



Minutes – approved July 27, 2017

Iowa County Planning & Zoning Committee
Thursday, June 22, 2017 – 6:00PM
2nd Floor Conference Room - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
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Wisconsin**

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

1	Call to order. Supervisor Anderson called the meeting to order at 6pm.
2	<p>Roll Call.</p> <p>Members Present: Carol Anderson, Doug Richter, Ryan Walmer, David Gollon Members Absent: Curt Peterson (excused) Staff Present: Scott A. Godfrey, Director Supervisors Present: John Meyers</p>
3	<p>Consent Agenda:</p> <p>a) Approve the agenda for this meeting.</p> <p>Motion to approve by Supervisor Walmer Second by Supervisor Richter Motion carries unanimously</p> <p>b) Approve the minutes of the last meeting.</p> <p>Motion to approve by Supervisor Richter Second by Supervisor Walmer Motion carries unanimously</p>
4	<p>Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.</p> <p>None</p>
5	<p>Petition by Jessica Doescher for a conditional use permit to allow the division of an AR-1 Ag Res lot into two lots of 22.5 & 10 acres in the NE/SE of S18-T5N-R5E in the Town of Moscow.</p> <p>Applicant Present: Jimmy Doescher Town Present: Charles Schriber, Gary Langfoss, Joe Hendrickson</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve with the condition that the associated certified survey map is duly recorded within 6 months</p> <p>Second by Supervisor Richter Motion carries unanimously</p>

6	<p>Petition by Tom Lindholm to rezone 2.634 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S35-T5N-R3E in the Town of Mineral Point. This petition includes zoning a minimum of 37.37 acres with the AC-1 Ag Conservancy overlay to comply with residential density requirements.</p> <p>Applicant Present: Tom Lindholm with Realtor Gary Tibbits Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Mr. Tibbits clarified that the AC-1 Ag Conservancy overlay is preferred to be placed on tax parcel 018-0519.01</p> <p>Motion by Supervisor Walmer to approve with the condition that the associated certified survey map is duly recorded within 6 months after the County Board approving the rezoning</p> <p>Second by Supervisor Gollon Motion carries unanimously</p>
7	<p>Petition by Joe Karls to rezone 12.97 acres from A-1 Ag to RB-1 Rec Bus in the W1/2 –NE & NW/SE & SE/NW of S25-T7N-R5E in the Town of Brigham. This petition includes a request for a conditional use permit to allow weddings and similar events, a tourist cottage, and day meetings on said 12.97 acres.</p> <p>Applicant Present: Joe Karls Town Present: Jason Carden</p> <p>Director Godfrey provided the staff report and provided the committee, Mr. Carden and Mr. Karls copies of testimony submitted via email</p> <p>Mr. Karls provided an overview of his proposal, including conditions he is proposing as presented in an email</p> <p>Public comment:</p> <ul style="list-style-type: none"> • Christopher Berge spoke in opposition • Tim Fargo said he has no significant concerns • Jeff Billerbeck spoke in opposition • Dave Reinecke spoke in opposition • Kim Reinecke spoke in opposition and alleged the applicant is already operating the business illegally as evidenced by an internet search she provided for the record • Bonnie Myhre spoke in opposition • Elizabeth Ravindran spoke in opposition • Chele Isaac spoke of her trust in the Karls to operate respectfully to the neighborhood but has reservations about potential future owners • Doug Reeson spoke in support • Don Gaines spoke in opposition • Dan Patzner spoke in opposition

	<ul style="list-style-type: none"> • Leslie Karls spoke in favor as a co-applicant <p>There was lengthy discussion including members of the committee, public and applicants. When the discourse included interruptions by the public, Supervisor Anderson called an end to public input and directed the discussion to be only between the applicant and committee</p> <p>Recommended conditions on approval of the conditional use permit are:</p> <ol style="list-style-type: none"> 1) Noise shall be limited to 90 decibels or less 2) Maximum attendees of the events shall be 200 3) All outside lighting shall be downward facing, except for illuminating the American flag 4) Commercial codes, bathroom facilities and the septic system shall comply with the relevant codes 5) Hours of operation for weddings shall be 8am to midnight Friday and Saturday; 8am to 9pm Sunday to Thursday 6) Wedding events shall end at 11pm with an hour (to midnight) to vacate 7) Length of stay at the cottage shall be up to 3 consecutive nights 8) Music shall be moved indoors with doors closed at 8:30pm 9) The venue shall have a garbage/waste management contract with cleanup between 10am and 2pm and receptacle pickup during normal business hours 10) Parking is prohibited on the public road 11) A parking area shall be provided with a maximum of 110 guest spots plus those necessary for staffing 12) Food/beverage shall be by catering service only with no commercial kitchen allowed 13) The number of events with over 100 attendees is limited to 12 per year 14) All conditions shall be reviewed by the Planning & Zoning Committee after one year to assure compliance <p>Motion by Supervisor Walmer to approve the rezoning and conditional use with the conditions listed above; Second by Supervisor Gollon Motion carries with Supervisor Richter voting against</p>
8	<p>Consideration of revising Section 9.4 of the Iowa County Shoreland Protection Ordinance to correct the reference of 9.5(1) in Section 9.4(2) to 9.4(1).</p> <p>Motion by Supervisor Walmer to recommend approval by the County Board Second by Supervisor Richter Motion carries with supervisors Walmer, Richter, and Anderson voting in favor; Supervisor Gollon had stepped out of the room</p>
9	<p>Director's Report</p> <ol style="list-style-type: none"> a) Office activity and programs b) Pending legislation update c) Hamlet zoning update <p>Director Godfrey reviewed the provided report. The Committee agreed to consider regulation of campers and regulation of solar farms at a future meeting.</p>
10	<p>Next meeting date and time: July 27 at 6pm</p>

	Adjourn
11	Motion to adjourn by Supervisor Gollon Second by Supervisor Walmer. Motion carries unanimously. Adjourned at 8:02pm