



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533

Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575

e-mail: scott.godfrey@mail.iowacounty.org

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. May 24, 2006 at 6:30PM**, or as soon thereafter as possible, in the **Iowa County Board Room** 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

1. Call to order. Ehr called to order at 6:30pm
2. Roll Call. Godfrey read roll.
Commission present: Bill Ehr, Joe Thomas, Diane McGuire, Dwayne Hiltbrand, Bob Bunker
Commission absent: none
Staff present: Scott A. Godfrey; Mike Bindl
3. Certification of notice for this meeting. Godfrey stated this meeting has been posted and noticed as required by law.

Motion to accept by Dwayne Hiltbrand
Second by Bob Bunker
Motion carries unanimously
4. Review and approval of the May 17, 2006 meeting minutes.

Motion to approve by Diane McGuire
Second by Joe Thomas
Motion carries unanimously
5. Approval of agenda.

Motion to approve by Joe Thomas
Second by Diane McGuire
Motion carries unanimously

6. Petition by Randy Rule to change the zoning of a proposed 11.2-acre lot from A-1 Ag to AR-1 Ag Res being part of the NW/NW of S17-T5N-R2E in the Town of Linden. Possible action.

Applicant present: Randy Rule
Town present: none
Public comment: none

Motion by Diane McGuire to approve
Second by Dwayne Hiltbrand
Motion carries unanimously

7. Petition by Dave Phillips and David Wilberding to replat Lots 2 & 3 of Karen's Subdivision being in the NE/SW of S11-T6N-R4E in the Town of Ridgeway. Possible action.

Applicant present: David Wilberding
Town present: Bob Thomas & Mr Strutt
Public comment:

Motion by Bob Bunker to approve
Second by Joe Thomas
Motion carries unanimously

8. Petition by Daryl Buchanan to change the zoning of a proposed 18.001-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE/NE of S22-T6N-R4E in the Town of Ridgeway. Possible action.

Applicant present: Daryl Buchanan
Town present: Bob Thomas & Rich Strutt
Public comment: none

Motion by Diane McGuire to approval
Second by Bob Bunker
Motion carries unanimously

9. Petition by Qwik Pic LLP for consideration of a conditional use permit to allow fuel sales on an existing 2.53-acre B-2 Hwy Bus lot being in the SWSE of S21-T6N-R4E in the Town of Ridgeway. Possible action.

Applicant present: Mark Bender

Town present: Bob Thomas & Rich Strutt

Public comment: Tom Mueller felt the county should have found the pumps were placed in the wrong location since 1997 and that the applicant did no intentional wrong

Godfrey explained that, at that time, there wasn't the mapping capability that exists today to confirm lot lines and that it is ultimately the property owner's responsibility to know where the lot lines are on his/her property.

Motion by Bob Bunker to approve

Second by Dwayne Hiltbrand

Motion carries unanimously

10. Petition by Sue Mellum to change the zoning of 2 proposed lots being 7.5 acres each from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being in part of the N1/2-NW1/4 of S13-T8N-R5E in the Town of Arena. Possible action.

Applicant present: Sue Mellum

Town present: Bob Murphy, Dave Lucey, Bill Gauger

Public comment: none

Motion by Joe Thomas to approve

Second by Diane McGuire

Motion carries unanimously

11. Petition by Sue Mellum for consideration of a conditional use permit to allow additional animal units on a 7.5-acre AR-1 lot being in part of the N1/2-NW1/4 of S13-T8N-R5E in the Town of Arena. Possible action.

Applicant present: Sue Mellum

Town present: Bob Murphy, Dave Lucey, Bill Gauger

Public comment: 6 total animal units on lot each lot

Motion by Diane McGuire approve up to six animal units on each lot with condition that they bring in three surrounding neighbors they can spread animal waste

Second by Dwayne Hiltbrand

Motion carries unanimously

12. Petition by Vern & Evy Halverson to change the zoning of 2 proposed lots being 8.057 & 16.304 acres from A-1 Ag to AR-1 Ag Res in the SE1/4-NE1/4 & NE1/4-SE1/4 of S9-T7N-R5E in the Town of Arena. Possible action.

Applicant present: Vern & Evy Halverson
Town present: Bob Murphy, Dave Lucey, Bill Gauger
Public comment: none

It was discussed that there needs to be an easement described and shown on the certified survey map to serve the proposed lots.

