



MINUTES – approved March 26, 2020
Iowa County Planning & Zoning Committee
Thursday, Feb. 27, 2020 – 6PM
2nd Floor Room (The Loft) 2401 - 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
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: Kevin Butteris, Mel Masters, Bruce Paull
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 Gollon 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 Robert R. Davenport to rezone 1.243 acres from R-3 Mobile/Manf Home to R-1 Single Family Res in the SW/NW of S16-T8N-R5E in the Town of Arena. Applicant Present: Robert Davenport Town Present: Bill Gauger Director Godfrey gave the staff report Public comment: none Bill Gauger stated the Town feels the lot does not have a building site and does not meet the minimum 5-acre lot size and 1:30 density in its plan Director Godfrey stated the building site is a not issue as the Town has admitted to not having an ordinance to enact that provision and that this is not proposing a new residential lot and existed prior to the town's plan. It is only a request to change from one residential district to another. Motion to approve the zoning change by Supervisor Gollon Second by Supervisor Leix Motion carries with Supervisor Deal voting against and the rest in favor

6	Petition by Joseph & Malinda Glick to rezone 17.366 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S3-T4N-R4E in the Town of Waldwick. This petition includes zoning approx. 23 acres being the balance of tax parcels 026-0473 & 026-0473.A with the AC-1 overlay. Applicant Present: Adam Crist, applicant's Realtor 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 Richter Motion carries unanimously
7	Petition by Randall & Micah Busser and John Conway to rezone 6.145 acres from A-1 Ag to AR-1 Ag Res in the SE/NW of S12-T5N-R4E in the Town of Ridgeway. Applicant Present: Randall & Micah Busser and John Conway Town Present: Joe Thomas Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change by Supervisor Leix 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
8	Petition by Steve & Marsha Bertram to rezone 3.44 acres from A-1 Ag to AR-1 Ag Res in the W1/2-SW of S12-T4N-R1E in the Town of Mifflin. This petition includes zoning approx. 38.3 acres being the balance of tax parcel 016-0824 with the AC-1 overlay. Applicant Present: Katlyn Churchill of Delta 3 Engineering Town Present: Kevin Butteris 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 Richter Motion carries unanimously
9	Petition by Dean Oimoen to rezone 29.21 acres from A-1 Ag to AR-1 Ag Res in the E1/2-SE of S29-T7N-R5E in the Town of Brigham. Applicant Present: Dean Oimoen and daughter

	Town Present: Jason Carden 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
10	Petition by James & Anne Massey and Robin Valley & Michael Massey for a Conditional Use Permit to reconfigure two existing AR-1 Ag Res lots to be 5.01 & 39.936 acres in the W1/2-NE of S17-T6N-R5E in the Town of Brigham. Applicant Present: Michael Massey Town Present: Jason Carden Director Godfrey gave the staff report Public comment: none Motion to approve the Conditional Use Permit by Supervisor Richter with the condition that the associated certified survey map is duly recorded within 6 months Second by Supervisor Gollon Motion carries unanimously
11	Petition by Donald & Allison Stroud to rezone 40 acres from B-2 Hwy Bus & C-1 to all A-1 Ag in the NE ¼ of S36-T8N-R2E in the Town of Clyde. Applicant Present: Donald Stroud Town Present: none Director Godfrey gave the staff report Public comment: none Motion to approve the zoning change by Supervisor Deal Second by Supervisor Richter Motion carries unanimously
12	Petition by David Rule to rezone 5.52 acres from A-1 Ag to AR-1 Ag Res in the N1/2-NW of S19-T6N-R4E in the Town of Dodgeville. This petition includes zoning at least 29.48 acres with the AC-1 overlay. Applicant Present: David Rule 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 Deal Motion carries unanimously
13	Motion to enter into a public hearing on revisions to the Iowa County Sanitary Ordinance, Ordinance No. 400.06. Motion by Supervisor Gollon Second by Supervisor Deal Motion carried unanimously at 6:28pm Director Godfrey stated this is part of a countywide effort to review, update or rescind ordinances and that the only revisions being proposed are to update Wisconsin Administrative Code citations and to reorganize to be more reader friendly. He stated there are no substantive policy changes being proposed. Public input: none Supervisor Deal identified a typographical error in the definition of “Non-plumbing Sanitation System”
14	Motion to close a public hearing on revisions to the Iowa County Sanitary Ordinance, Ordinance No. 400.06. Motion by Supervisor Gollon Second by Supervisor Richter Motion carries unanimously at 6:30pm
15	Consideration of revisions to the Iowa County Sanitary Ordinance, Ordinance No. 400.06. Motion to recommend approval with the correction of the identified typographical error by Supervisor Gollon Second by Supervisor Richter Motion carries unanimously.
16	Consideration of proposed revisions to the Iowa County Comprehensive Plan as outlined at the Oct. 24, 2019 public hearing as follows: a) Revision of Table H.1k in Section H-Town of Ridgeway Commercial Development to add US Highway 18/151 Interchange Area Commercial, Manufacturing and Agricultural Development Policies b) Revision of Table I.21 in Section I -Town of Ridgeway Commercial Siting Criteria to add US Highway 18/151 Interchange Area Commercial, Manufacturing and Agricultural Development Policies Director Godfrey stated the Town of Ridgeway has taken action since the Oct. 24, 2019 hearing to approve the changes as proposed at that hearing. He said the County must consider revisions to its Plan in order to be consistent with the Town’s. Supervisor Deal recalled some public concern on the area impacted by the new provisions. Ridgeway Plan Commission Chair Miles Narveson responded that the concerns mistakenly thought the identified area was being rezoned and this was addressed at meetings held after the public hearing. He said those individuals are satisfied.

	Supervisor Deal identified a typographical error in #6 under Commercial Development in Table H1.K where “wit” should be “with”. Supervisor Bruce Paull stated he feels this will strengthen both plans Motion to approve with correction of the typographical error by Supervisor Gollon Second by Supervisor Leix Motion carries unanimously
17	Director’s Report a) Office activity and programs b) 2019 End of Year Report Director Godfrey overviewed the report included in the packet. He added the proposed northern substation associated with the Badger Hollow Solar Farm may not be included in the PSC approval, which would make it subject to local zoning and permitting. He is trying to get confirmation from the PSC. He also said he has made application for a Farmland Preservation Program Planning Grant from DATCP that would reimburse 50% of the county costs for revising the Farmland Preservation Plan as is underway for the Mineral Point ETZ inclusion. The 2019 EOY was reviewed.
18	Next meeting date and time: March 26 th at 6pm in the HHS Community Room
19	Adjourn Motion to adjourn by Supervisor Gollon Second by Supervisor Leix Motion carries unanimously. Adjourned at 6:53pm