

This following meeting will have a videoconferencing/teleconferencing option. As such, it is possible that a quorum of board members may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may attend in person at the location noted on the agenda. The public is encouraged to attend via electronic means.

Iowa County Planning & Zoning Committee Minutes – approved Aug. 26, 2021

Thursday, July 29, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 879 3130 0382

<https://us02web.zoom.us/j/87931300382>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

For information regarding access for the disabled, please call 608-935-0399.

1. Call to order. Chair Peterson called the meeting to order at 6:00 pm
2. Roll Call.

Committee Present: Curt Peterson, Kevin Butteris, Don Leix, Dave Gollon

Committee Absent: Mel Masters (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the June 24, 2021 meeting.

Motion by Supervisor Butteris

Second by Supervisor Leix

Motion carries unanimously

5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.

Motion by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

6. Petition by Kevin Bollinger to create two lots of 3.0 & 3.04 acres by rezoning from A-1 Ag to AR-1 Ag Res in part of the E1/2-NE of S7-T6N-R5E in the Town of Brigham. This petition includes rezoning tax parcel 004-0487 being 40 acres with the AC-1 Ag Conservancy overlay district to comply with residential density standards.

Director Godfrey gave the staff report.

Supervisor Gollon asked what the Brigham residential density standard is. Director Godfrey replied 1 in 20 acres.

Supervisor Peterson asked if there is a legal crossing of the Military State Bike Trail. Director Godfrey replied that the WDNR Real Estate division has verified there is.

Public comment: none

Motion to approve by Supervisor Gollon with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Kurt Kapfhamer to rezone an existing 20.83-acre lot from A-1 Ag to AR-1 Ag Res in the SW/NW of S18-T6N-R4E in the Town of Dodgeville.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

8. Petition by Myra Jean Peterson to rezone an existing 9.698 acre lot from A-1 Ag to AR-1 Ag Res in the N1/2 - NW of S32-T7N-R2E in the Town of Highland.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

9. Petition by David, Laurene and Solvei Kromm to rezone 25.87 acres from A-1 Ag to AR-1 Ag Res being Lot 1 in part of the SE/NW in S14-T5N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Supervisor Butteris asked if there are existing buildings on the lot. Director Godfrey replied it is vacant.

Public comment: none

Motion to approve by Supervisor Butteris with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval
Second by Supervisor Leix
Motion carries unanimously

10. Petition by Jonathan Novak to rezone 3.36 acres from A-1 Ag to AR-1 Ag Res in part of the NW/NW of S21-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Supervisor Gollon expressed his concern about the ongoing administrative workload and cost to monitor conditions of approval.

Public comment: none

Motion to approve by Supervisor Leix with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval
Second by Supervisor Gollon
Motion carries unanimously

11. Petition by Jonathan Novak for a Conditional Use Permit to allow up to 10 animal units on a 3.36 AR-1 Ag Res lot in part of the NW/NW of S21-T6N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Leix with the condition that the Conditional Use Permit shall terminate if the owner of the 3.36-acre lot no longer has approval to spread manure on the adjacent property.
Second by Supervisor Butteris
Motion carries unanimously

12. Petition by Linda & Thomas Schaaf to rezone 13.015 acres from A-1 Ag to AR-1 Ag Res in the SE/SW of S13-T4N-R3E in the Town of Mineral Point. This petition includes zoning the balance of tax parcel 018-0845 being approx. 26.985 acres with the AC-1 overlay district to comply with residential density standards.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

13. Motion to end the public hearings and resume the regular meeting.

Motion to approve by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

14. Consideration of a requested Temporary Use Permit for Iverson Construction to operate a temporary asphalt plant on an existing 20-acre AB-1 Ag Bus lot being the S1/2 of the NE/SW of S15-T5N-R3E in the Town of Mineral Point.

Supervisor Gollon asked if there may be an issue with smoke impacting neighbors. Mr. Baranczk of Iverson Construction stated a similar plant has operated 2 or 3 times in the recent past without any issue.

Motion to approve by Supervisor Gollon with the following conditions:

1) The permit shall expire November 1, 2021.

2) The permit shall expire if any product from the site is used for any purpose other than a WDOT project.

3) The permit shall expire if the operation is found to not comply with WDNR air quality and other operational standards.

4) Hours of operation shall be from 6am to 6pm Monday to Friday with occasional Saturday operation from 6am to 6pm when necessary to meet contract deadlines.

Second by Supervisor Leix

Motion carries unanimously

15. Consideration of Office fee revisions for the 2022 Budget.

Director Godfrey overviewed the proposed revisions based on current administrative costs and a comparison with inflation since the fees were originally enacted.

Supervisor Gollon asked how these compare with area counties. Director Godfrey replied that they are similar, but each county has to consider its administrative costs which do differ.

Supervisor Leix asked if the wind siting fees were looked at. Director Godfrey said there has not yet been a small or large system proposed since the fees were enacted in 2014 so there isn't any basis to determine the adequacy of the fees at this time.

Motion to approve as proposed by Supervisor Leix
Second by Supervisor Butteris
Motion carries unanimously

16. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

Supervisor Butteris asked if there is anything new on the pending Amish cemetery in the Town of Mifflin. Director Godfrey replied a Conditional Use Permit application was received today.

Supervisor Peterson stated there is a draft resolution relating to renewable energy systems from St. Croix County that can be placed on a future agenda for discussion. Supervisor Leix said it was hoped the resolution would be on the WI Counties Association Annual Meeting agenda but it has not, so it may be best to wait.

Supervisor Leix asked if the PSC Wind Siting Council has been active recently. Director Godfrey said it has not.

17. Director's report

Director Godfrey overviewed the report in the packet.

18. Next meeting date and time: August 26, 2021 at 6pm

19. Motion to adjourn

Motion to approve by Supervisor Gollon
Second by Supervisor Leix
Motion carries unanimously. Adjourned at 6:40 pm

Scott A. Godfrey, Director