



## 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 Zoning, Planning, Sanitation and Rural Planning Commission will hold a public meeting on **Wed., Jan. 24, 2007 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. 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 Feb. 21, 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  
Joe Thomas (arrived 6:15)  
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 Jan. 17, 2006 minutes.

Motion to approve by Bunker with change that it was 2007  
Second by McGuire  
Motion carries unanimously

5. Approval of agenda.

Motion to approve by McGuire  
Second by Bunker  
Motion carries unanimously

6. Petition by Roger Weier to change the zoning of 10 acres from A-1 Ag to AR-1 Ag Res in the NW/SE and apply the AC-1 Ag Conservancy overlay to 40 acres all in S17-T5N-R3E in the Town of Mineral Point.

Applicant present: Roger Weier  
Town present: John Blotz  
Public comment: none

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

7. Petition by Donna Evans to change the zoning of 34.62 & 2.06 acres from A-1 Ag to create two AR-1 Ag Res lots being in part of the N1/2-SW of S17-T6N-R3E in the Town of Dodgeville.

Applicant present: Eric Evans  
Town present: none  
Public comment: none

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

8. Petition by William Peterson & Donald Uselman to change the zoning of 5.18 acres from A-1 Ag to AR-1 Ag Res being in part of the W1/2-NE of S30-T8N-R5E in the Town of Arena.

Applicant present: Uselman  
Town present: Robert Murphy, Dave Lucey  
Public comment: none

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

9. Petition by Jeffrey Sigg & Mark Hazlitt to change the zoning of 3.947 acre from A-1 Ag R-1 SFR and 0.611 acre from R-1 SFR to A-1 Ag to be added to adjacent A-1 lands all in the W1/2-SW of S13-T4N-R4E in the Town of Walldick.

Applicant present: Jeff Sigg  
Town present: none  
Public comment: none

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

10. Petition by James & Anne Massey to change the zoning of 5.01 & 37.936 acres from A-1 Ag & R-1 SFR to create two AR-1 Ag Res lots in the W1/2-NE1/4 of S17-T6N-R5E in the Town of Brigham.

Applicant present: James Massey  
Town present: Doug Reason, Dale Theobald, Rita Zander  
Public comment: none

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

11. Petition by James & Anne Massey for consideration of a conditional use permit to allow up to 22 animal units on a 37.947-acre AR-1 lot and 6 animal units on a 5.01-acre AR-1 lot in the W1/2-NE1/4 of S17-T6N-R5E in the Town of Brigham.

Applicant present: James Massey  
Town present: Doug Reason, Dale Theobald, Rita Zander  
Public comment: none

Motion by Bunker to approve  
Second by Hiltbrand  
Motion carried 3-1 Joe Thomas opposing

12. Gerald Ihm to change the zoning of 5.03, 5.032, 5.046 & 5.013 acres from A-1 Ag to create four AR-1 Ag Res lots in the NW/NE of S17-T6N-R5E in the Town of Brigham.

Applicant present: Gerald Ihm  
Town present: Doug Reason, Rita Zander, Dale Theobald  
Public comment:  
Handout from The Nature Conservancy was passed out.

Ehr asked if the request was in compliance with the existing town moratorium on land divisions. The Town responded that it was in process before moratorium began.

McGuire asked if the easement could be relocated so as not to divide the proposed lots. The Town and applicant stated that it is proposed as is in order to avoid developing "prime soils" as defined by town ordinance.

Ehr stated that an anonymous source called and stated that this petition is only to increase the value of the property and that it was being looked at by The Nature Conservancy. Ihm responded that this is true but having the lots would be a "back up" plan if the Conservancy does not buy.

Public Comment:

In favor:  
Tony Kirch  
Bill Carden  
Otis Nelson

Opposed:

Jenny Sigg  
Greg Hilden

Motion by McGuire to approve  
Second by Thomas  
Motion carried 3-1 Bob Bunker.

13. Continued petition by Give & Go, LLC and Ronald Klaas to change the zoning of 101.78 acres from A-1 Ag to AR-1 Ag Res in association with a proposed 12-lot subdivision plat in part of the NE1/4, SE1/4, & NW1/4 of S13-T6N-R5E in the Town of Brigham.

Applicant present: Ronald Klaas, Tim McKenzie  
Town present: Doug Reeson, Rita Zander, Dale Theobald

Public comment in favor:

In Favor:  
Tony Kirch  
Bill Carden  
Arnie Knight  
Otis Nelson  
Rita Zander  
Tim McKenzie

Public comment in opposition:

Mike Straubhaar  
Jenifer Bronson  
Dave Marshall- 3 handouts to committee only  
Heidi Straubhaar  
Doug Cieslak  
George Stauffer  
Atty. Peter McKeever (provided handouts to Commission)  
Greg Hilden.  
Sarah Botham  
Mike Wollin  
Tim Friedman

Other public comment:

Cathy Bleser, WDNR

Bill Ehr stated the countywide groundwater currently underway supports casing private wells in this area to about 130 feet or into the St. Peters Aquifer. Ehr asked the applicant if he would be willing to require this within the covenants. McKenzie agreed.

Bunker asked the applicant if he would be willing to pay for improvements to the intersection of the town road and USH 18/151. McKenzie declined.

Motion by Dwayne to approve on condition that the preliminary plat is approved.  
Second by McGuire  
Motion 3-2 Bob Bunker and Bill Ehr voting against.

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: Ronald Klaas, Tim McKenzie  
Town present: Doug Reeson, Rita Zander, Dale Theobald

Public comment in favor: none

Public comment in opposition:  
Atty. Peter McKeever  
Greg Hilden  
Doug Cieslak

Other public comment:

Jean Unmuth, WDNR  
Jerry Davis

Godfrey stated that the county is not party to enforcing deed restrictions or covenants.

Motion by Bunker to postpone action up to 60 days for the purpose to determine appropriate conditions and to confirm the recommendations and/or concerns of the WDNR  
Second by Thomas  
Motion carried unanimously. 3-1 Hiltbrand voting no.

15. Review and action on expenditures/vouchers.

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

16. Discussion of next meeting date and agenda. (there was no discussion)

17. Adjournment.

Motion to adjourn by Bunker  
Second by McGuire  
Motion carried unanimously. Adjourned at 10:30pm

Scott A. Godfrey  
Director