



Minutes – unapproved
Iowa County Planning & Zoning Committee
Thursday, September 27, 2018 – 6:00PM
2nd Floor Conference Room - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

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Any subject on this agenda may become an action item unless otherwise noted.

1	Call to order. Supervisor Peterson called the meeting to order at 6pm.
2	Roll Call. Members Present: Curt Peterson, Steve Deal, Doug Richter, David Gollon , Don Leix Members Absent: none Staff Present: Scott A. Godfrey Other Supervisors Present: John Meyers, Kevin Butteris
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion by Supervisor Gollon to approve Second by Supervisor Richter Motion carries unanimously.
4	Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken. None

5	Continued petition by Steve & Cathy Lacy for a conditional use permit for one Recreational Residential Rental unit on a 68.7-acre A-1 Ag lot in the NE/SE of S20-T7N-R2E in the Town of Highland. This reflects a revision from the original application. Applicant Present: Steve & Cathy Lacy Town Present: none Director Godfrey gave the staff report Public comment: - Suzanne Zauner asked when the CUP would take effect. Mr. Lacy stated they have one year during which they intend to build a new home on their adjacent property. Motion by Supervisor Gollon to approve with the following conditions: - One rental per landowner. - No large venues. Ex: weddings - No ATVs or motorcycles - No campers or trailers - Remind rental guests that it is farm country so they'll be aware of possible noise, odor, hunting, etc. - Rental verbiage will include trespassing - The driveway to the rental unit will be a multi-use driveway - If the rental unit reverts back to a single family residence, the conditions will no longer be required - Conditional use will not be transferred to a new owner - Vacancy will include each calendar year - Property boundaries will be marked - Failure to comply with these conditions will result in revocation for their recreational residential unit. - The maximum number of bedrooms that can be rented, meaning any room to have accommodations for sleeping, cannot exceed the size of the septic system. - The approval only applies to the existing residence or its replacement. Additional rental units will require a new approval. - The owner agrees to securing and maintaining any required State licenses, permits or approvals associated with this use. Second by Supervisor Richter Motion carries unanimously

6	Petition by John & Corey Ciszek & Dana Deano for a conditional use permit to allow one Recreational Residential Rental unit on a 1-acre A-1 Ag lot in the SW/SW of S12-T4N-R1E in the Town of Mifflin. Applicant Present: Dana Deano Town Present: none Director Godfrey gave the staff report Public comment: - Kevin Butteris said he is a neighbor who cares for the property and has had no issues with any of the renters. Motion by Supervisor Gollon to approve with the following conditions: a) The maximum number of bedrooms that can be rented, meaning any room to have accommodations for sleeping, cannot exceed the size of the septic system. b) The approval only applies to the existing residence or its replacement. Additional rental units will require a new approval. c) The owner agrees to securing and maintaining any required State licenses, permits or approvals associated with this use. Second by Supervisor Leix Motion carries unanimously
7	Petition by Ruth Ann Schmitt for a conditional use permit to allow a second farm residence greater than 300 feet from the existing buildings in the NW/NE of S4-T4N-R2E in the Town of Linden. Applicant Present: Ruth Ann Schmitt Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the following conditions: a) The maximum number of bedrooms that can be rented, meaning any room to have accommodations for sleeping, cannot exceed the size of the septic system. b) The approval only applies to the existing residence or its replacement. Additional rental units will require a new approval. c) The owner agrees to securing and maintaining any required State licenses, permits or approvals associated with this use. Second by Supervisor Gollon Motion carries unanimously

