

Iowa County Planning & Zoning Committee-approved 3-28-2024

Thursday, February 29, 2024 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 840 538 2607

<https://us02web.zoom.us/j/8405382607?omn=84691400899>

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; Dave Gollon; Mel Masters; Don Leix

Committee Absent: Tim Lease (excused)

Other Supervisors: Kevin Butteris (sitting in for Tim Lease); Ingmar Nelson

Staff Present: Scott Godfrey

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the February 1, 2024 meeting.

Motion to approve by Supervisor Gollon

Second by Supervisor Butteris

Motion carries with Supervisor Butteris abstaining

5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.

Motion to approve by Supervisor Gollon

Second by Supervisor Masters

Motion carries unanimously

6. Petition by Janna Johnson and George & Teresa Rice to zone 1.15 acres, 7.078 acres, and 37.599 acres from R-1 SF Res, A-1 Ag, & B-4 Industrial to all AR-1 Ag Res in S23-T8N-R4E in the Town of Arena.

Applicant present: Janna Johnson (via Zoom) and Teresa Rice

Town present: none

Director Godfrey gave the staff report.

Public comment: none

It was confirmed that the shed on the Johnson lot will still be nonconforming due to not meeting the minimum yard setback.

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

Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Tyler Tonkin to zone 2.004 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S26 & SE/SE of S27-T5N-R2E in the Town of Linden.

Applicant present: Tyler Tonkin

Town present: none

Director Godfrey gave the staff report.

Public comment: none

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

Supervisor Masters

Second by Supervisor Gollon

Motion carries unanimously

8. Petition by Brittany Ramsden for a Conditional Use Permit to operate a licensed day care facility on an existing B-2 Hwy Bus lot in S16-T8N-R1E in the Town of Pulaski.

Applicant present: Brittany Ramsden (via Zoom)

Town present: none

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

9. Consideration to revoke or modify a Conditional Use Permit granted per Zoning Hearing 3369 for Tourist Cottage (short-term rental) use at 7571 US Highway 14 in the Town of Arena for failure to comply with imposed conditions as provided for under Section 4.4 of the Iowa County Zoning Ordinance.

Director Godfrey gave the staff report and stated the issue is the advertisement of maximum occupancy of the venue in excess of the condition limiting it to the septic size. He said Mr. Miklasz was notified and agreed to enlarge or replace the system to the adequate sizing but cannot afford the cost at this time, so is requesting to be able to continue operating this season as advertised in order to raise funds. Director Godfrey said that this would require a modification of the Conditional Use Permit condition relating to maximum occupancy.

Mr. Miklasz joined the meeting via Zoom. He explained it was his oversight and is willing to replace the septic system. He said operating at the imposed condition occupancy is not financially feasible and revoking the permit altogether would jeopardize his business.

Supervisor Ingmar said his preference would be to allow the use to continue either at the requested higher occupancy with regular monitoring of the system or at the conditioned level.

It was asked what the consequences would be if the permit was revoked. Director Godfrey replied there would not be a permitted use of the property other than agricultural cropping since this is a commercially zoned lot.

Supervisors stated their concern about setting a precedent to allow an imposed condition to not be adhered to, yet acknowledged revoking the permit would render the property virtually without a legal use.

Motion by Supervisor Gollon to keep the Conditional Use Permit in effect with the existing conditions and that the advertised occupancy must be revised to be consistent with the imposed maximum occupancy immediately with evidence provided to the Office of Planning and Development.

Second by Supervisor Butteris
Motion carries unanimously

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

Motion by Supervisor Gollon
Second by Supervisor Masters
Motion carries unanimously

11. Consideration of possible revisions to the Iowa County Zoning Ordinance including eliminating the allowance of a second farm-related residence in the A-1 district; the allowance of chickens/fowl in multiple districts; and minimum setbacks to lot lines.

Director Godfrey gave the staff report.

Consensus was found as follows:

- a) Make no revision to the current provisions relating to a second farm-related residence in the A-1 district.
 - b) Allow up to 25 chickens (1 animal unit) being only hens and no roosters in the AR-1 district. Allow up to 10 chickens being only hens and no roosters in the R-1 and RH-1 districts.
 - c) Revise Section 4.4 relating to Conditional Use Permits to include the ability of the committee to suspend an issued permit. Director Godfrey was asked to research ways the cost of the process to revoke, modify or suspend a Conditional Use Permit can be borne by the affected landowner.
 - d) Replace the current provisions in Section 2.3 relating to the use of camping units outside an approved campground with restrictions. Director Godfrey was asked to propose a list of restricts at a future meeting.
12. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

none

13. Director's report

Director Godfrey overviewed the report included in the packet including an update on the land use planning process around the county's Bloomfield property and an update of the PSC Wind Siting Council

Jerry Zander, Town of Brigham Plan Commission Chair, was present to address any questions regarding their proposed Comprehensive Plan revision. It was agreed to schedule a joint public hearing with the Town of Brigham Plan Commission at the May county meeting.

14. Next meeting date and time: March 28, 2024 at 6pm

15. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:45pm

Scott A. Godfrey, Director