February 26, 2024 **Planning Commission Meeting**

Town of Dodgeville
Plan Commission Meeting
Monday, February 26th, 2024

The Town of Dodgeville Plan Commission met on Monday, February 26th at 6:00 P.M. Planning Commission chair Krista Dolan called the Planning Commission meeting to order at 6:00 P.M.

Plan Commission Committee members in attendance were Curt Peterson, Peter Vanderloo, Julie Dolan, Paul Lawinger, Krista Dolan and Tom Joestgen. Absent was: Mary Wilson.

Others in attendance: Karen Johnston, Amy Gissendanner, Judith Dochnahl, Dennis Dochnahl, Anthony Esch, Maria Ayers, Tom Ayers, Jason Cullen, Rita Esch, Jason Rundhaug and Brad Tisch.

Planning Commission chair Krista Dolan verified that proper notice of the public hearing was posted on February 13th 2024 in accordance with WI Statutes 19.84 (3) at the Town Message Boards at Pleasant Ridge Store, Mueller Implement and the Town Office. Curt Peterson made a motion to approve the public notice and agenda. Tom Joestgen seconded the motion. Motion carried.

Peter Vanderloo made a motion to approve the modified December 26th, 2023 meeting minutes as presented. Tom Joestgen seconded the motion. Motion carried.

Clerk/Treasurer Sara Olson indicated that she received a request from Kelly Ley to postpone the rezoning application and conditional use permit application of Donald & Pauline Ley located at 2435 Chris-Na-Mar Rd as they are still working on drafting a business plan. Tom Joestgen made a motion to postpone the rezoning application and conditional use permit application as requested to the March 25th Planning Commission meeting. Julie Dolan seconded the motion. Motion carried.

The rezoning application of Esch Road Properties, LLC to rezone 12.9 acres from A-1 Ag Legal Non-Conforming to AR-1 located in the S ½ of the NW ¼ of the SW ¼ and part of the SW ¼ of the SW ¼ of Section 6, Township 6 North, Range 3 East located at 4268 Esch Road as well as the conditional use application for the purpose of a residential recreational rental. Clerk/Treasurer Sara Olson presented copies of the applications, maps, the counties current definition of a residential recreational rental and provided information in regards to the applications. Clerk/Treasurer Sara Olson also indicated that Iowa County is currently working on proposing revisions in regards to short-term rentals/residential recreational rentals. The Planning Commission members and applicants discussed the rezoning of the property to bring the existing property into conformity as well as the conditional use permit for the purpose of a residential recreational rental and the conditions that would be placed on the conditional use permit. Tom Joestgen made a motion to recommend the approval of the rezoning application of Esch Road Properties, LLC to rezone 12.9 acres from A-1 Ag Legal Non-Conforming to AR-1 located in the S ½ of the NW ¼ of the SW ¼ and part of the SW ¼ of the SW ¼ of Section 6, Township 6 North, Range 3 East located at 4268 Esch Road as well as the conditional use permit for the purpose of a residential recreational rental with the following conditions:

a. Access is limited based on septic sizing (6 guests)
b. All State licenses/approvals must be obtained and maintained.
c. The conditional use permit expires if the property is sold.

Julie Dolan seconded the motion. Motion carried.

The conditional use application of Quality Liquid Feeds / Cory Berg for the purpose of a dance studio/school on 4.819 acres zone B-2 located in the SW ¼ of the SE ¼ of Section 16, Town 6 North, Range 3 East at 3625 State Road 23. Clerk/Treasurer Sara Olson presented the conditional use application, the current conditional uses on the property which would remain and maps of the property. Jason Rundhaug who was representing the dance studio/school provided information in regards to the requested use indicating there is approximately 240 people enrolled in the program, practices are typically held later in the day and evening hours during the week in the basement of the existing building and are held in a group setting with approximately 10 – 15 people at a timeframe. The Town Planning Commission discussed the conditional use permit and a question in regards to if the existing area was up to commercial building codes was discussed. Curt Peterson made a motion to recommend the approval of the conditional use permit application of Quality Liquid Feeds / Cory Berg for the purpose of a dance studio/school on 4.819 acres zoned B-2 located in the SW ¼ of the SE ¼ of Section 16, Town 6 North, Range 3 East located at 3625 State Road 23. Tom Joestgen seconded the motion. Motion carried. Peter Vanderloo abstained.

The conditional use application of New Horizon Cooperative for the purpose of fuel and gasoline storage bulk tanks utilized for transfer to tank wagon delivery vehicles on 1.06 acres zoned B-3 located in part of the SE ¼ of the NE ¼ and part of the NE ¼ of the SE ¼ in Section 22, Town 6 North, Range 3 East at 4746 County Road YZ.
Clerk/Treasurer Sara Olson presented the conditional use application, the current conditional uses on the property which would remain and maps of the property. Jason Cullen from New Horizons Cooperation presented detailed information in regards to the requested use providing information in regards to the storage bulk tanks, delivery hours and location of the tanks. The Planning Commission discussed the conditional use permit application. Paul Lawinger made a motion to recommend the conditional use permit application of New Horizon Cooperative for the purpose of fuel and gasoline storage bulk tanks utilized for transfer to tank wagon delivery vehicles on 1.06 acres zoned B-3 located in part of the SE ¼ of the NE ¼ and part of the NE ¼ of the SE ¼ in Section 22, Town 6 North, Range 3 East at 4746 County Road YZ. Julie Dolan seconded the motion. Motion carried.

Town Chairman Curt Peterson updated the Planning Commission members in regards to discussions that are taking place at the county level in regards to creating affordable housing. Curt Peterson indicated that he would like to discuss the Land Use Element in regards to possibly opening it up in regards to affordable housing. Curt indicated some possible ideas to allow individuals to separate off smaller parcels of land to allow family member to build while still conserving cropland and pasture land as well as establishing time frames and a maximum lot size. The Planning Commission was asked to brainstorm ideas as well as they would be further discussing this topic at the March 25th Planning Commission meeting. No action was taken.

Tom Joestgen made a motion to adjourn the meeting at 7:14 p.m. Curt Peterson seconded the

motion. Motion carried.

Respectfully Submitted,

Sara Olson, Clerk/Treasurer