



# 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., February 27, 2013 at 6:00PM**, or as soon thereafter as possible, in the **2<sup>nd</sup> 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 March 27, 2013

1. Call to order. Curt Peterson called to order at 6:00 pm
2. Roll Call

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

Committee Absent: none

Staff Present: Scott A. Godfrey

Other Supervisors Present: none

3. Review and approval of the last meeting minutes

Motion to approve by Carol Anderson

Second by Ryan Walmer

Motion carries unanimously

4. Approval of agenda

Motion to approve by Ryan Walmer

Second by Steve Deal

Motion carries unanimously

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

none

6. Petition by Mary Jo Gundlach to rezone 2 acres from A-1 Ag to AR-1 Ag Res being part of tax parcel 012-0845 in the Town of Highland.

Applicant Present: Mary Jo Gundlach  
Town Present: none

Scott Godfrey gave the staff report.

Motion by Steve Deal to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds Office within 6 months of the final County Board action.

Second by Carol Anderson

Public comment: none

Motion carries unanimously

7. Petition by Judith & Dennis Dochnahl for a conditional use permit to allow a home professional office in the residence on tax parcel 008-0913 in the Town of Dodgeville.

Applicant Present: Dennis and Judith Dochnahl  
Town Present: none

Scott Godfrey gave the staff report.

Motion by Ryan Walmer to approve with the condition that any associated signage be limited to a single sign that is no larger than 10 square feet

Second by Doug Richter

Public comment: none

Motion carries unanimously

8. Petition by Thad Olson to rezone 3.18 acres from A-1 Ag to AR-1 Ag Res being part of tax parcel 008-1114.A in the Town of Dodgeville. An additional 32 acres will be zoned with the AC-1 Ag Conservancy overlay to meet density standards.

Applicant Present: Atty John Pipal  
Town Present: none

Scott Godfrey gave the staff report.

Motion by Carol Anderson to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds Office within 6 months of the final County Board action.

Second by Doug Richter

Public comment: none

Motion carries unanimously

9. Petition by George Lazarus to rezone 15.073 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being part of tax parcels 008-1301, 1301.B & 1304 in the Town of Dodgeville.

Applicant Present: John Halverson, surveyor  
Town Present: none

Scott Godfrey gave the staff report.

Motion by Ryan Walmer to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds Office within 6 months of the final County Board action.

Second by Steve Deal

Public comment: none

Motion carries unanimously

10. Petition by Josh & Melissa Fowler to rezone 5 acres from AR-1 Ag Res to B-3 Hvy Business being tax parcel 008-1261.02 in the Town of Dodgeville and for a conditional use permit to allow light manufacturing, rental storage, agricultural uses and a residence on said 5 acres.

Applicant Present: Josh & Melissa Fowler  
Town Present: none

Scott Godfrey gave the staff report.

Motion by Carol Anderson to approve with the following conditions:

- a) Lighting must be direct lighting
- b) Water must be detained so that there is no increased impacts to adjacent properties than exist today
- c) Dumpsters and scrap piles must be within an enclosure and not visible from the public road

Second by Ryan Walmer

Public comment: none

Motion carries unanimously

11. Petition by Brad Parkin for a conditional use permit to allow the division of an AR-1 Ag Res lot into two lots of 3.55 & 8 acres being tax parcel 008-0263.01 in the Town of Dodgeville.

Applicant Present: Brad Parkin

Town Present: none

Scott Godfrey gave the staff report.

Motion by Carol Anderson to postpone until the Town of Dodgeville clarifies the recommended condition relating to the driveway easement and agreement

Second by Steve Deal

Public comment: Mr. Ziehr raised his concern with drainage issues of the current driveway and stated his disagreement with the petition in general

Motion carries on a vote of 4 to 1 with Ryan Walmer opposing

12. Public informational hearing to review and comment on nonmetallic mining reclamation plan proposed by Ivey Construction, Inc. for the Schaaf Mine on tax parcel 018-1029 in the Town of Mineral Point.

Scott Godfrey introduced the hearing purpose and overviewed the proposed nonmetallic mining reclamation plan.

The committee had a discussion regarding the adequacy of financial assurance and fencing over the long-term life of the mine. Dan Ivey and Larry Schaaf were present to address any questions.

There were no questions or comments from the public.

13. Review and action on nonmetallic mining reclamation plan proposed by Ivey Construction, Inc. for the Schaaf Mine on tax parcel 018-1029 in the Town of Mineral Point.

