

	MINUTES - unapproved Iowa County Planning & Zoning Committee Thursday, August 29, 2019 – 6:00PM 2nd Floor Room 2340 - Courthouse 222 N. Iowa Street Dodgeville, Wisconsin	Iowa County Wisconsin
For information regarding access for the disabled please call 935-0399.		
<i>Any subject on this agenda may become an action item unless otherwise noted.</i>		
1	Call to order. Supervisor Peterson called to order at 6pm.	
2	Roll Call. Members Present: Curt Peterson, Doug Richter, Dave Gollon, Steve Deal Members Absent: Don Leix (excused) Staff Present: Scott A. Godfrey Other Supervisors Present: Dan Nankee	
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Richter Second by Supervisor Deal 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	
5	Petition by Kyle Thering to rezone 10 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S6-T7N-R4E in the Town of Wyoming. Applicant Present: Kyle & Aron Thering Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve by Supervisor Deal; Second by Supervisor Richter Motion carries unanimously	

6	Petition by Donald Miess to rezone 2.55 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SE/NW of S19-T8N-R2E in the Town of Pulaski. Applicant Present: Mrs. Miess Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve by Supervisor Richter with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval; Second by Supervisor Deal Motion carries unanimously
7	Petition by Harry & Alyssa Hellen for a Conditional Use Permit to divide an existing AR-1 Ag Res lot into two lots of 11.7 & 3.6 acres in the SW/SE & SE/SW of S23-T6N-R5E in the Town of Brigham. Applicant Present: Harry & Alyssa Hellen Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of approval by the County Board by Supervisor Deal; Second by Supervisor Gollon Motion carries unanimously
8	Petition by Brie & Justin Quick to rezone 5.06 acres from A-1 Ag to AR-1 Ag Res in the W1/2-NE of S30-T8N-R5E in the Town of Arena. Applicant Present: Brie & Justin Quick Town Present: John Wright Director Godfrey gave the staff report Public comment: none Motion to approve by Supervisor Richter; Second by Supervisor Deal Motion carries unanimously

9	Petition by Rick Peterson to rezone 6.53 acres from B-3 Hvy Bus to AB-1Ag Bus with a Conditional Use Permit for a Commercial Livestock Operation and residence being Lot 1 of CSM718 in S15-T8N-R4E in the Town of Arena. Applicant Present: Rick Peterson Town Present: John Wright Director Godfrey gave the staff report Mr. Peterson stated he has 30 adults and 70 kids under 6 months of age. Director Godfrey stated that would equate to 50 animal units as goats are a 2:1 ratio. Mr. Peterson stated neighboring farmers readily accept the manure and he has a chain link fence to keep the goats on the property. Mr. Peterson asked if he can also have horses should the property sell. Public Comment: John Wright stated the Town of Arena Board approved a total of 100 goats only. Director Godfrey said this will equate to 50 animal units and that a future landowner can petition to change the type of animal in the future. Motion by Supervisor Gollon to postpone action to allow time for the Town of Arena to consider the addition of horses to the Conditional Use Permit. Second by Supervisor Deal. Motion carries unanimously.
10	Petition by Laura Diederich Trust & Jan Guthertz Trust to create a 10.952-acre C-1 Conservancy lot, a 3.988-acre AR-1 Ag Res lot, and a 19.311-acre C-1 Conservancy lot by reconfiguring exiting AR-1 and C-1 zoned land in the SW/SW of S14-T6N-R2E in the Town of Dodgeville. Applicant Present: Mr. & Mrs. Diederich Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of approval by the County Board by Supervisor Deal; Second by Supervisor Gollon Motion carries unanimously
11	Petition by Steve & Cathy Lacy to create two lots of 11.25 acres & 29.753 acres by rezoning from A-1 Ag to AR-1 Ag Res in the NE/SE of S20 & N1/2-SW of S21 all in T7N-R2E in the Town of Highland. Applicant Present: Steve & Cathy Lacy Town Present: Al Kosharek Director Godfrey gave the staff report Public comment: none

