



Minutes – approved Jan. 5, 2017
Iowa County Planning & Zoning Committee
Thursday, Dec. 1, 2016 – 6:00PM
2nd Floor Conference Room - Courthouse
222 N. Iowa Street
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

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

Any subject on this agenda may become an action item unless otherwise noted.

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| 1 | Call to order. Supervisor Peterson called the meeting to order at 6:00 pm |
| 2 | <p>Roll Call.</p> <p>Members Present: Curt Peterson, Carol Anderson, Doug Richter, David Gollon, Ryan Walmer Members Absent: none Staff Present: Scott A. Godfrey, Director</p> |
| 3 | <p>Consent Agenda:</p> <ul style="list-style-type: none"> a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. <p>Motion to approve by Supervisor Richter Second by Supervisor Walmer Motion carries with Supervisor Anderson abstaining</p> |
| 4 | <p>Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken.</p> <p>none</p> |
| 5 | <p>Petition by Arnold Knight and James & Jennifer Knight to rezone 10.76 acres from AR-1 Ag Res & A-1 Ag to all AR-1 Ag Res in the NW/SE of S4-T5N-R5E in the Town of Brigham.</p> <p>Applicant Present: Arnold & Theresa Knight Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve with the conditions that the associated certified survey map is duly recorded and transfer of property completed within 6 months; Second by Supervisor Richter Motion carries</p> |

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| 6 | <p>Petition by Nicholas Bryant to rezone 15.43 acres from AR-1 Ag Res to AB-1 Ag Bus in the N1/2-NW of S36-T5N-R3E in the Town of Mineral Point.</p> <p>Applicant Present: Courtney Smith Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Gollon to approve; Second by Supervisor Walmer Motion carries</p> |
| 7 | <p>Petition by Nicholas Bryant for a conditional use permit to allow a commercial livestock operation on a 15.43-acre AB-1 Ag Bus lot in the N1/2-NW of S36-T5N-R3E in the Town of Mineral Point.</p> <p>Applicant Present: Courtney Smith Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Walmer to approve a maximum of 75 animal units for poultry and 10 animal units for all other species; Second by Supervisor Gollon Motion carries</p> |
| 8 | <p>Petition by Paul & Darci Kluesner and Edwin Weaver to rezone 15 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res and 5 acres from A-1 Ag to C-1 Conservancy all in the NW/NE & NE/NW of S14-T7N-R5E in the Town of Arena.</p> <p>Applicant Present: Paul & Darci Kluesner Town Present: David Lucey</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve with the conditions that the associated certified survey map is duly recorded and transfer of property completed within 6 months; Second by Supervisor Richter Motion carries</p> |

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| <p>9</p> | <p>Petition by Rule Construction and Larry & Shane Hale to rezone 15 acres from A-1 Ag to AB-1 Ag Business in the SE/SE of S31-T6N-R2E in the Town of Linden.</p> <p>Applicant Present: David Rule and Mike Bisbach Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: none</p> <p>Motion by Supervisor Anderson to approve with the following conditions satisfied within 6 months of the County Board approving the rezoning</p> <ul style="list-style-type: none"> • The associated certified survey map is duly recorded; and • The associated conditional use approval is granted for nonmetallic mining; and • The associated nonmetallic mining permit and reclamation plan are both approved <p>Second by Supervisor Walmer Motion carries</p> |
| <p>10</p> | <p>Petition by Rule Construction and Larry & Shane Hale for a conditional use permit and shoreland zoning special exception permit to allow nonmetallic mining on a 15-acre AB-1 Ag Business lot in the SE/SE of S31-T6N-R2E in the Town of Linden.</p> <p>Applicant Present: David Rule and Mike Bisbach Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: A letter submitted by Bruce Cornish was reviewed and the issues contained therein addressed by the applicants.</p> <p>Motion by Supervisor Gollon to approve with the following conditions satisfied</p> <ul style="list-style-type: none"> • The associated rezoning is approved by the County Board; and • The associated nonmetallic mining permit and reclamation plan are both approved; and • Hours of operation are to be Monday through Saturday 6am to 6pm with the allowance to exceed due to extenuating circumstances if agreeably by the Town of Linden Board; and • This permit shall remain in effect for five (5) years and may be renewed by application to the county <p>Second by Supervisor Walmer Motion carries</p> |

