



MINUTES – approved July 23, 2020
Iowa County Planning & Zoning Committee
Thursday, June 25, 2020 – 6PM
Community Room, HHS Building
303 W. Chapel 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 6:00pm
2	Roll Call. Members Present: Curt Peterson, Mel Masters, Kevin Butteris, Don Leix, David Gollon Members Absent: none Staff Present: Scott A. Godfrey Other Supervisors Present: Steve Deal
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Butteris Second by Supervisor Masters Motion carries with Supervisor Gollon abstaining and all others voting in favor
4	Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken. Supervisor Gollon stated his disappointment that someone took up two parking spots in the parking lot.

5	Continued petition by Cynthia Reynolds-Doyle and Juliet Reynolds for a Conditional Use Permit for Animal Units on a 1.95-acre AR-1 Ag Res lot in the SW/SW & NE/SW of S29-T5N-R4E in the Town of Walldwick. Applicant Present: none Town Present: none Director Godfrey gave the staff report Motion to approve up to 10 animal units as proposed by the applicants by Supervisor Gollon with the conditions that the property remains in their ownership and that the family owns the adjacent land. Public Comment: David Lucey asked for clarification of the motion and if it is for large animals. Supervisor Gollon explained his motion was made because the owner of the 1.96 acres and adjacent land are family members. If this changes, the CUP would go away. Second by Supervisor Masters Motion carries unanimously
6	Petition by Mel Boldt & Prairie Ridgeway LLC to rezone 5.72 acres from A-1 Ag to C-1 Conservancy in the SW/SE of S15-T6N-R4E in the Town of Ridgeway. Applicant Present: Realtor Mel Loy 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 County Board approval by Supervisor Masters Second by Supervisor Leix Motion carries unanimously
7	Petition by Nicholas Bryant & Bryant Family Farms LLC for a Conditional Use Permit on an existing 15.43-acre AB-1 Ag Bus lot in the NW/NW of S36-T5N-R3E in the Town of Mineral Point to allow a poultry processing plant. Applicant Present: none Town Present: none Director Godfrey gave the staff report Public Comment: Amy Robinson, adjacent landowner and Town Plan Commission member, stated this will not be a slaughter facility. The birds will be processed offsite and processed at this facility. The owner said he will raise the birds. The town if in support as long as limited to the scale and operational characteristics proposed.

	Motion to approve by Supervisor Leix with the conditions that no more than 1000 birds will be processed per day Second by Supervisor Gollon Supervisor Masters asked if there can or should be a restriction on slaughtering at the site. Motion fails with Supervisors Peterson, Masters and Gollon voting against and Supervisors Leix and Masters voting in favor. Motion by Supervisor Gollon to continue to next month for further clarification on what processing will entail and on the maximum number of birds to be processed daily Second by Supervisor Leix Motion carries unanimously
8	Petition by Terrill Rule & the Carol and Norm Rule Rev Trust to rezone 1.69 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S9-T5N-R2E in the Town of Linden. Applicant Present: Terry Rule 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 County Board approval by Supervisor Butteris Second by Supervisor Masters Motion carries unanimously
9	Petition by James LeVoy for a Conditional Use Permit on a 3-acre B-2 Hwy Bus lot in the SE/SW of S15-T8N-R5E in the Town of Arena to allow indoor & outdoor storage; retail sales; & repair shop. Applicant Present: James LeVoy Town Present: David Lucey Director Godfrey gave the staff report Public Comment: none Motion to approve by Supervisor Leix with the following conditions: 1. No parking is allowed within the right-of-way of US Highway 14. 2. The retail sales and repair shop uses will require compliance with private septic system regulations. 3. Any lighting be directed downward and away from traffic on US 14. Second by Supervisor Gollon Motion carries unanimously
10	Petition by Bob Bendtsen to rezone 1.428 acres from A-1 Ag to AR-1 Ag Res and 1.32 acres from A-1 Ag & B-2 Hwy Bus to all B-2 Hwy Bus in the SW/SW of S15-T8N-R5E in the Town of Arena. This petition includes a request for a Conditional Use Permit to allow custom vehicle build & Sales; retail sales; swap meets; community/charity fundraisers; storage; towing; welding & machining on

	the B-2 lot. Applicant Present: Bob Bendtsen Town Present: David Lucey Director Godfrey gave the staff report Public Comment: none Motion to approve by Supervisor Leix with the following conditions: 1. The associated certified survey map is duly recorded within 6 months of the County Board approval of the zoning change. 2. CUP: No parking is allowed within the right-of-way of US Highway 14. 3. CUP: Any lighting be directed downward and away from traffic on US 14. Second by Supervisor Masters Motion carries unanimously
11	Director's Report a) Office activity and programs Director Godfrey overviewed the report in the packet Director Godfrey said a developer proposing a new subdivision plat is questioning the need for have a soil test to identify a septic site on each proposed lot as part of the preliminary plat. Godfrey said this requirement was eliminated for proposed lots outside of a plat and has asked some engineers if it is advantageous when platting, to which they said no. He added revising the subdivision ordinance to remove this requirement would be consistent with lot development standards outside of a plat. Supervisor Peterson called for a motion Supervisor Gollon made a motion to move forward with the ordinance revision process Second by Supervisor Leix Supervisor Gollon raised a point of order that a motion cannot be made and suggested agreement by consensus instead. All agreed. Director Godfrey said he will work on draft language for next month's meeting.
12	Next meeting date and time: July 23, 2020 at 6pm
13	Adjourn Motion by Gollon to adjourn Second by Supervisor Butteris Motion carries unanimously. Adjourned at 6:39pm