



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., Sept. 24, 2008 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room (2nd 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.

Minutes

approved Oct. 15, 2008

1. Call to order. Ehr called the meeting to order at 6:01pm
2. Roll Call. Godfrey read the roll
Committee Present: Bill Ehr, Dwayne Hiltbrand, Tom Mueller, Jerry Dorscheid, Diane McGuire, Carol Anderson
Committee Absent: Brad Wells
Staff Present: Scott A. Godfrey; Michael Bindl
3. Certification of notice for this meeting. Godfrey noted this meeting had been posted and noticed as required by law.

Motion to accept by McGuire
Second by Mueller
Motion carried unanimously

4. Review and approval of last meeting minutes.

Motion to approve by Mueller
Second by Dorscheid
Motion carried unanimously

5. Approval of agenda.

Ehr asked to add a discussion item relating to a recent Phil Yeager rezoning after the hearings.

Motion to approve with Ehr's addition by Mueller
Second by Hiltbrand
Motion carried unanimously

6. Continued petition by William Carden and the Carden Farm Partnership to create 3 AR-1 lots of 7.86, 7.86 & 24.41 acres by rezoning from A-1 Ag being in S32-T7N-R5E in the Town of Brigham.

Applicant Present: William Carden
Town Present: Otis Nelson

Godfrey read the staff report including the town recommendation to approve.

Mr. Carden asked for a postponement up to one year, otherwise he would withdraw his petition so that it can be revised. Ehr commented that was an unusually long period of time to delay action.

There was no public comment

Motion by McGuire to accept the withdrawal for resubmission
Second by Dorscheid
Motion carried with Hiltbrand opposing

7. Petition by Karl Heil to rezone 0.13 acre from A-1 Ag to AR-1 Ag Res & 0.26 acre from AR-1 Ag Res to A-1 Ag for the purpose of correcting a shared boundary issue in the SW/SE of S34-T7N-R5E in the Town of Brigham.

Applicant Present: Karl Heil
Town Present: Otis Nelson

Godfrey read the staff report including the town recommendation to approve.

There was no public comment

Motion by Anderson to approve
Second by Hiltbrand
Motion carried unanimously

8. Petition by Robert Turner to rezone an existing 10.76 acre lot from A-1 Ag to AR-1 Ag Res in the N1/2-NW of S25-T7N-R5E in the Town of Brigham.

Applicant Present: none
Town Present: Otis Nelson

Godfrey read the staff report including the town recommendation to approve.

There was no public comment

Motion by Mueller to approve
Second by McGuire
Motion carried unanimously

9. Petition by Robert & Leotta Ley to rezone 4.318 acres to B-4 Industrial & 1.986 acres to AR-1 Ag Res in the NE/NW of S22-T5N-R4E in the Town of Waldwick. This is a revision of adjacent zoning lot descriptions.

Applicant Present: Robert & Leotta Ley
Town Present: none

Godfrey read the staff report including the town recommendation to approve.

There was no public comment

Motion by Mueller to approve
Second by McGuire
Motion carried unanimously

10. Petition by Robert & Leotta Ley for consideration of a conditional use permit to allow sales of raw lumber & finished cabinet products; display & storage of inventory; manufacture of cabinets; residence; office; and sawmill on a 4.318 acre B-4 lot in the NE/NW of S22-T5N-R4E in the Town of Waldwick.

Applicant Present: Robert & Leotta Ley
Town Present: none

Godfrey read the staff report including the town recommendation to approve.

There was no public comment

Motion by Mueller to approve all requested uses without condition
Second by Hiltbrand
Motion carried unanimously

11. Petition by Ronald Friederick to rezone an existing 6.14 acre lot from AR-1 Ag Res to B-3 Hvy Bus in the SW/NE of S19-T8N-R1E in the Town of Pulaski.

Applicant Present: Ron Friederick
Town Present: none

Godfrey read the staff report with the recommendation that approval be conditioned upon complying with state building codes and licensing requirements.

There was discussion that the town's approval recommendation provided little explanation of how the proposal was consistent with the town's plan.

