

	MINUTES - unapproved Iowa County Planning & Zoning Committee Thursday, April 25, 2019 – 6PM 2nd Floor Room 2340 - Courthouse 222 N. Iowa Street Dodgeville, Wisconsin	Iowa County Wisconsin
For information regarding access for the disabled please call 935-0399.		
<i>Any subject on this agenda may become an action item unless otherwise noted.</i>		
1	Call to order. Supervisor Peterson called the meeting to order at 6pm.	
2	Roll Call. Members Present: Curt Peterson, Doug Richter, David Gollon, Don Leix Members Absent: Steve Deal (excused) Staff Present: Scott A. Godfrey, Larry Bierke Other Supervisors Present: Daniel Nankee	
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Richter Second by Supervisor Leix 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 David & Michael Price to reduce an existing AR-1 lot to 14.652 acres and rezone the balance of 21.768 acres to C-1 Conversancy in the SE/NW of S23-T7N-R2E in the Town of Dodgeville. Supervisor Peterson said the easement matter is yet unresolved and the applicant is asking for another postponement. Motion by Supervisor Richter to postpone for up to 6 months with the ability for the applicant to request being the agenda earlier; Second by Supervisor Leix Motion carries unanimously	

6	Continued petition by Christine Speth and Black Acres Farms to rezone 2.07 acres A-1 Ag to AR-1 Ag Res in the NE/SE of S35-T7N-R1E in the Town of Highland. Applicant Present: Christine Speth Town Present: none 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 approving the zoning change; Second by Supervisor Richter Motion carries unanimously
7	Petition by Christine Speth and Black Acres Farms for a conditional use permit for up to 8 animal units on a 2.07-acres AR-1 Ag Res lot in the NE/SE of S35-T7N-R1E in the Town of Highland. Applicant Present: Christine Speth Town Present: none Director Godfrey gave the staff report including the Town's recommendation to approve 3 animal units being calves Public comment: none Motion by Supervisor Leix to approve 3 animal units being calves Second by Supervisor Richter Motion carries unanimously
8	Petition by Gary Karls and Quality West Construction for a conditional use permit to reconfigure 4 existing AR-1 Ag Res lots to be 5.01, 5.03, 5.08 & 5.01 acres in the NW/NE of S17-T6N-R5E in the Town of Brigham. Applicant Present: Gary Karls Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Richter to approve with the condition the associated certified survey map is duly recorded within 6 months Second by Supervisor Leix Motion carries unanimously

9	Petition by Silver Star Property LLC and Powell Ridge LLC to rezone 25.44 acres A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus in the SE/SE of S6 & N1/2-NE of S7 all in T7N-R3E in the Town of Clyde. Applicant Present: Kevin Dallman Town Present: none 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 approving the zoning change Second by Supervisor Richter Motion carries unanimously
10	Petition by Silver Star Property LLC and Powell Ridge LLC for a conditional use permit to allow a bed/breakfast operation, art sales, alcohol sales, and café on a 25.44-acres B-2 Hwy Bus lot in the SE/SE of S6 & N1/2-NE of S7 all in T7N-R3E in the Town of Clyde. Applicant Present: Kevin Dallman Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Leix to approve the uses as requested conditioned on the associated rezoning being approved by the County Board Second by Supervisor Richter Motion carries unanimously
11	Petition by Norbert & Bonnie Pluemer to rezone 4.787 acres from A-1 Ag to R-1 SF Res in the NW/NE of S9-T4N-R1E in the Town of Mifflin. The petition includes zoning the balance of tax parcel 016-0761 being about 35.213 acres with the AC-1 Ag Conservancy overlay district for consistency with residential density requirements. Applicant Present: Norbert & Bonnie Pluemer Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Richter to approve with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change Second by Supervisor Leix Motion carries unanimously

12	Petition by Robert F Benson to rezone 6.101 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S27-T5N-R5E in the Town of Moscow. Applicant Present: none Town Present: none Director Godfrey gave the staff report and suggested any approve be conditioned that the Town of Moscow must unconditionally agree, thereby the matter would not move to the County Board until Moscow has provided its recommendation Public comment: none Motion by Supervisor Gollon to approve with the conditions that the matter not move forward to the County Board until and unless the Town of Moscow unconditionally supports, and that the associated certified survey map is duly recorded within 6 months of the County Board approving the zoning change Second by Supervisor Richter Motion carries unanimously
13	Consideration of request by Cole Carley for a permit fee reduction or waiver for repairs in the floodplain and shoreland jurisdictions due to 2018 summer flooding in S13-T8N-R5E in the Town of Arena. Applicant Present: Cole Carley Director Godfrey explained that the proposed flood damage repairs require permits under floodplain and shoreland zoning, which total \$300 in fees. Mr. Carley explained his proposal to riprap part of the bank and possibly install a berm. He said the work does not qualify for any program funding, so this will be his expense. Motion by Supervisor Gollon to approve a fee waiver for both permits Second by Supervisor Leix Motion carries unanimously

