



Minutes – approved Feb. 23, 2017
Iowa County Planning & Zoning Committee
Thursday, January 26, 2017 – 6:00PM
2nd Floor Conference Room - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

For information regarding access for the disabled please call 935-0399.

Any subject on this agenda may become an action item unless otherwise noted.

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| 1 | Call to order. Supervisor Anderson called the meeting to order at 6:00 pm. |
| 2 | <p>Roll Call.</p> <p>Members Present: Carol Anderson, Doug Richter, David Gollon,
 Members Absent: Curt Peterson (excused) and Ryan Walmer (excused)
 Staff Present: Scott A. Godfrey, Director</p> |
| 3 | <p>Consent Agenda:</p> <ul style="list-style-type: none"> a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. <p>Motion to approve by Supervisor Richter
 Second by Supervisor Gollon
 Motion carries unanimously</p> |
| 4 | <p>Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.</p> <p>None</p> |
| 5 | <p>Petition by Craig Hardy and the WIDOT to rezone 6.86 acres from A-1 Ag to B-3 Hvy Bus in the SE/SE of S18-T8N-R5E in the Town of Arena. This petition includes a request for a conditional use permit to use said 6.86 acres for a salt/storage shed.</p> <p>Applicant Present: Craig Hardy
 Town Present: Bill Gauger</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve with the following conditions:</p> <ul style="list-style-type: none"> • that the associated certified survey map is duly recorded and transfer of property completed within 6 months of County Board approval • there shall be no outside storage or residence allowed • the existing privy/outhouse shall be inspected by the State at least annually with a copy of the report provided to the Town of Arena <p>Second by Supervisor Richter
 Motion carries unanimously</p> |

6	<p>Petition by Adam & Karen Warren to rezone 5 acres from AR-1 Ag Res to A-1 Ag in the SE/NE of S15-T7N-R4E in the Town of Arena.</p> <p>Applicant Present: letter from Andrea Joo representing the applicants Town Present: Bill Gauger</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve with the condition that the proposed 2nd farm residence is within 300 feet of the existing residence and served by the same driveway Second by Supervisor Richter Motion carries unanimously</p>
7	<p>Petition by Jason Carden and Bella Investments to reconfigure adjacent lots to create a 7.38-acre AR-1 Ag Res lot; 45.99-acre A-1 Ag lot; and 5.01-acre AR-1 Ag Res lot in S32-T7N-R5E in the Town of Brigham.</p> <p>Applicant Present: Jason Carden Town Present: none</p> <p>Director Godfrey provided the staff report</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 and related land transfers completed within 6 months of the zoning approval by the County Board Second by Supervisor Richter Motion carries unanimously</p>
8	<p>Petition by Larry & Margaret Monson to rezone 19.24 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S28-T7N-R5E in the Town of Brigham.</p> <p>Applicant Present: Larry and Margaret Monson Town Present: Jason Carden</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve with the condition that the associated certified survey map is duly recorded within 6 months of the zoning approval by the County Board Second by Supervisor Gollon Motion carries unanimously</p>

9	<p>Petition by Juniper Sundance, the Paul & Mary Colette Rev Lvg Trust and Harris Circle H Corp to rezone 3.63 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S32 & SW/SW of S33 all in T8N-R2E in the Town of Clyde.</p> <p>Applicant Present: Juniper Sundance Town Present: none</p> <p>Director Godfrey provided the staff report</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 and related land transfers completed within 6 months of the zoning approval by the County Board Second by Supervisor Richter Motion carries unanimously</p>
10	<p>Petition by Todd Meudt and Brady Shelton to rezone 1.56 acres from A-1 Ag to AR-1 Ag Res in the SE/SE of S27 & NE/NE of S34 all in T8N-R2E in the Town of Clyde.</p> <p>Applicant Present: Todd Meudt Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve with the condition that the associated certified survey map is duly recorded and related land transfers completed within 6 months of the zoning approval by the County Board Second by Supervisor Gollon Motion carries unanimously</p>
11	<p>Petition by Ellen and Selena Lane for a conditional use permit to allow a single burial site on a 51.7-acre A-1 Ag lot in the NE/NW of S21-T7N-R4E in the Town of Ridgeway.</p> <p>Applicant Present: Ellen Lane Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Mrs. Lane explained the situation and identified the proposed burial site,</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve with the condition that an affidavit be recorded acknowledging the site and a metal or stone marker be placed at the site Second by Supervisor Gollon Motion carries unanimously</p>

12	<p>Petition by Dan Stephenson to rezone 19.86 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE of S5-T4N-R4E in the Town of Waldwick. This petition includes zoning up to 40 acres with the AC-1 Ag Conservancy overlay to meet density requirements.</p> <p>Applicant Present: letter requesting postponement for up to 90 days Town Present: none</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to postpone for up to 90 days Second by Supervisor Richter Motion carries unanimously</p>
13	<p>Public informational hearing to review and comment on a nonmetallic mining reclamation plan and permit application proposed by Rule Construction Ltd and Rule Quarry LLC for a mine located on tax parcels 008-0950 & 008-0951 in the Town of Dodgeville.</p> <p>Applicant Present: David Rule and Mike Bisbach Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to close the public hearing Second by Supervisor Richter Motion carries unanimously</p>
14	<p>Review and action on a nonmetallic mining reclamation plan and permit application submitted by Rule Construction Ltd and Rule Quarry LLC for a mine located on tax parcels 008-0950 & 008-0951 in the Town of Dodgeville.</p> <p>Motion by Supervisor Richter to approve the proposed plan and permit with the following conditions:</p> <ul style="list-style-type: none"> all aspects of the plan be implemented as proposed and any significant variance be approved by the County the permit will be good for 5 years after which time it can be renewed for additional 5-year periods based on the compliance with following the plan, relevancy of the plan and adequacy of the financial assurance. <p>Second by Supervisor Gollon Motion carries unanimously</p>
15	<p>Public hearing on revisions to the Iowa County Zoning Ordinance relating to Farmland Preservation Zoning, including the establishment of districts and uses.</p> <p>Director Godfrey reviewed the proposed revisions.</p> <p>Public comment:</p> <ul style="list-style-type: none"> Gary Langfoss stated the nutrient management plans required for the tax credits are getting expensive Bruce Paul asked what options may exist for his contiguous property that is in the Village of Ridgeway and Town of Ridgeway to become eligible for tax credits. Director Godfrey provided some options.

	<ul style="list-style-type: none"> • Ellen Lane commented that farmland preservation is a positive thing. • Juniper Sundance asked for an explanation of the farmland preservation program. • Jason Carden asked for clarification of the revision adoption process <p>Motion by Supervisor Richter to close the public hearing Second by Supervisor Gollon Motion carried unanimously</p>
16	<p>Review and action on revisions to the Iowa County Zoning Ordinance relating to Farmland Preservation Zoning, including the establishment of districts and uses.</p> <p>Motion by Supervisor Richter to forward the revisions to the County Board with the recommendation to approve Second by Supervisor Gollon Motion carries unanimously</p>
17	<p>Director's Report</p> <p>a) Office activity and programs</p> <p>Director Godfrey went over the monthly report</p>
18	<p>Next meeting date and time – February 23, 2017 at 6pm; Supervisor Anderson stated she will be unable to attend. Supervisor Gollon suggested looking into the feasibility for Supervisor Peterson to participate by telephone if only to open the meeting as Chair and turn it over to another Supervisor, considering Supervisor Anderson is the Vice Chair.</p>
19	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Gollon Second by Supervisor Richter Motion carries unanimously. Adjourned at 7:06pm</p>