March 25, 2024 **Planning Commission Meeting**

Town of Dodgeville
Plan Commission Meeting
Monday, March 25th, 2024

The Town of Dodgeville Plan Commission met on Monday, March 25th at 6:00 P.M. Planning Commission chair Krista Dolan called the Planning Commission meeting to order at 6:02 P.M.

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

Others in attendance: Krista Ley, Kelly Ley, Donald Ley, Nancy McDowell and Glen Bevers.

Planning Commission chair Krista Dolan verified that proper notice of the public hearing was posted on March 18th, 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. Peter Vanderloo seconded the motion. Motion carried.

Peter Vanderloo made a motion to approve the February 26th, 2024 meeting minutes as presented. Curt Peterson seconded the motion. Motion carried.

The rezoning application of Donald & Pauline Ley to rezone 5 acres from A-1 Ag to RB-1 located in part of the SE ¼ of SE ¼ of Section 4, Township 5 East, Range 3 East and part of the SW ¼ of the SW ¼ and part of the NW ¼ of the SW ¼ of Section 3, Township 5 North, Range 3 East located at 2435 Chris-Na-Mar Road and the conditional use application for the purpose of a short-term rental (30 days or less) and meeting/small gathering location. Clerk/Treasurer Sara Olson presented the applications, e-mail correspondence from Scott Godfrey in regards to zoning and the remainder of the land, e-mail correspondence from Scott Jelle, septic system correspondence, USH 151 traffic data, the business proposal for Bert's Barn LLC, a map showing different options of the 5 acres being rezoned, a packet of pictures of the property and information in regards to the land use element for Agriculture and Open Spaces Item #7 (a). The Planning Commission members reviewed the presented information and discussed the information in great detail with the applicants including the preferred option of the 5 acres to be rezoned and the potential for the home to be utilized as a single-family residence in the future by one of the property owners. Peter Vanderloo made a motion to recommend the approval of the rezoning application of Donald & Pauline Ley to rezone 5 acres as outlined in Option 1 from A-1 Ag to RB-1 located in part of the SE ¼ of SE ¼ ¼ of Section 4, Township 5 East, Range 3 East and part of the SW ¼ of the SW ¼ and part of the NW ¼ of the SW ¼ of Section 3, Township 5 North, Range 3 East located at 2435 Chris-Na-Mar Road. Julie Dolan seconded the motion. Motion carried. The Planning Commission members and applicants further discussed the proposed business plan going thru each portion of the plan in detail. Curt Peterson made a motion to recommend the conditional use permit for short-term rental (7 consecutive days or less) and day use (12 hours or less) for meetings/small gatherings with the following conditions:

1. A maximum of 75 people at an event.

2. Adequate parking for 40 vehicles.
3. Overnight stays of people are based on the septic field capacity.
4. All event use building must meet commercial building codes and sewer/septic codes.
5. All meetings/small gatherings must end by 11:00 p.m.
6. Any outdoor lighting must be downward.
7. Driveway must be visible marked.

Paul Lawinger seconded the motion. Motion carried.

Clerk/Treasurer Sara Olson presented the Planning Commission members with Section H of the Land Use Element as well as the bullets points from the previous meeting in regards to possible ideas to allow individuals to separate off smaller parcels of land to allow family member to build while still conserving cropland. Curt Peterson indicated that when he previously discussed these ideas he indicated the conserving of cropland only but would need to define cropland. The Planning Commission members further discussed the bullet points and was asked to further brainstorm ideas as well as they would be further discussing this topic at the April Planning Commission meeting. No action was taken.

Julie Dolan made a motion to adjourn the meeting at 7:54 p.m. Paul Lawinger seconded the motion. Motion carried.

Respectfully Submitted,

Sara Olson, Clerk/Treasurer