

State of Wisconsin County of Iowa	MINUTES-approved June 25, 2014 IOWA COUNTY PLANNING & ZONING COMMITTEE MEETING HELD WEDNESDAY, May 28, 2014 at 6:00p.m. 2ND FLOOR COURTHOUSE, 222 N. IOWA ST. DODGEVILLE, WISCONSIN Call 608-935-0398 with questions	Page 1 of 1
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Item		
1)	Call the meeting to order. The meeting was called to order by Supervisor Anderson at 6pm	Call to Order
2)	Roll call. Committee Present: Curt Peterson, Carol Anderson, Ryan Walmer, David Gollon Committee Absent: Doug Richter Staff Present: Scott A. Godfrey	Roll Call
3)	Consent Agenda a) Approval of this Agenda b) Approval of the minutes of the April 23, 2014 meeting. Motion to approve by Supervisor Walmer Second by Supervisor Peterson Motion carried	Consent Agenda
4)	Report from committee members and an opportunity for members of the audience to address the committee. None	Public Comment
5)	Petition by David & Annette Meudt to rezone 6.99 acres from AR-1 Ag Res to A-1 Ag being all of tax parcel 018-0892.01 & part of 018-0888.02 in S16-T4N-R3E in the Town of Mineral Point. Applicants present: David & Annette Meudt Town Present: none Director Godfrey gave the staff report. Public comment: none Motion by Supervisor Peterson 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 County Board action to approve the rezoning. Second by Supervisor Gollon. Motion carries	Meudt hearing
6)	Petition by Amber Wilson and John & Mary Pitman to rezone 5.011 acres from A-1 Ag to AR-1 Ag Res being part of tax parcel 002-0505 in S31-T8N-R5E in the	Wilson & Pitman hearing

	<p>Town of Arena.</p> <p>Applicants present: John & Mary Pitman and Amber Wilson Town Present: David Lucey and John Wright</p> <p>Director Godfrey gave the staff report.</p> <p>Mr. Lucey stated that town has reviewed and approved the plans for the driveway.</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon 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 County Board action to approve the rezoning. Second by Supervisor Walmer. Motion carries</p>	
7)	<p>Petition by David Lucey to rezone 1.575 acres from A-1 Ag to AR-1 Ag Res being part of tax parcels 002-0388 & 0385.B in S25-T8N-R5E in the Town of Arena.</p> <p>Applicants present: David Lucey Town Present: John Wright</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Walmer 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 County Board action to approve the rezoning. Second by Supervisor Peterson Motion carries</p>	Lucey hearing
8)	<p>Petition by Brad & Rebecca Parkin for a conditional use permit to allow the division of an AR-1 Ag Res lot to create two lots of 8.05 & 3.553 acres per CSM 1437 in S20&29-T6N-R4E in the Town of Dodgeville.</p> <p>Applicants present: Brad Parkin Town Present: none</p> <p>Director Godfrey gave the staff report.</p> <p>Supervisor Anderson noted that the town condition relating to the driveway has been satisfied.</p> <p>Supervisor Peterson suggested more time should be provided to achieve compliance than recommended in the Director's report.</p> <p>Supervisor Gollon asked Mr. Parkin if all the conditions will be met. Mr. Parkin replied that all that is left is the final inspection by the building inspector and to</p>	Parkin hearing

	<p>install the septic system.</p> <p>Public comment:</p> <ul style="list-style-type: none"> a) John Ziehr questioned how long it will take to resolve this situation and expressed frustration that it is still going on. b) Roger Paynter asked for clarification of this property in relation to his property to the north. c) John Ziehr questioned which building the new septic system will serve. <p>Motion by Supervisor Walmer to approve with the following conditions:</p> <ul style="list-style-type: none"> a) The pole shed to be converted to a residence must comply with the Uniform Dwelling Code b) Each residence must be serviced by a compliant septic system c) An after-the-fact zoning permit is required from the county to convert the use of the shed to residential d) All conditions must be met within 90 days or the conditional use permit will not take effect. <p>Second by Supervisor Gollon. Motion carries</p>	
9)	<p>Petition by Les Orosz/Big Valley Ranch to rezone 39 acres from A-1 Ag to RB-1 Rec Bus being tax parcels 006-0207; 0207.01; & 0122 in S16-T8N-R2E in the Town of Clyde. This petition includes request for a conditional use permit to allow equine events; non-equine events; residential recreational rental; and a campground on said RB-1 lot and rural residential rental on tax parcels 006-0210.01; 209.01.</p> <p>Applicants present: Jenni Lippitt and two colleagues Town Present: Jesse Gilbertson and Robert Dries</p> <p>Director Godfrey gave the staff report.</p> <p>Supervisor Gollon asked the applicant how many people will attend the events. Ms. Lippitt replied between 250 and 300, but there will only be 18 campsites with electrical connections and the lodging buildings will accommodate 25 people.</p> <p>Supervisor Gollon asked the applicant if there is an existing septic system that will accommodate the proposed use. Ms. Lippitt said a new system is being designed.</p> <p>Supervisor Gollon asked the applicant if the access is acceptable for emergency vehicles. Ms. Lippitt replied that it is and parking will be along the side.</p> <p>Supervisor Peterson suggested that the necessary revision of the town and county comprehensive plans perhaps should take place before the zoning is approved. Mr. Godfrey stated that is why he is recommended the plan revision as a condition to approval of the zoning.</p>	Orosz/Big Valley Ranch hearing

