



MINUTES – approved 1-23-2020
Iowa County Planning & Zoning Committee
Thursday, Jan. 2, 2020 – 6:00PM
2nd Floor Room 2340 - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

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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
2	Roll Call. Members Present: Curt Peterson, Doug Richter, Steve Deal, Don Leix, David Gollon Members Absent: none 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 to approve by Supervisor Richter Second by Supervisor Leix 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 Sarah & Tony Fockler and Kyle Levetzow to rezone 7 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NE/NW of S29-T6N-R4E in the Town of Dodgeville. Applicant Present: Tony Fockler and Kyle Levetzow Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change by Supervisor Gollon with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval Second by Supervisor Leix Motion carries unanimously

6	Petition by Paul Whitford and Gordon Whitford estate to rezone 19.748 acres from A-1 Ag to C-1 Conservancy in the SW/NE of S27-T7N-R4E in the Town of Waldwick. Applicant Present: Mr. Whitford Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change 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 Elizabeth Koehler and the Gort Family Trust to rezone 3.5 acres from A-1 Ag to AR-1 Ag Res in the NW/SW of S35-T5N-R4E in the Town of Waldwick. This petition includes zoning 40 acres with the AC-1 Ag Conservancy overlay district to meet density standards. Applicant Present: Elizabeth Koehler Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change by Supervisor Deal with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval Second by Supervisor Gollon Motion carries unanimously
8	Petition by Rand Schott and Julian Brost to rezone 25 acres from A-1 Ag & AR-1 Ag Res to all AR-Ag Res in the SE/SE of S34 & SW/SW of S35 in T8N-R4E in the Town of Arena. Applicant Present: Rand Schott Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change by Supervisor Deal with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval Second by Supervisor Leix Motion carries unanimously

9	Petition by Brian & Shonda Pete for a Conditional Use Permit for truck repair and storage on an existing 6.69-acre B-3 Hvy Bus lot in the SE/SE of S23-T6N-R1E in the Town of Eden. Applicant Present: Brian & Shonda Pete Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the Conditional Use Permit as requested by Supervisor Leix Second by Supervisor Richter Motion carries unanimously
10	Petition by Dyersville Ready Mix, Inc. d.b.a Bard Materials and Robert Jensen to rezone 100.45 acres from A-1 Ag to AB-1 Ag Bus in the N1/2 of S11-T6N-R5E in the Town of Brigham. Applicant Present: Ben Schroeder and Tony Thier Town Present: Jason Carden Director Godfrey gave the staff report Mr. Schroeder provided a presentation overviewing Bard Materials and the proposed operation. Mr. Carden overviewed the Town of Brigham's recommendation to deny based on inconsistencies with the Town of Brigham Comprehensive Plan. Public comment: • Speaking in opposition: Jennifer Lorenz, George Stauffer, Tory Meyer, Lisa Auman, Bill Lorenz, Doug Palmer, Jerry Davis, Dan Callahan, daughter of Rosemary Campbell, Don Steinhauer, Denise Steinhauer, son-in-law of Rosemary Campbell, Brian Beauchamp, Mike Sutter • Speaking in favor: DJ Dolphin, Tony Thier, Tia Fischer The Committee held a discussion during which the following topics were discussed: • Need to base a decision on evidence versus assumptions • More details on the proposed operation in relation to the closing of the existing Thoni Mine to the west • Nonmetallic mining as an agricultural use versus commercial use • Development trends along the corridor between County Road ID and US Highway 18/151 • Specific goals and policies within the Town of Brigham Comprehensive Plan • History of mining at the proposed site

	Motion to deny the zoning change by Supervisor Deal based on the inconsistencies with the Town of Brigham Comprehensive Plan Second by Supervisor Leix Supervisor Gollon stated this may be a hard action to defend given both the A-1 and AB-1 districts are Farmland Preservation Districts with similar allowed uses and nonmetallic mining is considered an agricultural use by Ch. 95 WI Stats Supervisor Deal offered a friendly amendment to his motion to include requesting legal counsel review prior to forwarding to the County Board; Supervisor Leix agreed to the friendly amendment Motion carries with Supervisors Peterson and Gollon opposing
11	Petition by Dyersville Ready Mix, Inc. d.b.a Bard Materials and Robert Jensen for a Conditional Use Permit for nonmetallic mining on 100.45 acres in the N1/2 of S11-T6N-R5E in the Town of Brigham. No action taken due to action to deny the associated rezoning under item #10.
12	Director's Report a) Office activity and programs Director Godfrey overviewed the report provided in the packet.
13	Next meeting date and time: January 23, 2020 starting with Comprehensive Plan public hearing at 6pm with regular hearings to follow
14	Adjourn Motion to adjourn by Supervisor Gollon Second by Supervisor Richter. Motion carries unanimously. Adjourned at 8:15pm