



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

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Pursuant to Section 19.84 and 59.69, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Committee will hold public hearings and meeting on **Wed., Oct. 24, 2012 at 6:00PM**, or as soon thereafter as possible, in the **2<sup>nd</sup> Floor Conference Room** in the Courthouse in the City of Dodgeville, Wisconsin. For information regarding access for the disabled, please call 935-0399. Additional information about the petitions, including maps, can be obtained from the Office of Planning & Development.

## Minutes

Approved Nov. 28, 2012

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

Committee Present: Curt Peterson, Carol Anderson, Ryan Walmer, Doug Richter, Steve Deal

Committee Absent: none

Staff Present: Scott A. Godfrey, Director

Other Supervisors Present: none

3. Certification of notice for this meeting

Scott Godfrey stated this meeting has been duly noticed and posted as required by law.

4. Review and approval of the last meeting minutes

Motion to approve by Carol Anderson

Second by Ryan Walmer

Motion carries unanimously

5. Approval of agenda

Motion to approve by Ryan Walmer

Second by Doug Richter

Motion carries unanimously

6. Comments from Audience/Committee members *not relating* to petitioned hearings

None

7. Petition by Rustic Gold LLC & Wisconsin RE9 LLC to rezone 15.95 acres, being PIN 008-0957.B, from B-2 Hwy Bus to B-3 Heavy Bus in the Town of Dodgeville

Applicant Present: Kirby Thomas and partners

Town Present: none

Scott Godfrey presented the staff report.

Public comment:

- Pamela Loy-Johnson raised concerns over the driveway access to State Road 23 for safety; the proposed apiculture due to allergies to bees; and controlling noxious weeds.
- Dale and Kathy Chellevoid raised concerns over the driveway access to State Road 23 for safety

Motion to approve by Carol Anderson  
Second by Ryan Walmer

Motion carries unanimously.

8. Petition by Rustic Gold LLC & Wisconsin RE9 LLC for consideration of a conditional use permit to allow the manufacture & sales of building materials; processing & sales of agricultural/food products; and agricultural uses on a 15.95-acre B-3 Heavy Bus lot being PIN 008-0957.B in the Town of Dodgeville.

Applicant Present: Kirby Thomas and partners  
Town Present: none

Scott Godfrey presented the staff report.

Public comment: Pamela Loy-Johnson and Dale & Kathy Chellevoid asked for more details of the proposed agricultural and commercial use of the property.

Mr. Thomas explained in more detail the proposed uses on the property.

Motion to approve by Carol Anderson with the following conditions:

- 1) Screening that is deemed appropriate by the Town of Dodgeville shall be placed and maintained around waste and scrap containers
- 2) The approved agricultural uses shall be cropping, apiculture, fruit trees and up to 6 horses
- 3) The manufacture and sales of building materials use must be developed within 4 years and the normal hours of operation shall be 6am to 8pm.
- 4) The conditional use permit may be reviewed, revised or revoked at the request of the Town of Dodgeville or County due to concerns over public health and safety or for operational issues not expressly permitted by this permit

Second by Ryan Walmer

Motion carries unanimously.

9. Petition by Charles Jones and Wayne Ziegler to rezone 20.08 acres from A-1 Ag to AR-1 Ag Res; 39.07 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res; 12.95 acres from A-1 Ag to AB-1 Ag Bus; 16.06 acres from A-1 Ag to C-1 Conservancy; and 130.7 acres with the AC-1 Ag Conservancy overlay all being in parts of S22&27-T5N-R1E in the Town of Mifflin.

Applicant Present: Charles Jones and Wayne Ziegler  
Town Present: Mark Pinch

Scott Godfrey presented the staff report.

Motion to approve by Ryan Walmer with the condition that the associated certified survey maps are duly recorded with the Register of Deeds within 6 months of final action by the County Board  
Second by Doug Richter

Public comment: none

Motion carries unanimously.

