



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Commission will hold public meeting on **Wed, June 20, 2007 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room** of the Iowa County Courthouse in the City of Dodgeville, Wisconsin. For information regarding access for the disabled, please call 935-0399.

### Minutes

Approved June 27, 2007

1. Call to order. Ehr called the meeting to order at 6:00pm
2. Roll Call. Godfrey read the roll  
Commission present: Bill Ehr; Joe Thomas; Dwayne Hiltbrand; Diane McGuire  
Commission absent: Bob Bunker  
Staff present: Scott A. Godfrey; Mike Bindl  
Others present: Otis Nelson; Curt Peterson; Terry Denruiter; Bob Thomas; John Lawinger; Dave Lucey; 2 others
3. Certification of notice for this meeting  
  
Godfrey stated this meeting has been posted as required by law.  
  
Motion to accept by McGuire  
Second by Hiltbrand  
Motion carries unanimously.
4. Review and approval of the May 23, 2007 minutes  
  
Motion to approve as presented by McGuire  
Second by Thomas  
Motion carries unanimously.
5. Approval of agenda  
  
Motion to approve by Thomas  
Second by Hiltbrand  
Motion carries unanimously.

6. Consideration of proposed revisions to the Iowa County Subdivision and Land Division Ordinance.

Godfrey handed out copies of draft language for revisions as discussed at last month's meeting. He stated a copy was sent to each town board chair with an invitation to attend tonight's meeting for input.

Peterson asked for clarification on impacts to existing easements and lot sizes/setbacks for conservation subdivisions.

Peterson suggested adding cropped or land capable of being cropped to the land to be prioritized as open space on page 23. The consensus was agreement.

B. Thomas suggested striking "or other public or private entity" from #1 under Section 2.60, page 7. The consensus was agreement.

Lucey suggested requiring slopes of 10% or more to be mapped versus the existing 12% in order to be more consistent with town driveway ordinances, which often have a 10% slope maximum. The consensus was agreement.

Ehr asked to clarify whether it was decided at past meetings to review condominium plats.

The lot incentives under conservation subdivision design listed on page 20 were discussed and it was decided to consider other incentives that may be more relevant to Iowa County.

Motion was made by McGuire to revise the draft with the suggestions made tonight and take to public hearing;

Second by Hiltbrand

Motion carries unanimously

Motion by Thomas to have the hearing on July 18<sup>th</sup> following the scheduled comprehensive plan revision hearing;

Second by McGuire

Motion carries unanimously

7. Consideration of proposed revisions to the Iowa County Zoning Ordinance.

Godfrey handed out copies of draft language for revisions as discussed at last month's meeting.

Areas of discussion included:

- Considering a definition for recreational residential rental of existing farmhouses as a conditional use permit in the AB-1 district – concern over allowing in the A-1 district as would conflict with Chapter 91 Stats.
- Replacing "Bed & Breakfast" term with the new recreational residential rental term
- Reconsider definition of "commercial livestock operation", especially the last

sentence relating to sustainability of property.

- Consider language that limits commercial livestock operations to sites with existing buildings and that have had a history of livestock operation use
- Consider requiring a business plan that must be approved by both the town affected and county commission for commercial livestock operations
- Clarify whether commercial livestock operations concept is compatible with state's livestock siting law

It was agreed to rework into a new draft and bring back for review.

8. Discussion of development impact analysis.

Godfrey handed out a copy of a completed rough draft and asked for comment. The consensus was that the concept is good and a few suggestions were made for modification.

It was agreed to rework into a new draft and bring back for review.

9. Director's report on office activity

Godfrey discussed:

- pending development proposals and upcoming issues
- general activity as compared to this time last year;
- pending violations
- land records program update

10. Review and action on expenditures/vouchers

Motion to approve as presented by McGuire  
Second by Hiltbrand  
Motion carries unanimously

11. Next meeting/agenda

The next hearings are Wed., June 27<sup>th</sup> and business meeting Wed., July 18<sup>th</sup>. There will be a public hearing to consider amendments to the Mineral Point and county comprehensive plans on the 18<sup>th</sup>. The public hearing on the revisions to the subdivision ordinance will be slated at 6:20pm. Continuation of old business will round off the agenda.

12. Adjournment

Motion to adjourn by Hiltbrand  
Second by McGuire  
Motion carries unanimously. Adjourned at 8:45pm

Scott A. Godfrey  
Director