

Iowa County Planning & Zoning Committee Minutes - unapproved

Thursday, July 24, 2025 at 6:00 PM or as soon as thereafter

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, David Gollon

Committee Absent: None

Staff Present: Shaun Wood

Other Supervisors: None

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the June 26, 2025 meeting.

Motion 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 by Supervisor Leix

Second by Supervisor Nelson

Motion carries unanimously

6. Petition by Rodina Real Estate and Bill Buckeridge for a Conditional Use Permit to divide an existing 3.191-acre B-2 Hwy Bus lot into two lots of 1.491 acres and 1.701 acres; to retain the Tourist Cottage use approved per ZH 3440 on the 1.491 acres; and to allow professional offices/shops on the 2.701 acres being lot 1 of CSM1046 in S20-T8N-R5E in the Town of Arena.

Applicant Present: Aaron Boehnen-Rodina Real Estate

Town Present: none

Shaun Wood gave the staff report.

Public comment: none

Motion to approve by Supervisor Nelson with the following conditions:

- 1) The work required by the WI DOT on the access be completed before the CUP takes effect.
- 2) The following conditions be applicable to the Tourist Cottage use of the 1.491-acre lot:
 - a) All new construction must meet code as determined by the town inspector.
 - b) All state health licenses, permits and inspections be obtained.
 - c) Occupancy be restricted to the septic system sizing based on 2 persons per bedroom.
- 3) The following conditions be applicable to the 1.701-acre lot:
 - a) The only business types allowed are those identified by the applicants in the application.
 - b) The business use of the units be limited to office space and storage, not to include onsite sales.
 - c) The perpetual, non-exclusive easement described in the proposed Bylaws be legally described and recorded with the Iowa County Register of Deeds.
 - d) Section 5.0 of Exhibit C of the proposed Bylaws be revised to read: "All signage within Arena Shops Condominium must comply with the aesthetic standards of the Association and all requirements under the Iowa County Zoning Ordinance."
 - e) An agreement to reduce the minimum side lot line setbacks (east and west) be required or the normal setbacks be met. An agreement will be drafted by the Office, signed before a notary (all parties) and recorded with the Register of Deeds.
- 4) The associated certified survey map is duly recorded within 12 months.

Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Shane & Amanda Williams and Cal, Julie & Vic Williams to zone 3.675 acres from A-1 Ag to AR-1 Ag Res and 20 acres with the AC-1 Ag Conservancy overlay district in the S1/2-SW of S35-T6N-R5E in the Town of Brigham.

Applicant Present: Yes

Town Present: none

Shaun Wood 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

8. Petition by Cynthia Gaffney and Mark Olson for a Conditional Use Permit to allow Recreational Residential Rental (short-term rental) on a 4.15-acre R-1 Single Family Res lot Being Lot 13 of the Greenleaf Glen plat in the NW/NW of S16-T6N-R3E in the Town of Dodgeville.

Applicant Present: Yes

Town Present: none

Shaun Wood gave the staff report.

Public comment: none

Motion to approve with the standards imposed in the Iowa County Zoning Ordinance by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

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

11. Director's report

Mr. Wood overviewed the report provided in the committee packet.

12. Next meeting date and time: tentatively September 25, 2025

13. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 6:32 pm

Shaun Wood, GIS Coordinator

Posted by County Clerk's Office on 7/28/2025, Barbara Weinbrenner