10. Petition by Charles Jones for consideration of a conditional use permit to allow nonmetallic mining on a 12.95-acre AB-1 Ag Bus lot in the S1/2-NE of S22-T5N-R1E in the Town of Mifflin.

Applicant Present: Charles Jones and Wayne Ziegler  
Town Present: Mark Pinch

Scott Godfrey presented the staff report.

Motion to approve by Carol Anderson with the following conditions pertaining only to the AB-1 lot:

- 1) A fence deemed acceptable by the Town of Mifflin shall be installed and maintained around the perimeter of the mining activity
- 2) Mining operation hours shall be 6am to 10pm with no mining on Sundays unless approved by both the Town of Mifflin and County after a public meeting
- 3) Notification of blasting shall be made to all landowners within one mile at least 24 hours prior to blasting
- 4) A valid nonmetallic mining reclamation permit and approved plan shall be maintained

Second by Ryan Walmer

Public comment: none

Motion carries unanimously.

11. Petition by Sugarland Inn LLC and Robert & Joyce Hinds to rezone 10 acres from A-1 Ag to RB-1 Rec Bus in the NE & SE of S23-T8N-R5E in the Town of Arena.

Applicant Present: Dan Viste  
Town Present: David Lucey and John Wright

Scott Godfrey presented the staff report.

Public comment: none

Motion to approve by Carol Anderson with the following conditions:

- 1) FEMA must approve the proposed Letter of Map Amendment designating the barn and proposed septic system site to not be in the regulated floodplain before the County Board is to take action
- 2) The associated certified survey map must be duly recorded with the Register of Deeds within 6 months of final County Board action

Second by Ryan Walmer

Motion carries unanimously.

12. Petition by Sugarland Inn LLC and Robert & Joyce Hinds for consideration of a conditional use permit to allow weddings & events with lodging and food service on a 10-acre RB-1 Rec Bus lot in the NE & SE of S23-T8N-R5E in the Town of Arena.

Applicant Present: Dan Viste  
Town Present: David Lucey and John Wright

Scott Godfrey presented the staff report.

Public comment: none

Motion to approve by Ryan Walmer with the following conditions:

- 1) FEMA must approve the proposed Letter of Map Amendment designating the barn and proposed septic system site to not be in the regulated floodplain and the associated rezoning must be approved by the County Board before the conditional use takes effect.
- 2) No parking is allowed within the right-of-way of either adjacent town road
- 3) Signage shall direct patrons to off-street parking areas
- 4) Events shall include weddings, workshops and similar events
- 5) There shall be an evacuation plan for activities that occur within the mapped, regulated floodplain
- 6) The conditional use permit may be reviewed, revised or revoked at the request of the Town of Arena or County due to concerns over public health and safety or for operational issues not expressly permitted by this permit

Second by Doug Richter

Motion carries unanimously.

13. Motion to enter into a public hearing to consider revisions to the Iowa County Animal Waste Storage and Nutrient Utilization Ordinance relating to changes in federal technical standards, administrative processes and fees.

Motion to enter into the public hearing by Ryan Walmer

Second by Carol Anderson

Motion carries unanimously.

Scott Godfrey overviewed the proposed ordinance revisions

Public comment: none

14. Motion to end the public hearing and resume the public meeting with possible action on revisions to the Iowa County Animal Waste Storage and Nutrient Utilization Ordinance relating to changes in federal technical standards, administrative processes and fees.

Motion to end public hearing and resume public meeting by Ryan Walmer

Second by Steve Deal

Motion to forward the revisions as proposed with recommendation to approve by Ryan Walmer

Second by Doug Richter

Motion carries unanimously

15. Director's report on general office activity and pending violations

Scott Godfrey presented the Director's Report

16. Discussion of next meeting date and agenda

Next meeting will be Nov. 28<sup>th</sup> at 6pm starting with petitioned hearings

17. Adjournment

Motion to adjourn by Ryan Walmer

Second by Carol Anderson

Motion carries unanimously. Adjourned at 8:00 pm

Scott A. Godfrey  
Director