	Motion to approve with the condition that the associated certified survey map is duly recorded within 6 months of approval by the County Board by Supervisor Richter; Second by Supervisor Deal Motion carries unanimously
12	Petition by John Scullion to rezone 40 acres from A-1 Ag to RB-1 Rec Bus with a Conditional Use Permit for a Hunting Preserve and Dog Training in the NE/NW of S10-T6N-R1E in the Town of Eden. Applicant Present: John Scullion Town Present: none Director Godfrey gave the staff report Supervisor Gollon stated he would like to see at least 2 signs marking the boundaries of the forty acres shared by other landowners to keep hunters on the Applicant's land. Public Comment: none Motion by Supervisor Gollon to approve with the condition that at least 2 signs marking the boundaries of the forty acres shared by other landowners to keep hunters on the Applicant's land. Second by Supervisor Deal. Motion carries unanimously.
13	Petition by John Scullion to rezone 40 acres from A-1 Ag to RB-1 Rec Bus with a Conditional Use Permit for a Hunting Preserve and Dog Training in the SE/SE of S4-T6N-R1E in the Town of Highland. Applicant Present: John Scullion Town Present: Al Kosharek Director Godfrey gave the staff report Public Comment: 1) Mike and Mark Bomkamp stated their opposition out of concern of the shooting be directly adjacent to their farm buildings and traffic on Tower Rd. There was discussion between the Bomkamps, Mr. Scullion and the Committee on potential shooting buffer areas. 2) Mary Bomkamp stated her concern that once an accident happens it's too late to consider measures for safety. 3) Al Kosharek stated the Town of Highland Plan Commission and Board both recommend denial due to the safety concerns and the fact Mr. Scullion has other land on which this use could be considered without the same safety issues. Supervisor Gollon stated State law allows Mr. Scullion to stock pheasants next to the Bomkamp land to be hunted during the regular game season with need of a Hunting Preserve license.

	Mr. Scullion stated his opinion the safety concerns are exaggerated given the history of hunting on the subject land. He said the concern over potential spooking of cattle is exaggerated due to the existing significant shooting in a quarry within ¼ mile. He outlined measures taken including fencing and signage to keep hunters and dogs from crossing the property line and stated he felt the no-shooting buffers in current State law are adequate. A video presentation provided by Mr. Scullion was shown. Supervisor Peterson stated State law requires the decision on Conditional Use Permits to be based on evidence provided by the Applicant. He suggested action be postponed to allow the Town of Highland and Mr. Scullion to provide evidence supporting their respective positions to Mr. Godfrey. Motion by Supervisor Gollon to postpone action to allow the Town of Highland and Mr. Scullion to provide evidence supporting their respective positions to Mr. Godfrey. Second by Supervisor Deal. Motion carries unanimously.
14	Discussion of telecommunications regulations and Eco-Site, LLC F/K/A Eco-Site, Inc., Scott R. Akerlund and Patricia A. Akerlund v. Town of Cedarburg Director Godfrey overviewed this appellate court case and is the first he is aware of that upholds a community's ability to deny a new tower site since State law was changed to establish siting standards. He said this is for informational purposes only, given the recent public concern over towers being built in the county.
15	Review of Draft 2020 Office of Planning & Development Budget Director Godfrey stated there are no anticipated new programs or increased in expenditures or revenues. He stated a downturn in the economy would likely negatively impact revenue but he is not factoring that into the draft at this time. He also stated the currently separate budget for the GIS/Land Records program is being combined with code/planning, so the impact on levy will appear greater. GIS/Land Records historically has had a higher levy impact due to having less ability to raise revenue.
16	Director's Report a) Office activity and programs Director Godfrey overviewed the report included in the committee packet.
17	Next meeting date and time – September 26th starting first with a joint public hearing with the Town of Pulaski Plan Commission on potential comprehensive plan revisions at 6pm with petitioned hearings/regular meeting to follow
18	Adjourn Motion to adjourn by Supervisor Gollon Second by Supervisor Richter Motion carries unanimously. Adjourned at 7:28pm