Public comment:

- a) Atty Curt Johnson made comments representing his parents, who are adjoining landowners, in general opposition to the proposal and requested that the matter be referred back to the Town for further debate.
- b) Sandra Shane Dubow stated her opposition and and requested that the matter be referred back to the Town for further debate.
- c) Cathy Elliott stated her opposition
- d) Tom McIntosh stated his concern about fencing shared property lines
- e) Clarence Johnson stated his opposition
- f) Gary Zimmer stated his concern that approval may make it easier for development throughout the Town
- g) Jack Mainwright expressed his belief that the owner of private land has the right to make a living and he doesn't like zoning, but he doesn't like how this has happened

Ms. Lippitt further clarified the proposed camping use as entailing between 25 and 50 sites, depending upon what the state may approve.

Robert Dries stated the Town did provide notice in three locations for at least two weeks despite only being obligated to provide a 24-hour notice.

Supervisor Peterson asked for clarification on the process to revise the comprehensive plans. Director Godfrey replied that a joint public hearing with the Town and this committee has been noticed for June 25th and that it could not have occurred earlier due to the statutory 30-day notice requirement.

Supervisor Peterson made a motion to approve the rezoning and conditional use permit as proposed with the following conditions:

- a) A new septic system is permitted and installed to serve the "Bunkhouse" and campground/camping use.
- b) Evidence is provided by the applicant that all relevant state commercial building codes have been complied with.
- c) Evidence is provided by the applicant that all relevant state residential building codes have been complied with.
- d) Evidence is provided by the applicant that state camping/campground approvals have been issued.
- e) After-the-fact zoning permits are issued for the conversion of a shed to a lodging facility (bunkhouse).
- f) The scale and nature of allowed uses be limited as requested by the applicant's application materials.
- g) The applicant is to provide a plot plan showing the layout of all camping sites and facilities.
- h) The Town of Clyde and Iowa County comprehensive plans be revised to support the approval of this petition, as proposed by the Town of Clyde.

	<p>Second by Supervisor Walmer Motion carries</p>	
10)	<p>Petition by Les Orosz/Big Valley for a conditional use permit to allow rural residential rental on tax parcel 006-0375 in S28-T8N-R2E in the Town of Clyde.</p> <p>Applicants present: Jenni Lippitt and two colleagues Town Present: Jesse Gilbertson and Robert Dries</p> <p>Director Godfrey gave the staff report.</p> <p>Supervisor Peterson clarified that this request is separate of the previous petition. Ms. Lippitt stated this request is for lodging only and not associated with the events of the previous petition.</p> <p>Supervisor Gollon asked how many guests will be allowed. Ms. Lippitt replied there are three bedrooms that can accommodate up to 10 people on a weekend or weekly basis.</p> <p>Public comment:</p> <p>a) Sandra Shane Dubow stated her opposition</p> <p>Motion by Supervisor Walmer to approve as proposed with the following conditions:</p> <p>a) Evidence is provided by the applicant that all relevant WI Dept. of Health approvals have been secured b) All necessary state permits or licenses required in order to operate the facility are maintained.</p> <p>Second by Supervisor Gollon Motion carries</p>	<p>Orosz/Big Valley Ranch hearing</p>
11)	<p>Director's report</p> <ul style="list-style-type: none"> • Monthly office activity and program updates • Alleged violation of conditional use permit granted per ZH 2103 Town of Arena • Potential impacts of proposed floodplain map revisions • Potential zoning ordinance revisions relating to wind energy systems and telecommunication towers <p>Director Godfrey reviewed the report and gave an overview of general office activity.</p>	<p>Director's Report</p>
12)	<p>Motion to set the next meeting date and adjourn</p> <p>Motion to adjourn by Supervisor Walmer Second by Supervisor Peterson.</p> <p>Director Godfrey clarified the next meeting will be June 25th with the joint public hearing on revising comprehensive plans with the Town of Clyde at 6pm with the</p>	<p>Adjourn</p>

	regular meeting to start at 6:30 pm or as soon thereafter as possible	
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	Motion carried. Adjourned at 7:22 pm	
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