



**Minutes – approved Aug. 24, 2017**  
**Iowa County Planning & Zoning Committee**  
**Thursday, July 27, 2017 – 6:00PM**  
**2<sup>nd</sup> Floor Conference Room - Courthouse**  
**222 N. Iowa Street**  
**Dodgeville, Wisconsin**

**Iowa  
County  
Wisconsin**

For information regarding access for the disabled please call 935-0399.

***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	<p>Roll Call.</p> <p>Members Present: Curt Peterson, Carol Anderson, Doug Richter  Members Absent: Ryan Walmer (excused); David Gollon  Staff Present: Scott A. Godfrey, Director; Larry Bierke, County Administrator  Supervisors Present: none</p>
3	<p>Consent Agenda:</p> <ul style="list-style-type: none"> <li>a) Approve the agenda for this meeting.</li> <li>b) Approve the minutes of the last meeting.</li> </ul> <p>Motion to approve by Supervisor Richter  Second by Supervisor Anderson  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 David &amp; Anita Walczak to rezone 20 acres from A-1 Ag to AR-1 Ag Res in the SW/NW &amp; NW/SW of S1-T5N-R4E in the Town of Ridgeway.</p> <p>Applicant Present: David Walczak  Town Present: Joe Thomas</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve with the condition that the associated certified survey map is duly recorded within 6 months  Second by Supervisor Richter  Motion carries unanimously</p>

6	<p>Petition by Bill, Steven &amp; Brenda Trainor to rezone 11.52 acres from A-1 Ag &amp; AR-1 Ag Res to all AR-1 Ag Res in the SW/NE &amp; NW/SE of S26-T7N-R5E in the Town of Brigham. This petition includes a conditional use permit for additional animal units.</p> <p>Applicant Present: Steven and Brenda Trainor Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>• Director Godfrey handed out written correspondences from two adjoining neighbors for the committee to review</li> <li>• Lora Schwenn stated her concern over inadequate fencing as cattle have been in her garden, on the shared driveway and on County Road K; erosion has damaged the shared driveway due to fence location; applicant has had more than 5 cattle</li> <li>• Michael Dibble stated his opinion that the subject land cannot support more than 5 cattle so they eagerly move to his and the Schwenn property to graze; applicant has had excessive cattle already; was unaware of Town meeting so did not express his concerns there</li> </ul> <p>Supervisor Peterson stated the Town of Brigham has statutory authority to determine the adequacy of fencing and compel an adequate fence</p> <p>Mr. Trainor admitted to having a single wire electric fence and about 10 head of cattle at times.</p> <p>Motion by Supervisor Anderson to approve the rezoning with the condition that the associated certified survey map is duly recorded within 6 months and to allow up to 5 animal units with the limit being reviewed in two years for possible adjustment Second by Supervisor Richter Motion carries unanimously</p>
---	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7	<p>Petition by Josh Draves and Robert &amp; Theresa Olson to rezone 16.109 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NW of S4-T7N-R1E in the Town of Highland.</p> <p>Applicant Present: Josh Draves; Robert Olson Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve with the condition that the associated certified survey map is duly recorded within 6 months Second by Supervisor Anderson Motion carries unanimously</p>
8	<p>Petition by James Grothman and Steven Jacobson for a conditional use permit to allow a nonfarm residence on an existing 18.6-acre legal nonconforming A-1 Ag lot in the NE/NW of S25-T8N-R3E in the Town of Wyoming.</p> <p>Applicant Present: James Grothman Town Present: John Hess</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve Second by Supervisor Richter Motion carries unanimously</p> <p>Mr. Hess confirmed the Town support</p>
9	<p>Petition by Arnold Flitman to rezone 5 acres from A-1 Ag to RB-1 Rec Bus being the NW/NW/NW-SE of S6-T7N-R3E in the Town of Clyde. This petition includes a conditional use permit for a hunt club on said lot.</p> <p>Applicant Present: David Sawyer (representing Mr. Flitman) Town Present: none</p>

