



Minutes – approved Nov. 29, 2018
Iowa County Planning & Zoning Committee
Thursday, October 25, 2018 – 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.

1 Call to order. Supervisor Peterson called the meeting to order at 6pm.

Roll Call.

2 Members Present: Curt Peterson, Steve Deal, Doug Richter, Don Leix
Members Absent: David Gollon
Staff Present: Scott A. Godfrey
Other Supervisors Present: none

3 Consent Agenda:
a) Approve the agenda for this meeting.
b) Approve the minutes of the last meeting.

Motion by Supervisor Leix to approve
Second by Supervisor Richter
Motion carries unanimously.

4

Continued petition by Dean Dickel for a conditional use permit to allow a Commercial Livestock Operation on a 3.595-acre AB-1 Ag Bus lot in the E1/2-SE of S25-T6N-R3E in the Town of Dodgeville.

Applicant Present: Dean Dickel

Town Present: none

Director Godfrey gave the staff report

Mr. Dickel explained his manure management plan and operation specifics.

Motion by Supervisor Leix to approve with the following conditions recommended by the Town of Dodgeville:

- 1) The property owner of parcel 008-1304.A shall submit a current copy of the lease agreement allowing the cattle husbandry use of adjacent property (008-1304, 008-1301, 008-1302) to the Town of Dodgeville and Iowa County Office of Planning & Development. The property owner must notify the Iowa County Office of Planning & Development of any changes with the lease on file. If the lease is terminated at any time or not renewed, the conditional use permit will terminate.
- 2) The conditional use permit will be reviewed within two years of approval and future reviews would be at the discretion of the Town Planning Commission Chair and Town Chairman or designee. The property owners authorize the Town of Dodgeville or Iowa County Office Planning & Development to do unscheduled site visits to the property to verify compliance with the conditional use permit.
- 3) Animals will primarily be winter fed on parcel 008-1304, which is approximately 33.832 acres.
- 4) The number of allowed combined animal units on parcel 008-1304 and 008-1404..a will not exceed 40.
- 5) Fences will be installed on parcel 008-1304 for containment of the animals and on the perimeter of the drainage swale.
- 6) A permanent fence shall be installed around the well head to create a 50-foot buffer inaccessible by the contained animals.

Second by Supervisor Richter.

Public comment:

- Sandie & Troy Brick-Margelofsky asked when the fencing will need to be installed and where manure is to be spread

Supervisor Leix amended his motion to include the condition that all fencing must be installed by December 1st of this year;

Supervisor Richter agreed with the amendment

Motion carries unanimously

6	Petition by Paul & Terese Olson for a conditional use permit for one Recreational Residential Rental unit on a 12-acre A-1 Ag lot in the NW/SE of S22-T7N-R2E in the Town of Highland. Applicant Present: Paul Olson Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Leix to approve with the following conditions: 1) The maximum number of bedrooms that can be rented, meaning any room to have accommodations for sleeping, cannot exceed the size of the septic system. The current system is sized for 4 bedrooms. 2) The approval only applies to the existing residence or its replacement. Additional rental units will require a new approval. 3) The owner agrees to securing and maintaining any required State licenses, permits or approvals associated with the use. Second by Supervisor Richter Motion carries unanimously
7	Petition by Peter Andrisevic to rezone 19.564 acres from C-1 Conservancy to AR-1 Ag Res in the NE/NE of S33-T7N-R4E in the Town of Ridgeway. Applicant Present: Peter Andrisevic Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve Second by Supervisor Leix Motion carried unanimously

8	Petition by Kim & Roberta Barham to rezone 80 acres from A-1 Ag to AB-1 Ag Bus being the E1/2-NW of S17-T4N-R5E in the Town of Moscow. Applicant Present: Kim and Roberta Barham Town Present: Joe Hendrickson, Charles Schriber, Gary Langfoss Director Godfrey gave the staff report Mrs. Barham clarified the proposed operation as follows: 1) The scale of the U-pick operation is to be at most 25-30 people over a 3-day period. The season will be August through September and not involve the use of greenhouses. 2) The rental will be a single bedroom above the garage. The two bedrooms in the house will not be rented. 3) State licenses/approval have been secured for the rental. 4) The farm tours and education classes are intended to be for the benefit of groups interested in specific native plants, land management, conservation, etc. There will be no more than 75 participants at any one time and portable toilets will be rented for large groups. Public comment: none Motion by Supervisor Leix to approve the zoning change Second by Supervisor Richter Motion carries unanimously
9	Petition by Kim & Roberta Barham for a conditional use permit to allow recreational rental, U-pick produce, farm tours, educational classes and owner residence on a 80-acre AB-1 Ag Bus lot being the E1/2-NW of S17-T4N-R5E in the Town of Moscow. Applicant Present: Kim and Roberta Barham Town Present: Joe Hendrickson, Charles Schriber, Gary Langfoss Supervisor said much of the detail has already been discussed and asked if there are any further comments or questions. Motion by Supervisor Leix to approve with the condition the uses operate as proposed by Mrs. Barham during the previous agenda item Second by Supervisor Richter Motion carries unanimously
10	Petition by Tri-State Directional Drilling and Jim McGhee to rezone 14.7 acres from B-3 Hvy Bus & A-1 Ag all to B-3 Hvy Bus in the SE/SW of S27-T5N-R5E in the Town of Moscow. Applicant Present: Jim McGhee Town Present: Joe Hendrickson, Charles Schriber, Gary Langfoss Director Godfrey gave the staff report Mr. McGhee confirmed the intent is to increase the existing 4.5-acre B-3 lot by 10.2 acres to total 14.7 acres.

	Public comment: none Motion by Supervisor Leix to approve with the condition that the associated certified survey map be duly recorded within 6 months of the County Board approving the zoning change Second by Supervisor Deal Motion carries unanimously
11	Petition by Tri-State Directional Drilling and Jim McGhee for a conditional use permit to allow a corporate office, storage and shop on a 14.7-acre B-3 Hvy Bus lot in the SE/SW of S27-T5N-R5E in the Town of Moscow. Applicant Present: Jim McGhee Town Present: Joe Hendrickson, Charles Schriber, Gary Langfoss Motion by Supervisor Deal to approve the requested uses on the proposed 14.7-acre B-3 lot provided the associated zoning is approved by the County Board Second by Supervisor Richter Motion carries unanimously
12	Petition by Fowler Properties II LLC for a conditional use permit to allow a nonfarm residence on a 10-acre A-1 Ag lot in the SE/NE of S2-T6N-R2E in the Town of Dodgeville. Applicant Present: Josh Fowler Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Leix to approve Second by Supervisor Deal Motion carries unanimously
13	Director's Report a) Office activity and programs Director Godfrey overviewed the report provided with the meeting packet. There was discussion on taking steps to encourage the Dept. of Safety and Professional Services to turn around septic plans requiring State approval within two weeks.
14	Next meeting date and time: November 29 th at 6pm
15	Adjourn Motion by Supervisor Leix to adjourn Second by Supervisor Deal Motion carries unanimously. Adjourned at 6:54pm