



Minutes – approved April 27, 2016
Iowa County Planning & Zoning Committee
Wednesday, March 23, 2016 – 6:15PM
2nd Floor Conference Room - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

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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 6:15pm.
2	Roll Call. Members Present: Curt Peterson; Carol Anderson; Doug Richter, Ryan Walmer; David Gollon Members Absent: none Staff Present: Scott A. Godfrey, Director; Larry Bierke, County Administrator
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 Gollon Motion carries
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 Quality Liquid Feeds for a conditional use permit on a B-2 Hwy Bus lot to allow a research facility and office space in the SW/SE of S16-T6N-R3E in the Town of Dodgeville. Applicant Present: Cory Berg Town Present: none Godfrey provided the staff report Mr. Berg explained the proposal is to use the property for a laboratory, research, office space and to have a greenhouse with outdoor agricultural test plots. He confirmed there are no significant hazardous materials involved with the operation. Public comment: none Motion by Supervisor Anderson to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months. Second by Supervisor Gollon Motion carries

6	<p>Petition by Les Orosz-Big Valley Ranch for a conditional use permit on an A-1 Ag lot to allow Recreational Residential Rental of the exiting house in the NW/NE of S28-T8N-R2E in the Town of Clyde.</p> <p>Applicant Present: none - letter Town Present: none</p> <p>Godfrey stated the applicant has submitted a written request to postpone action until the April meeting as he was unable to attend tonight and would like to be present in case there are any questions.</p> <p>Supervisor Peterson stated the petition will be on the April agenda.</p>
7	<p>Continued petition by Symon Oaks, LLC to create two lots of 24.9 acres and 20.45 acres rezoning from A-1 Ag to AR-1 Ag Res in the SW/SE & SE SW of S14-T7N-R3E in the Town of Wyoming.</p> <p>Applicant Present: Keith Symon Town Present: John Hess</p> <p>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 Iowa County Register of Deeds within 6 months of the County Board approval of the zoning change. Second by Supervisor Walmer Motion carries</p>
8	<p>Petition by Jeffrey Lloyd Jones to rezone 1.01 acres from A-1 Ag to B-2 Hwy Bus in the NE/NE in S36-T8N-R3E in the Town of Wyoming. This petition includes a conditional use permit request to allow a Tourist Cottage on said B-2 lot.</p> <p>Applicant Present: Jeffrey Lloyd Jones Town Present: John Hess</p> <p>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 with the Iowa County Register of Deeds within 6 months of the County Board approval of the zoning change.. Second by Supervisor Walmer Motion carries</p>

Petition by David Forseth for a conditional use permit to an agricultural related airstrip in the SE/SE of S10-T7N-R4E in the Town of Arena.

Applicant Present: David Forseth and Atty Edward Leineweber

Town Present: David Lucey, Bill Gauger, John Wright

Godfrey provided the staff report

Atty Leineweber reiterated the provision of the ordinance that the airstrip use must be associated to the farm, that the noise is less than a tractor and that restricting use for any other purpose is too restrictive.

Public comment:

- Godfrey handed out submitted written testimony to the Committee and Mr. Forseth. Time was taken to review the testimony.
- Mark Peck read prepared testimony expressing opposition to the use of the airstrip by others than Mr. Forseth and his son
- Deb Nelson stated that she and her husband hardly ever hear the planes that use the airstrip and actually enjoy watching them.

Mr. Forseth admitted that current use by pilots to train on “touch and go” landings and for fly-ins would have to cease if approval is granted.

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Motion by Supervisor Anderson to approve with the following conditions:

- only Mr. Forseth and his son can use the airstrip
- the identification of their planes be provided to the Office
- Mr. Forseth provide the Office the Certificate of Airport Site Approval from the WDOT Bureau of Aeronautics within 6 months

Second by Supervisor Walmer

Supervisor Peterson suggested to condition the approval to apply only to the Forseth family and not to subsequent owners of the land

Supervisors Anderson and Walmer agreed to the friendly amendment

Motion carries on the friendly amendment.

