



**Minutes-approved 5-25-2016**  
**Iowa County Planning & Zoning Committee**  
**Wednesday, April 27, 2016 – 6:00PM**  
**2<sup>nd</sup> 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 6pm.
2	Roll Call. Members Present: Curt Peterson; Carol Anderson; Doug Richter, Ryan Walmer; David Gollon Members Absent: none Staff Present: Scott A. Godfrey, Director
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meetings.  Motion to approve by Supervisor Walmer Second by Supervisor Richter 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 Les Orosz-Big Valley Ranch for a conditional use permit on an A-1 Ag lot to allow Recreational Residential Rental of the existing house in the NW/NE of S28-T8N-R2E in the Town of Clyde.  Applicant Present: Jenni Lippitt Town Present: none  Godfrey provided the staff report  Public comment: none  Motion by Supervisor Walmer to approve Second by Supervisor Anderson Motion carries

6	<p>Petition by William Suick to create two lots of 31.557 &amp; 18 acres by rezoning from A-1 Ag to AR-1 Ag Res in the NE/NW &amp; SW/NE of S25-T7N-R4E in the Town of Ridgeway.</p> <p>Applicant Present: William Suick Town Present: Joe Thomas</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 approving the zoning change.</p> <p>Second by Supervisor Richter Motion carries</p>
7	<p>Petition by Richard &amp; Judy Strutt to rezone 1.15 acres from A-1 Ag to AR-1 Ag Res in the NE/SW of S11-T6N-R4E in the Town of Ridgeway.</p> <p>Applicant Present: Richard &amp; Judy Strutt Town Present: Joe Thomas</p> <p>Godfrey provided 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 and balance of the lot combined by deed with adjacent property within 6 months of the County Board approving the zoning change. Second by Supervisor Gollon Motion carries</p>
8	<p>Petition by Mega Concrete Construction LLC and Halversons etal. for a conditional use permit to allow a concrete construction business, office, showroom, shop, storage and residence on a 7.505-acre B-3 Hvy Bus lot in the NE/NW of S22-T8N-R5E in the Town of Arena.</p> <p>Applicant Present: Vern &amp; Evy Halverson and Mr. &amp; Mrs. Noble Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Mrs. Halverson explained the Town's required deed restriction will be done at the time of closing on the property.</p> <p>Mr. Noble explained that the buildings will be used to screen materials stored outside from Hwy 14 traffic and that the property will be kept in a neat and orderly fashion. He further explained the residential quarters are intended to be in the future as his children may wish to live at the site as they take over the business, to which the Committee agreed would not be subject to the typical 12-month time limit (will not have to be built within 12 months).</p>

	<p>Public comment: none</p> <p>Motion by Supervisor Richter to approve with the following conditions:</p> <ul style="list-style-type: none"> <li>• The property be deed restricted to the satisfaction of the Town of Arena Board</li> <li>• The residential quarters must be occupied in association with the business and not just be a rental property</li> </ul> <p>Second by Supervisor Gollon Motion carries</p>
9	<p>Continued petition by Paul Kardatzke and Paul Gaynor for a Planned Unit Development to allow a commercial kitchen, banquet facility, large gatherings, short term residences and events on a 26.93-acre RB-1 Rec Bus lot in the SW/NE &amp; SE/NW of S4-T6N-R3E in the Town of Dodgeville.</p> <p>Applicant Present: Paul Kardatzke Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve as specifically proposed in the application materials and that there be a review by this Committee in late 2017 or early 2018, at no cost to the applicant, Second by Supervisor Walmer Motion carries</p>
10	<p>Consideration of a request for zoning permit fee waiver or reduction by Chris &amp; Beth Meudt for structures damaged by fire in the Town of Mineral Point.</p> <p>Applicant Present: none</p> <p>Motion by Supervisor Gollon to approve,</p> <p>There was discussion whether the fire was a “natural disaster” or was it something else.</p> <p>Supervisor Gollon withdrew his motion.</p> <p>Supervisor Richter recalled a similar request involving a house that burned and that the request was denied under the reasoning that the costs incurred by the county for which permit fees are to cover would still be incurred and that most people have fire insurance.</p> <p>Motion by Supervisor Walmer to deny waiving the permit fees based on the discussion Second by Supervisor Richter Motion carries</p>
11	<p>Consideration of a request for zoning permit fee waiver or reduction by Troy Durni for a structure damaged by wind in the Town of Linden.</p> <p>Applicant Present: none</p> <p>Director Godfrey commented that aerial photography show Mr. Durni’s structure at issue was in line with apparent storm damage as evidenced by downed trees.</p>

	<p>Motion by Supervisor Walmer to waive the after-the-fact permit penalty  Second by Supervisor Gollon  Motion carries</p>
12	<p>Director's Report  a) Office activity and programs</p> <p>Director Godfrey presented the monthly report and addressed the following:</p> <ul style="list-style-type: none"> <li>• The Town of Ridgeway is considering petitioning to lift the AC-1 overlay zoning designation on those properties where it was imposed to comply with density standards that have been since rescinded.</li> <li>• The Iowa County Airport Zoning Ordinance may warrant further revision as, now that the Village of Linden and part of the City of Mineral Point are subject to the ordinance, any development in those areas will require a county permit. As this may be too cumbersome and controversial, he will propose language that would only apply to proposed developments that may pose a navigation hazard to the airport and be in communication with the village and city.</li> </ul>
13	<p>Next meeting date and time – May 25, 2016 at 6pm</p>
14	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Walmer  Second by Supervisor Gollon  Motion carries. Adjourned at 7:06pm</p>