



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., April 4, 2007 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. 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 April 18, 2007

1. Call to order. Ehr called the meeting to order at 6:00 pm
2. Roll Call. Godfrey read the roll.

Committee present: Bill Ehr, Diane McGuire Bob Bunker, Dwayne Hiltbrand
Committee not present: Joe Thomas
Staff present: Scott A. Godfrey; Mike Bindl

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

Motion to accept by McGuire
Second by Bunker
Motion carries unanimously

4. Review and approval of the March 21, 2007 minutes.

Motion to approve as presented by Bunker
Second by Hiltbrand
Motion carries unanimously

5. Approval of agenda.

Motion to approve by McGuire
Second by Bunker
Motion carries unanimously

6. Petition by Mark Hebgen for consideration of a conditional use permit to allow up to two animal units on a 2.35-acre AR-1 Ag Res lot being in part of the NW/NW of S2-T6N-R1E in the Town of Highland.

Applicant present: none
Town present: Al Kosharek
Public comment: none

Motion by Hiltbrand to approve two animal units
Second by Bunker
Motion carried unanimously.

7. Petition by Jon & Kristin Mitchell to change the zoning of 3.68 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being in part of the NE/NE of S24-T5N-R3E in the Town of Mineral Point.

Applicant present: Kristin Mitchell
Town present: John Blotz
Public comment: none

Motion by McGuire to approve
Second by Hiltbrand
Motion carried unanimously.

8. Petition by DSF LTD & Dave Sears to change the zoning of 5.83 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being in part of the NW/SW of S36-T8N-R5E in the Town of Arena.

Applicant present: Dave Sears
Town present: Robert Murphy, Bill Gauger, Dave Lucey
Public comment: none

Motion by Bunker to approve
Second by McGuire
Motion carried unanimously.

9. Petition by Dennis & Judi Halverson to change the zoning of 33.13 acres from A-1 Ag & R-1 SF Res to create two AR-1 Ag Res lots of 27.335 & 5.805 acres in the S1/2-NE of S14-T7N-R5E in the Town of Arena.

Applicant present: Dennis & John Halverson
Town present: Robert Murphy, Bill Gauger, Dave Lucey
Public comment: none

Motion by Hiltbrand to approve
Second by Bunker
Motion carried unanimously.

10. Petition by Gauger Properties to change the zoning of 5.01 acres from A-1 Ag to AR-1 Ag Res in part of the NE/SE of S8-T8N-R5E in the Town of Arena.

Applicant present: Bill Gauger
Town present: Robert Murphy & Dave Lucey
Public comment: none

Motion by McGuire to approve
Second by Bunker
Motion carried unanimously.

11. Petition by Kevin & Pam Rice for consideration of a conditional use permit to allow the reconfiguration of two adjacent AR-1 lots in part of the SE/NE of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: submitted letter of explanation as could not attend
Town present: none
Public comment: none

Godfrey explained the petition.

Motion by Hiltbrand to approve
Second by Bunker
Motion carried unanimously.

12. Petition by Kevin & Pam Rice to replat and combine Lot 6 of Northridge Farm Addition subdivision and Outlot 1 of CSM543 by certified survey map in the SE/NE of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: submitted letter of explanation as could not attend
Town present: none
Public comment: none

Godfrey explained the petition.

Motion by McGuire to approve
Second by Hiltbrand
Motion carried unanimously.

13. Petition by Douglas & Sherry Caves for a land use change of 31.76 acres from A-1 Ag to AR-1 Ag Res in part of the W1/2-SW of S24-T8N-R3E in the Town of Wyoming.

Applicant present: Atty James Bakken
Town present: none
Public comment: Mr. & Mrs. Marinio (neighbors)

Motion by McGuire to approve with the condition that the 8.35 acres is sold to the

neighbors and added into their adjacent land by deed so as not to create a nonconforming lot of less than 40 acres. (Mr. & Mrs. Marinio stated that that is their intent.)
Second by Hiltbrand
Motion carried unanimously.

14. Continued petition by Give & Go, LLC and Tim McKenzie a preliminary plat review of the proposed 12-lot Thronson Ridge subdivision plat located in part of the NE1/4, SE1/4, & NW1/4 of S13-T6N-R5E in the Town of Brigham.

Applicant present: Tim McKenzie, Ron Klaas
Town present: Dale Theobald, Rita Zander, Otis Nelson
Public comment: Atty McKeever requested for restrictions on developing on slopes of 20% or greater
Greg Hilden: questioned whether a conforming road can be built

Request to lower % slope can build on by applicant
Motion by Hiltbrand to restrict development on slopes of 12% or greater instead of previously discussed 20%
Second by McGuire.
Motion Carried

Motion by Hiltbrand to approve the draft as presented that reflects conditions imposed from Feb. 21st meeting, with condition above regarding slope restrictions and with condition that the rezoning of the affected property is approved by the County Board
Second by McGuire
Motion carried 2-1 with Bunker opposing

15. Discussion of Steve Sawle questions about uses allowed at approved riding stables.

Town present: Bob Murphy, Dave Lucey, Bill Gauger

Consensus that the operations Mr. Sawle has questioned differ from his in that they are commercially zoned and not planned unit developments. The OPD will be assuring that uses taking place on the questioned properties are approved.

The Town concurred.

16. Consideration of refund of filing fee for Falmouth Farms & Stables.

Town present: Bob Murphy, Dave Lucey, Bill Gauger

Motion by Hiltbrand not to refund money as conditions were imposed on the previously granted conditional use permit for Mr. Sawle's property at the hearing in question.
Second by Bunker
Motion carried unanimously.

The Town concurred.

17. Consideration of interpretation for Conditional Use Permit when existing zoning lot is divided.

Commission agreed that a CUP will be required whenever an existing zoning lot is divided thus creating a new or different zoning lot in order to assure setbacks are comprehensive plan provisions will be met. Commission agreed that a certified survey map will only be required when an act of division creates an additional lot as defined by ordinance.

18. Director's report on office activity

Godfrey gave a summary of a recent conference and office activity.

19. Review and action on expenditures/vouchers.

Motion by Hiltbrand to approve
Second by Bunker
Motion carried unanimously.

20. Discussion of next meeting date and agenda.

No discussion

21. Adjournment.

Motion to adjourn by Hiltbrand
Second by Bunker
Motion carried unanimously. Adjourned at 8:24pm