



**MINUTES - unapproved**  
**Iowa County Planning & Zoning Committee**  
**Thursday, June 27, 2019 – 6:15PM**  
**2<sup>nd</sup> Floor Room 2340 - Courthouse**  
**222 N. Iowa Street**  
**Dodgeville, Wisconsin**

**Iowa  
County  
Wisconsin**

For information regarding access for the disabled please call 935-0399.

***Any subject on this agenda may become an action item unless otherwise noted.***

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Call to order. Supervisor Peterson called to order at 6:17pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2 | <p>Roll Call.</p> <p>Members Present: Curt Peterson, Doug Richter, Don Leix, Steve Deal, David Gollon</p> <p>Members Absent: none</p> <p>Staff Present: Scott A. Godfrey</p> <p>Other Supervisors Present: none</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3 | <p>Consent Agenda:</p> <ul style="list-style-type: none"> <li>a) Approve the agenda for this meeting.</li> <li>b) Approve the minutes of the last meeting.</li> </ul> <p>Motion to approve by Supervisor Leix</p> <p>Second by Supervisor Deal</p> <p>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4 | Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken. None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 5 | <p>Continued petition by David &amp; Michael Price to rezone 15.471 acres from AR-1 Ag Res &amp; A-1 Ag to all AR-1 Ag Res and to rezone the balance of 21.768 acres to C-1 Conversancy in the E1/2-NW of S23-T7N-R2E in the Town of Dodgeville.</p> <p>Applicant Present: Melody Scheckel</p> <p>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Leix to approve with the condition that the additional 0.819 acre is acquired and the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change;</p> <p>Second by Supervisor Deal</p> <p>Motion carries unanimously</p> |
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | <p>Petition by Bilse Farms LLC and Richard Wilberg to rezone 13.21 acres A-1 Ag to AR-1 Ag Res and 12.05 acres from A-1 Ag &amp; AR-1 Ag Res to all AR-1 Ag Res in the S1/2-SW of S33-T6N-R5E in the Town of Brigham.</p> <p>Applicant Present: Mr. &amp; Mrs. Bilse and Richard Wilberg<br/>Town Present: Jason Carden</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Leix to approve with the condition that that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change;<br/>Second by Supervisor Deal<br/>Motion carries unanimously</p> |
| 7 | <p>Petition by Gerald &amp; Jackie Hodgson to rezone 19.395 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S6-T6N-R5E in the Town of Brigham.</p> <p>Applicant Present: Jackie Hodgson<br/>Town Present: Jason Carden</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Leix to approve;<br/>Second by Supervisor Deal<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                   |
| 8 | <p>Petition by Anthony Grabski to rezone 22.916 acres from AR-1 Ag Res to C-1 Conservancy to leave a 3.304 AR-1 Ag Res lot in the W1/2-SE of S23-T7N-R5E in the Town of Brigham.</p> <p>Applicant Present: Anthony Grabski<br/>Town Present: Jason Carden</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Deal to approve with the conditions that the associated certified survey map is duly recorded and the driveway relocated to the Town of Brigham's satisfaction within 6 months of the County Board approving the zoning change;<br/>Second by Supervisor Leix<br/>Motion carries unanimously</p>  |
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | <p>Petition by Judith Smith to rezone 0.688 acre from R-2 Multi Fam Res to R-1 Single Fam Res in the SW/SE of S29-T8N-R4E in the Town of Wyoming.</p> <p>Applicant Present: Judy Smith and Mr. Smith<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve;<br/>Second by Supervisor Leix<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 10 | <p>Petition by Judith Smith for a Conditional Use Permit to allow Recreational Residential Rental on a 0.688-acre R-1 Single Fam Res lot SW/SE of S29-T8N-R4E in the Town of Wyoming.</p> <p>Applicant Present: Judy Smith and Mr. Smith<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve with the following conditions:</p> <ul style="list-style-type: none"> <li>a) The maximum number of occupants during any single rental period be 6 (proposed by the Applicant)</li> <li>b) Parties or activities that cause a disturbance of the neighborhood are prohibited (proposed by the Applicant)</li> <li>c) The Applicant is responsible to obtain and maintain any State license or other required approval.</li> </ul> <p>Second by Supervisor Deal<br/>Motion carries unanimously</p> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | <p>Petition by James Roth to rezone 8.071 acres &amp; 1.888 acres from A-1 Ag to C-1 Conservancy in the W1/2-NW of S15-T6N-R4E in the Town of Walldwick.</p> <p>Applicant Present: James Roth<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Deal to approve with the conditions that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change;<br/>Second by Supervisor Gollon<br/>Motion carries unanimously</p>                                                                                                       |
| 12 | <p>Petition by Kody &amp; Sara Jorgenson and Kevin &amp; Karen Jorgenson to rezone 2.28 acres from A-1 Ag to AR-1 Ag Res and 57.02 acres with the AC-1 Ag Conservancy overlay in the S1/2-NW of S24-T5N-R2E in the Town of Mineral Point.</p> <p>Applicant Present: Kody, Sara and Kevin Jorgenson<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Leix to approve with the conditions that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change;<br/>Second by Supervisor Richter<br/>Motion carries unanimously</p> |
