

Iowa County Planning & Zoning Committee minutes – approved 9-23-2021

Thursday, August 26, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 846 0046 6384

<https://us02web.zoom.us/j/84600466384>

Health and Human Services Center – Community Room

303 West Chapel St., Dodgeville, WI 53533

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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, Mel Masters

Committee Absent:

Staff Present: Scott Godfrey

Other Supervisors Present:

3. Approve of this agenda.

Motion by Supervisor Leix

Second by Supervisor Gollon

Motion carries unanimously

4. Approve the minutes of the July 29, 2021 meeting.

Motion by Supervisor Masters

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 Gollon

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Curt & Amy James for a Conditional Use Permit to allow up to 22 animal units a 35.637-acre AR-1 Ag Res lot being Lot 3 of CSM 1774 in S29-T7N-R1E in the Town of Highland.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition the permit expires if the applicant or subsequent property owner fails to get an approval to spread manure on neighboring land by

Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

7. Petition by Paula Griffiths to rezone an existing 7.44-acre lot from A-1 Ag to AR-1 Ag Res in the NE/NE of S16-T5N-R2E in the Town of Linden.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve by Supervisor Masters

Second by Supervisor Leix

Motion carries unanimously

8. Petition by Ronald Ferrell and Cory & Darlene Palzkill to rezone 5.943 acres from A-1 Ag to AR-1 Ag Res, 5.934 from A-1 Ag to C-1 Conservancy, and 40 acres with the AC-1 Ag Conservancy overlay all in the SE/NE & E1/2-SE of S10-T4N-R3E in the Town of Mineral Point.

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 Gollon

Second by Supervisor Leix

Motion carries unanimously

9. Petition by Brad Grundahl to rezone 6.068 acres from A-1 Ag to AB-1 Ag Bus in part of the NE/SE & SE/NE in S24-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Public comment:

- Mike Bandt asked about allowed uses in the AB-1 district
- Martha Cameron asked when the 30,000 gallon liquid propane transfer station will be addressed. Director Godfrey said at the Conditional Use Permit agenda item

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

Second by Supervisor Leix

Motion carries unanimously

10. Petition by Brad Grundahl for a Conditional Use Permit to allow a grain drying and storage facility on a 6.058-acre AB-1 Ag Bus lot in part of the NE/SE & SE/NE in S24-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Supervisor Leix asked what authority the committee has to address lighting. Director Godfrey replied that criteria number two under Section 4.0 of the Iowa County Zoning Ordinance specifically addresses lighting as a consideration.

Supervisor Masters commented any condition on lighting needs to be explicit enough to be enforceable.

Supervisor Peterson said he drove by the site last night and observed three or four lights pointing down and asked the applicant if there are additional lights that have been the concern of the neighbors. Mr. Grundahl replied there are additional lights that are only on at harvest time and when trucks are being filled.

Public comment:

- Mike Bandt stated there are seven or eight lights on the facility with at least one facing directly west that lights up his whole house. He said he has addressed the issue with Mr. Grundahl in the past without success.
- Lisa Bandt stated her support for “Dark Skies” protocols and is concerned Mr. Grundahl will not comply with any conditions that are imposed.
- Mike Shallow stated his concern is the visibility of the lighting from his house and its intensity.
- Vickie Shallow asked if the submitted letters will be read into the record.

Supervisor Gollon asked the applicant how long the drying operation has been there. Mr. Grundahl replied it’s been there about 30 years.

Supervisor Peterson asked how the liquid propane tank should be addressed. Director Godfrey replied he hadn’t known about it until the letters were submitted and it was not part of the application. He stated his opinion that, since it is advertised as a transfer station on the Premier Coop website, it is a use that requires Conditional Use Permit approval.

Supervisor Peterson said the matter should be postponed to allow the application to be revised to include the liquid propane transfer station and to get the Town of Moscow's recommendation on that use.

Motion by Supervisor Gollon to postpone to next month to allow the applicant to revise the CUP application and to get the town recommendation on the liquid propane transfer station

Second by Supervisor Masters

Motion carries unanimously

11. Petition by Thomcor Homestead Inc. for a Conditional Use Permit to allow Recreational Residential Rental use of an existing house in the NE/NE of S23-T5N-R5E in the Town of Moscow.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that a maximum of two bedrooms be rented and the applicant is responsible to get any DATCP approvals by Supervisor Leix

Second by Supervisor Butteris

Motion carries unanimously

12. Petition by Joyce Berning to rezone 11.58 acres from A-1 Ag to AR-1 Ag Res in the NW1/4 of S33-T5N-R4E in the Town of Waldwick. This petition includes zoning 40 acres being tax parcel 026-0366 with the AC-1 overlay district to comply with residential density standards.

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 Gollon

Second by Supervisor Butteris

Motion carries unanimously

13. Consideration of revisions to the Iowa County Manure Storage and Management Ordinance primarily pertaining to reuse of existing structures and nonconforming structures.

Director Godfrey gave the staff report.

Public comment: none

Supervisor Peterson noted a grammar correction on p.10

Motion to approve and forward to the County Board by Supervisor Gollon
Second by Supervisor Masters
Motion carries unanimously

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

Motion by Supervisor Leix
Second by Supervisor Butteris
Motion carries unanimously

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

16. Director's report

Director Godfrey overviewed the report in the packet.

17. Next meeting date and time: September 23, 2021 at 6pm

18. Motion to adjourn

Motion by Supervisor Gollon
Second by Supervisor Butteris
Motion carries unanimously. Adjourned at 6:54pm

Scott A. Godfrey, Director