

**NOTICE OF JOINT PUBLIC HEARING/MEETING OF THE IOWA
COUNTY PLANNING & ZONING COMMITTEE AND TOWN OF
MINERAL POINT PLAN COMMISSION**

***FURTHER NOTICE: THE IOWA COUNTY PLANNING & ZONING
COMMITTEE WILL CONVENE ITS MONTHLY MEETING AT
CONCLUSION OF JOINT MEETING**

This meeting will be conducted in person and 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, June 24, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 836 6289 6549

<https://us02web.zoom.us/j/83662896549>

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 7-29-2021

1. Call to order by each respective body.

Mineral Point Plan Commission Chair Jim Heisner called to order at 6pm.

Planning & Zoning Committee Chair Curt Peterson called to order at 6pm.

2. Roll Call by each respective body.

Mineral Point Plan Commission Present: Jim Heisner, Amy Robinson, Troy Kreul, Greg James, Bert Parkos, Gary Sullivan (Town Board representative), Everett Lindsey (Town Board representative)

Planning & Zoning Committee Present: Curt Peterson, Kevin Butteris, David Gollon, Mel Masters, Don Leix

3. Certification of notice for this hearing by the Iowa County Planning & Zoning Committee

Chair Heisner stated the hearing has been noticed. Motion to approve by Gary Sullivan, second by Troy Kreul. Carries unanimously

4. Approve of this agenda by each respective body

For Planning & Zoning Committee: Motion to approve by Supervisor Gollon; second by Supervisor Butteris. Motion carries unanimously

For Mineral Point Plan Commission: Motion to approve by Amy Robinson; second by Greg James. Motion carries unanimously

5. Public input on the consideration of the following:

a) Town of Mineral Point Comprehensive Plan:

- Amendment of Section H Land Use Element and Section I Implementation Element to change the residential density requirements to allow lot division exemptions under certain circumstances, to clarify one residence per 40 acres, and to clarify how it is administered

b) Iowa County Comprehensive Plan:

- Amendment of Section H Land Use Element and Section I Implementation Element to be consistent with the Town of Mineral Point Comprehensive Plan revisions

Director Godfrey overviewed proposed revisions.

No public comment

6. Consideration of action by the Town of Mineral Point Plan Commission on proposed amendments to Sections H and I of the Town of Mineral Point Comprehensive Plan as outlined in item 5 above or as otherwise proposed.

Chair Heisner stated the revisions will provide more flexibility for sub-40 acre lots to be developed.

Motion to approve by Gary Sullivan; second by Greg James. Motion carries unanimously

7. Consideration of action by the Iowa County Planning & Zoning Committee on proposed amendments to Sections H and I of the Iowa County Comprehensive Plan as outlined in item 5

above or as otherwise proposed.

Motion to approve by Supervisor Masters; second by Supervisor Gollon. Carries unanimously

8. Adjournment of joint meeting.

Motion to adjourn by Supervisor Gollon; second by Supervisor Leix. Carries unanimously.
Chair Heisner acknowledged action to represent town as well.
Adjourned at 6:11pm

9. Call to order of Iowa County Planning & Zoning monthly meeting.

Called to order by Supervisor Peterson at 6:11 pm

10. 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

11. Approve the minutes of the May 27, 2021 meeting.

Motion by Supervisor Butteris
Second by Supervisor Gollon
Motion carries unanimously

12. 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 Butteris
Motion carries unanimously at 6:12pm

13. Petition by Randy & Patricia Davis and the Susan Deronne Trust to rezone 1.163 acres from A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus and 2.185 acres from A-1 Ag & B-2 Hwy Bus to AR-1 Ag Res in the SW/SE of S20 & NW/NE of S29 all in T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.
Public comment: none

Motion 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

14. Petition by Randy & Patricia Davis and the Susan Deronne Trust for a Conditional Use Permit to allow vehicle repairs, meat processing & associated residence on a 1.163-acre B-2 Hwy Bus lot in the SW/SE of S20 & NW/NE of S29 all in T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion by Supervisor Leix with the following conditions:

- a) Outdoor lighting must be limited to security lights.
- b) No more than twelve vehicles may be kept outside at any time. This limitation does not include owner, guests, or employee cars and the number may include vehicles being repaired but does not provide for the outside storage of junk vehicles.
- c) Parts and equipment storage must be in permanent buildings not, for example, semi-trailers or buses.
- d) Trash, refuse, or junk stored on premise must be screened with a solid fence or permanent conifers.
- e) The meat processing shall be for deer only.
- f) The processing is to begin not before the first day of the gun-deer season as set by the WDNR and last no more than four weeks.
- g) All waste is to be stored in permanent containers and disposed of in a legal and timely manner.

