

Iowa County Planning & Zoning Committee-approved 11-1-2023

Thursday, September 28, 2023 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 to order at 6pm

2. Roll Call.

Committee Present: Curt Peterson; David Gollon; Mel Masters; Tim Lease

Committee Absent: Don Leix (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: Ingmar Nelson (via Zoom)

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

4. Approve the minutes of the August 24, 2023 meeting.

Motion by Supervisor Lease

Second by Supervisor Masters

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 Masters

Second by Supervisor Gollon

Motion carries unanimously

6. Petition by Kyle Miklasz for a Conditional Use Permit to allow a Tourist Cottage (short-term rental) on a 1.81-acre B-2 Hwy Bus lot being Lot 2 of CSM 1046 at 7571 US Highway 14 in the Town of Arena.

Applicant present: Kyle Miklasz (via Zoom)

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Gollon with the following:

- 1) All previously approved uses are revoked.
- 2) The maximum occupancy shall not exceed the design capacity of the private onsite wastewater treatment system based on two persons per bedroom used in sizing.
- 3) All State or local licensing requirements must be obtained and maintained in order for the permit to remain valid.
- 4) When no longer used for short-term rental as a Tourist Cottage, any change in use of the structure or structures, even if to be residential, shall require compliance with the current zoning requirements

Second by Supervisor Lease

Motion carries unanimously.

7. Petition by Brian Laufenberg and Timothy McGuire to zone 8.75 acres from AR-1 Ag Res & B-2 Hwy Bus to all B-2 Hwy Bus and to reduce an existing 37.92-acre AR-1 lot to 32.43 acres in the NE/NW of S5-T6N-R1E in the Town of Highland.

Applicant present: Brian Laufenberg

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Mr. Laufenberg stated the draft certified survey map needs to be revised as his access is actually by easement and not ownership as shown on the draft map. He said the Surveyor is in the process of making the revision.

Motion to approve by Supervisor Gollon with the conditions that the associated Conditional Use Permit is approved and that the associated certified survey map is duly recorded within 6 months of County Board approval.

Second by Supervisor Masters

Motion carries unanimously.

8. Petition by Brian Laufenberg and Timothy McGuire for a Conditional Use Permit to allow a taxidermy business with associated residence on an 8.75-acre B-2 Hwy Bus lot in the NE/NW of S5-T6N-R1E in the Town of Highland.

Applicant present: Brian Laufenberg

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve by Supervisor Lease with the condition that the associated zoning change is approved by the County Board.

Second by Supervisor Masters

Motion carries unanimously.

9. Petition by Jon Novak to zone 4.87 from A-1 Ag to AR-1 Ag Res and 38.4 acres from A-1 Ag to C-1 Conservancy in the NE1/4 of S23-T6N-R2E in the Town of Linden.

Applicant present: Jon Novak

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Lease

Motion carries unanimously.

10. Petition by Jared Leonard and Dale Fitzsimons to zone 4.1 acres from A-1 Ag to AR-1 Ag Res with 35.9 acres having the AC-1 Ag Conservancy overlay district in the SE ¼ of S17-T5N-R4E in the Town of Waldwick.

Applicant present: Jared Leonard

Town present: none

Director Godfrey gave the staff report.

Public Comment: none

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

Second by Supervisor Lease

Motion carries unanimously.

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

Motion by Supervisor Gollon

Second by Supervisor Masters
Motion carries unanimously

12. Request by Don & Karissa Wendt to revise Section 2.3(1)(b) of the Iowa County Zoning Ordinance regarding camping units to include the R-1 district and remove the restrictions on being located in a delineated floodplain.

Director Godfrey overviewed the request as provided in the packet. He suggested that, if the Committee may consider revising the general zoning ordinance as requested, input should be requested of the WDNR to see if it would be consistent with State floodplain zoning regulations.

Mr. & Mrs. Wendt stated their intent is to provide additional lodging space for friends and family to enjoy the beauty of the property and river. They did verify that access to the property from about April through May each year is not possible due to 2-3 feet of floodwater closing River Rd, so they plan to have any camper removed by winter.

Supervisor Gollon suggested this be held over until there can be input from the WDNR and FEMA on consistency with floodplain regulations and if there may be any additional liability to the county. All agreed by consensus.

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

none

14. Director's report

Director Godfrey overviewed the report included in the packet.

15. Next meeting date and time : Wednesday, Nov. 1, 2023 at 6pm in room HHS 1001

16. Motion to adjourn

Motion to adjourn by Supervisor Masters.

Second by Supervisor Lease.

Motion carries unanimously. Adjourned at 6:41pm

Scott A. Godfrey, Director