



MINUTES
Iowa County Planning & Zoning Committee
October 29, 2014 – 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 | Meeting was called to order by Supervisor Peterson at 6pm |
| 2 | Roll Call was taken.
Members present: Curt Peterson; Carol Anderson, Doug Richter, Ryan Walmer
Members absent: David Gollon
Others present: OPD Director Scott A. Godfrey |
| 3 | Consent Agenda:
a) Approve the agenda for this meeting.
Motion by Supervisor Anderson to approve. Second by Supervisor Walmer. Carried
b) Approve the minutes of the last meeting.
Motion by Supervisor Walmer to approve. Second by Supervisor Richter. 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	<p>Continued petition by Scott Mindham to zone 24.01 acres from A-1 Agricultural to AR-1 Agricultural Residential and 20 acres with the AC-1 Agricultural Conservancy overlay in the E1/2-SE of S2-T5N-R1E in the Town of Mifflin. This petition includes a request for a conditional use permit to allow up to 16 animal units on said 24.01 acres.</p> <p>Applicant Present: Scott Mindham Town Present: Mark Pinch</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve the rezoning with the condition that the associated certified survey map is duly recorded by the Register of Deeds within 6 months of County Board action approving the rezoning. Second by Supervisor Walmer. Carried.</p> <p>Mr. Mindham explained he would like to have up to 16 animal units to enhance the selling price.</p> <p>Motion by Supervisor Walmer to approve up to 16 animal units contingent upon the rezoning taking effect. Second by Supervisor Richter. Carried</p>
6	<p>Continued petition by Terry Askevold to rezone 7.67 acres from B-2 Hwy Business, A-1 Agricultural and R-1 Single Family Residential to all B-2 Hwy Business in the SW/SE of S16-T8N-R4E in the Town of Arena. This petition includes a request for a conditional use permit to allow the existing bar/restaurant, residence, canoe rentals, firewood sales and firework sales with the addition of special events that may include short-term camping, microbrewery and motel as future phased development.</p> <p>Applicant Present: Terry Askevold Town Present: David Lucey, Bill Gauger, John Wright</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve the rezoning and conditional use permit with the following conditions:</p> <ol style="list-style-type: none"> 1. The associated certified survey map be duly recorded with the Iowa County Register of Deeds within 6 months of County Board approval of the rezoning 2. The applicant shows evidence of having obtaining legal title to the property within 6 months of the County Board action on the rezoning 3. The existing uses previously granted to the B-2 lot are to remain in effect on this expanded lot with any conditions imposed at the time when granted. 4. The proposed pond be allowed provided all required county and state permits are secured 5. The development proposed in the application as phases 2 through 4 be approved in concept, but cannot be realized until the applicant proposes details for each development to the satisfaction of both the Town of Arena and County following the procedure for a conditional use permit.

	<p>Second by Supervisor Walmer. Carried.</p>
7	<p>Petition by David Sears and DSF, LTD to rezone 13.657 acres & 26.471 acres both from A-1 Agricultural to create two C-1 Conservancy lots in the SW1/4 of S36-T8N-R5E in the Town of Arena.</p> <p>Applicant Present: David Sears Town Present: David Lucey, Bill Gauger, John Wright</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Walmer to approve the rezoning with the condition that the associated certified survey map is duly recorded by the Register of Deeds within 6 months of County Board action approving the rezoning. Second by Supervisor Richter. Carried.</p>
8	<p>Petition by Suksa Thao to rezone 1.8 acres from R-1 Single Family Residential to AR-1 Agricultural Residential in the NE/NW of S19-T8N-R5E in the Town of Arena. This petition includes a request for a conditional use permit to allow animal units on said 1.8 acres.</p> <p>Applicant Present: Suksa Thao Town Present: David Lucey, Bill Gauger, John Wright</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Richter to approve the rezoning and to approve 2 animal units to be chickens and pigs with the condition that, should complaints over noise caused by roosters be substantiated, this permit could be revised or rescinded. Second by Supervisor Anderson. Carried.</p>
9	<p>Petition by Jim Blabaum & the Kurth Family Trust to rezone 34.017 acres from A-1 Agricultural to C-1 Conservancy in the SW/SE of S23-T6N-R2E in the Town of Linden.</p> <p>Applicant Present: Jim Blabaum Town Present: none</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: Mr. Harold Peterson expressed concern over possible alteration of an existing access.</p> <p>Motion by Supervisor Anderson to approve the rezoning with the condition that the associated certified survey map is duly recorded by the Register of Deeds within 6 months of County Board action approving the rezoning. Second by Supervisor Walmer. Carried.</p>