Second by Supervisor Butteris

Motion carries unanimously

15. Petition by Iowa County and Tyler & Erica Jenson to rezone 1.0 acre from A-1 Ag and AR-1 Ag Res to all AR-1 Ag Res in the NE/SE of S26-T6N-R2E in the Town of Linden. This is intended to replace the incorrect legal description of Zoning Hearing #772.

Director Godfrey gave the staff report.

Public comment: none

Supervisor Gollon suggested having the corners of the new description marked.

Motion by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

16. Petition by Paul Haviland and Regina Fischer to rezone two 15-acre lots from A-1 Ag to AR-1 Ag Res in the SE ¼ of S18-T7N-R3E in the Town of Clyde.

Director Godfrey gave the staff report.

Public comment: none

Motion 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 Gollon

Motion carries unanimously

17. Petition by Jewell Associates Engineers Inc., Connie Ritchie-Hallada, & Frank Hallada for consideration of a preliminary subdivision plat proposing the division of 42.75 acres into 19 lots in part of the W1/2-NW1/4 & part of Outlots 2 & 3, Lots 12,24,25, 26, 27, 28, 29 & 30 of Lehnrs Plat No. 3 in S28-T6N-R3E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comment:

- John Houck spoke in opposition of the current design for safety reasons relating to traffic, on entry/exit point, and private wells/septic systems. He stated no notification was directly sent to him or his city resident neighbors and asked that this be sent back to the city so their concerns can be heard.
- Carrie Wood spoke in opposition of the current design for safety concerns over traffic on Brue, which includes a nearby school bus depot. She added the narrowness of Brue Road and additional traffic may lead to accidents that leave the road. Her home is about 38 feet off the road. She added the loss of the pine trees is an environmental concern.
- Connie Ritchie stated the property was purchased 27 years ago and the trees planted with the goal of selling wooded lots someday. She said she lives on a cul de sac and have not had any issues relating to blocked entry/exit. She said there is high interest in the lots and anyone is welcome to purchase, even if to not develop.
- Supervisor Masters asked if there will be any further meetings at the Town. Supervisor Peterson said the final plat will be coming to the Town for review. Greg Jewell said the final plat will be coming to the City as well for review.
- Leslie Houck asked if there is any concern by this body that the City did not provide direct notice to adjoining landowners and asked if this would be sent back to start over at the City. Supervisor Gollon stated he is not willing to speak on behalf of the City and that the matter was thoroughly vetted at the Town. Supervisor Peterson said it is up to the City to provide notice as required by its ordinances.

Motion by Supervisor Gollon with staff conditions and that the final plan be reviewed/approved by staff only

Supervisor Masters expressed his preference for the final plat to be reviewed by the committee.

Second by Supervisor Butteris

Motion carries unanimously

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

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 6:50pm

19. Consideration of a Temporary Use Permit requested by Nadia Alber to allow farm-stays on an existing 8-acre A-1 Ag lot at 5737 County Road H in the Town of Arena.

Director Godfrey overviewed the request and background information.

Ms. Albers explained their proposal of having interested public experience the farming

operation and to provide two camping sites for overnight stays. She said the sites are primitive for tents only. She added an address for the field road that accesses the sites will be applied for as recommended by the Town of Arena. She concluded asking that consideration be made to revise zoning regulations to allow this sort of use on farms.

Supervisor Gollon asked if there is a charge for overnight stays. Ms. Albers said there is a small fee.

Motion by Supervisor Leix with the conditions in the report
Second by Supervisor Butteris
Motion carries unanimously

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

Public comment:

- Gloria Belkin spoke against large wind development in the county and provided a handout relating to the ATC Hickory Cardinal power line lawsuit.
- Rob Danielson spoke screen-shared a document on very large wind turbines and questions about large wind systems posed by Steve Ferrell.
- Chris Klopp echoed Mr. Danielson's comments and added the county must make an effort to inform the public about large wind projects.

21. Director's report.

Director Godfrey overviewed the report in the committee packet.

22. Next meeting date and time. July 29, 2021 at 6pm

23. Motion to adjourn.

Motion by Supervisor Leix
Second by Supervisor Butteris
Motion carries unanimously. Adjourned at 7:28pm

Scott A. Godfrey, Director