



UNAPPROVED MINUTES
Iowa County Planning & Zoning Committee
Tuesday, March 24, 2015 – 6:00PM
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 Peterson called the meeting to order at 6pm.
2	Roll Call. Committee Present: Curt Peterson, Carol Anderson, Doug Richter, David Gollon, Ryan Walmer Committee Absent: none Staff Present: Scott A. Godfrey
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Gollon Second by Supervisor Anderson Motion carried
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 Jim & William Lee to rezone 4.65 acres from A-1 Ag to AR-1 Ag Res and 25.738 acres from A-1 Ag to C-1 Conservancy, all in the SW/SW of S32-T6N-R3E in the Town of Dodgeville. Applicant Present: Jim Lee Town Present: none Director Godfrey gave the staff report and clarified the proposed C-1 lot has been reduced to 25 acres. Public comment: none Motion by Supervisor Anderson to approve with the condition that the associated certified survey map be duly recorded within 6 months of the County Board action to approve the zoning change; Second by Supervisor Richter Motion carried
6	Petition by Shawn Thompson to rezone 10.1 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S24-T8N-R5E in the Town of Arena. This petition includes a conditional use permit request for animal units on said 10.1 acres. Applicant Present: Shawn Thompson Town Present: none

	<p>Director Godfrey gave the staff report. Mr. Thompson stated the animal units are intended to be horses.</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve the rezoning with up to 6 animal units allowed by conditional use permit; Second by Supervisor Walmer Motion carried</p>
7	<p>Petition by Pat Reichling et al. to rezone 17.75 acres from A-1 Ag to AR-1 Ag Res in the SW/SE of S11-T4N-R4E in the Town of Waldwick. This petition includes zoning at least 22.25 acres with the AC-1 Ag Conservancy overlay to meet required residential density goals.</p> <p>Applicant Present: Pat Reichling Town Present: none</p> <p>Director Godfrey gave 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 be duly recorded within 6 months of the County Board action to approve the zoning change; Second by Supervisor Richter Motion carried</p>
8	<p>Petition by John Manning to rezone 20.57 acres from A-1 Ag to AR-1 Ag Res and 22 acres from A-1 Ag to C-1 Conservancy all in the NE/SW of S13-T7N-R3E in the Town of Wyoming.</p> <p>Applicant Present: John Manning Town Present: John Hess</p> <p>Director Godfrey gave 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 be duly recorded within 6 months of the County Board action to approve the zoning change; Second by Supervisor Richter Motion carried</p>
9	<p>Petition by Albert Springer and Todd Gullickson to rezone 10 acres from AB-1 Ag Bus & A-1 Ag to AB-1 Ag Bus in the SW/NE of S21-T5N-R2E in the Town of Linden, with the balance of the existing AB-1 lot zoned per ZH 1139 not included in the 10 acres zoned to A-1 Ag. This petition includes a conditional use permit request for nonmetallic mining on said 10 acres.</p> <p>Applicant Present: Todd Gullickson (Albert Springer in audience) Town Present: none</p> <p>Director Godfrey gave the staff report and handed out an updated proposed reclamation plan that</p>

	<p>incorporates many of the recommendations in the report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve with the condition that the associated reclamation plan and permit are issued within 6 months of the County Board approving the rezoning; Second by Supervisor Richter Motion carried</p>
10	<p>Petition for a nonmetallic mining permit and review of a nonmetallic mining reclamation plan proposed by Albert Springer and Todd Gullickson for a 10-acre mine site in the SW/NE of S21-T5N-R2E in the Town of Linden.</p> <p>Applicant Present: Todd Gullickson (Albert Springer in audience) Town Present: none</p> <p>Director Godfrey gave the staff report and referred to an updated reclamation plan provided by the applicant</p> <p>Public comment: none</p> <p>Supervisor Gollon asked why the financial assurance recommended by Director is less than proposed. Director Godfrey stated he and the Highway Commissioner feel the recommended amount is adequate for the county to complete the reclamation, should it have to, which is the intend of NR135. Director Godfrey added that the amount can be reviewed adequacy to current costs at the discretion of the County.</p> <p>Supervisor Anderson suggested rounding the financial assurance amount up to \$1,550 per acre, to which Supervisor Walmer suggested revising the plan accordingly if this is approved by the Committee.</p> <p>Motion by Supervisor Gollon to approve the reclamation plan and permit contingent upon the following conditions:</p> <ul style="list-style-type: none"> • The financial assurance be revised to \$1,550 per acre and that section of the plan revised accordingly • The associated rezoning is approved by the County Board • The proposed financial assurance format is approved by Corporation Counsel • The reclamation plan recommendations by Director Godfrey are made to his satisfaction • The landowner signs the final reclamation plan to indicate his acceptance of complying with it should the operator fail to do so <p>Second by Supervisor Anderson Motion carried</p>
11	<p>Request by Matthew & Amy Haesler to consider the waiver of an after-the-fact zoning permit penalty fee for a detached garage in the Town of Ridgeway.</p> <p>Director Godfrey explained the situation where the Haeslers built a detached garage after getting the town building permit but did not get the county zoning permit. The fees established by the County Board require a double fee for after-the-fact zoning permits. He added the Haeslers have been very cooperative in seeking the after-the-fact permit, but would like to request a waiver of the penalty portion of the fee.</p> <p>Mr. Haesler explained he asked the town building inspector if any other permits are required and was told there were not. He further stated the building inspector failed to perform the required inspections when</p>

	<p>notified and is no longer employed by the Town of Ridgeway. Mr. Haesler approached a Town Supervisor with the issue and was told he should pursue the waiver. Mr. Haesler also stated he would have sought the county permit, had he known it was needed, and has not issue with paying the normal fee.</p> <p>Motion by Supervisor Gollon to recommend the County Board waives the \$250 penalty portion of the after-the-fact permit fee; Second by Supervisor Richter Motion carries</p>
12	<p>Director's Report</p> <ul style="list-style-type: none"> • Office activity and programs • Status of Farmland Preservation Plan revision process • Proposed state budget review <p>Director Godfrey overviewed the report provided in the packet and stated that, since the report was created, he has issued 13 additional zoning permits, including 3 residences, for an approximate \$3.5 million in value all of which will be in next month's report. He also informed the Committee of:</p> <ul style="list-style-type: none"> • There may be a hog CAFO expanding into the Town of Mifflin • The Center for Land Use Education has a newsletter about updating rural comprehensive plans • The WDNR newsletter has a good overview of how floodplain zoning regulations relate with the National Flood Insurance Program • The administration of floodplain and shoreland permitting for utility projects will be by the project for shoreland and by the individual impacted floodplain for floodplain zoning, unless the Committee wants to discuss this at a future meeting. There was no objection to following this administrative process.
13	Next meeting date – April 22 nd at 6pm.
14	<p>Adjourn</p> <p>Motion to adjourn by Supervisor Gollon; Second by Supervisor Walmer. Motion carries. Adjourned at 7:18pm</p>