



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Pursuant to Section 19.84 and 59.69, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Committee will hold public hearings and meeting on **Wed., Nov. 28, 2012 at 6:00PM**, or as soon thereafter as possible, in the **2nd Floor Conference Room** in the Courthouse in the City of Dodgeville, Wisconsin. For information regarding access for the disabled, please call 935-0399. Additional information about the petitions, including maps, can be obtained from the Office of Planning & Development.

Minutes

Approved Jan. 23, 2013

1. Call to order. Curt Peterson called the meeting to order at 6:00 pm

2. Roll Call

Committee Present: Curt Peterson, Carol Anderson, Doug Richter, Ryan Walmer, Steve Deal

Committee Absent: none

Staff Present: Scott A. Godfrey, Director

Other Supervisors Present: none

3. Certification of notice for this meeting

Scott Godfrey stated this meeting has been duly posted and noticed as required by law.

4. Review and approval of the last meeting minutes

Motion to approve by Carol Anderson

Second by Doug Richter

Motion carries unanimously

5. Approval of agenda

Curt Peterson stated he will abstain for agenda item 10.

Motion to approve by Ryan Walmer

Second by Carol Anderson

Motion carries unanimously

6. Comments from Audience/Committee members *not relating* to petitioned hearings

none

7. Petition by Bart & Taylor Richter for a conditional use permit to allow up to 5 animal units on a 1.69-acre B-3 Hvy Bus lot being tax parcel 002-1075.B in the Town of Arena.

Applicant Present: Bart & Taylor Richter

Town Present: David Lucey, Bill Gauger, John Wright

Doug Richter stated he will abstain on this agenda item.

Motion to approve by Ryan Walmer on condition that the animal units consist of horses

Second by Steve Deal

Public comment: none

Motion carries with four ayes and one vote to abstention

8. Petition by Ken & Melissa Bartz to rezone 11.909 acres from A-1 Ag to AR-1 Ag Res in the SW/NE of S27-T6N-R4E in the Town of Ridgeway.

Applicant Present: none

Town Present: Tom McGraw

Motion to approve by Carol Anderson with the condition that the associated certified survey map be duly filed with the Register of Deeds within 6 months of the County Board action

Second by Ryan Walmer

Public comment: none

Motion carries unanimously

9. Petition by James Heisner to rezone 1.0 acre from A-1 Ag to AR-1 Ag Res in the NE/SE of S28-T5N-R3E in the Town of Mineral Point.

Applicant Present: James Heisner

Town Present: none

Motion to approve by Carol Anderson with the condition that the associated certified survey map be duly filed with the Register of Deeds within 6 months of the County Board action and recognition that the rural residential density in the town and county comprehensive plan does not apply due to the proposed lot including an existing residence

Second by Doug Richter

Public comment: none

Motion carries unanimously

10. Request by The Kraemer Co. for a Temporary Use Permit to allow a hot mix plant at the Helena Sand Pit for the 2013 construction season located at 6222 Helena Rd in the Town of Arena.

Applicant Present: Robert Jewell and associate (Chad)
Town Present: David Lucey, Bill Gauger, John Wright

Chair Curt Peterson stated he would abstain and turned this hearing over to Vice Chair Carol Anderson

The applicants explained that the plant will only be necessary if Kraemer Co. is awarded the state contract for the State Road 23 bridge and County Road ZZ projects, which will be bid next month. They explained that the projects would only require about 4 weeks of operating the plant, unless a county or town request is made for additional blacktop.

Motion to approve by Doug Richter with the following conditions:

- 1) The plant shall only operate between May 1st to Nov. 15th, 2013
- 2) The plant shall only operate between the hours of 6am to 6pm, Monday thru Friday
- 3) The applicant shall provide the Town of Arena with a copy of the WDOT specs relating to maintenance of haul roads
- 4) The applicant shall contact the Lower WI Riverway Board to assure any necessary approvals are secured

Second by Ryan Walmer

Public comment: none

Motion carries with four ayes and one abstention

Curt Peterson resumed the Chair for the remainder of the meeting

11. Petition by Peter Koerwitz to rezone 13.58 acres from A-1 Ag to AR-1 Ag Res in the N1/2-SE of S25-T7N-R5E in the Town of Brigham.

Applicant Present: Mr. & Mrs. Peter Koerwitz
Town Present: Doug Reeson

Motion to approve by Steve Deal with the condition that the associated certified survey map be duly filed with the Register of Deeds within 6 months of the County Board action

Second by Carol Anderson

Public comment: none

Motion carries unanimously

12. Discussion of state wind energy system siting law, PSC 128 and implications for Iowa County regulating wind energy systems

Scott Godfrey summarized the new state wind energy system siting law, PSC 128 and stated there will need to be a decision whether to regulate wind energy systems or not as either decision will require revisions to the zoning ordinance. He said the state rule is a maximum level of regulation that a local jurisdiction can choose to enforce and that, if the county chooses not to regulate wind energy systems, there would only be regulation by the Public Service Commission for systems of 100 megawatts or greater.

Carol Anderson moves to move forward with the creation of a wind energy system siting ordinance and the necessary revisions to the Iowa County Zoning Ordinance
Second by Doug Richter

Public comment: The following individuals participated in a general discussion session with the committee: Doug Reeson, David Lucey, Bill Gauger, John Wright, Ken Bartz

Motion carries unanimously

13. Discussion of request to revise maximum sign display area limits in zoning ordinance

Scott Godfrey stated there has been a request made by R-Equipment for consideration of increasing the maximum display area for an on-premise sign from 100 square feet all sides to 150 square feet. Godfrey reminded the committee that he proposed an increase to 200 square feet as part of a revision package about a year ago as this seemed to be more of the industry standard in elevated ground signs. Godfrey also said there was a similar request at that time by Mueller Implement.

Motion by Ryan Walmer to move forward with proposing a revision to the Iowa County Zoning Ordinance to increase the maximum display area of an on-premise ground sign from 100 square feet for all sides to 200 square feet
Second by Doug Richter

Motion carries unanimously

14. Discussion of parameters that constitute a business or commercial use of property

Scott Godfrey explained that the zoning ordinance is silent as to what constitutes a business or commercial use, but factors such as advertising, employing non-family members, state licensing requirements and solicitation of the public to the property have been historically used. Godfrey asked for ideas on how to better define this such uses.

Steve Deal suggested seeing if there are criteria established by the state for business licensing, seller's permits, etc.

Carol Anderson suggested polling other counties for ideas.

15. Director's report on general office activity and pending violations

Scott Godfrey noted that the office took in eleven sanitary permit applications this week, which will hopefully lower the total number of citations to be issued to around five.

Scott Godfrey also informed the committee that the Zoning Administrator for Lafayette County has taken a position with the Southwest Regional Planning Commission.

16. Discussion of next meeting date and agenda – noting Christmas Holiday dates

Next meeting will be December 20th – consideration may be to cancel the December meeting if there are no petitioned hearings

Agenda:

- Petitioned hearings
- Discuss prioritization of issues for 2013

17. Adjournment

Motion to adjourn by Ryan Walmer

Second by Carol Anderson

Motion carries unanimously. Meeting adjourned at 8:00pm

Scott A. Godfrey
Director