

Iowa County Planning & Zoning Committee – unapproved Dec. 2, 2021

Thursday, October 21, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 820 4027 7156

<https://us02web.zoom.us/j/82040277156>

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, Don Leix, Kevin Butteris, Mel Masters, Dave Gollon

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

4. Approve the minutes of the September 23, 2021 meeting.

Motion by Supervisor Butteris

Second by Supervisor Masters

Motion carries with Supervisor Leix abstaining

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 Butteris

Motion carries unanimously

6. Petition by Trophy Ridge Properties LLC for a Conditional Use Permit to reconfigure three AR-1 Ag Res lots in the NW/NW of S2-T6N-R5E in the Town of Brigham.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Eric & Pamela Blabaum and Michael & Suzanne Nechkash to rezone 20 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S11-T5N-R5E in the Town of Brigham.

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

8. Petition by the Town of Clyde to rezone 15.331 acres from A-1 Ag to C-1 Conservancy & 2.185 acres from A-1 Ag to B-3 Heavy Bus in part of the NE/NW in S36-T8N-R2E in the Town of Clyde.

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 Gollon

Motion carries unanimously

9. Petition by the Town of Clyde for a Conditional Use Permit to allow a waste transfer site as a Governmental Use on a 2.185-acre B-3 lot in the NE/NW of S36-T8N-R2E in the Town of Clyde.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the condition that the permit expires if the land is no longer owned by the Town of Clyde by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

10. Petition by Susan Morrison for a Conditional Use Permit for short-term rental termed Recreational Residential Rental on a 29-356-acre AR-1 Ag Res lot in the SW/SE of S11-T7N-R2E in the Town of Clyde.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Leix with the following conditions:

- 1) The maximum occupancy shall be based on the number of bedrooms the septic system is sized to allow, at double occupancy. The existing 3-bedroom system would allow up to 6 guests at any one time.
- 2) The following rental conditions as proposed in the application shall apply: no fireworks; no loud parties; parking on driveway only; contact owners by phone as soon as possible if any issues arise
- 3) The applicant is responsible for any State license/permit/approval.
- 4) The permit terminates if the use of the house is no longer principally as a residence of the landowner, at which time a CUP may be sought for a Tourist Cottage.

Second by Supervisor Masters

Motion carries unanimously

11. Petition by Jason & Vicki Goodman and Paul & Mary Dolan to rezone 2.676 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in part of the W1/2-NW of S34-T7N-R3E 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

12. Petition by Addison Family LLC to rezone 4.71 acres from C-1 Conservancy & AR-1 Ag Res to all AR-1 Ag Res in part of S18-T6N-R1E in the Town of Eden.

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

13. Petition by Dean Siegenthaler and JSP Properties to rezone 3.935 acres & 2.002 acres from A-1 Ag to AR-1 Ag Res in the NW/SW of S29 & NE?SE of S30 all in T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public Comment:

Mr. Siegenthaler stated he is planning to purchase both lots. He asked if the two lots can be a single lot. Director Godfrey replied the ordinance prohibits more than one residence on a lot that is under 40 acres in area outside the A-1 Ag district.

There was discussion of the committee wanting to see agreements for the shared driveway, shared well and shared septic system. The committee also would like the shared lot line marked, even if flush at the ground versus a fence.

Mr. Siegenthaler said he may consider reconfiguring the lots to change the shared lot line.

Motion to postpone until the next meeting to allow time for the agreements and possible reconfiguration of the lots by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

14. Petition by Eric and Mary Baehler to rezone 5 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S17-T4N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public Comment:

Al McGaulley, a neighbor, asked about the number of users on an easement. Director Godfrey replied that, if there is a limit, it is within the town's driveway ordinance.

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

15. Petition by William Lineberger for a Conditional Use Permit to allow up to 16 animal units on a 20.24-acre AR-1 Ag Res lot in part of the W1/2-SE in S4-T4N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Public Comment:

Justin Gruenenfelder said he owns the land the driveway is on and feels the easement wasn't intended to be used for the applicant boarding horses.

Bill Lineberger stated he is not boarding anybody's horses.

Motion to approve with the condition that the permit be terminated if the management of manure becomes a public health issue or nuisance as determined by the Committee by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

16. Petition by Tim Scott and Sam Williams to rezone 36.47 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the W1/2-SW of S15-T4N-R5E in the Town of Moscow.

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

17. Petition by David & Rosalie Cates and the Anderson Family Trust to rezone 34.05 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S6-T7N-R4E in the Town of Wyoming

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Masters

Second by Supervisor Butteris

Motion carries unanimously

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

Motion to approve by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

19. Consideration of the extension of a Conditional Use Permit to allow nonmetallic mining for Rule Stone LLC at 2755 Whitson Rd in the Town of Linden. This is a standard review under Section 4.5(4) of the Iowa County Zoning Ordinance.

Motion to approve the permit for another 5 years by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

20. Consideration of the extension of a Conditional Use Permit to allow nonmetallic mining for Rule Quarry LLC at 3696 State Road 23 in the Town of Dodgeville. This is a standard review under Section 4.5(4) of the Iowa County Zoning Ordinance.

Motion to approve the permit for another 5 years by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

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

Supervisor Joan Davis said she attended the Wisconsin Counties Association conference last month and attended a session on county authority in regulating wind and solar projects. She provided the website where the presentation can be found and asked the committee consider revising the county wind siting ordinance to include all that is permissible by State law.

Supervisor Leix stated his support in revising the wind siting ordinance to include all that PSC 128 will allow.

22. Director's report

Director Godfrey overviewed the report provided in the packet

23. Next meeting date and time: Dec. 2, 2021 at 6pm and Dec. 30th at 6pm

24. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:12pm

Scott A. Godfrey, Director