

Iowa County Planning & Zoning Committee minutes – approved Oct. 21, 2021

Thursday, September 23, 2021 at 6:00 PM

Conference Call 1-312-626-6799

Zoom meeting ID: 827 2969 3270

<https://us02web.zoom.us/j/82729693270>

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, Dave Gollon, Mel Masters

Committee Absent: Don Leix (excused)

Staff Present: Scott Godfrey

Other Supervisors Present: Steve Deal

3. Approve of this agenda.

Motion by Supervisor Butteris

Second by Supervisor Gollon

Motion carries unanimously

4. Approve the minutes of the August 26, 2021 meeting.

Motion by Supervisor Butteris

Second by Supervisor Gollon

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 Butteris

Motion carries unanimously

6. Continued petition by Joyce Berning for a Conditional Use Permit to allow up to 10 animal units on an 11.58-acre AR-1 Ag Res lot in the NW1/4 of S33-T5N-R4E in the Town of Waldwick.

Director Godfrey gave the staff report.

Public comment: none

Motion to approve with the condition that if expire if the manure management becomes a nuisance or public health issue by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

7. Continued petition by Brad Grundahl for a Conditional Use Permit to allow a grain drying/storage facility and liquid propane transfer station 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 Gollon asked for a clarification of legal uses and when the existing uses were established. Director Godfrey said the all but the transfer station, which wasn't known about until this process began, were legal until the time the lot was proposed to be divided off the farm.

Supervisor Peterson commented there is a State approval for the transfer station in the packet.

Supervisor Butteris asked how many gallons of the propane are used by the farm. Jason Grundahl replied there were about 15,000 gallons used last year. Brad Grundahl commented the tank was originally to be 18,000 gallons but only a 30,000 gallon tank could be found.

Supervisor Gollon asked if the tank is fenced in. Brad Grundahl replied it is not, but there are 13 concrete barriers around it.

Public Comment:

- Mary Dietzel noted the State approval for the transfer station is conditional and the letter outlining the conditions was not in the packet. Supervisor Peterson commented those conditions should be provided to the office.
- Mike Bandt asked that the suggested conditions in his letter in the packet be considered.
- Mary Dietzel suggested a condition that future lighting be similar to the existing shading shown in the pictures included in the packet. Supervisor Peterson agreed.
- Mike Bandt requested that the shading be in all directions. Director Godfrey said that is the intent of his recommended condition.
- Brad Grundahl stated the current lighting totals about 60,000 lumens which is below the stated goal of 70,000.

- Supervisor Gollon asked if there is an emergency plan in place. Brad Grundahl said Premier Co-op is developing a plan and the Hollandale Fire Chief is aware of the operation. Gollon said the plan should be provided to the office, fire chief and Iowa County Emergency Government.

Motion to approve with the following conditions by Supervisor Gollon

- a) All outdoor lighting shall be pointed downward and away from traffic on County Road A to the extent that will reasonably prevent light-spill beyond the lot in all directions and as is necessary for the safe operation of the facility.
- b) Light shading must be employed similar to that which exist and are depicted in pictures provided with the application.
- c) All associated parking shall be off the right-of-way of County Road A.
- d) An emergency safety plan shall be maintained and provided to the office, Hollandale Fire Department and Iowa County Emergency Management.

Second by Supervisor Butteris

Motion carries unanimously

8. Petition by Larry Anding and Larry Keister to rezone 5.90 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the NW/NW of S16-T8N-R5E in the Town of Arena.

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

9. Petition by Larry Anding for a Conditional Use Permit to reduce an existing B-4 lot to 4.32 acres and to allow the continuation of the existing uses being truck storage, service, repair; boat sales; outside salvage yard; and refrigerated storage facility located in the NW/NW of S16-T8N-R5E in the Town of Arena.

Director Godfrey gave the staff report.

Public Comment: none

Motion to approve with the following conditions by Supervisor Gollon

- a) Minimum 8-foot solid fence or vegetative screen be installed to town's approval
- b) Boat sales and service shall involve a maximum of 30 boats at any one time
- c) No new vehicle sales
- d) No sale of vehicle parts

- e) Unlicensed vehicles and trailers must be behind the fencing/screening
- f) An inventory of junked items shall be provided to the county if requested
- g) Only one renter at a time allowed for the truck storage rental space

Second by Supervisor Butteris

Motion carries unanimously

10. Petition by Valley of Our Lady, Inc. to rezone 194.7 acres from A-1 Ag to R-2 Multi Family Res and 19.49 acres from R-1 Single Family Res to C-1 Conservancy in S6&7-T5N-R5E in the Towns of Brigham & Ridgeway.

Director Godfrey gave the staff report.

Public Comment:

- Ashley Pfister stated her opposition to the proposed bakery's scale and size with concern over potential contamination to nearby waterways. She said little or no information has been provided on how large it will be or if it will likely expand in the future. Supervisor Peterson asked Director Godfrey to respond. Director Godfrey said the bakery was considered an accessory use to the monastery in past approvals.
- Tom McGraw stated his family is in support of the proposal.

Motion to approve by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

11. Petition by Valley of Our Lady, Inc. for a Planned Unit Development that includes the uses of a monastery, accessory structures, private cemetery & ag uses on a 194.7-acre R-2 Multi Family Res lot in S6&7-T5N-R5E in the Towns of Brigham & Ridgeway.

Director Godfrey gave the staff report.

Public Comment:

- Ashley Pfister said she feels it improper to have light industry at this site and that there have been little detail provided about the associated bakery. She state her concern of wastewater. Supervisor Peterson asked Director Godfrey to respond. Director Godfrey said separate of the waste may be required which would involve WDNR oversight of the bakery waste and possibly a separate holding tank or system. Sister Aleydis said the State determined the waste not to be high strength and can be in the same septic system.

Motion to approve by Supervisor Gollon

Second by Supervisor Butters

Motion carries unanimously

12. Petition by Pat Sieling to rezone 20.184 acres & 20.189 acres from A-1 Ag to C-1 Conservancy in the NW/SW of S32-T6N-R3E in the Town of Dodgeville.

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. Petition by Dale & Chris Stephenson to rezone 2.5 acres from A-1 Ag to AR-1 Ag Res in part of the NW/NE in S4-T4N-R3E in the Town of Mineral Point.

Director Godfrey gave the staff report.

Supervisor Gollon asked about the density exemption. Director Godfrey said it qualifies under the recent comprehensive plan revision.

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 Gollon

Motion carries unanimously

14. Petition by Megan Weier and KMWM Trust to rezone 2.422 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res in the SW/NE & NW/SE of S27-T7N-R4E in the Town of Ridgeway.

Director Godfrey gave the staff report.

Public Comment:

- Megan Weier commented the town plan commission has approved the request.

Motion to approve with the conditions that the associated certified survey map is duly recorded within 6 months of County Board approval and that the Town Board approves at its Oct. 5th meeting by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

15. Petition by Jacob Hewuse and Tim Draves to rezone 5.93 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S20-T7N-R1E in the Town of Highland.

Director Godfrey gave the staff report.

Public Comment:

- Jacob Hewuse said he is the buyer and part of the family. He pointed out where a new house and shed will be built with a focus on maintaining the ability to crop the majority of the lot.

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

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

Motion by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously

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

none

18. Director's report

Director Godfrey overviewed the report in the packet.

Supervisor Gollon complimented the office staff on behalf of his family who have gone through the rezoning and building process this year.

19. Next meeting date and time: October 21, 2021 at 6pm

20. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Butteris

Motion carries unanimously. Adjourned at 7:00pm

Scott A. Godfrey, Director