The original motion as amendment carried unanimously. The request is granted with the following conditions:

- only Mr. Forseth and his son can use the airstrip
- the identification of their planes be provided to the Office
- Mr. Forseth provide the Office the Certificate of Airport Site Approval from the WDOT Bureau of Aeronautics within 6 months
- the approval only applies to the Forseth family and does not extend to subsequent owners of the land

10	<p>Consideration to suspend, modify or revoke the conditional use permit granted per ZH2103 that allows used vehicle sales with conditions on a B-2 Hwy Bus lot being parcel 002-1043.AA in the Town of Arena.</p> <p>Applicant Present: James Bertrang Town Present: David Lucey, Bill Gauger, John Wright</p> <p>Godfrey provided the staff report recommending modification of the permit or, if the applicant disagrees, revocation.</p> <p>David Lucey suggested limiting the allowed number of units to 75. Discussion followed to confirm a unit includes any vehicle, motorcycle, lawnmower, trailer, camper or boat for sale. Discussed followed on the appropriate maximum number of units.</p> <p>Supervisor Gollon suggested a monthly report should be required to the Office for at least a year on the number of units on the property.</p> <p>Discussion followed over a phased timeline for compliance versus a set date that all conditions must be complied with.</p> <p>Motion by Supervisor Walmer to modify the conditional use permit to allow a maximum of 80 units outside of buildings with the following conditions to be met within 90 days:</p> <ul style="list-style-type: none"> • The bathroom must be repaired and inspected for proper functioning. • No vehicles can be parked on the right-of-way of US Highway 14. • All dismantling of vehicles shall be done inside a building. • All dismantled vehicles, vehicles under repair and parts shall be stored inside a building. • Solid fencing shall be maintained around the west, north and east side of the property that is at least 8 feet in height as a screening measure. Said fence shall be of a solid, uniform color and construction to the satisfaction of the Town and/or County, and shall be maintained for the life of the business operation. • The owner shall provide documentation of possessing a valid state seller, dealer or other required license issued by the WDOT at the request of the County. • The owner shall comply with all environmental regulations that pertain to the operation of the business. • The conditional use permit may be suspended or revoked for failure of complying with any condition imposed. <p>Second by Supervisor Gollon</p> <p>Public comment: none</p> <p>Motion carries</p>

11	<p>Request by Gary Heck to consider revisions to the sign provisions of the Iowa County Zoning Ordinance.</p> <p>Godfrey provided a staff report on the current ordinance provisions, the reason for the provisions and Mr. Heck's request for a revision to allow LED signs.</p> <p>Mr. Heck handed out information on LED sign technology and the WDOT sign standards. He stated the benefits of having a sign with a changing message to attract but not distract the attention of US Highway 14 travelers.</p> <p>Godfrey stated there is a May 5th seminar on sign law, including regulating for new sign technology that he plans to attend. He also clarified that the timeline, should a revision be made, will likely take until July or August at the earliest.</p> <p>Supervisor Peterson acknowledged the consensus is to have consideration of a revision on the May agenda with a report by Godfrey on the sign regulation seminar.</p>
12	<p>Consideration of a request for zoning permit fee waiver or reduction by Daryl Tresner for a shed damaged by a tornado in 2014 in the Town of Dodgeville.</p> <p>Godfrey gave a staff report explaining the permitting history of Mr. Tresner's shed and recommended a fee reduction to \$150 to at least cover administrative costs thus far.</p> <p>Mr. Tresner stated the building is to be delivered within 2 weeks so it will be built.</p> <p>Motion by Supervisor Gollon to reduce the permit fee to \$150 due to a natural disaster Second by Supervisor Richter Motion carries</p>
13	<p>Consideration of request for after-the-fact permit penalty fee waiver by Chris Donaldson for property in the Town of Brigham.</p> <p>Godfrey gave a staff report stating the discover of the structure having been built without the required permit, the cooperation of the Donaldsons and the recommendation the fee not be waived or reduced as this was not a consequence of a natural disaster. He added the intent of the fee is to offset the additional administrative costs associated with violations.</p> <p>Mr. Donaldson was not in attendance.</p> <p>Motion by Supervisor Gollon to deny the request as no natural disaster was involved Second by Supervisor Walmer Motion carries</p>

14	<p>Director's Report</p> <ul style="list-style-type: none"> a) Office activity and programs b) Farmland Preservation Zoning Ordinance revision status <p>Godfrey overviewed the report provided in the meeting packet. Suggestions were made to include the reported project value for those permits issued associated with violations found on the 2015 aerial photos and to show the proposed Ridgeway interchange at a future meeting.</p>
15	<p>Next meeting date and time: April 27th at 6pm</p> <p>Godfrey stated he will send notices as usual unless informed that there will be member changes due to the upcoming April 5th County Board Supervisor election.</p>
16	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Anderson Second by Walmer. Motion carries. Adjourned at 8:35 pm</p>