10	<p>Petition by Livingston State Bank to rezone 5 acres from B-3 Heavy Business to AR-1 Agricultural Residential in S1&12-T6N-R5E in the Town of Brigham. This petition includes a request for a conditional use permit to recognize the reduction of an existing 7.15-acre B-3 lot to 2 acres with the retention of the following existing uses: vehicle repairs/restoration; indoor storage; vehicle and retail sales.</p> <p>Applicant Present: Dan Engelke Town Present: Doug Reeson</p> <p>Director Godfrey gave the staff report.</p> <p>Public comment: none</p> <p>Motion by Supervisor Walmer to approve with the following conditions:</p> <ol style="list-style-type: none"> 1. the associated certified survey map must be duly recorded with the Iowa County Register of Deeds within 6 months of County Board approval of the rezoning 2. relating to B-3 lot – all vehicles being worked on or pertaining to the business must be stored inside 3. relating to the B-3 lot – any associated signage cannot exceed 4 foot by 4 foot and cannot be lighted 4. relating to the B-3 lot – vehicle and retail sales: <ul style="list-style-type: none"> • hours of business open to the public are to be from 9am to 6pm, Monday through Friday; and 10am to 2pm on Saturday • no vehicle sales on Sunday • no unreasonable noises associated with the business are to be heard before 8am or after 8pm on any day <p>Second by Supervisor Richter. Carried.</p>
11	<p>Consideration of proposal by James Bertrang to resolve pending violations of conditional use permit conditions involving Scenic Sales LLC at 6530 US Highway 14 in the Town of Arena.</p> <p>Director Godfrey provided an overview of the nature of the violation and investigation status.</p> <p>Mr. Bertrang explained his intent to comply with the maximum allowed number of vehicles that is a condition of the current conditional use permit but has had difficulty with his health and equipment failures. He further stated he has no intent on operating a salvage yard and feels he can meet the vehicle number allowance by Spring 2015.</p> <p>Motion by Supervisor Walmer that there be a net loss of 50 vehicles from the current 256 vehicles on the property by January 1, 2015 and that the 170 vehicle maximum be met by April 1, 2015. Second by Supervisor Anderson.</p> <p>It was clarified that failure to meet these goals will result in the matter being on this committee's agenda again for consideration of suspending or revoking the current conditional use permit for failure of complying with the imposed condition. It was further clarified that the vehicles may be in any state of disrepair, provided parts are not being sold as salvage. The Town of Arena officials and Mr. Bertrang</p>

	<p>agreed to this being a reasonable plan.</p> <p>Motion carried.</p>
12	<p>Director's Report on office activity and programs</p> <p>Director Godfrey overviewed the provided report. In addition, he handed out a draft revision of the Iowa Count Farmland Preservation Plan for review and discussion at the next meeting.</p>
13	<p>Next meeting date considering Thanksgiving Holiday.</p> <p>It was decided to hold the next meeting on Dec. 3, 2014 at 6pm and the December meeting on the 22nd, provided there are hearing requests.</p>
14	<p>Adjournment. Motion to adjourn by Supervisor Walmer. Second by Supervisor Richter. Motion carried at 7:17pm.</p>