

Iowa County Planning & Zoning Committee - unapproved

Thursday, October 23, 2025 at 6:00 PM or as soon as thereafter

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=83865669271>

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. Acting Chair Don Leix called the meeting to order at 6:00pm

2. Roll Call.

Committee Present: Don Leix, Tim Lease, Curt Peterson (arrived at 6:12pm)

Committee Absent: Dave Gollon (excused), Ingmar Nelson

Staff Present: Scott A. Godfrey

Other Supervisors Present: Kevin Butteris (sitting in for Supervisor Gollon)

3. Approve of this agenda.

Motion to approve by Supervisor Butteris

Second by Supervisor Lease

Motion carries unanimously

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

Motion to approve by Supervisor Lease

Second by Supervisor Butteris

Motion carries with Supervisor Butteris abstaining

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

Motion to approve by Supervisor Butteris

Second by Supervisor Lease

Motion carries unanimously

6. Petition by Jeffrey Foster and Mary Foster to zone 34.21 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S11 & W1/2-SW of S12, in T7N-R5E in the Town of Arena.

Applicants present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the conditions that the associated certified survey map is duly recorded within 6 months of County Board approval and the remnants of the parent property be sold to and consolidated by deed with adjacent A-1 Agricultural zoned property within 12 months of County Board approval by Supervisor Lease

Second by Supervisor Butteris

Motion carries unanimously

7. Petition by Amanda Winslow and the Lois Powell Revocable Living Trust to zone 15.545 acres from A-1 Ag to AR-1 Ag Res and 25.775 acres with the AC-1 Ag Conservancy overlay district in the NW/NE of S2-T5N-R3E in the Town of Dodgeville.

Applicants present: Lois Powell

Town present: none

Director Godfrey gave the staff report

Public comment:

- Ms. Powell requested the AC-1 overlay district to apply to tax parcel 008-1487, being 40 acres. Director Godfrey said this can be done.

Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Butteris

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Thomas & Laura Wienkes to zone 2.435 acres from A-1 Ag to C-1 Conservancy in the NW/NW of S35-T7N-R1E in the Town of Highland.

Applicants present: Thomas & Laura Wienkes

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 Butteris

Motion carries unanimously

9. Petition by Mike & Sheila Draves to zone 2.03 acres from A-1 Ag to R-2 Multi-Family Res in the NE/NE of S8-T7N-R1E in the Town of Highland.

Applicants present: Sheila Draves

Town present: none

Director Godfrey gave the staff report

Public comment:

- Mr. Wepking expressed his concern over potential traffic safety issues and referred to his letter to the committee included in the committee packet.

Motion to approve with the conditions that the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Peterson

Second by Supervisor Lease

Motion carries unanimously

10. Petition by Josiah Boone Rule and Terry Rule to zone 8.388 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S4-T5N-R2E in the Town of Linden.

Applicants present: Josiah Boone Rule and Terry Rule

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 Butteris

Second by Supervisor Lease

Motion carries unanimously

11. Petition by William Neal for a Conditional Use Permit to allow up to 3 animal units on a 2.73-acre AR-1 Ag Res lot being L2 or CSM 2061 in S21-T6N-R2E in the Town of Linden.

Applicants present: William Neal and family

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Lease

Second by Supervisor Butteris

Motion carries unanimously

12. Petition by Dennis Welsh to zone 5.86 acres from A-1 Ag & B-4 Industrial to AR-1 Ag and 57.62 acres with the AC-1 Ag Conservancy overlay district in the N1/2-NE of S9-T5N-R1E in the Town of Mifflin. This petition includes the balance of the B-4 lot created per ZH884 to be zoned back to A-1 considered combined with adjacent A-1 land.

Applicants present: Dennis Welsh

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 Butteris

Second by Supervisor Peterson

Motion carries unanimously

13. Petition by John Matusewic for a Conditional Use Permit to operate a Residential Kennel on a 11.52-acre AR-1 Ag Res lot being Lot 1 of CSM1726 in S23-T8N-R1E in the Town of Pulaski.

Applicants present: Mr. Matusewic

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the condition that the Conditional Use Permit is terminated upon the future sale of the property by Supervisor Peterson

Second by Supervisor Lease

Motion carries unanimously

14. Petition by Chad Hunter to zone 15.05 acres from A-1 Ag to RB-1 Recreational Bus in the SE/SW of S3-T7N-3E in the Town of Wyoming.

Applicants present: Chad Hunter

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve with the conditions that the associated Conditional Use Permit is approved and that the certified survey map is duly recorded within 6 months of County Board approval by Supervisor Peterson

Second by Supervisor Butteris

Motion carries unanimously

15. Petition by Chad Hunter for a Conditional Use permit to operate a Tourist Cottage on a 15.05-acre RB-1 Rec Bus lot in the SE/SW of S3-T7N-3E in the Town of Wyoming.

Applicants present: Chad Hunter

Town present: none

Director Godfrey gave the staff report

Public comment:

- Mr. Hunter said he has been in contact with Sanitarian Loeffelholz to verify the privy.

Motion to approve by Supervisor Lease with the following conditions:

- 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 will require the existing privy/outhouse be proven to meet today's sanitary code or be replaced with one that does.
- 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.
- e) The associated zoning change is approved by the County Board with all conditions met

Second by Supervisor Butteris

Motion carries unanimously

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

Motion to approve by Supervisor Peterson

Second by Supervisor Butteris

Motion carries unanimously

17. Request by Timothy Lindholm to waive the penalty portion of an after-the-fact zoning permit at 4888 County Road DD in the Town of Mineral Point.

Director Godfrey gave the staff report.

Motion to approve waiving the penalty portion of the permit fee by Supervisor Peterson
Second by Supervisor Butteris
Motion carries unanimously

18. Request by Michael Wilkinson for a Temporary Use Permit to host competitive shooting events on a 240-acre A-1 Ag lot in the Town of Arena.

Director Godfrey gave the staff report.

Mr. Wilkinson asked to include August 15-16, 2026 in addition to the dates included for events in his application. He said his property has been approved for a professional event in August. He added his intent is to see how these events work out economically and with the neighborhood in order to determine whether to seek zoning approval for this to be an ongoing use.

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

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

- Supervisor Leix said a proposed substation associated with the Pattern Energy wind project and new power line is on the Public Works Committee agenda for discussion.

20. Director's report

Director Godfrey overviewed the report included in the committee packet.

21. Next meeting date and time: proposing December 4, 2025 due to Thanksgiving Holiday

- December 4th was agreed to with the direction to verify the time as the meeting will follow the General Government Committee meeting

22. Motion to adjourn

Motion by Supervisor Butteris
Second by Supervisor Lease
Motion carries unanimously. Adjourned at 6:57pm

Scott A. Godfrey, Director