February 27, 2023 **Planning Commission Meeting**

Town of Dodgeville
Plan Commission Meeting
Monday, February 27th 2023

The Town of Dodgeville Plan Commission met on Monday, February 27th at 6:00 P.M. Planning Commission Chairman Larry Nelson called the Planning Commission meeting to order at 6:00 P.M.

Plan Commission Committee members in attendance were Larry Nelson, Curt Peterson, Peter Vanderloo, Krista Dolan and Paul Lawinger. Absent was Mary Wilson.

Others in attendance: Noah Anliker, Josh Fowler, Gunther Straubhaar and Crystal Straubhaar.

Planning Commission member Larry Nelson verified that proper notice of the public hearing was posted on February 13th, 2023 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. Krista Dolan seconded the motion. Motion carried.

Krista Dolan made a motion to approve the September 26th, 2022 meeting minutes as presented. Curt Peterson seconded the motion. Motion carried.

The Planning Commission discussed the rezoning application of Paul & Audrey Gaynor to rezone approximately 15 acres from A-1 Ag to AR-1 in part fraction of the NW ¼ of the NW ¼ in Section 4, Town 6 North, Range 3 East located at 4275 Norwegian Hollow Road. Curt Peterson made a motion to recommend the approval of the rezoning application of Paul & Audrey Gaynor to rezone approximately 15 acres from A-1 Ag to AR-1 in part fraction of the NW ¼ of the NW ¼ in Section 4, Town 6 North, Range 3 East located at 4275 Norwegian Hollow Road with the condition that the remaining forty acres is combined by deed. Krista Dolan seconded the motion. Motion carried.

The Planning Commission and Noah Anliker from Jewell & Associates discussed the request of the re-platting of Lots 5 and 6 of the Black Diamond Subdivision in a part of the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼ in Section 28, Town 6 North, Range 3 East located at Jay Drive. Town Chairman, Curt Peterson indicated concerns in regards to the combining of these two lots that included: the potential of creating a large lot subdivision if further re-platting is requested and the petitions request to combine lots could have a negative impact on the tax base specifically in regards to road maintenance. Gunther Straubhaar, a member of the public also indicated concerns of potentially more lots wanting to be combined in the future. Paul Lawinger made a motion to recommend the approval of the re-platting of Lots 5 and 6 of the Black Diamond Subdivision in a part of the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼ in Section 28, Township 6 North, Range 3 East located at Jay Drive. Larry Nelson seconded the motion. Motion failed 2-3 with Peterson, Vanderloo and Dolan being opposed.

The Planning Commission and petitioner Josh Fowler discussed the rezoning application of JMF Properties LLC to rezone approximately 2 acres from A-1 Ag & B-3 to AR-1 and approximately 6 acres

from A-1 Ag & B-3 to B-3 being part of the NE ¼ of the SW ¼ of Section 23, Town 6 North, Range 3 East located at 4949 County Road YZ as well as the conditional use application for the purpose of light manufacturing, rental storage and agricultural uses on the 6 acre B-3 parcel. The Planning Commission discussed the proposed easement area for access to Lot 2, the driveway ordinance, the shared well and the dimensions between the shed that is located on Lot 1 within the easement area and the property line. The Planning Commission also discussed the requested conditional uses as well as the previous conditions of the existing conditional use permit and per the property owners request removed the word rental to just storage. Peter Vanderloo made a motion to recommend the approval of the rezoning application of JMF Properties LLC to rezone approximately 2 acres from A-1 Ag & B-3 to AR-1 to AR-1 and approximately 6 acres from A-1 Ag & B-3 to B-3 being part of the NE ¼ of the SW ¼ of Section 23, Town 6 North, Range 3 East located at 4949 County Road YZ as well as the conditional use application for the purpose of light manufacturing, storage and agricultural uses on the 6 acre B-3 parcel with the following conditions:

1. A shared driveway agreement must be recorded.
2. A shared well agreement must be recorded.
3. The dimensions between the shed and lot line shall be put on the CSM.
4. Lighting must be direct lighting.
5. Water must be detained so that there is no increased impacts to adjacent properties than what exist today.
6. Dumpsters and scrap piles must be within an enclosure and not visible from the public road.

Krista Dolan seconded the motion. Motion carried.

The Planning Commission continued to discuss potential revisions of the Proposed Land Use Map H.1 and Section H Land Use Element. Planning Commission Chairman, Larry Nelson discussed the Bethel Horizon planned unit development and how the Planning Commission could utilize the existing Land Use Map H.1 leaving it in the Ag and open spaces but recognizing it and any other planned unit developments on the revised map. The Planning Commission also discussed the potential modification to Section H Agricultural and Open Space Areas Policies in regards to Item #7 no residential subdivisions shall be allowed in this category unless part of a planned complex development as defined by the Iowa County Zoning Ordinance. The Planning Commission members indicated that they didn't feel a residential subdivision shall be allowed in the Ag & Open Space area or as part of a planned complex development. The Planning Commission discussed the discrepancy between the Land Use Map H.1 and Land Use Map 11/1/2005 in regards to a 6-acre parcel located in Section 5 as well as recognizing parcels that are currently zoned by Iowa County as business districts but are located within the Rural Development Area. The Planning Commission also discussed Section C Transit, Accessibility & Special need users in regards to removing the language specific to bike lanes on Military Ridge Road and Survey Road as well as Item #4 under potential priority projects.

Peter Vanderloo made a motion to rescind his motion from September 26th, 2022 in regards to bullet point number 5 Bethel Horizons – Utilize Land Use Map 11/1/2005. Curt Peterson seconded the motion. Motion carried. Curt Peterson made a motion to rescind his motion from September 26th in regards to Section H-5 Commercial and Industrial Areas bullet point #7. Peter Vanderloo seconded the motion. Motion carried.

Krista Dolan made a motion to recommend amending the Land Use Map H.1 to reflect the following:

Bethel Horizons – Utilize Land Use Map H.1
Section 5 (Norwegian Hollow Rd) – Utilize Land Use Map 11/1/2005 for the 6 acre parcel.

Larry Nelson seconded the motion. Motion carried.

Krista Dolan made a motion to recommend the following language amendments:

Section H Rural Development Area to add Item #10 to read as follows: Those parcels currently zoned by Iowa County as Business Districts but located within the Rural Development Area conform to the Land Use Plan.

Section H Agricultural and Open Space Areas Policies to amend Item #7 to read as follows: No residential subdivisions shall be allowed in this category.

Section C Transit, Accessibility & Special needs users to remove the sentence in the third paragraph that reads as follows: Specifically, they identified Military Ridge Road and Survey Road (From Brue Road to USH 18).

Section C Transit, Accessibility & Special needs users to remove Item #4 under several potential priority projects are indicated.

Larry Nelson seconded the motion. Motion carried.

Planning Commission Chairman, Larry Nelson reminded the Planning Commission members that all of the proposed revisions are tentative and will be considered for approval after a public hearing.

Krista Dolan made a motion to adjourn the meeting at 7:21 p.m. Peter Vanderloo seconded the motion. Motion carried.

Respectfully Submitted,

Sara Olson, Clerk/Treasurer