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| <p>11</p> | <p>Consideration of a nonmetallic mining reclamation plan proposed by Rule Construction for mining on a 15-acre AB-1 Ag Bus lot in the SE/SE of S31-T6N-R2E in the Town of Linden.</p> <p>Applicant Present: David Rule and Mike Bisbach Town Present: none</p> <p>Director Godfrey provided the staff report</p> <p>Public comment: A letter submitted by Bruce Cornish was reviewed and the issues contained therein addressed by the applicants.</p> <p>Motion by Supervisor Anderson to approve with the following conditions satisfied</p> <ul style="list-style-type: none"> • The Highway Commissioner review the proposed financial assurance amounts and agrees they are reasonable; and • The adequacy of the financial assurance be reviewed at least once every five years in concurrence with the review of the associated conditional use permit; and • All aspects of the approved plan shall be implemented with any substantial deviation or changes requiring formal review and approval by the County; and • The associated rezoning must be approved; and • The associated financial assurance must be approved both in amount and format; and • Section 6.0 of the plan must be completed – Signed Certification <p>Second by Supervisor Walmer Motion carries</p> |
| <p>12</p> | <p>Consideration of road names around the County Road BB/US Highway 18-151 Ridgeway interchange.</p> <p>Highway Commissioner Craig Hardy overviewed the interchange project and stated the current need is to decide on how to name the associated county roads. He said the final connectivity along the corridor is not anticipated to be complete for several years and recommends naming be determined now that makes sense and promotes emergency services response, with the realization that there may need to be changes made in the future. Commissioner Hardy recommends the following names:</p> <ul style="list-style-type: none"> • County Road HHH for that segment running south out of the Village of Ridgeway and through the proposed roundabout • County Road BB for that segment running from the proposed roundabout to connect to the current County Road BB <p>Director Godfrey added the Town of Ridgeway is recommending changing the name of the segment of town road that is currently Prairie Rd to Town Hall Rd to minimize potential conflicts in the E911 system that may delay emergency service response. He supports the request stating there are currently more than one other road with the word “prairie” in it which can cause delays.</p> <p>Motion by Supervisor Gollon to approve both recommendations; Second by Supervisor Walmer. Motion carries</p> |
| <p>13</p> | <p>Director’s Report</p> <p>a) Office activity and programs</p> <p>Director overviewed the monthly report that was included in the packet. He also provided an article</p> |

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| | <p>in the Wisconsin Counties Magazine relating to regulation of large farming operations and informed the Committee that there are ongoing complaints being made regarding the Valley Motors/James Bertrang auto sales business on Highway 14 in the Town of Arena.</p> <p>Steve Sauer addressed the Committee that, as a neighbor to the Bertrang property, he is frustrated that Mr. Bertrang is continually allowed to not comply with the conditions of his conditional use permit and ordinance provisions, namely exceeding total vehicles, storing parts outside, having dismantled vehicles outside, parking in the right-of-way and not completing the required screening fence.</p> <p>Supervisor Peterson stated he feels Mr. Bertrang is blatantly disregarding the requirements imposed by this Committee that were supported by the Town of Arena, which was agreed upon by other supervisors. Mr. Peterson suggested having an agenda item for the next meeting that would allow for potential action on the property's conditional use permit and requested Director Godfrey to ask for recommendations from the Town of Arena Board.</p> |
| 14 | Next meeting date and time: January 5, 2017 at 6:30pm |
| 15 | <p>Adjourn</p> <p>Motion to adjourn by Supervisor Gollon; Second by Supervisor Richter. Motion carries. Adjourned at 7:18pm</p> |
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