



Minutes – approved Jan. 26, 2017
Iowa County Planning & Zoning Committee
Thursday, Jan. 5, 2017 – 6:30PM
2nd 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 Anderson called the meeting to order at 6:00 pm.

Roll Call.

2 Members Present: Carol Anderson, Doug Richter, David Gollon, Ryan Walmer
 Members Absent: Curt Peterson (excused)
 Staff Present: Larry Bierke, County Administrator; Scott A. Godfrey, Director

Consent Agenda:

- a) Approve the agenda for this meeting.
- b) Approve the minutes of the last meeting.

3 Motion to approve by Supervisor Walmer
 Second by Supervisor Richter
 Motion carries unanimously

Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

4 None

Petition by Vern & Evelyn Halverson to rezone 15.727 acres from A-1 Ag Res to C-1 Conservancy in the E1/2-NE of S9 & SW/NW of S10-T7N-R5E in the Town of Arena.

Applicant Present: Vern & Evelyn Halverson
 Town Present: Bill Gauger

5 Director Godfrey provided the staff report

Public comment: none

Motion by Supervisor Richter to approve with the conditions that the associated certified survey map is duly recorded and transfer of property completed within 6 months of County Board approval;
 Second by Supervisor Gollon
 Motion carries unanimously

Petition by RC Cycles LLC and Curtis Greenheck for a conditional use permit to allow motorcycle, off-road vehicle & snowmobile service and sales; retail sales; swap meet/flea markets; screen printing; indoor storage; and community/charity fundraisers on a 3.62-acre B-2 Hwy Bus lot in the SE/SW of S15-T8N-R5E in the Town of Arena.

Applicant Present: Rick Gander and Chad Johnson
Town Present: Bill Gauger

Director Godfrey provided the staff report

Mr. Gander and Mr. Johnson explained the proposed business will utilize the westerly buildings, but there is an agreement to use the rest of the property for overflow parking for larger events. They said the events would like be held during the summer riding season, primarily during normal business hours.

There was discussion with the Committee what the event details, hours of operation and parking arrangements may be.

6 Public comment: Paul Pustina, Village of Arena President, provided a written statement which he also read. It expressed questions and concerns brought to his attention by village citizens. Mr. Pustina stressed there is no opposition to the proposed business, but there may be conditions considered relating to potential noise, traffic during events, etc.

Motion by Supervisor Gollon to approve with the following conditions:

- A maximum of 25 units may be displayed for sale in front of the business during business hours, as requested by the Town of Arena
- No parking shall be allowed within the right-of-way of US Highway 14 at any time.
- Hours of operation are to be Monday to Friday, 7am to 5pm and Saturday 9am to 5pm
- Up to five events are allowed per calendar year. Events are considered a rally, flea market, fundraiser or other occasion advertised to solicit public attendance outside the regular day-to-day business operations. The applicant must notify the clerks of the Town of Arena, Village of Arena and Iowa County of the planned event. One portable toilet for each anticipated 30 attendees must be provided for each event. If noise caused by events become an issue of complaint, it may be cause for revisiting the conditional use permit for consideration of modification.

Second by Supervisor Richter
Motion carries unanimously

Determination of compliance with possible consideration to suspend, modify or revoke the conditional use permit granted per ZH2103 that allows used vehicle sales with conditions on a B-2 Hwy Bus lot being parcel 002-1043.AA in the Town of Arena

Director Godfrey overviewed the staff report. The conditions not being complied with are the maximum number of vehicles on the property, dismantling of vehicles being done outside a building, and the storage of dismantled vehicles and/or parts outside of a building. He provided the timeline of this matter as it has been an ongoing issue since 2013.

Mr. Bertrang, the owner/operator of River Valley Motors on the subject property, explained he is close to complying with the previously imposed conditions associated with the conditional use permit and intends to do so. He said he will be stocking an inventory of newer vehicles to reduce the need of parts vehicles, hopes to add onto the building in time, and will be adding gravel to the rear lot when weather allows.

Public Comment:

- Sam Mahara introduced himself as the neighbor adjacent to the east and stated he felt the fence should extend to the right-of-way of US Highway 14. He further alleged Mr. Bertrang's vehicles are extending across the property line.
- Steve Sauer introduced himself as the neighbor adjacent to the west and stated he has no issue with the car sales use, but feels there is a salvage operation on the property which has not been approved.
- Bill Gauger, Town of Arena Supervisor, asked where the vehicles being removed from the property are going, as he has been told they are going to other properties in the Town of Arena. Mr. Bertrang responded that the majority are being hauled to Dane County and only a handful have gone to a property in the Town, but not anymore.

Supervisor Gollon moved to provide 30 days for Mr. Bertrang to bring the property into full compliance or the conditional use permit is automatically suspended. Compliance will require:

- A maximum of 80 units for sale on the property, which includes a car, truck, trailer, motorcycle, lawnmower, boat or camper intended for sale
- All dismantled or non-running vehicles must be removed from the property or stored inside a building
- Dismantling of vehicles must be done inside a building
- From this date forward, any vehicle requiring repair in order to be made saleable within 60 days or must be either stored inside a building or removed from the property. Not complying with this condition shall cause immediate suspension of the conditional use permit.

Supervisor Walmer seconded the motion.
The motion carries unanimously.

8	<p>Director's Report</p> <p>a) Office activity and programs</p> <p>Director Godfrey overviewed the report provided in the packet.</p>
9	Next meeting date and time: January 26 th at 6pm
10	<p>Adjourn</p> <p>Motion by Supervisor Gollon to adjourn</p> <p>Second by Supervisor Richter.</p> <p>Motion carries unanimously. Adjourned at 8:35pm</p>