

State of Wisconsin County of Iowa	<p align="center"><b>Draft minutes of the IOWA COUNTY PLANNING &amp; ZONING COMMITTEE MEETING HELD WEDNESDAY, July 3, 2013 at 3:30p.m. 2<sup>ND</sup> FLOOR COURTHOUSE, 222 N. IOWA ST. DODGEVILLE, WISCONSIN Call 608-935-0398 with questions</b></p>	Page 1 of 1
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Item		
1)	Call the meeting to order. Supervisor Peterson called the meeting to order at 6:00 pm	Call to Order
2)	a) Consent Agenda b) Roll Call – Members Present: Curt Peterson; Carol Anderson; Doug Richter; Ryan Walmer; Steve Deal c) Approval of this Agenda d) Approval of the minutes of the <b>May 22, 2013</b> meeting. Motion by Supervisor Walmer to approve; second by Supervisor Richter Motion approved unanimously Others Present: OPD Director Scott A. Godfrey	Consent Agenda
3)	Report from committee members and an opportunity for members of the audience to address the committee. None	Public Comment
4)	Continued petition by Valley of Our Lady, Inc. to rezone 19.49 acres from A-1 Ag & R-1 SF Res to all R-1 SF Res in S6-T5N-R5E of the Town of Brigham.  Applicant Present: Sister Aleydis Johnson and 8 others Town Present: Doug Reeson, Town Chair  Director Godfrey presented the staff report.  Motion by Supervisor Anderson to approve with the following conditions: a) The associated certified survey map must be duly recorded with the Iowa County Register of Deeds within 6 months of the County Board action approving the rezoning. Second by Supervisor Walmer  Public comment: a) Mike Niebuhr spoke in support of the request b) Tammi Bowser asked why the baker use didn't require commercial zoning c) Tom McGraw spoke in support  Motion carries unanimously	Lady of Our Valley, Inc. hearing
5)	Continued petition by Valley of Our Lady, Inc. for a conditional use permit to allow a monastery and private cemetery on a 19.49-acre R-1 SF Res in S6-T5N-R5E of the Town of Brigham.  Applicant Present: Sister Aleydis Johnson and 8 others	Lady of Our Valley, Inc. conditional use permit

Committee Chair Approval: Yes  
 Agenda Date June 11, 2013 Signature \_\_\_\_\_  
 Amended: Yes/No  
 Posting Verified by Planning Director: Initials \_\_\_\_\_ Date June 11, 2013 \_\_\_\_\_

	<p>Town Present: Doug Reeson, Town Chair</p> <p>Director Godfrey presented the staff report.</p> <p>Motion by Supervisor Walmer to approve with the following conditions:</p> <ul style="list-style-type: none"> <li>a) The approved conditional use permit will remain valid provided the use is realized/developed within 5 years of this action.</li> <li>b) Any bakery or other sales to the public at the site will require subsequent conditional use permit approval.</li> <li>c) The action on this conditional use permit is contingent upon the associated rezoning being approved by the County Board</li> </ul> <p>Second by Supervisor Anderson</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>a) Tammi Bowser expressed concerns of potential bell noise and bakery odor</li> <li>b) Alex Pfister referred to Section 4.4 of the Iowa County Zoning Ordinance in particular to scale; requested the bell noise be kept on the applicant's property; requested definition of "monastery"; questioned a proposed gift shop use</li> <li>c) Mike Niebuhr spoke in support</li> <li>d) Jason Carden spoke in support</li> <li>e) Otis Nelson spoke in support</li> <li>f) Sister Aleydis and other sisters addressed concerns raised by the public comments</li> </ul> <p>Motion carries unanimously</p>	
6)	<p>Petition by Joseph Wittmer, Julia Addison-Fulton, and Richard &amp; Dawn Starr to rezone from B-2 Hwy Bus &amp; AR-1 Ag Res to create two AR-1 Ag Res lots of 5.56 &amp; 22.79 acres located in S1&amp;12-T6N-R5E in the Town of Brigham.</p> <p>Applicant Present: Mr. Wittmer and Mr. Starr</p> <p>Town Present: Doug Reeson, Town Chair</p> <p>Director Godfrey presented the staff report.</p> <p>Motion by Supervisor Deal to approve with the following conditions:</p> <ul style="list-style-type: none"> <li>a) The associated certified survey map must be duly recorded with the Iowa County Register of Deeds within 6 months of the County Board action approving the rezoning.</li> </ul> <p>Second by Supervisor Walmer</p> <p>Public comment:</p> <ul style="list-style-type: none"> <li>a) Mr. Wittmer noted for the record the correct spelling of his name</li> </ul> <p>Motion carries unanimously</p>	<p>Wittmer, Addison-Fulton, Starr hearing</p>

