December 26, 2023 **Planning Commission Meeting**

Town of Dodgeville
Plan Commission Meeting
Tuesday, December 26th, 2023

The Town of Dodgeville Plan Commission met on Tuesday, December 26th at 6:00 P.M. Planning Commission member Curt Peterson 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 and Mary Wilson. Absent were: Paul Lawinger, Krista Dolan and Tom Joestgen.

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

Planning Commission member Curt Peterson verified that proper notice of the public hearing was posted on December 14th, 2023 in accordance with WI Statutes 19.84 (3) at the Town Message Boards at Pleasant Ridge Store, Mueller Implement and the Town Office. Peter Vanderloo made a motion to approve the public notice and agenda. Mary Wilson seconded the motion. Motion carried.

Peter Vanderloo made a motion to approve the October 30th, 2023 meeting minutes as presented. Mary Wilson seconded the motion. Motion carried.

The Planning Commission discussed the rezoning application of John B. Potterton to rezone 1.99 acres from A-1 Ag Legal Non-Conforming to AR-1 located in part of the NW ¼ of the SE ¼ of Section 9, Town 6 North, Range 3 East located at 4028 State Road 23. Mary Wilson made a motion to recommend the approval of the rezoning application of John B. Potterton to rezone 1.99 acres from A-1 Ag Legal Non-Conforming to AR-1 located in part of the NW ¼ of the SE ¼ of Section 9, Town 6 North, Range 3 East located at 4028 State Road 23 with the condition of a shared driveway agreement if agreeable by both parties that share the existing driveway. Julie Dolan seconded the motion. Motion carried.

The Planning Commission discussed 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 information that had been received from the applicant, maps and information that had been received from Scott Godfrey via e-mail. The applicants provided additional information in regards to the rezoning application and conditional use permit application. The applicants indicated that they would like to have a meeting/small gathering location that could be utilized/rented out to hold baby showers and graduation parties of 100 guests or less and would also like the garage to be included if possible. The applicants and Planning Commission members discussed figuring out the allowable capacity of the space as well as the septic system and discussed developing a business plan. Curt Peterson indicated that he had concerns in regards to the Chris-Na-

Mar Rd and US Highway 18-151 intersection and the potential of creating a traffic hazard as well as thought a more detailed business plan was needed. Peter Vanderloo indicated that he had concerns in regards to parking and the capacity of the existing septic system and felt a more detailed plan was also needed. Julie Dolan made a motion to postpone action on the agenda item till the January Planning Commission meeting. Mary Wilson seconded the motion. Motion carried. This is to allow the applicants time to develop a business plan and to find out more information in regards to capacity, septic and building codes.

There were no other correspondence and other matters.

Mary Wilson made a motion to adjourn the meeting at 7:04 p.m. Julie Dolan seconded the motion. Motion carried.

Respectfully Submitted,

Sara Olson, Clerk/Treasurer