There was no public comment

Motion by Dorscheid to approve on the condition that the zoning does not take effect until Mr. Friederick provides evidence to the office of complying with all state building codes and state licensing requirements and this compliance shall be achieved within 12 months from the County Board action

Second by Mueller

Motion carried unanimously

12. Petition by Ronald Friederick for consideration of a conditional use permit to allow meat processing and a residence on a 6.14 acre B-3 lot in the SW/NE of S19-T8N-R1E in the Town of Pulaski.

Applicant Present: Ron Friederick

Town Present: none

Mr. Freiderick explained his proposal is to slaughter the animal at the customer's property, process the animal at his property and have the meat delivered or picked up by the customer. He may sell in quarters, halves or wholes provided he obtains a license to do so. He is not proposing employees unless business growth warrants.

There was no public comment

Motion by Hiltbrand to approve on the condition that the zoning takes effect within 12 months from the County Board action, otherwise the conditional use dies

Second by Mueller

Motion carried unanimously

13. Petition by John Hackett to rezone an existing 5.01 acre lot from R-1 SF Res to AR-1 Ag Res in the NW/NE of S16-T8N-R5E in the Town of Arena.

Applicant Present: John Hackett

Town Present: Terry Denruiter

Godfrey read the staff report including the town recommendation to approve.

There was no public comment.

Motion by Mueller to approve

Second by Hiltbrand

Motion carried unanimously

14. Petition by Amy Mann and Jim & Julie Andrew to rezone 7.11 acres from A-1 Ag to AR-1 Ag Res and 34 acres from A-1 Ag to C-1 Conservancy being the NW/NE of S20-T5N-R1E in the Town of Mifflin.

Applicant Present: Amy Mann
Town Present: Mark Pinch

Godfrey read the staff report including the town recommendation to approve.

There was no public comment.

Motion by Mueller to approve
Second by Dorscheid
Motion carried unanimously

15. Petition by Jeff & Sarah Winkler and Robert & Mary Baehler to rezone 2.27 acres from A-1 Ag to AR-1 Ag Res in the NW/SW of S16-T4N-R2E in the Town of Linden.

Applicant Present: Sarah Winkler
Town Present: none

Godfrey read the staff report including the town recommendation to approve.

There was no public comment.

Motion by Mueller to approve
Second by McGuire
Motion carried unanimously

16. Petition by Blane & Taryn Greene and Paul & Barbara Kramer to rezone 31.16 acres from AR-1 Ag Res & A-1 Ag to all AR-1 Ag Res in part of S19-T7N-R3E in the Town of Dodgeville. This petition is to resolve an adjoining property line dispute.

Applicant Present: none
Town Present: none

Godfrey read the staff report including the recommendation that approval be conditioned upon a concurring town recommendation be submitted to the office before County Board action.

There was no public comment.

Motion by Mueller to approve with the condition that a concurring town recommendation be submitted prior to the October County Board meeting

Second by Hiltbrand

Motion carried with Ehr objecting due to the lack of attendance by either the applicant or town

*Added Discussion Item:

Bindl informed the committee that the condition of ceasing the campground use on his property by Mr. Phil Yeager as imposed with his request to rezone two AR-1 lots per ZH 2378 (2007) is not being complied with. Bindl observed several campers on the property yesterday and it is still being advertised as a campground. Godfrey said they propose to handle the situation as a zoning violation since the property is not zoned to permit a campground versus rescinding the AR-1 rezoning because the two AR-1 lots have since been sold to other parties.

Ehr commented he feels the zoning should be rescinded and Mr. Yeager should have to deal with the consequences from the other parties.

Mueller moved to place this on the October 15th agenda for action

Second by Dorscheid

Motion carried unanimously

17. Discussion of next meeting date and agenda. Oct. 15th at 6pm

18. Adjournment.

Motion to adjourn by Ehr

Second by Hiltbrand. Motion carried unanimously. Adjourned at 7:08pm

Scott A. Godfrey, Director

Posted on: Sept. 9, 2008