Committee Chair Approval: Yes

Agenda Date June 11, 2013 Signature \_\_\_\_\_

Amended: Yes/No

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7)	<p>Petition by Randy Graves and Tracy Jones for a conditional use permit to allow the division of an existing B-3 Hvy Bus lot to create a 5.5-acre lot and 0.0683-acre outlot with the allowance of an auto body with paint shop, auto sales and residence on the 5.5-acre lot located in the NW/NE of S19-T8N-R5E in the Town of Arena.</p> <p>Applicant Present: Mr. Jones and Mr. Graves Town Present: William Gauger, Town Supervisor</p> <p>Director Godfrey presented the staff report.</p> <p>Motion by Supervisor Walmer to approve with the following conditions:  b) The associated certified survey map must be duly recorded with the Iowa County Register of Deeds within 6 months of the County Board action approving the rezoning.</p> <p>Second by Supervisor Richter</p> <p>Public comment: none</p> <p>Motion carries unanimously</p>	Graves & Jones conditional use permit
8)	<p>Petition by Peter Chlebeck. to rezone 5.01 acres from R-1 SF Res to AR-1 Ag Res in the SW/SW of S07-T8N-R5E of the Town of Arena.</p> <p>Applicant Present: Mr. Chlebeck Town Present: William Gauger, Town Supervisor</p> <p>Director Godfrey presented the staff report.</p> <p>Motion by Supervisor Anderson to approve with the following conditions:  a) Failure to adequately house the animals on the applicant's property may be grounds to rezone the property back to the R-1 district.  b) Failure to adequately care for the animals on the applicant's property may be grounds to rezone the property back to the R-1 district.</p> <p>Second by Supervisor Richter</p> <p>Public comment: none</p> <p>Motion carries unanimously with Supervisor Walmer noting he does not support the imposed conditions</p>	Chlebeck hearing
9)	<p>Petition by Cheryl &amp; Stephen Delventhal to rezone from A-1 Ag and AR-1 Ag Res to create two AR-1 lots of 33.49 &amp; 2.189 acres in the E1/2-SE of S12-T8N-R1E of the Town of Pulaski.</p> <p>Applicant Present: none – applicant submitted letter explaining request Town Present: none</p> <p>Director Godfrey presented the staff report.</p> <p>Motion by Supervisor Deal to approve with the following conditions:</p>	Delventhal hearing

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	<p>a) The associated certified survey map must be duly recorded with the Iowa County Register of Deeds within 6 months of the County Board action approving the rezoning. Second by Supervisor Walmer</p> <p>Public comment: none</p> <p>Motion carries unanimously</p>	
10)	<p>Review of current nonmetallic mining regulations.</p> <p>Director Godfrey gave an overview of the existing nonmetallic regulations administered by his office.</p> <p>Supervisor Peterson led a discussion about the advances in today's technology relating to blast effect prediction and how the current setbacks to residential district boundaries should be looked at. Director Godfrey suggested consideration of performance standards versus prescriptive standards and offered to do research for the next meeting.</p>	Nonmetallic mining regulations
11)	<p>Director's report on general office activity and pending violations.</p> <p>Director Godfrey reviewed the handout and summarized the potential impact of the recently signed state budget.</p>	Director's Report
12)	<p>Motion to set the next meeting date and adjourn.</p> <p>Motion by Supervisor Walmer to adjourn; second by Supervisor Richter. Motion carries unanimously. Adjourned at 5:20 pm.</p>	Adjourn

Committee Chair Approval: Yes

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Amended: Yes/No

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