following conditions by Supervisor Leix

- 1) 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.
- 2) All required State permits or approvals must be obtained and maintained.
- 3) The affected town must approve the proposed or existing driveway as meeting its standards for accessibility by fire and emergency services.
- 4) When no longer used for short-term rental as a Tourist Cottage, any change in the use of the structure or structures, even if to be residential, shall require compliance with the current zoning regulations.

Second by Supervisor Lease
Motion carries unanimously

9. Petition by James C. Rule to zone 3.206 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S16-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 associated certified survey map is duly recorded within 12 months of County Board approval by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Scott Godfrey and Jess Schmelzer to zone 21.89 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the W1/2-NE of S12-T6N-R1E in the Town of Eden.

Applicant Present: Scott Godfrey

Town Present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the conditions that the Town of Eden approves and that the associated certified survey map is duly recorded within 12 months of County Board approval by

Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

11. Petition by Michael Brokish – MS Brokish Trust to zone 11.274 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S36-T6N-R2E in the Town of Linden.

Applicant Present: Michael Brokish (came after action)

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 12 months of County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

12. Petition by Michael Brokish – MS Brokish Trust for a Conditional Use Permit to all up to 10 animal units on a 11.274-acre AR-1 Ag Res in the SE/SE of S36-T6N-R2E in the Town of Linden.

Applicant Present: Michael Brokish (came after action)

Town Present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that the associated zoning change takes effect by

Supervisor Lease

Second by Supervisor Nelson

Motion carries unanimously

13. Petition by Terry Alderson c/o Michael Rochon and Gary Brun to zone 1.022 acre from A-1 Ag to AR-1 Ag Res in the SW/NE of S8-T5N-R1E in the Town of Mifflin.

Applicant Present: Mike Rochon via Zoom

Town Present: Kevin Butteris

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 12 months of County Board approval by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

14. Petition by Moneypenny Land LLC to zone 9.247 acres from A-1 Ag to AR-1 Ag Res and 30.753 acres with the AC-1 Ag Conservancy overlay in the NW/NE of S12-T4N-R1E in the Town of Mifflin.

Applicant Present: none

Town Present: Kevin Butteris

Director Godfrey gave the staff report.

Supervisor Leix asked if there will be access to the AC-1 area off County Road A. Kevin Butteris replied there is access off County Road J.

Public comment: none

Motion to approve with the condition that the associated certified survey map is duly recorded within 12 months of County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

15. Petition by Bonnie Pittz Survivors Trust and Sun Rider LLC to zone 15.85 acres from A-1 Ag to C-1 Conservancy in the NE/NW of S15-T4N-R2E in the Town of Mineral Point.

Applicant Present: Penny DeBuhr; Atty Dean Keyes

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 12 months of County Board approval by Supervisor Nelson

Second by Supervisor Leix

Motion carries unanimously

16. Petition by Kurt & Tammy Wedig to replat lots 22, 23, 24, 25 & 26 of Ridge Point Estates into 4 lots, all in the SE/SE of S2-T4N-R2E in the Town of Mineral Point.

Applicant Present: none

Town Present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

17. Petition by Kris & Sundee Syse Runden and Richard & Sue Retrum to zone 4.06 acres from A-1 Ag to AR-1 Ag Res in the E1/2-SW of S11-T4N-R5E in the Town of Moscow.

Applicant Present: Kris Runden

Town Present: Joe Hendrickson

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 12 months of County Board approval by Supervisor Leix

Second by Supervisor Lease

Motion carries unanimously

18. Petition by Merlin Kemp for a Conditional Use Permit to combine two AR-1 Ag Res lots into a single AR-1 Ag Res lot in S11&12-T4N-R5E in the Town of Moscow.

Applicant Present: none

Town Present: Joe Hendrickson

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 12 months of County Board approval by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

19. Petition by James Duggan and Amborn Revocable Trust to zone 6.056 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S35-T8N-R1E in the Town of Pulaski.

Applicant Present: James Duggan 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 12 months of County Board approval by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

20. Petition by Ben & Kenlee Aide and Mike Aide, etal. To zone 2.009 acres from A-1 Ag to AR-1 Ag Res and 15.95 acres with the AC-1 Ag Conservancy overlay in the NE/SW & NW/SE of S34-T8N-R1E in the Town of Pulaski.

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 12 months of County Board approval by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

21. Petition by Kevin & Brenda Bohan to zone 8.101, 31.612, 32.325, and 17.668 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW1/4 of S9-T5N-R4E in the Town of Ridgeway.

Applicant Present: Kevin & Brenda Bohan

Town Present: Joe Thomas

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 12 months of County Board approval by Supervisor Lease

Second by Supervisor Leix

Motion carries unanimously

22. Petition by Daniel Pustina to zone 21.86 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S6-T7N-R4E in the Town of Wyoming.

Applicant Present: none

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

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

Motion by Supervisor Leix
Second by Supervisor Nelson
Motion carries unanimously

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

none

25. Director's report

Director Godfrey overviewed the report in the packet.

Supervisor Nelson asked Director Godfrey to overview the status of the county's GIS mapping recovery from the April cyberattack.

Due to a necessary medical leave starting July 23rd for Director Godfrey, it was agreed that there will not be a meeting or hearings for the month of August and September will be yet to be determined as he may be out for up to 12 weeks.

26. Next meeting date and time: July 24, 2025

27. Motion to adjourn

Motion by Supervisor Nelson
Second by Supervisor Leix
Motion carries unanimously. Adjourned at 7:04pm

Scott A. Godfrey, Director

Posted by County Clerk's office on 6/27/2025, Barbara Weinbrenner