

Iowa County Planning & Zoning Committee – approved 12-29-2022

Thursday, December 1, 2022 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607>

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; David Gollon; Mel Masters; Tim Lease; Don Leix

Committee Absent: none

Staff Present: Scott Godfrey

Other Supervisors Present: none

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the October 27, 2022 meeting.

Motion by Supervisor Leix

Second by Supervisor Lease

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 Gollon

Second by Supervisor Lease

Motion carries unanimously

6. Petition by Matt & Jaimee Fargo for a Conditional Use Permit to allow animal units as defined in the Iowa County Zoning Ordinance on a 2.49-acre AR-1 Ag Res lot being Lot1, CSM1766 in the Town of Brigham.

Matt Fargo and Jason Carden, Town of Brigham Chair, were present.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve a maximum of 3 animal units by Supervisor Leix
Second by Supervisor Gollon

Motion carries unanimously

7. Petition by Joseph Kelly to zone 22.93 acres from A-1 Ag to AR-1 Ag Res in the SE/NW & SE?NE of S14-T6N-R5E in the Town of Brigham.

Mr. & Mrs. Kelley and Jason Carden, Town of Brigham Chair, were present.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the condition that the associated certified survey map be duly recorded within 6 months of County Board approval by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Catherine Adametz Jenkins, Jarred Searls & Laura Daniels to zone 10 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S9 & NE/NE of S16 all in T6N-R1E in the Town of Eden.

Catherine Adametz Jenkins was present via Zoom.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the conditions that the associated certified survey map be duly recorded and land transfers take place within 6 months of County Board approval by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

9. Petition by Savanna Institute for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental as defined in the Iowa County Zoning Ordinance) of a residence at 6174 County Road Z in the Town of Wyoming.

Dave Bruce of the Savanna Institute was present by Zoom. John Hess, Town of Wyoming Chair, was present.

Director Godfrey gave the staff report.

Supervisor Gollon asked who would enforce the proposed rental policies. Mr. Bruce said he will be responsible to assure they are complied with.

Public comments:

- Tom Woloszyk asked if there was running water and if the privy was operational. Mr. Bruce replied that there is no water and the privy will be confirmed to meet current code. Mr. Woloszyk alleged the cabin was already being occupied. Mr. Bruce responded it was only being occupied by staff and not being rented out for short-term stays. Mr. Woloszyk asked how the rental policies will be monitored. Mr. Bruce replied there will be staff living onsite who will be monitoring compliance that he will ultimately be responsible.

Motion to approve with the following conditions by Supervisor Gollon

- a) The proposed rental policies are adhered to:
- 1) No fireworks
 - 2) No use of off-road vehicles for recreational purposes
 - 3) No loud parties
 - 4) Maximum of 6 guests at the cabin
 - 5) Person booking the house must be at least 26 years old
 - 6) No target shooting of firearms
 - 7) Dark sky lighting
 - 8) No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
 - 9) Quiet hours after 10pm
 - 10) A map of the property boundaries will be included in the rental orientation package.
 - 11) Rules will be posted in the house as well as online
- b) Either a permitted private septic system or permitted privy must be constructed before rental use can begin.
- c) The Conditional Use Permit shall terminate upon the sale of the residence.

Second by Supervisor Leix

Supervisor Masters confirmed that the CUP would terminate if the cabin was sold either with the entire property or part thereof.

Motion carries unanimously

10. Petition by Savanna Institute for a Conditional Use Permit to allow short-term rental (Recreational Residential Rental as defined in the Iowa County Zoning Ordinance) of a residence at 6511 Hillside School Rd in the Town of Wyoming.

Dave Bruce of the Savanna Institute was present by Zoom. John Hess, Town of Wyoming Chair, was present.

Director Godfrey gave the staff report.

Supervisor Gollon expressed his concern that the county doesn't have staff resources to monitor and enforce the proposed rental policies. Mr. Bruce said he will be responsible to assure they are complied with.

Public comments:

- John Hess said the town is very interested in the policies being followed and will be monitoring too.
- Supervisor Peterson stated these are isolated properties but a policy may need to be considered for self-regulation of rental policies in situations like this.
- Mr. Bruce said they have good relationships with neighbors that they want to maintain so will be enforcing the policies. He added there is an employee that lives up the road from this site in addition to staff living on-site.
- John Hess asked if the Iowa County Sheriff's Office may assist in enforcing the policies, such as fireworks. Director Godfrey said the Sheriff's Office could enforce issues that are regulated by other ordinances or laws, but not the specific zoning conditions.

Motion to approve with the following conditions by Supervisor Masters

- a) The proposed rental policies are adhered to:
- 1) No fireworks
 - 2) No use of off-road vehicles for recreational purposes
 - 3) No loud parties

- 5) Person booking the house must be at least 26 years old
 - 6) No target shooting of firearms
 - 7) Dark sky lighting
 - 8) No use of fire pit if natural resource concerns deem it unsafe (high fire danger)
 - 9) Quiet hours after 10pm
 - 10) A map of the property boundaries will be included in the rental orientation package.
 - 11) Rules will be posted in the house as well as online
- b) The maximum number of guests shall be limited to the septic system sizing, based on 2 persons per bedroom. The current system can accommodate up to 6 guests.
- c) The Conditional Use Permit shall terminate upon the sale of the residence.

Second by Supervisor Leix

Motion carries with Supervisor Gollon opposing

11. Petition by Iowa County to zone 13.256 acres from A-1 Ag to R-1 Ag Single Family Res in the N1/2 - NW of S35-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comments: none

Motion to approve with the conditions that the associated certified survey map be duly recorded after County Board approval by Supervisor Leix

Second by Supervisor Masters

Motion carries unanimously

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

Motion by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

13. Discussion of the current provisions of the Iowa County Zoning Ordinance and potential revisions.

Director Godfrey overviewed the topics included in the report and looked for guidance on how to proceed.

Supervisor Gollon said to add the topic of enforcement of rental policies for short-term rental approvals.

The consensus was for Director Godfrey to continue working on proposed ordinance revision language that the committee can review and, if it wants to move forward, would be provided to towns for comment before holding a public hearing.

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

Rick Zemlicka asked if there the committee will be reconsidering its 2021 decision not to revise the county's wind siting ordinance. He added the PSC Wind Siting Council is now meeting but has vacant positions that need to be filled.

15. Director's report

Director Godfrey overviewed the report included in the packet.

16. Next meeting date and time: December 29, 2022 at 6pm.

17. Motion to adjourn

Motion to approve by Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously. Adjourned at 7:05pm

Scott A. Godfrey, Director