

Minutes – Iowa County Planning & Zoning Committee

Thursday, December 2, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 818 9701 3156

<https://us02web.zoom.us/j/81897013156>

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: Steve Deal; Joan Davis

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the October 21, 2021 meeting.

Motion by Supervisor Masters

Second by Supervisor Butteris

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 Leix

Second by Supervisor Gollon

Motion carries unanimously

6. Continued petition by Dean Siegenthaler and JSP Properties to rezone 3.968 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.

Mr. Siegenthaler explained the reason for the proposed lot description changes.

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 Gollon

Motion carries unanimously

7. Petition by Terry Askevold and Gary Heck to rezone 7.0 acres from A-1 Ag to AR-1 Ag Res in the W1/2 of S10-T8N-R4E in the Town of Arena.

Mr. Askevold was in attendance.

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

8. Petition by John & Gerald White and Karen Wipperfurth for a Conditional Use Permit to divide an existing R-1 SF Res lot into two lots of 1.116 & 1.115 acres in the SE/SW of S18-T8N-R5E in the Town of Arena.

Mr. John White was in attendance.

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 by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

9. Petition by Mark Rauls and Dan & Marge Neumaier to rezone 30.152 acres from A-1 Ag to AR-1 Ag Res in part of the SW/SE in S4-T7N-R5E in the Town of Arena.

Mr. Rauls and Mrs. Neumaier were in attendance.

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

10. Petition by Tyran Runyan and Kari Kegler to rezone 1.575 acres from AR-1 Ag Res to B-2 Hwy Bus in the NW/SW of S25-T8N-R5E in the Town of Arena.

Mr. Runyan was in attendance.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Butteris

Second by Supervisor Gollon

Motion carries unanimously

11. Petition by Tyran Runyan and Kari Kegler for a Conditional Use Permit for a vehicle repair shop with associated residence on a 1.575-acre B-2 Hwy Bus lot in the NW/SW of S25-T8N-R5E in the Town of Arena.

Mr. Runyan was in attendance.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the following conditions by Supervisor Leix

- All waste oil, antifreeze, tires and scrap metal shall be legally disposed of.
- The maximum number of vehicles to be repaired that are parked outside shall be 10.
- Signage shall comply with town and county regulations.
- All relevant commercial building codes shall be complied with.
- The associated residence can only be occupied by an owner or employee of the business as an accessory use to the principal use, being the auto repair shop.

Second by Supervisor Masters

Motion carries unanimously

12. Petition by John Fethers and Coleman to rezone 26.11 acres and 19.74 acres from A-1 Ag & B-2 Hwy Bus to all AR-1 Ag Res in part of the SE/NE of S15-T5N-R2E in the Town of Linden.

Coleman was in attendance.

Director Godfrey gave the staff report.

Supervisor Peterson asked if there is a shared driveway agreement to which Coleman responded that one is to be signed next week.

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 that the signed shared driveway agreement be provided to the Office by Supervisor Leix
Second by Supervisor Masters

Motion carries unanimously

13. Petition by Kurt, Tami & Roger Wedig to review a preliminary subdivision plat called Ridge Point Estates in part of S2-T4N-R2E in the Town of Mineral Point.

Mr. Wedig was in attendance.

Director Godfrey gave the staff report.

Supervisors Peterson and Gollon expressed concern over the number and size of the proposed outlots in that a failure to pay taxes on them may result in being taken by tax deed by the county. Mr. Wedig responded that they are intended to be available for sale to lot owners or others for archery hunting. Director Godfrey stated there is a 66 foot wide easement to them so they will have legal access.

Public Comment:

Neighboring farmer Jordan Johnson expressed his concern over the likely need to work with so many lot owners to maintain fencing. Mr. Wedig stated the State fencing laws are clear and he will include language in the covenants/restrictions on the issue for lot owner awareness.

Motion to approve with the final plat being administrative by the Director by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

14. Petition by Steve & Lori Murphy to rezone 28.48 acres from B-2 Hwy Bus to A-1 Ag for consolidation with adjacent existing A-1 Ag land in the NE/NE of S8-T7N-R4E in the Town of Wyoming.

Mr. and Mrs. Murphy were in attendance.

Director Godfrey gave the staff report.

Supervisor Gollon asked if a certified survey map was required to which Director Godfrey said the B-2 lot is only a zoning lot and was not required at that time to be divided from the parent property, so the parent property is currently a single legal lot. He added this proposal is just eliminating that part of the lot that has B-2 zoning.

Public Comment: none

Motion to approve with the by Supervisor Masters
Second by Supervisor Gollon

Motion carries unanimously

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

Motion by Supervisor Leix
Second by Supervisor Masters
Motion carries unanimously

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

Supervisor Masters asked if the increase in multi-use structures is something that may cause issues.

Supervisor Leix stated he feels the county's wind energy ordinance should be revised to include all standards within PSC128.

Rick Zemlicka said citizen questions posed to Pattern Energy on the proposed Uplands Wind Project are going unanswered and asked if the questions could be addressed by the County Board.

Jean Luecke spoke against the proposed Pattern Energy Uplands Wind Project.

Chris Klopp stated her support for the county revising its wind energy ordinance to include all standards of PSC128.

17. Director's report

Director Godfrey overviewed the report provided in the packet.

18. Next meeting date and time: December 30, 2021

19. Motion to adjourn

Motion by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously. Adjourned at 7:10pm

Scott A. Godfrey, Director