



## IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Pursuant to Section 19.84 and 59.69, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Commission will hold public hearings and meeting on **Wed., March 26, 2008 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room (2<sup>nd</sup> floor)** of the Iowa County Courthouse in the City of Dodgeville, Wisconsin. Let this also serve notice for the possible quorum of the board of any town affected as listed below. 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.

### Draft Minutes

1. Call to order. Bill Ehr called the meeting to order at 6pm.

2. Roll Call. Godfrey read the roll.

Committee Present: Bill Ehr; Bob Bunker; Dwayne Hiltbrand; Diane McGuire Joe Thomas

Staff Present: Scott A. Godfrey; Mike Bindl

3. Certification of notice for this meeting. Godfrey noted this meeting was duly posted and noticed as required by law.

Motion to accept by McGuire

Second by Bunker

Motion carries.

4. Review and approval of the Mar 19, 2008 minutes

Motion to approve by Bunker

Second by Thomas

Motion carries

5. Approval of agenda

Motion to approve McGuire

Second by Hiltbrand

Motion carries

6. Petition by John & Lesley Houck for consideration of a conditional use permit to allow the division of an existing AR-1 lot into lots of 2.0 & 3.3 acres in part of the S1/2-SW of S28-T6N-R3E in the Town of Dodgeville.

Applicant present: John & Lesley Houck  
Town present: Curt Peterson  
Godfrey present staff report.  
Public comment: none

Motion to approve by Hiltbrand  
Second by McGuire  
Motion carries unanimously

7. Petition by Jim & Marge Dedecker and John, Vern & Evy Halverson for a land use change to create two lots of 6.598 & 6.613 acres from A-1 Ag to AR-1 Ag Res being in part of the SW/NW of S19-T7N-R4E in the Town of Dodgeville.

Applicant present: John & Vern Halverson  
Town present: Curt Peterson

Godfrey present staff report. Handed out packet of 12 emails in opposition

Curt Peterson stated how the town recommendation to approve is based on consistency with the town comprehensive plan

Public comment:

Betsy D'Angelo presented a petition with 45 signatures of opposition and stated her own opposition  
Charles Wegener stated his opposition referring to driveway spacing to County Road Z  
Lewis Llama, representing Elizabeth Wegener, stated his and her opposition  
Joan Cabbot stated her opposition for the likely increase in traffic and residential density  
John Manning stated his opposition feeling the intention of the proposed AR-1 district doesn't fit the proposal  
Beverly D'Angelo read a statement of opposition referring to traffic safety concerns, the precedent that could be set for further area development, the loss of cropland and potential negative impacts on nearby rock formations  
Bob Bunker stated his opposition out of concern that sporadic development would destroy the magnificence of the area  
Shannon O'Donnell objected for the impact on the beauty of the land  
John Manning stated opposition for the impact on the fieldland  
Mike Dearing questioned the current zoning status of the lot. Discussion resulted in Godfrey stating his report of it being "grandfathered" may not be correct and can confirm with further research.

Ehr asked Peterson for the basis on which the town determined consistency with the town comprehensive plan. Peterson replied that it is eligible for a "one-time split" so the residential density doesn't apply.

Motion by McGuire to deny in regard rural area and interest in neighbors

Second by Bunker

Vote: aye – McGuire & Bunker

nay – Thomas & Hiltbrand

Chair votes in opposition so motion fails

Thomas moves to postpone April hearing date so Godfrey can confirm present zoning status

Second Dwayne Hiltbrand

Vote: aye – Hiltbrand & Thomas

nay – McGuire & Bunker

Ehr votes to the affirmative so motion carries

Chair calls for recess. 7:18

Chair call meeting back to order at 7:25

8. Petition by Traci & Paul Havlik for a land use change of 3.094 acres from B-2 Hwy Bus & AR-1 Ag Res to all B-2 Hwy Bus being in the SE/SE of S26-T6N-R1E in the Town of Eden.

Applicant present: Paul Havlik

Town present: Loren Anderson

Godfrey present staff report.

Public comment: none

Motion by Thomas with condition that the related certified survey map be approved and recorded within 90 days of the Board action on the rezoning

Second by Hiltbrand

Motion carries unanimously

9. Petition by Traci & Paul Havlik for consideration of a conditional use permit to allow rental storage units on a 3.094-acre B-2 Hwy Bus lot being in the SE/SE of S26-T6N-R1E in the Town of Eden.

Applicant present: Paul Havlik

Town present: Loren Anderson

Godfrey present staff report.

Public comment: none

Motion to approve by McGuire

Second by Bunker

Motion carries unanimously

10. Petition by Traci & Paul Havlik to replat Lots 1&2 of Austin City Limits as a single 3.094-acre lot located in the SE/SE of S26-T6N-R1E in the Town of Eden.

Applicant present: Paul Havlik

Town present: Loren Anderson

Godfrey present staff report.

Public comment: none

Motion to approve by Bunker with the condition that the certified survey map be recorded within 90 days after county board approved related rezoning  
Second by Hiltbrand  
Motion carries unanimously

11. Request by Christina Clark for an interpretation of Section 3.5 AB-1 Conditional Use 4b relating to mining setbacks to residential uses and structures.

Godfrey handed out a memo explaining his interpretation of the sections of the Iowa County Zoning Ordinance being questioned.

Attorney Ron Trachtenberg, representing the Clarks, stated his agreement with Godfrey's interpretation and asked for concurrency by the Commission.

Ehr stated that he shares Godfrey's interpretation.

Motion by McGuire to agree with Godfrey's interpretation as stated in his memo  
Second by Hiltbrand  
All in favor with Thomas abstaining

12. Director's report.

Godfrey will send his report

13. Discussion of next meeting date and agenda.

Next meeting April 23 (possible meeting of wind energy experts)

14. Adjournment.

Motion to adjourn by Hiltbrand  
Second by Thomas  
Motion carries. Adjourned at 7:50 pm