



Minutes – approved 3-28-2019
Iowa County Planning & Zoning Committee
Thursday, February 28, 2019 – 6PM
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, David Gollon
 Members Absent: Don Leix (excused)
 Staff Present: Scott A. Godfrey
 Other Supervisors Present: Mel Masters

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 Richter
 Motion carries unanimously

4 Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.
 None

Continued petition by Richard Peck to rezone 3.29 acres from A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus & 36.71 acres from A-1 Ag to C-1 Conservancy in the NE/NW & 10 acres from A-1 Ag to AB-1 Ag Bus in the NW/NE all in S22-T8N-R4E in the Town of Arena.

Applicant Present: Richard Peck
 Town Present: David Lucey and Bill Gauger

Director Godfrey gave the staff report

5 Mr. Lucey explained there were two meetings at the Town of Arena level where concerns of the neighbors were discussed, such as pedestrian safety, parking in right-of-ways, burning of plastics, trash pick-up, and trash dumpster location.

Public comment:

- Lauren Rosenthal stated her concerns over the location of the dumpster, burning of animal carcasses, burning of plastics and other refuse
- Edie Benusa stated her concern where parking will be allowed

Supervisor Gollon stated it is not legal under State law to burn plastics or for a business to burn building materials, cardboard, etc. Mr. Lucey offered the recycling center at the Town Hall.

	Motion by Supervisor Deal to approve the zoning changes with the condition that the associated certified survey map is duly recorded within six months of the County Board approving the change; Second by Supervisor Gollon Motion carries unanimously
6	Continued petition by Richard Peck for a conditional use permit to allow a farm market, petting zoo, craft fairs, deer farm, and hay rides on a 3.29-acre B-2 Hwy Bus lot in the NE/NW and agritainment on a 10-acre AB-1 Ag Bus lot in the NW/NE all in S22-T8N-R4E in the Town of Arena. Applicant Present: Richard Peck Town Present: David Lucey and Bill Gauger Motion by Supervisor Deal to approve as follows: 1. The enlarged B-2 lot approved uses include a deer farm, petting zoo, hay rides, brat stand, farm market, equipment storage and craft fair with the following conditions: • The deer farm must comply with all State licensing requirements • No parking is allowed within a public right-of-way • The County shall have the authority to require portable toilets if a planned event may exceed the capacity of the onsite septic system • The associated certified survey map is duly recorded within six months of the County Board approving the change • A crosswalk is required over Peck Rd to the Town's satisfaction • There shall be contracted garbage collection • There shall be a dumpster with a lid • There shall be no burning of plastics 2. The AB-1 lot approved uses include a corn maze, hay rides, sleigh rides, on-farm tours and haunted farm Second by Supervisor Richter Motion carries unanimously
7	Petition by Dennis Halverson to rezone 16.219 acres from A-1 Ag to AR-1 Ag Res in the SE/NE of S25-T8N-R4E in the Town of Arena. Applicant Present: Dennis Halverson Town Present: David Lucey and Bill Gauger Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the conditions that the certified survey map be duly recorded and the remainder of the parent property be combined by deed with the adjacent property to the west within 6 months of the County Board zoning approval; Second by Supervisor Richter Motion carries unanimously

8	Petition by Kurt S. Rule to rezone 3.22 acres from A-1 Ag to AR-1 Ag Res with approx. 38 acres zoned with the AC-1 Ag Conservancy overlay all in the SW1/4 of S24-T5N-R2E in the Town of Mineral Point. Applicant Present: Kurt Rule and Realtor Garry Tibbits Town Present: none Director Godfrey gave the staff report Public comment: none Motion by Supervisor Gollon to approve with the condition that the certified survey map be duly recorded within 6 months of the County Board zoning approval; Second by Supervisor Richter Motion carries unanimously
9	Petition by Lorenz LLP to create three lots of 5.533 acres, 5.168 acres & 5.059 acres by rezoning from A-1 Ag to AR-1 Ag Res in the E1/2-NW of S12-T6N-R5E in the Town of Brigham. Applicant Present: Mr. and Mrs. Bill Lorenz Town Present: Jason Carden Director Godfrey gave the staff report Public comment: none Motion by Supervisor Deal to approve with the condition that the certified survey map be duly recorded within 6 months of the County Board zoning approval; Second by Supervisor Richter Motion carries unanimously

10	Petition by David & Michael Price to reduce an existing AR-1 lot to 14.652 acres and rezone the balance of 21.768 acres to C-1 Conversancy in the SE/NW of S23-T7N-R2E in the Town of Dodgeville. Applicant Present: Melody Scheckel Town Present: none Director Godfrey gave the staff report Public comment: none Ms. Scheckel said an easement is being negotiated to continue the use of the existing access and, if that fails, a new access may be required. Motion by Supervisor Gollon to postpone action until next month's meeting to allow time to resolve the easement issue; Second by Supervisor Deal Motion carries unanimously
11	Motion to enter into a public hearing to consider revisions to the Iowa County Airport Zoning Ordinance. Motion to enter into the public hearing by Supervisor Gollon; Second by Supervisor Richter Motion carries unanimously Director Godfrey overviewed the proposed revisions stating they are being proposed by the Airport Commission. Public comments: • Village of Linden Attorney Eileen Brownlee stated her concern that the revisions are imposing jurisdiction within the Village where the current ordinance does not; stated there is no mandate for the County to adopt an airport zoning ordinance; stated concern over the impact on prohibiting telecommunication towers; stated concern over a permit being required for all development within the Village; stated her dislike of the mapping; and asked if there are standards for smoke or dust as referenced within the ordinance • Village of Linden President Tom Faull stated his opposition to the ordinance applying within the Village • Village of Linden resident John Trace stated his concern over how this will be administered • Supervisor Mel Masters asked if this should go back to the Airport Commission for further consideration, of which he is a member Motion by Supervisor Gollon to close the public hearing Second by Supervisor Deal Motion carries unanimously

	Consideration of revisions to the Iowa County Airport Zoning Ordinance.
12	Motion by Supervisor Gollon to postpone action until next month's meeting Second by Supervisor Deal Motion carries unanimously
	Consideration of fees to offset the costs of administering the Iowa County Airport Zoning Ordinance.
13	Motion by Supervisor Gollon to postpone action until next month's meeting Second by Supervisor Deal Motion carries unanimously
14	Consideration of standards for kennels in the Iowa County Zoning Ordinance. Consensus to take this to public hearing next month
15	Director's Report a) Office activity and programs b) Review of 2018 End of Year Report Director Godfrey overviewed the report.
16	Next meeting date and time – March 28 th at 6pm
	Adjourn
17	Motion by Supervisor Gollon to adjourn Second by Supervisor Deal Motion carries unanimously. Adjourned at 7:43pm