

NOTICE OF ELECTRONIC MEETING

This meeting will be conducted via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present.

In accordance with Wisconsin law, the meeting will remain open to the public. The public may attend in person at the location noted on the agenda. **All public who attend in person are required to wear a face covering and adhere to social distancing.**

The public is encouraged and requested to attend via electronic means.

Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given to the public that the Iowa County Planning & Zoning Committee will hold a meeting and hearings

Thursday, May 27, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 863 3458 9266

<https://us02web.zoom.us/j/86334589266>

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.

MINUTES – approved June 24, 2021

1. Call to order. Chair Peterson called the meeting to order at 6:00pm
2. Roll Call.

Committee Present: Curt Peterson, Kevin Butteris, Don Leix, Mel Masters, Dave Gollon

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the April 22, 2021 meeting.

Motion by Supervisor Leix

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 by Supervisor Masters

Second by Supervisor Butteris

Motion carries unanimously

6. Petition by Edwin Sweet to rezone an existing 1.58 acres from B-2 Hwy Bus to AR-1 Ag Res being Lot 1 of CSM232 in S18-T8N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

7. Petition by Samantha Crownover for a Conditional Use Permit to allow Recreational Residential Rental of an existing house at 7050 Reimann Rd in the NE/SW of S21-T8N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Public comment:

- Gerald Dorscheid spoke in favor of the petition

Motion to approve with the following conditions by Supervisor: Gollon

- 1) Maximum of 10 people for a single rental period
- 2) The operational characteristics shall be adhered to as proposed by the applicant in Section IV of the application.

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Jason Gust and Lois Denure to rezone 27.238 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/SE of S3-T5N-R5E in the Town of Brigham.

Director Godfrey gave the staff report.

Public comment:

- Jerry Davis stated support on behalf of the Town of Brigham
- Mr. Gust explained the addition to the lot is to provide access to the county highway that meets the county's requirements

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

Second by Supervisor Butteris

Motion carries unanimously

9. Petition by Richard Brander to rezone an existing 60+/- acre C-1 Conservancy lot to A-1 Ag in the NE1/4 of S36-T8N-R2E in the Town of Clyde.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Dan, Tim & Dave Gollon to rezone 10.02 acres from AB-1 Ag Bus to RB-1 Rec Bus in the SW/SW of S35-T6N-R3E in the Town of Dodgeville.

Supervisor Gollon recused himself

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 Masters

Second by Supervisor Butteris

Motion carries unanimously

11. Petition by Dan, Tim & Dave Gollon for a Conditional Use Permit on a 10.02-RB-1 Rec Bus lot to allow a horse stable, retail sales and associated residence in the SW/SW of S35-T6N-R3E in the Town of Dodgeville.

Supervisor Gollon recused himself

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the following conditions by Supervisor: Butteris

- 1) The number of animal units on the RB-1 lot will not exceed 15 for boarding purposes.
- 2) The property owner shall submit a current copy of a lease agreement with an adjoining landowner allowing the horse husbandry use of the adjacent property that provides adequate acreage to accommodate 15 animal units. The owner must notify the County of any changes with the agreement on file. If the lease is terminated at any time or not renewed, the CUP will terminate.
- 3) After dark, all sale horses would be viewed indoors to allow for adequate lighting.
- 4) All outdoor lighting needs to be faced in a downward direction.
- 5) Normal operation hours will be from 6am to 10pm with occasional after-hour deliveries.

Second by Supervisor Masters

Motion carries unanimously

12. Petition by Greg Jewell, Connie Ritchie Hallada & Frank Hallada to rezone 42.75 acres from A-1 Ag & R-1 SF Res to all R-1 SF Res in the W1/2 –NW of S28-T6N-R2E in the Town of Dodgeville. This is in association with a subdivision plat to be proposed and reviewed at a later date.

Director Godfrey gave the staff report. He added that the Town of Dodgeville has not yet provided a recommendation on the rezoning, so he added that this can be a condition to approval.

Public comment:

- Daniel Durst asked of the potential impacts to the existing drainage way. Director Godfrey replied that this will be a consideration when the subdivision plat is reviewed in the near future.

Motion to approve with the conditions that the Town of Dodgeville supports the zoning change and that the associated subdivision plat is approved within 2 years of County Board approval by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

13. Petition by Kevin & Roy March to rezone 3.59 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SW of S29-T6N-R4E in the Town of Dodgeville.

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 Gollon

Second by Supervisor Leix
Motion carries unanimously

14. Petition by Douglas & Sherrill Randall for a Conditional Use Permit to allow a second farm-related residence on an approx. 119.3-acre A-1 Ag lot and to zone 35.01 acres with the AC-1 Ag Conservancy overlay in the SE/SE of S23-T7N-R3E to meet the residential density standard.

