



**Minutes-approved April 27, 2017**  
**Iowa County Planning & Zoning Committee**  
**Thursday, March 23, 2017 – 6:00PM**  
**2<sup>nd</sup> 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.***

- |   |   |
|---|---|
| 1 | Call to order.  |
|   | Roll Call. Supervisor Peterson called the meeting to order at 6pm.  |
| 2 | Members Present: Curt Peterson, Carol Anderson, Doug Richter, David Gollon, Ryan Walmer<br>Members Absent: none<br>Staff Present: Scott A. Godfrey, Director  |
| 3 | Consent Agenda:<br>a) Approve the agenda for this meeting.<br>b) Approve the minutes of the last meeting.<br><br>Motion to approve by Supervisor Walmer<br>Second by Supervisor Richter<br>Motion carries with Supervisor Anderson abstaining   |
| 4 | Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.<br><br>None   |
| 5 | 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.<br><br>Applicant Present: Dan Stephenson<br>Town Present: Robert White<br><br>Director Godfrey provided the staff report<br><br>Public comment: none<br><br>Motion by Supervisor Gollon to approve with the condition that the associated certified survey map is duly recorded with the Register of Deeds within 6 months of the County Board approving the zoning change<br><br>Second by Supervisor Walmer<br>Motion carries unanimously |

6	<p>Petition by Doug Schriber and Mark Massey etal. to rezone 1.37 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S18-T5N-R5E in the Town of Moscow.</p> <p>Applicant Present: Doug Schriber Town Present: Charles Schriber, Gary Langfoss, Joe Hendrickson</p> <p>Director 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 Register of Deeds within 6 months of the County Board approving the zoning change</p> <p>Second by Supervisor Richter Motion carries unanimously</p>
7	<p>Petition by George Stauffer to rezone 5.01 acres from A-1 Ag to AR-1 Ag Res in the E1/2-SE of S14-T6N-R5E in the Town of Brigham.</p> <p>Applicant Present: George Stauffer Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve with the conditions that the associated certified survey map is duly recorded with the Register of Deeds and the remainder of the parent property is made to conform through consolidation by deed or rezoning within 6 months of the County Board approving the zoning change</p> <p>Second by Supervisor Walmer Motion carries unanimously</p>

8	<p>Petition by William, Amy &amp; Mark Hodgson to rezone 5.618 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SW of S7-T6N-R5E in the Town of Brigham. This petition also includes a conditional use permit request to allow up to 6 animal units on said 5.618 acres.</p> <p>Applicant Present: Amy &amp; Mark Hodgson Town Present: None</p> <p>Director 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 Register of Deeds within 6 months of the County Board approving the zoning change</p> <p>Second by Supervisor Gollon Motion carries unanimously</p>
9	<p>Petition by Tom &amp; Stacie Novak to rezone 9.49 acres from AR-1 Ag Res to A-1 Ag in S34-T7N-R1E in the Town of Highland.</p> <p>Applicant Present: Tom Novak 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 lot is consolidated with the farm by deed within 6 months of the County Board approving the zoning change</p> <p>Second by Supervisor Walmer Motion carries unanimously</p>

10	<p>Petition by Brent, Jeanne, William &amp; Cynthia Drury to rezone 2.51 acres from A-1 Ag &amp; AR-1 Ag Res to all AR-1 Ag Res in the SE/NW of S15-T7N-R1E in the Town of Highland.</p> <p>Applicant Present: Brent Drury Town Present: none</p> <p>Director 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 Register of Deeds within 6 months of the County Board approving the zoning change</p> <p>Second by Supervisor Gollon Motion carries unanimously</p>
11	<p>Petition by Chris Carlson and 112 LLC to rezone 40 acres from A-1 Ag to RB-1 Rec Bus in the SE/NW &amp; NE/SW of S29-T7N-R2E in the Town of Highland. This petition also includes a conditional use permit request to allow an equine therapy operation on said 40 acres.</p> <p>Applicant Present: Chris Carlson and Tianne Bollant Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve the zoning change Second by Supervisor Anderson Motion carries unanimously</p> <p>Motion by Supervisor Anderson to approve the conditional use permit with the following conditions:</p> <ul style="list-style-type: none"> <li>• The limit to participants shall be 50 except for special events, which are limited to 3 per year with a maximum of 100 participants</li> <li>• There shall be adequate bathroom facilities provided, which may include portable toilets</li> <li>• Any state licenses/permits/approvals shall be obtained and maintained</li> </ul> <p>Second by Supervisor Walmer Motion carries unanimously</p>
12	<p>Presentation by the Driftless Area Land Conservancy on the proposed Cardinal-Hickory Creek transmission line expansion project.</p> <p>Dave Clutter of the Driftless Land Conservancy and Betsy D'Angelo of the Driftless Defenders provided an overview of their respective organizations' opposition to the proposed ATC Cardinal-Hickory Creek transmission line expansion project.</p> <p>Main points of opposition include:</p> <ul style="list-style-type: none"> <li>• Lack of need due to flat and declining electricity demand trend</li> <li>• Cost completely borne by rate payers with guaranteed 10.2% profit to ATC</li> </ul>

	<ul style="list-style-type: none"> <li>• ATC ability to use eminent domain to take land with little or no local public benefit may be improper use of the eminent domain power</li> <li>• Outdated mode of distribution</li> <li>• Negative impact on property values</li> <li>• Negative impact on aesthetic quality and tourism</li> <li>• Negative impact on economic development investment in county</li> <li>• Negative impact on natural environment and ecological systems</li> </ul> <p>Consensus was to consider a resolution to oppose the project at the next meeting that may be forwarded to the County Board</p>
13	<p>Director's Report</p> <p>a) Office activity and programs</p> <p>Director Godfrey overviewed the report provided in the meeting packet.</p>
14	Next meeting date and time: April 27, 2017 at 6pm
15	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Walmer</p> <p>Second by Supervisor Gollon</p> <p>Motion carries unanimously. Adjourned at 7:30pm</p>