Godfrey noticed that the map in the report shows the proposed lot to be about ¼ mile south of where it should be and that he will confirm if it is a mapping error or description error.

There was discussion that, with the new E911/CAD system in place, multiple use driveways may require being named as private roads. The Halversons stated they did not intend on sell the lots unless for retirement.

Motion by Diane McGuire to approve
Second by Dwayne Hiltbrand
Motion carries unanimously

13. Petition by Vern & Evy Halverson to change the zoning of a proposed 13.422-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE/NE of S9 and SW/NW of S10; all in T7N-R5E in the Town of Arena. Possible action.

Applicant present: Vern & Evy Halverson
Town present: Bob Murphy, Dave Lucey, Bill Gauger
Public comment: none

It was discussed that there needs to be an easement described and shown on the certified survey map to serve the proposed lot if the existing driveway is to be used as access to Sweeney Road.

There was discussion that, with the new E911/CAD system in place, multiple use driveways may require being named as private roads. The Halversons stated they did not intend on sell the lot unless for retirement.

Motion by Joe Thomas to approve on condition that there is an easement on the certified survey map
Second by Bob Bunker
Motion carries unanimously

14. Petition by Vern & John Halverson to change the zoning of a proposed 6.61-acre lot from A-1 Ag to AR-1 Ag Res being in part of the E1/2-SW1/4 of S20-T8N-R5E in the Town of Arena. Possible action.

Applicant present: Vern Halverson
Town present: Bob Murphy, Dave Lucey, Bill Gauger
Public comment: none

It was discussion that, with the new E911/CAD system in place, multiple use driveways may require being named as private roads.

Motion by Bob Bunker to approve
Second by Diane McGuire
Motion carries unanimously

15. Petition by Bill Buckeridge for consideration of a conditional use permit to allow the division of an existing B-2 Hwy Bus lot plus indoor storage on the resulting westerly lot and a sawmill, indoor storage with residence on the resulting easterly lot in part of the SW/SW of S17 & N1/2-NW of S20; all in T8N-R5E in the Town of Arena. Possible action.

Applicant present: Bill Buckeridge
Town present: Bob Murphy, Dave Lucey, Bill Gauger
Public comment: none

The approval of the accesses to STH 14 by the WI DOT is the applicant's responsibility.

The Town commented that they do not recommend any conditions.

Motion by Diane McGuire to approve all as requested
Second by Bob Bunker
Motion carries unanimously

16. Petition by Guy McCutcheon to change the zoning of a proposed 2-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE-SE of S1-T7N-R4E in the Town of Arena. Possible action.

Applicant present: Guy McCutcheon
Town present: Bob Murphy, Dave Lucey, Bill Gauger

Public comment: none

Bob Murphy stated that the town's comprehensive plan requires a minimum 5-acre lot size for all residential lots and that this lot is only 2.6 acres. Ehr added that the county must adhere to the town's plan as it adopted the policies as well.

Motion by Diane McGuire to postpone up to 90 days for submittal of a new legal description that is at least 5 acres in size

Second by Joe Thomas

Motion carries unanimously

17. Review and action on expenditures/vouchers.

Motion to approve by Joe Thomas

Second by Dwayne Hiltbrand

Motion carries unanimously

18. Discussion of next meeting date and agenda. Possible action.

Godfrey stated that he will not be available to attend the June 21st meeting and asked if the Commission would like to hold it in his absence or reschedule. He added that there is one Board of Adjustment hearing that evening at 8pm that Bindl may or may not need to attend.

June 6th at 6pm at the Iowa County Airport as a joint meeting with the Airport Commission

June 21st at 6pm for business meeting with agenda building off of last month's

- Tom Mueller asked if the county's sign regulations will be reviewed. Ehr responded that there was no interest to do so when all towns were polled last year but a request with suggestions can always be made.

June 27th kick-off meeting for the USH 18-151 Corridor Study at 6:30pm

- Tom Mueller confirmed that this meeting is not to take action and offered the opinion that zoning regulations cannot make people drive more safely

June 28th zoning hearings at 6pm

19. Adjournment.

Motion to adjourn by Diane McGuire

Second by Bob Bunker

Motion carries unanimously. Adjourned at 7:53 pm

Scott A. Godfrey
Director