Motion to approve by Carol Anderson with the following conditions:

- a) The financial assurance form must be approved by the Iowa County Corporation Counsel to assure unencumbered access by the County, should the need arise
- b) The financial assurance shall be reviewed at least once every five years for adequacy of amount and format
- c) The landowners must sign the certification stating their agreement and acceptance of this plan

14. Consideration of text revisions to the Iowa County Zoning Ordinance relating to time to issue a Certificate of Compliance; maximum display area of an on-premise ground sign; definition of “cemetery”; setbacks and minimum area of a cemetery; and noticing requirement for a Board of Adjustment hearing.

First Proposal: Increase the number of days from five working days to ten working days that Office staff have to respond to requests for a Certificate of Compliance.

Revise Section 2.4, second paragraph as follows:

*The Office shall, within ~~five-ten~~ (105) working days after receipt of such notification from the applicant, issue a Certificate of Compliance only if the building or premises and the proposed use thereof conform with all the requirements of this Ordinance.*

Motion by Ryan Walmer to approve as proposed  
Second by Steve Deal

Public comment: none

Motion carries unanimously

Second Proposal: Increase the maximum allowed total display area for on-premise ground signs from 100 square feet to 150 square feet for a single-sided sign and 300 square feet for a multi-sided sign.

Revise Section 8.4(3) under “on-premise sign subtypes” for ground signs in all Business Districts as follows:

*Ground signs shall be those supported by posts or similar supports and shall not:*  
*(1) Exceed 35 feet in height above the mean centerline grade*  
*(2) Exceed ~~100-150~~ square feet of total display area for single-sided signs or 300 square feet of total display area for multi-sided signs.*

Motion by Carol Anderson to approve as proposed  
Second by Ryan Walmer

Public comment: none

Motion carries unanimously

Third Proposal: Define the term “cemetery” and establish as potential conditional use permit in several zoning districts.

Add the following to Section 13.0 Definitions of the ordinance:

Cemetery

*One or more burial sites or lots used or intended to be used for the disposal of human*

remains.

It is further proposed to include a “cemetery” or “cemeteries” as a conditional use permit option in the A-1 Agricultural, AB-1 Agricultural Business, RB-1 Recreational Business, B-2 Highway Business and H-2 Historical zoning districts with the following provisions:

*Cemeteries, including mausoleums and crematories, may be requested provided:*

- a) *A cemetery that contains or proposes to contain more than one burial site must be platted in compliance with Chapter 157 WI Statutes, or as subsequently renumbered.*
- b) *Any new mausoleum or crematory shall be conditioned with a minimum setback distance to all property lines and existing legal land uses that is reasonable to minimize potential conflict.*
- c) *Adequate organizational structure and funding for care shall be maintained, absent a written agreement of the Town or Towns in which the cemetery is located, to provide for perpetual care.*

Public comment: Larry Stenner, Chair of the Town of Eden commented that requiring a plat for a single burial site cemetery would be valuable to document the site

Motion by Ryan Walmer to approve as proposed with the following additions:

- Include that a cemetery can be a conditional use permit option in the AR-1 Agricultural Residential district as well as those listed in the proposal
- An affidavit or similar document recorded with the Iowa County Register of Deeds to inform of a granted conditional use permit for a single burial site cemetery shall be a required condition to any approved conditional use permit

Second by Steve Deal

Motion carries unanimously

Fourth Proposal: Replace the current requirement to notify Board of Adjustment applicants by certified mail with notification by regular mail.

Revise paragraphs 3-5 under Section 10.3 of the ordinance as follows:

*Notice of any public hearing which the Board of Adjustment is required to hold under the terms of this Ordinance shall specify the date, time and place of hearing and the matters to come before the Board of Adjustment at such hearing, and such notice shall be given in each of the following ways:*

By ~~postingsending notice~~, not less than ten (10) days prior to the date of such hearing, ~~in to each of the public places in which official notices are usually published, in each Towns~~ affected by the matters to come before the Board of Adjustment at such hearing.

By ~~certified first class~~ mail to the applicant and landowner of the property affected by the matters to come before the Board of Adjustment at such hearing.

Motion by Carol Anderson to approve as proposed  
Second by Ryan Walmer

Public comment: none

Motion carries unanimously

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

Scott Godfrey presented his monthly report.

16. Discussion of next meeting date and agenda

Next meeting: March 27, 2013 at 6pm

17. Adjournment

Motion to adjourn by Ryan Walmer  
Second by Doug Richter.  
Motion carries unanimously. Adjourned at 8:03pm