



Minutes-approved Nov. 30, 2017
Iowa County Planning & Zoning Committee
Thursday, Oct. 26, 2017 – 6:00PM
2nd 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 6:08pm.

Roll Call.

2 Members Present: Curt Peterson, Carol Anderson, Doug Richter, Ryan Walmer
Members Absent: David Gollon (excused)
Staff Present: Scott A. Godfrey, Director
Supervisors Present: Bruce Paull

Consent Agenda:

- a) Approve the agenda for this meeting.
- b) Approve the minutes of the last meeting.

3 Motion to approve by Supervisor Anderson
Second by Supervisor Walmer
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	<p>Petition by Lindsey Kroll for a conditional use permit to allow a single burial site in the SW/NE of S3-T7N-R2E in the Town of Clyde.</p> <p>Applicant Present: Ms. Kroll Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Walmer to approve with the following conditions:</p> <ol style="list-style-type: none"> 1. Only one burial site is permitted. 2. The current landowner and any subsequent landowner is solely responsible for any maintenance and upkeep for the site. 3. A site survey or map showing the site location and a copy of the CUP shall be filed at the Iowa County Register of deeds in the format of an affidavit prepared by the County. This condition is to be satisfied within 6 months. 4. Visitors to the site shall be granted access following 24-hour written notice to the landowner. The number of visitors shall be limited to 3 per visit and visits shall not exceed 30 minutes in length. <p>Second by Supervisor Richter Motion carries unanimously</p>
6	<p>Petition by Jason Gust and Lois Denure to rezone 14.72 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S3-T5N-R5E in the Town of Brigham.</p> <p>Applicant Present: Jason Gust Town Present: Jason Carden</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 with the Register of Deeds within 6 months of the County Board approving the zoning change Second by Supervisor Walmer Motion carries unanimously</p>

Petition by Patty & Mike Klarer to rezone 8.25 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE of S15-T6N-R5E in the Town of Brigham. This petition includes a request for a conditional use permit to allow a yoga studio as a household occupation on said AR-1 lot.

Applicant Present: Patty Klarer

Town Present: Jason Carden

Director Godfrey provided the staff report

Public comment: Mr. Kessenich expressed concern about potential increased liability that may result by the requested use and how it may impact the other users of the shared driveway.

7 Motion by Supervisor Walmer to approve with the following conditions:

1. The associated certified survey map is duly recorded with the Register of Deeds within 6 months of the County Board approving the zoning change
2. The applicant satisfies the Town of Brigham on any modifications necessary to the shared driveway agreement and driveway construction
3. Evidence be provided to the County that the yoga space either meets building codes or is exempt
4. The yoga use shall consist of a maximum of 7 sessions per week with a maximum of 10 customers plus 1 instructor unless the septic system is enlarged or replaced to an adequate sizing

Second by Supervisor Richter

Motion carries unanimously

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 tourist cottage rentals, day corporate meetings/retreats, and up to 9 animal units on said RB-1 lot.

Applicant Present: Joe Karls and Attorney Joe Bartol

Town Present: Jason Carden

Director Godfrey provided the staff report and provided several letters in opposition and support to the committee, applicant and town

Public comment:

1. Elizabeth Gaines at 5111 Mounds Park Rd spoke against and asked to read letter from Anthony Grabski which Chair Peterson declined because the letter was provided in the committee packet
2. Jeff Billerbeck at 4857 Mounds Park Rd spoke against
3. Bonnie Myhre spoke against

The committee decided to discuss the requested conditional uses before acting on the zoning change and addressed each requested use separately.

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Director Godfrey asked for clarification of the intent of this use to which Atty Bartol said it would be a gathering of business employees, members of a club, group or organization without a defined purpose.

The suggested conditions provided by the town and staff were reviewed and identified whether relevant to each specific use.

Motion by Supervisor Walmer to approve the rezoning and the conditional use permit with the following conditions:

1. For the requested tourist cottage rentals:
 - No participant parking on Mounds Park Road
 - Maximum overnight stay capacity of 16 persons, meaning the total number of persons on the premises
 - Only temporary stays are allowed defined as 28 consecutive days or less per reservation
 - Records shall be provided upon request to the town and/ county that document the dates of events, name of party on reservation, number of anticipated participants
 - All associated buildings must comply with any relevant building code
 - All associated buildings must be served by a compliance septic system of adequate sizing/capacity
 - Parking of one space per bed shall be provided

2. For the requested day corporate meetings/retreats:
 - No participant parking on Mounds Park Road
 - Meetings/Retreats are allowed between 8am and 10pm, clean-up to be completed by 11pm, and anyone not staying over under the tourist cottage rental use must vacate the premises by 11pm
 - No single meeting/retreat shall last for more than 3 consecutive days
 - Retreats/meetings are allowed Monday through Friday and not on weekend days
 - A maximum of 12 large retreats, defined as between 100 and 200 participants, are allowed per calendar year
 - The maximum number of participants per retreat/meeting shall be 200 or a lesser number if imposed by the Fire Inspector
 - One parking stall for every 3 anticipated participants shall be provided
 - Outdoor music is allowed between 2pm and 8pm with a maximum duration of 4 consecutive hours per session
 - Retreats/meetings involving outdoor music is limited to 8 per calendar year
 - No tents may be erected for the purpose of increasing the capacity of the venue
 - Indoor music shall be allowed but the doors must remain closed
 - Records shall be provided upon request to the town and/ county that document the dates of events, name of party on reservation, number of anticipated participants and whether outdoor music was part of the event
 - All associated buildings must comply with any relevant building code
 - All associated buildings must be served by a compliance septic system of adequate sizing/capacity
3. For the requested animal units:
 - Up to 8 horses and 20 chickens are allowed

Second by Supervisor Richter
 Motion carries unanimously

Consideration of complaints relating to a portable asphalt plant located in the Thomas mine at 2989 County Road BB in the Town of Ridgeway and the associated Temporary Use Permit approved on Aug. 24, 2017.

Tim Jones, VP of Mathey Construction introduced his colleagues, Jerid Baranczyk and Marla Kilburg, and stated his understanding of complaints being made by neighbors to the asphalt plant. He stated the plant is operating under all permit provisions and that the WDNR has confirmed it is within all required operational standards. He further stated Mathey Construction wants to be a “good neighbor” and will be willing to remove the plant upon the completion of this year’s project and only bring it back after a new permit has been sought with proper neighbor input.

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Those who expressed their concerns over potential health impacts, noise, odor and road damage were:

- Ron Lewis, who asked Director Godfrey to read a letter from his mother into the record
- Jeannie Lewis
- Jeff Leconte
- Kimberly Cleary
- Delmar Thomas

After much discussion, Supervisor Peterson stated this is not an action item and that the plant has the required permits to operate. He thanked all who expressed their concerns.

10	<p>Director's Report</p> <ul style="list-style-type: none"> a) Office activity and programs b) Pending legislation update <p>Director Godfrey overviewed his report. He also said the requirement for driveway approvals in the county's telecommunication tower ordinance may need to be reviewed as this requirement may not be supported by statute.</p>
11	Next meeting date and time: Nov. 30 th at 6pm
12	Adjourn