

	MINUTES - unapproved Iowa County Planning & Zoning Committee Thursday, May 23, 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, Don Leix, Steve Deal Members Absent: David Gollon Staff Present: Scott A. Godfrey Other Supervisors Present:	
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	Petition by Dale & Janet Burkeland for a Conditional Use Permit to allow animal units on a 4.5-acre AR-1 Ag Res lot in the SW/SE of S27-T5N-R5E in the Town of Moscow. Applicant Present: Janet Burkeland Town Present: Charles Schriber, Joe Hendrickson and Gary Langfoss Director Godfrey gave the staff report Public comment: none Motion by Supervisor Leix to approve with the condition that animal units consist of horses; Second by Supervisor Deal Motion carries unanimously	

6	Petition by the Town of Ridgeway to rezone 3.53 acres B-3 Hvy Bus to C-1 Conservancy in the SW/SE of S15-T6N-R4E in the Town of Ridgeway. Applicant Present: Joe Thomas, Town Chair Town Present: same 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 approving the zoning change; Second by Supervisor Leix Motion carries unanimously
7	Petition by the Town of Ridgeway for a conditional use permit to reduce an existing 18.89-acre B-3 Hvy Bus lot to 11.5 acres and to maintain the existing uses of a Town Hall, shop & garage in the SW/SE of S15-T6N-R4E in the Town of Ridgeway. Applicant Present: Joe Thomas, Town Chair Town Present: same Director Godfrey gave the staff report Public comment: none Motion by Supervisor Richter to approve as requested; Second by Supervisor Leix Motion carries unanimously
8	Petition by William Orth and Doug & Kathy Hafenbredl to rezone 5 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S17-T8N-R5E in the Town of Arena. Applicant Present: William Orth Town Present: David Lucey and John Wright 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 approving the zoning change; Second by Supervisor Leix Motion carries unanimously

9	Petition by John & Cindy Reynolds for a Conditional Use Permit to allow a Roadside Stand at 3108 US Highway 18 in the NE/NW of S26-T6N-R2E in the Town of Linden. Applicant Present: Cindy Reynolds Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the following conditions: a) There is no permanent structure b) The stand shall be situated not less than thirty (30) feet from the public road right-of-way. c) There is adequate off-street parking provided so as there is no parking within the right-of-way of the public road. d) Any advertising signs to be located within the ROW must be approved by the highway authority. e) Any advertising signs to be located outside the ROW must either be removed each night or comply with the sign regulations within the zoning ordinance, which may require permitting. Second by Supervisor Leix Motion carries unanimously
10	Petition by John & Cindy Reynolds to rezone 2.187 acres from AR-1 Ag Res to AB-1 Ag Bus in the NE/SW of S29-T6N-R2E in the Town of Linden. Applicant Present: Cindy Reynolds Town Present: none Director Godfrey gave the staff report Public comment: Ben Reutter said he owns the neighboring land and is concerned over potential runoff Motion by Supervisor Leix to approve; Second by Supervisor Deal Motion carries unanimously

11	Petition by John & Cindy Reynolds for a Conditional Use Permit to allow a Commercial Livestock Operation on a 2.187-acre AB-1 Ag Bus lot in the NE/SW of S29-T6N-R2E in the Town of Linden. Applicant Present: Cindy Reynolds Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the following conditions: 1. There be allowed one associated residence. 2. The number and type of animal be limited to that which the property can accommodate. 3. Adequate measures be taken and maintained to keep the animals on the property. 4. If the disposal of manure becomes a problem to the extent of creating a unhealthy and/or nuisance, the CUP may be rescinded. Second by Supervisor Leix Motion carries unanimously
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12	Petition by Emily Martorano for a Conditional Use Permit to allow Recreational Residential Rental at 6901 High Point Rd in the SW/SE of S21 & NW/NE of S28 all in T8N-R4E in the Town of Arena. Applicant Present: Emily Martorano Town Present: David Lucey and John Wright Director Godfrey gave the staff report Ms. Martorano stated the driveway has been widened to the Town's request and there will be a turn-around added and trees trimmed. Public comment: none Motion by Supervisor Leix to approve with the following conditions: 1. The maximum number of bedrooms to be rented is 4. 2. The driveway shall be widened to meet the Town standards. 3. A compliant septic system sized for 6 bedrooms be installed prior to operation of the Recreational Residential Rental use. 4. The operator obtain and maintain all required State licenses, permits and approvals associated with short-term rentals/lodging. 5. No guest use of motorized recreational equipment/vehicles around the property (proposed by applicant). 6. Signs are placed to clearly identify the boundaries of the property along the shared driveway (proposed by applicant). 7. A map be provided to guests clearly identifying trails and property boundaries (proposed by applicant). 8. Trails have signs clearly directing guests to designated paths on the property (proposed by applicant). Property lines be adequately marked to prevent guests from leaving the property (proposed by applicant). Second by Supervisor Deal Motion carries unanimously
13	Consideration of request by Scott Shearer for a permit fee reduction or waiver for repairs to an accessory structure due to snow & rain accumulation at 4500 State Road 23, being Lot 1 of CSM1322 in S33-T7N-R3E in the Town of Dodgeville. Applicant Present: none Director Godfrey explained the applicant has paid for a zoning permit in order to start the project and that the fee paid was \$150. He said that, if the action is to waive the fee, it will be reimbursed. Motion by Supervisor Deal to approve waiving the permit fee Second by Supervisor Leix Motion carries unanimously

14	Consideration of a request by Iverson Construction and James & Laura Goldthorpe for a Temporary Use Permit to allow an asphalt plant to operate in the Goldthorpe Quarry in the NE/SW of S15-T5N-R3E in the Town of Mineral Point. Applicant Present: Jerid Baranczyk of Iverson Construction Director Godfrey provided a staff report. Public comment: 1. Pete Rizzo stated he owns adjacent land and opposes the proposal out of concern of potential health impacts and odor. 2. Tom Edge stated he lives to the east and opposes the proposal out of concern of potential health impacts and odor. 3. Renee Rizzo stated she owns adjacent land opposes for potential health risks. Mr. Baranczyk commented that the WDNR air quality permits will be secured and abided by. He further stated his company has done health impact studies that show the lower temperature they operate at does not pose a health risk to the point the employees do not need to where respirators. Motion by Supervisor Deal to approve with the following conditions: a) The hours of operation will be 6:30 am to 6:30 pm Monday through Friday with the option to work Saturday b) The permit shall expire in 12 months Second by Supervisor Leix Motion carries unanimously
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15	Motion to enter into a public hearing to consider revisions to the Iowa County Zoning Ordinance to allow Recreational Residential Rental as a Conditional Use Permit option in the R-1 SF Res and AR-1 Ag Res districts. Motion to enter into the public hearing by Supervisor Deal at 6:46pm Second by Supervisor Richter Director Godfrey overviewed the proposal. Public comment: a) John Hess, Town of Wyoming Chair, commented that these uses can be controversial but the requirement of a CUP provides the opportunity to mitigate concerns b) Judy stated her experience using short-term rental in Scotland provided an authentic experience c) Joe Thomas, Town of Ridgeway Chair, stated his concern that these be licensed with the State. d) Randy Manning stated his concern that a renter may not be as considerate of neighbors as an occupant-owner so supports the need of a CUP Supervisor Peterson called the hearing closed at 6:58pm
16	Consideration of revisions to the Iowa County Zoning Ordinance to allow Recreational Residential Rental as a Conditional Use Permit option in the R-1 SF Res and AR-1 Ag Res districts. Motion by Supervisor Richter to recommend approval by the County Board Second by Supervisor Leix Motion carries unanimously

17	Motion to enter into a public hearing to consider striking Section XV-Access and Emergency Protection from the Iowa County Mobile Tower Siting Permit Ordinance. Motion to enter into the public hearing by Supervisor Deal at 7:00pm Second by Supervisor Leix Director Godfrey overviewed the proposal. Public comment: a) John Hess, Town of Wyoming Chair, stated his opposition as it would lessen leverage a town will have to site towers. b) Randy Manning stated he would like to review a written opinion of the county's corporation counsel. c) Joe Thomas, Town of Ridgeway Chair, stated he feels applicants should have to contact the town for a driveway approval before being issued a county permit. d) Jim Dougherty stated he lives in the Town of Wyoming and is confused if the town's ordinances would still provide input on where towers area sited. He stated there appears to be strong public support for local control. Supervisor closed the public hearing at 7:35pm
18	Consideration of striking Section XV-Access and Emergency Protection from the Iowa County Mobile Tower Siting Permit Ordinance. Motion by Supervisor Richter to hold over until a written opinion can be obtained from the Iowa County Corporation Counsel Second by Supervisor Deal Motion carries unanimously

19	Consideration of reduced or waived fees for permits and/or hearings associated with a Town government project or proposal. Director Godfrey asked if the Committee would like to consider recommending to the County Board that fees for permits and hearings made by a Town government be waived. He said that there have been case-by-case waivers when requested by a Town, while other Towns have simply paid the fees. Since this is tax dollars from the same constituents, it may be sensible to waive the fees. He added the fiscal impact to the Office budget would be minimal. Related to this, Director Godfrey added if consideration should be made to waive the floodplain and shoreland permit fees for projects where the Land Conservation Department or USDA Natural Resource Conservation Service are involved. Typical projects include ford crossings, bank stabilization, and vegetation removal along banks. He said that, since the projects are done by design of either the LCD or NRCS and those agencies inspect to assure the projects are done per plan, his office could request that they provide the documentation of project completion, thereby eliminating the need for his office to inspect the project. This would minimize the cost associated with his office issuing the permit, thus negating the need for the fee. He added that the County is still required to issue the permits by statute. There was no motion so the matter does not move forward.
20	Director's Report a) Office activity and programs b) Use of campers outside approved campgrounds Director Godfrey overviewed the activity report included in the packet. He said this is the season where following up on how campers found on properties is increasing. The purpose is to assure their use is consistent with the ordinance. Since this takes considerable time, he suggested polling the Towns to see what extent of regulation they would prefer on the use of campers outside approved campgrounds and if there are any concerns, issues or suggestions. Supervisor Leix suggested having a comparison of this to last year permit numbers next month.
21	Next meeting date and time: June 27th – public hearing on Comprehensive Plan revision to incorporate the Town of Brigham's revised Plan will start at 6pm with the regular hearings/meeting to follow
22	Adjourn Motion to adjourn by Supervisor Leix Second by Supervisor Richter Motion carries unanimously. Adjourned at 7:52pm