Motion to approve with the condition that the AC-1 be applied by Supervisor Gollon
Second by Supervisor Butteris
Motion carries unanimously

15. Petition by Roger & Janice Boettcher to rezone 3.16 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S7-T6N-R2E in the Town of Eden and to zone approx. 78.84 acres with the AC-1 Ag Conservancy overlay to meet residential density standards.

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 and the AC-1 be applied by Supervisor Butteris
Second by Supervisor Leix
Motion carries unanimously

16. Petition by Cole Roelli & Christl Burns-Roelli to rezone 12.5 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S17-T6N-R2E in the Town of Eden.

Director Godfrey gave the staff report.
Public comment: none

Motion to by Supervisor Leix
Second by Supervisor Masters
Motion carries unanimously

17. Petition by David McCarthy to rezone two lots of 7.848 acres and 24-348 acres from A-1 Ag to AR-1 Ag Res in the SW1/4 of S23-T7N-R1E in the Town of Highland.

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 Leix
Second by Supervisor Masters
Motion carries unanimously

18. Petition by Everett & Janet Beckius to rezone 5.06 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S34-T7N-R1E in the Town of Highland.

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 Gollon

Second by Supervisor BUTteris

Motion carries unanimously

19. Petition by Robert Daentl to rezone 1 acre in the NE/SW of S28-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the conditions that the parent lot be consolidated by deed with adjacent A-1 land and the associated certified survey map is duly recorded within 6 months of County Board approval by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

20. Petition by Chase Farm Inc. to rezone 20.38 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S28-T5N-R1E in the Town of Mifflin.

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 Leix

Second by Supervisor Butteris

Motion carries unanimously

21. Petition by Chase Farm Inc. for a Conditional Use Permit to allow up to 16 animal units on a 20.38-acre AR-1 Ag Res lot in the SE/NE of S28-T5N-R1E in the Town of Mifflin.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

22. Petition by Tim & Cindy Pittz to rezone 2 acres from A-1 Ag to AR-1 Ag Res & 38.2 acres from A-1 Ag to C-1 Conservancy in the SW/SE of S10-T5N-R3E in the Town of Mineral Point.

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 Gollon

Second by Supervisor Butteris

Motion carries unanimously

23. Petition by Jesse Nodolf and Rick & Terri Carlson to rezone 25 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S12-T5N-R4E in the Town of Ridgeway.

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 Leix

Second by Supervisor Masters

Motion carries unanimously

24. Petition by Derek & Jenna Vinje and Donald & Joan Brunner to rezone 5.68 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S35-T6N-R4E in the Town of Ridgeway.

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 Gollon

Second by Supervisor Butteris

Motion carries unanimously

25. Petition by Tia Fisher for Lowery Creek LLC for a Conditional Use Permit to allow Recreational Residential Rental use of an existing house at 6481 County Road TZ in the SE/NE of S31-T8N-R4E in the Town of Wyoming.

Director Godfrey gave the staff report.

There was discussion over the practical ability to enforce all of the Town's recommended conditions.

Public comment:

- Mary Williams stated her support with the conditions imposed.
- Tia Fisher stated the conditions are operational policies intended to be imposed and acknowledged the difficulty the county may have to enforce if imposed as conditions.

Motion to approve with the following conditions by Supervisor: Gollon

- 1) Maximum of 7 guests at any one rental period
- 2) Dark sky lighting – lighting to face down
- 3) Quiet hours after 10:30pm

Second by Supervisor Leix

Motion carries with Supervisor Masters opposing

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

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

27. Consideration of a requested Temporary Use Permit for R and M Enterprises to operate a fireworks stand at the Farm & Fleet store at 4894 County Road YZ in the Town of Dodgeville.

Motion to support with the conditions that the permit expires July 7, 2021 and that the stand is located in the parking lot by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

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

- Supervisor Leix stated there will be a listening session sponsored by Rep. Novak and Sen. Marklein tomorrow from 1-2pm on wind and solar projects.
- Supervisor Gollon asked how changing or dropping density standards by comprehensive plan revision impacts past conservancy zoning. Director Godfrey stated past practice has been for the affected town to petition to lift the conservancy zoning through the rezoning process.

29. Director's report. Godfrey overviewed the report included in the meeting packet

30. Next meeting date and time: June 24th starting with a joint hearing with the Town of Mineral Point Plan Commission and hearings to follow

31. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:15pm

Scott A. Godfrey, Director