8	Petition by Kevin Moen to rezone 17.828 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SE of S5-T4N-R4E in the Town of Walldwick. Applicant Present: Kevin Moen and Realtor Gary Tibbitts Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Richter Motion carries unanimously
9	Petition by JR Reynolds & Jim Stormer to rezone 1.802 acres from A-1 Ag to C-1 Conservancy in the NW/NW of S11-T6N-R4E in the Town of Ridgeway. Applicant Present: none Town Present: Joe Thomas Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Leix Motion carries unanimously
10	Petition by Michael Scheidegger & Terry Kornelson to rezone 6 acres from A-1 Ag to AR-1 Ag Res in the NW/SE of S9-T6N-R4E in the Town of Ridgeway. Applicant Present: Michael Scheidegger Town Present: Joe Thomas Director Godfrey gave the staff report Public comment: none Motion by Supervisor Leix to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Gollon Motion carries unanimously
11	Petition by David & Anita Walczak and Scheckel Family Trust to rezone 2.024 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S9 of S2-T5N-R4E in the Town of Ridgeway. Applicant Present: David Walczak Town Present: Joe Thomas Director Godfrey gave the staff report

	Public comment: none Motion by Supervisor Gollon to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Leix Motion carries unanimously
12	Petition by Jackson Hall & Survey Road Investments to rezone 31.84 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE & NE/NW of S6-T5N-R3E in the Town of Dodgeville. Applicant Present: Jackson Hall Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Gollon to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Deal Motion carries unanimously
13	Petition by Dean Dickel for a conditional use permit to allow a Commercial Livestock Operation on a 3.595-acre AB-1 Ag Bus lot in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville. Applicant Present: Dean Dickel and Mary Glindinning Town Present: none Director Godfrey gave the staff report Public comment: none There was discussion about manure management, the existing well, the number and duration of cattle on the lot, and details of operation. Motion by Supervisor Gollon to postpone until next month so the applicant can provide a written plan detailing manure management and the number of cattle that will be on the 3.5 acres for what periods of time; Second by Supervisor Richter Motion carries with Supervisor Leix voting against
14	Consideration of revised Amendatory Ordinance for Doug & Marlene Reeson ZH2872 reflecting adjustment in AR-1 lot acreage from 10.067 acres to 10.604 acres in the Town of Brigham. Director Godfrey explained the legal description of the previously approved lot has increased by about 0.6 acre due to a surveying error and the proposed amendatory ordinance is to correct the record. Motion by Supervisor Leix to approve; Second by Supervisor Deal Motion carries unanimously

15	Request by the Town of Arena for a waiver of the floodplain zoning permit fee associated with Blynn Rd repairs due to recent flooding. Director Godfrey explained that the recent flooding damaged part of Blynn Rd and, per State and Federal floodplain zoning regulations, the County must require a permit for the repairs. He said this request is to waive the \$150 permit fee. Motion by Supervisor Leix to approve; Second by Supervisor Deal Motion carries unanimously
*16	*Discussion on conflict of interest and quasi-judicial proceedings involving zoning board members. Supervisor Peterson led a discussion about when there may be potential conflict of interest necessitating a supervisor to abstain from action on an issue. He handed out guidance provided by the WI Towns Association. County Board Chair John Meyers and Supervisor Kevin Butteris participated in the discussion. The consensus was to consult Corporation Counsel whenever there one is concerned there may be a conflict of interest.
17	Director's Report a) Office activity and programs Director Godfrey overviewed the report included in the packet and added the following: • The 2018 orthophotos are being reviewed for quality control and, at the same time, reviewed for structures that have been built since the 2015 photos potentially without permits. • The airport zoning ordinance is being reviewed with the Airport Commission for potential revision. • Work is underway on potential commercial dog kennel regulations. • A chicken barn is being proposed in the Town of Pulaski that will house one million birds. • A Manitowoc County Corporation Counsel legal opinion concluding a county has no jurisdiction on solar projects of over 100 megawatts, both for approval or any permitting, has been provided to the Iowa County Corporation Counsel to review. The ICCC will provide his opinion on the matter as it relates to the pending Badger Hollow Solar Farm.
18	Next meeting date and time: Oct. 25 th at 6pm
19	Adjourn Motion to adjourn by Supervisor Gollon; Second by Supervisor Deal. Motion carries unanimously. Adjourned at 7:45pm