14	Motion to enter into a public hearing to consider revisions to the Iowa County Zoning Ordinance relating to kennel regulations. Motion to enter into the public hearing by Supervisor Gollon at 6:28pm Second by Supervisor Leix Director Godfrey overviewed the proposal with the changed from the last hearing relating to setbacks. Public comment: • Brian Unbehaun stated his support of the revisions. Motion to close the public hearing by Supervisor Gollon Second by Supervisor Leix Motion carries. Hearing closed at 6:35 pm
15	Consideration of revisions to the Iowa County Zoning Ordinance relating to kennel regulations. Motion by Supervisor Gollon to recommend the latest draft for approval by the County Board Second by Supervisor Leix Motion carries unanimously
16	Motion to enter into a public hearing to consider revisions to the Iowa County Airport Zoning Ordinance relating to regulation of land uses and height of structures and vegetation within three miles of the Iowa County Airport. Motion to enter into the public hearing by Supervisor Richter at 6:35pm Second by Supervisor Leix Director Godfrey overviewed the latest draft revision that is being recommended by the Iowa County Airport Commission Clarification of items 7, 8, and 9 in the report were discussed. Public comment: none Motion to close the public hearing by Supervisor Leix Second by Supervisor Richter Motion carries. Hearing closed at 6:41 pm
17	Consideration of revisions to the Iowa County Iowa County Airport Zoning Ordinance relating to regulation of land uses and height of structures and vegetation within three miles of the Iowa County Airport. Motion by Supervisor Gollon to recommend the latest draft for approval by the County Board Second by Supervisor Leix Motion carries unanimously

18	Consideration of fees to offset the costs of administering the Iowa County Airport Zoning Ordinance. Director Godfrey stated there are currently no fees associated with the permits under this ordinance. He said fees are established to offset the cost of administration and, since most development requiring a permit under this ordinance will also require a permit under general zoning, there would be minimal additional cost of administration for those areas. However, there is no general zoning jurisdiction within the City of Mineral Point extraterritorial zoning jurisdiction or within the city and village limits, thus a fee should be considered to administer this ordinance in those areas. He suggested a \$150 permit fee to offset the majority of the cost of administration within the ETZ, city and village. Motion by Supervisor Gollon to recommend to the County Board a \$150 airport zoning permit fee for permits issued within the ETZ, city and village Second by Supervisor Leix Motion carries unanimously
19	Consideration of revisions to the Iowa County Zoning Ordinance to provide for Recreational Residential Rental as a conditional use permit option in the R-1 and AR-1 zoning districts. Director Godfrey explained the Recreational Residential Rental use is a conditional use permit option A-1 Ag and RH-1 Rural Hamlet districts. The increased popularity of this sort of short-term rental has led to the Town of Wyoming asking for consideration of this being a CUP option in the R-1 Single Family and AR-1 Ag Residential districts too. This would necessitate a public hearing and ordinance revision. The consensus was to schedule a public hearing for next month's meeting.
20	Consideration of revisions to the Iowa County Mobile Tower Siting Permit Ordinance to remove Section XV requiring access and driveway approval for a proposed site. Director Godfrey explained State law only allows a local political jurisdiction to administer the siting provisions for new cell towers listed in Ch. 66.0404 Stats and cannot be more restrictive. He said the county ordinance has Section XV requiring an access and driveway approval as a prerequisite to the tower siting permit, which is not a provision in statute. Therefore, he said this provision can be considered more restrictive and creates exposure to the county should there be a challenge. He suggested eliminating that section to minimize county liability and stated this does not in any way invalidate a town, county or state access requirement or prevent a town from enforcing its driveway ordinance. The consensus was to schedule a public hearing for next month's meeting.
21	Director's Report a) Office activity and programs Director Godfrey overviewed the activity report included in the packet and added the following: • For next month, there is an application for a fee waiver due to snow load collapse; a Temporary Use Permit request for a temporary asphalt plant; and consideration of waiving permit and/or hearing fees for town applications • For June or July, there will be joint public hearings for comprehensive plan revisions with the towns of Ridgeway and Pulaski, as well as a county hearing for a revision to incorporate Brigham's revised plan into the county's

	The completion of the Ridgeway interchange project is causing more interest in development on the remnant lots, so there will be zoning petitions for that area soon.
22	Next meeting date and time: May 23 rd at 6pm
23	Adjourn Motion to adjourn by Supervisor Gollon Second by Supervisor Richter Motion carries unanimously. Adjourned at 7:06pm