



**Minutes – approved Oct. 26, 2017**  
**Iowa County Planning & Zoning Committee**  
**Thursday, Sept. 28, 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, Ryan Walmer</p> <p>Members Absent: David Gollon (excused)</p> <p>Staff Present: Scott A. Godfrey, Director</p> <p>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</p> <p>Second by Supervisor Anderson</p> <p>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 Dennis &amp; Vicki Powell to rezone 1.74 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S22 &amp; NW/NE of S28 in T5N-R5E in the Town of Moscow.</p> <p>Applicant Present: Mr. &amp; Mrs. Powell</p> <p>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 Anderson to approve with the condition that the associated certified survey map is duly recorded within 6 months</p> <p>Second by Supervisor Richter</p> <p>Motion carries unanimously</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | <p>Petition by Tri State Directional Drilling LLC to rezone 4.5 acres from B-2 Hwy Bus to B-3 Hvy Bus in the SE/SW of S27-T5N-R5E in the Town of Moscow. This petition includes consideration of a conditional use permit to allow a corporate office, storage and shop associated with the directional drilling business.</p> <p>Applicant Present: Mr. Kolb<br/>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 Walmer to approve the rezoning and the conditional use with the following conditions:</p> <ul style="list-style-type: none"> <li>• The conditional use is approved as requested and applies to any future similar use involving heavy equipment where the service is done off-site and the on-site use is primarily that of an office/headquarters, equipment storage, shop, etc.</li> <li>• Any changes to signage will require compliance with state and county sign regulations</li> </ul> <p>Second by Supervisor Richter<br/>Motion carries unanimously</p> |
| 7 | <p>Petition by Richard peck to rezone 5.02 acres from A-1 Ag to AR-1 Ag Res in the NW/NE of S22-T8N-R4E in the Town of Arena.</p> <p>Applicant Present: Richard Peck and son<br/>Town Present: William Gauger</p> <p>Director Godfrey provided the staff report</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>• Lauren Rosenthal raised a concern over future development of the balance of the property</li> </ul> <p>Motion by Supervisor Anderson to approve with the condition that the associated certified survey map is duly recorded within 6 months<br/>Second by Supervisor Richter<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8 | <p>Petition by Carol Ramsden for consideration of a conditional use permit to allow up to 3 animal units on each of two adjacent AR-1 Ag Res lots being Lots 2 &amp; 3 of CSM 1146 in S12-T7N-R1E in the Town of Highland.</p> <p>Applicant Present: Carol Ramsden and daughter<br/>Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve<br/>Second by Supervisor Walmer<br/>Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | <p>Motion to convene a public hearing to consider revising the Iowa County Zoning Ordinance to allow review of large solar and/or wind energy systems proposed in a Farmland Preservation Zoning District by conditional use permit.</p> <p>Motion by Supervisor Walmer to convene the hearing<br/> Second by Supervisor Anderson<br/> Motion carries unanimously</p> <p>Director Godfrey overviewed the proposal</p> <p>Public comment: none</p> <p>Motion to close the hearing by Supervisor Anderson<br/> Second by Supervisor Richter<br/> Motion carries unanimously</p>                                                                                                                                                                                                       |
| 10 | <p>Consideration of revising the Iowa County Zoning Ordinance to allow review of large solar and/or wind energy systems proposed in a Farmland Preservation Zoning District by conditional use permit.</p> <p>Motion by Supervisor Richter to forward the proposal to the County Board with the recommendation to approve<br/> Second by Supervisor Anderson<br/> Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| 11 | <p>Motion to convene a public hearing to consider revising Section 2.3(1)(b) by replacing the 30-day period with a seasonal April 15 to Dec. 15 in a calendar year period relating to campers outside of approved campgrounds.</p> <p>Motion by Supervisor Walmer to convene the hearing<br/> Second by Supervisor Richter<br/> Motion carries unanimously</p> <p>Director Godfrey overviewed the proposal</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>Joe Thomas raised his concern whether wastewater will be properly disposed and that there will likely be additional campers moved onto property over the weekends</li> </ul> <p>Motion to close the hearing by Supervisor Walmer<br/> Second by Supervisor Richter<br/> Motion carries unanimously</p> |
| 12 | <p>Consideration of revising Section 2.3(1)(b) by replacing the 30-day period with a seasonal April 15 to Dec. 15 in a calendar year period relating to campers outside of approved campgrounds.</p> <p>Motion by Supervisor Walmer to forward the proposal to the County Board with the recommendation to approve<br/> Second by Supervisor Anderson<br/> Motion carries unanimously</p>                                                                                                                                                                                                                                                                                                                                                                                           |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 | <p>Request by the City of Mineral Point to revise the Iowa County Farmland Preservation Plan for inclusion of land within its zoning jurisdiction to be mapped as preservation area.</p> <p>Director Godfrey overviewed the request and required process should it be granted. He also relayed comments of Supervisor Gollon, at his request, that his preference is to not revise the plan and, if the decision is to revise the plan, the city should be responsible for the county costs.</p> <p>City of Mineral Point Attorney Peter Pfotenhauer and Plan Commissioner James Heisner spoke in favor of the request.</p> <p>Supervisor Anderson stated it is unlikely this can be accomplished by the end of the year due to the amount of work necessary and the statutory due process requirements.</p> <p>Supervisor Walmer asked why the city did not participate when the county revised the plan in 2015-16.</p> <p>The consensus of the committee was to have Director Godfrey record the costs to be billed to the city.</p> <p>Motion by Supervisor Anderson to revise the Farmland Preservation Plan as requested;<br/> Second by Supervisor Richter.<br/> Motion carries with Supervisor Walmer voting against.</p> |
| 14 | <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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 15 | Next meeting date and time – Oct. 26 <sup>th</sup> at 6pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16 | <p>Adjourn</p> <p>Motion to adjourn by Supervisor Walmer;<br/> Second by Supervisor Richter<br/> Motion carried unanimously. Adjourned at 7:15pm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |