



**Minutes-approved 3-23-2016**  
**Iowa County Planning & Zoning Committee**  
**Wednesday, February 24, 2016 – 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. Supervisor Peterson called the meeting to order at 6pm
2	<p>Roll Call.</p> <p>Members Present: Curt Peterson; Carol Anderson; Doug Richter, Ryan Walmer; David Gollon  Members Absent: none  Staff Present: Scott A. Godfrey, Director; Larry Bierke, County Administrator</p>
3	<p>Consent Agenda:</p> <ul style="list-style-type: none"> <li>a) Approve the agenda for this meeting.</li> <li>b) Approve the minutes of the last meeting.</li> </ul> <p>Motion to approve by Supervisor Richter  Second by Supervisor Walmer  Motion carries</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 Symon Oaks, LLC to create two lots of 24.9 acres and 20.45 acres rezoning from A-1 Ag to AR-1 Ag Res in the SW/SE &amp; SE SW of S14-T7N-R3E in the Town of Wyoming.</p> <p>Applicant Present: Keith Symon  Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>• Atty Curt Johnson asked on behalf of his client, Jeff Jacobsen, to refer the matter back to the town as Mr. Jacobsen was unaware of the town proceedings and therefore did not have an opportunity to raise his concerns.</li> <li>• Jeff Jacobsen stated his intent to negotiate a potential acquisition with Mr. Symon.</li> </ul> <p>Motion to refer back to the town and to place on next month's agenda by Supervisor Richter  Second by Supervisor Gollon  Motion carries</p>
6	Petition by Kurt Goebel rezone 2.67 acres from B-2 Hwy Bus to AR-1 Ag Res in the SE/NE of S7-T8N-R1E in the Town of Pulaski.

	<p>Applicant Present: Mr. Goebel Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board action approving the zoning by Supervisor Anderson Second by Supervisor Walmer Motion carries</p>
7	<p>Petition by Scott Ruetten to rezone 12.09 acres from A-1 Ag to C-1 Conservancy in the SE/SE of S17-T8N-R1E in the Town of Pulaski.</p> <p>Applicant Present: none Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board action approving the zoning by Supervisor Walmer Second by Supervisor Anderson Motion carries</p>
8	<p>Petition by Lowell Thronson to rezone 4.98 acres from B-2 Hwy Bus to B-3 Heavy Bus being Lot 1, CSM 1523 in S21-T6N-R4E in the Town of Ridgeway. This petition includes a conditional use permit request to allow lumber warehousing, distribution, remanufacture, retail sales and office on said B-3 lot.</p> <p>Applicant Present: Mr. Thronson Town Present: Joe Thomas</p> <p>Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion to approve by Supervisor Richter; Second by Supervisor Walmer</p> <p>Supervisor Gollon raised a concern about truck traffic accessing US Highway 18/151 from the BB intersection. Mr. Thronson stated he dispatches the trucks and is willing to require right in/right out turns only. Supervisor Anderson raised a concern about lighting impacts on traffic along 18/151.</p> <p>Motion revised to include that semi-trucks be restricted to right in/right out access to the property until the Ridgeway interchange is built and that directional lighting is used to avoid shining toward 18/151 traffic by Supervisor Richter</p>

	<p>Second by Supervisor Walmer Motion carries</p>
9	<p>Petition by James Hatfield for a conditional use permit to divide an existing AR-1 Ag Res lot and to rezone a subsequent 1.87 acres to C-1 Conservancy in the NE/SE of S21-T6N-R4E in the Town of Ridgeway.</p> <p>Applicant Present: Mr. Hatfield Town Present: none</p> <p>Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of County Board action approving the zoning by Supervisor Gollon Second by Supervisor Richter Motion carries</p>
10	<p>Consideration of the failure to comply with imposed Conditional Use Permit conditions granted to a B-2 Hwy Bus lot being parcel 002-1043.AA in the Town of Arena.</p> <p>Applicant Present: Mr. Bertrang Town Present: David Lucey; Bill Gauger; John Wright</p> <p>Godfrey provided the staff report including reading an email submitted by the WDOT and a letter submitted by a neighbor</p> <p>Members of the committee and town board expressed their disappointment that Mr. Bertrang has not made more effort to bring the property into compliance.</p> <p>Mr. Bertrang stated he has removed enough vehicles to be below the maximum allowed and has removed engines, transmissions, etc. that were found during the January 8<sup>th</sup> inspection of the property.</p> <p>Mr. Godfrey outlined the options to give more time or to suspend or revoke the conditional use permit, which would require a public hearing.</p> <p>Motion to place on next month's agenda an item to consider modifying, suspending or revoking the conditional use permit for this property by Supervisor Gollon and added that the applicant must show a good-faith effort at achieving compliance in the meantime. Second by Supervisor Anderson Motion carries</p> <p>It was agreed that the property will be inspected and photos taken on or near the March 23<sup>rd</sup> hearing date. Director Godfrey said he would organize the inspection to include the town, WDOT and WDNR so all parties can collaborate.</p>

	Mr. Lucey asked to inspect the property tomorrow to establish a baseline for comparison to which Mr. Bertrang agreed.
11	<p>Consideration to revise the Iowa County Airport Zoning Ordinance relating to existing exempted areas of applicability.</p> <p>Director Godfrey overviewed the request by the Iowa County Airport Commission to revise the ordinance to remove current jurisdictional exemptions relating to the Village of Linden and City of Mineral Point. Godfrey presented a draft revision.</p> <p>Motion by Supervisor Anderson to hold a public hearing to consider the revision on March 23<sup>rd</sup>;  Second by Supervisor Walmer  Motion carries</p>
12	<p>Consideration of revisions to the Iowa County Zoning Ordinance relating to farmland preservation zoning.</p> <p>Director Godfrey overviewed the requirement to seek certification from DATCP of the ordinance to be considered a farmland preservation zoning ordinance. Godfrey stated the last certification was done in 1976 and that the ordinance has significantly changed since. He overviewed the zoning districts that will be requested to be certified as farmland preservation zoning districts and proposed a timeline that starts with seeking an initial review by DATCP as soon as possible.</p> <p>Supervisor Anderson moved to accept the proposed timeline;  Second by Supervisor Walmer  Motion carries</p>
13	<p>Director's Report</p> <p>a) Office activity and programs</p> <p>Godfrey presented the report provided in the meeting packet.</p>
14	Next meeting date and time – March 23, 2016 following the 6pm airport zoning public hearing
15	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Gollon;  Second by Supervisor Richter  Motion carries. Adjourned at 7:45pm</p>