	<p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve the rezoning and the conditional use permit with the following conditions:</p> <ul style="list-style-type: none"> <li>• The ownership or operation of this RB-1 lot shall be primarily as a hunt club with all other activities and uses being secondary.</li> <li>• Any proposed events or gatherings involving 50 or more participants must be reviewed by the County for compliance with sanitary, parking, safety and any other relevant regulations. This may be in the form of a Temporary Use Permit or administrative review, depending upon the scale of the event.</li> <li>• There shall be at least one permitted privy on the property and additional privies may be required if the capacity of one is insufficient and/or maintaining a single privy becomes an issue. Any connection of water to a camper or similar camping unit shall necessitate a permitted private septic system for proper disposal of the resulting wastewater.</li> <li>• There shall be no discharge of wastewater from a camper or camping unit unless into a permitted privy or container for offsite transportation and proper disposal.</li> <li>• The County shall be allowed reasonable access for purposes of assuring compliance with imposed conditions.</li> <li>• No more than 10 camping units are allowed on the lot at any one time.</li> <li>• All RV's, campers and like vehicles be removed from the property no later than Dec. 15<sup>th</sup> of the current year until April 1<sup>st</sup> of the following year</li> <li>• No permanent structures may be erected on the premises other than those necessary to comply with state and county ordinances</li> </ul> <p>Second by Supervisor Anderson Motion carries unanimously</p>
10	<p>Consideration of review process for a solar farm land use proposal.</p> <p>Director Godfrey said there may be a proposed solar farm that will impact several hundred acres of land current zoned A-1 Agricultural located within the mapped Farmland Preservation Area. He said the options for considering such a proposal are to require rezoning to a different district or to require a conditional use permit but keep zoned A-1. The former will count against the maximum acreage DATCP will allow to be rezoned in a mapped FPA while the latter may require revision of the ordinance to include this use as a CUP option.</p> <p>Godfrey said he has been in contact with DATCP and it said either option will require compliance with Ch. 91 Stats.</p> <p>Consensus was to consider revising the Iowa County Zoning Ordinance to provide a conditional use review process for solar and wind energy systems and similar projects in the A-1 district.</p>
11	<p>Consideration of zoning regulations pertaining to camping units used outside of approved campgrounds.</p> <p>Director Godfrey said issues over the current regulation of campers used outside approved campgrounds have risen in different parts of the county and he told towns he'd bring the matter to the</p>

	<p>committee. He added that the state campground regulations (statute and administrative rule) were revised in 2016 so there should be consideration not to structure county regulations that could cause noncompliance with state requirements.</p> <p>He outlined options that included leave status quo or to revise to allow longer periods of time campers can be used in a calendar year provided sanitary and driveway regulations are met.</p> <p>Public comment: Joe Thomas stated his concern that the county not regulate in a way to create an unfair disadvantage to licensed campgrounds.</p> <p>Motion by Supervisor Anderson to keep the current camper provisions with the only change being to replace the 30-day period of use to a seasonal use of between April 15 and Dec. 15 in a calendar year. Second by Supervisor Richter.</p> <p>Motion carries unanimously.</p>
12	<p>Director's Report</p> <ul style="list-style-type: none"> <li>a) Office activity and programs</li> <li>b) Pending legislation update</li> </ul> <p>Director Godfrey overviewed the report provided in the meeting packet. He added that there have been two Legislative Reference Bureau bills introduced since he compiled the report of what has been called "the landowner's bill of rights". These are bills authored by Rep. Adam Jarchow that aim to further eliminate local control over things such as nonconforming structures, variances, conditional use permits, substandard lots, merging lots, private ponds, regulatory takings (reverse eminent domain), TIF districts, state electrical code, sewer easements, propane transportation, forestation property tax, rules affecting housing and riprap regulations. He added he'll be attending a meeting with colleagues tomorrow to discuss these and other proposed bills.</p>
13	Next meeting date and time: August 24 <sup>th</sup> at 6pm
14	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Anderson</p> <p>Second by Supervisor Richter</p> <p>Motion carries unanimously. Adjourned at 7:40pm</p>