| 13 | <p>Petition by Ralph Brownlee to rezone 5.28 acres from AR-1 Ag Res to B-2 Hwy Bus being Lot 2 of CSM1010 in S14-T8N-R4E in the Town of Arena.</p> <p>Applicant Present: Ralph Brownlee<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve;<br/>Second by Supervisor Deal<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                           |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | <p>Petition by Ralph Brownlee for a Conditional Use Permit to allow mini-warehouse storage and an associated residence on a 5.28-acre B-2 Hwy Bus Lot being Lot 2 of CSM1010 in S14-T8N-R4E in the Town of Arena.</p> <p>Applicant Present: Ralph Brownlee<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Deal to approve with the following conditions:</p> <ul style="list-style-type: none"> <li>a) Up to 18 items are allowed to be stored outside of and to the north of the warehouse buildings so as not to be visible from US Highway 14</li> <li>b) Up to 4 warehouse buildings are allowed</li> <li>c) Signage will be on the warehouse buildings only consistent with the provisions of the Iowa County Zoning Ordinance</li> <li>d) Dusk to dawn lighting is required and shall be directed away from US Highway 24</li> </ul> <p>Second by Supervisor Leix<br/>Motion carries unanimously</p> |
| 15 | <p>Petition by Charles Grimm for a Conditional Use Permit to divide an existing AR-1 Ag Res lot into two lots of 2.01 &amp; 3.13 acres in the NE/SW of S34-T6N-R3E in the Town of Dodgeville.</p> <p>Applicant Present: Charles Grimm and Mrs. Grimm<br/>Town Present: none</p> <p>Director Godfrey gave the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve;<br/>Second by Supervisor Deal<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 16 | <p>Consideration of request for a Temporary Use Permit by R and M Enterprises and Dusty Marklein to allow fireworks sales at 4894 County Road YZ in the Town of Dodgeville.</p> <p>Director Godfrey noted for the record that the addresses listed in this and item 17 were mistakenly swapped</p> <p>Motion by Supervisor Gollon to approve with the condition the permit expires July 14, 2019;<br/>Second by Supervisor Richter<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17 | <p>Consideration of request for a Temporary Use Permit by R and M Enterprises and Farm &amp; Fleet to allow fireworks sales at 3916 State Road 23 in the Town of Dodgeville.</p> <p>Director Godfrey noted for the record that the addresses listed in this and item 17 were mistakenly swapped</p> <p>Motion by Supervisor Gollon to approve with the condition the permit expires July 12, 2019;<br/>Second by Supervisor Richter<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 18 | <p>Consideration of request by Ivey Construction Inc. for a renewal of an existing Conditional Use Permit to allow nonmetallic mining on approx. 68 acres of an AB-1 Ag Bus lot originally approved per ZH2722 in S22-T5N-R3E in the Town of Mineral Point.</p> <p>Supervisor Peterson turned this item over to Supervisor Gollon due to a conflict of interest.</p> <p>Director Godfrey stated the mining use has not yet started and recommended the permit be renewed for an additional 5 years with the same conditions imposed when originally approved in 2014.</p> <p>Public comment: Tom Edge asked about stones being placed along his right of way. Supervisor Gollon said this issue is outside the scope of the agenda item.</p> <p>Motion by Supervisor Deal to renew the Conditional Use Permit for 5 years with the same conditions imposed when originally approved in 2014;<br/>Second by Supervisor Leix<br/>Motion carries with Supervisor Peterson not participating</p> |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19 | <p>Consideration of Office fee schedule revisions for the 2020 Budget.</p> <p>Director Godfrey overviewed the status of revenues offsetting expenditures for the planning and zoning programs in the Office. He proposed revisions to the following Office fees:</p> <ul style="list-style-type: none"> <li>a) Institute a \$10 filing fee for holding tank maintenance reports</li> <li>b) Institute a \$100 application fee for a Temporary Use Permit</li> <li>c) Revise private onsite wastewater system maintenance report filing fees to: <ul style="list-style-type: none"> <li>• \$30 if filed within first deadline</li> <li>• \$40 if filed within second deadline</li> <li>• \$100 if filed after a citation has been issued</li> </ul> </li> <li>d) Revise floodplain and shoreland permit fees from \$150 to \$75 for projects overseen by the Land Conservation Department</li> <li>e) Revise the permit fee for any structure not defined as a building from \$75 to \$100</li> <li>f) Institute permit fees issued under the Iowa County Airport Zoning Ordinance as \$75 if the site is within Iowa County's general zoning jurisdiction and \$150 if the site is outside Iowa County's general zoning jurisdiction</li> </ul> <p>Motion by Supervisor Gollon to recommend the all proposals except revising the floodplain and shoreland permit fees;<br/> Second by Supervisor Richter<br/> Motion carries unanimously</p> |
| 20 | <p>Director's Report</p> <ul style="list-style-type: none"> <li>a) Office activity and programs</li> <li>b) Use of campers outside approved campgrounds</li> <li>c) Update on Mineral Point ETZ and Farmland Preservation Program</li> </ul> <p>Director Godfrey overviewed the report included in the packet.</p> <p>Consensus was not to consider revising the Farmland Preservation Plan to incorporate the Mineral Point ETZ area until said area is revised to be consistent with statutory requirements for boundary parameters and to resolve the several issues, such as dividing buildings and parcels.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 21 | <p>Next meeting date and time: July 25<sup>th</sup> at 6pm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 22 | <p>Adjourn</p> <p>Motion to adjourn by Supervisor Gollon;<br/> Second by Supervisor Deal.<br/> Motion carries unanimously. Adjourned at 7:25pm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |