



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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

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Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given that the Iowa County Zoning, Planning, Sanitation and Rural Planning Commission will hold a public meeting on **Wed. June 29, 2005 at 6:00PM**, or as soon thereafter as possible, in the **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.

Agenda

*amended June 27, 2005

1. Call to order. Ehr called to order at 6:03pm
2. Roll Call. Godfrey read roll.
Committee present: Bill Ehr; John Lind; Dale Theobald; Diane McGuire; Curt Peterson
Committee absent: none
Staff present: Scott A. Godfrey; Michael Bindl
3. Certification of notice for this meeting. Godfrey stated this meeting has been duly noticed and advertised as required by law.

Motion to approve by McGuire
Second by Peterson
Action: carries unanimously

4. Review and approval of the May 25, 2005 meeting minutes.

Motion to approve by Peterson
Second by Lind
Action: carries unanimously

5. Approval of agenda

Motion to approve with deletion of items 6 and 10 by Lind

Second by McGuire

Action: carries unanimously

6. *Discussion with Information Systems Chair Dana Perry about GIS software. Possible action.

Also present: Dana Perry; IS Director Amy Kaup; GIS Coordinator Cristina Pearson

Motion by

Second by

Item removed from agenda

Action:

7. Continued petition by Mid-West Management, Inc. and Russ & Donna Moyer to change the zoning of a proposed 18.294-acre lot from A-1 Ag to B-2 Hwy Bus being in part of the S1/2 of the SW1/4 of S11 and NE1/4 of the NW1/4 of S14, all in T6N-R5E in the Town of Brigham. Possible action.

Applicant present: Russ Moyer, Jerry McAdow of Mid-West Management, Inc.

Town present: Rita Zander and Doug Reeson

Motion by Peterson to approve

Second by McGuire

Action: carries unanimously

8. Continued petition by Mid-West Management, Inc. and Russ & Donna Moyer to consider a conditional use permit to allow a telecommunication tower and facility in part of the S1/2 of the SW1/4 of S11 and NE1/4 of the NW1/4 of S14, all in T6N-R5E in the Town of Brigham. Possible action.

Applicant present: Russ Moyer, Jerry McAdow of Mid-West Management, Inc.

Town present: Rita Zander; Doug Reeson

A letter of opposition by Joan Thompson was presented to the committee.

Motion by McGuire to approve

Second by Peterson

Action: carries unanimously

9. Continued amended petition by John & Vern Halverson to change the zoning of 40.679 acres from A-1 Ag & B-3 Hvy Bus to create two AR-1 Ag Res lots, being 12.612 acres and 8.462 acres, and three B-2 Hvy Bus lots, being 7.016 acres, 6.04 acres and 6.549 acres; all being in part of the W1/2 of the NW1/4 of S23-T8N-R4E in the Town of Arena. Possible action.

Applicant present: Vern & Evy Halverson
Town present: Robert Murphy, Dave Lucey, Bill Gauger

Public opposition by Lauren Rosenthal and Shelly Anders.

Motion by Theobald to approve
Second by Peterson
Action: carries unanimously

10. Petition by John & Vern Halverson for a conditional use to allow mini-warehouse storage on a 7.016-acre B-2 lot being in part of the W1/2 of the NW1/4 of S23-T8N-R4E in the Town of Arena. Possible action.

Applicant present:
Town present: **Item removed from agenda – withdrawn by applicant**
Others present:

Motion by
Second by
Action:

11. Continued petition by Terry Askevold to change the zoning of a proposed 1.0-acre lot from A-1 Ag to B-2 Hvy Bus being in part of the SW1/4 of the SW1/4 of S10-T8N-R4E in the Town of Arena. Possible action.

Applicant present: Atty Michael Olds
Town present: Robert Murphy, Dave Lucey, Bill Gauger

Public support by John Aker and Ruth Bender
Three letters of opposition presented to committee

Motion by Lind to accept town recommendation of denial based on unwanted spot zoning and site being in the floodway
Second by Theobald
Action: carries unanimously

12. Continued petition by Terry Askevold for a conditional use permit to allow canoe rentals and mobile food sales on a 1.0-acre B-2 Hwy Bus lot being in part of the SW1/4 of the SW1/4 of S10-T8N-R4E in the Town of Arena. Possible action.

Applicant present: Atty Michael Olds

Town present: Robert Murphy, Dave Lucey, Bill Gauger

Motion by Peterson to deny because rezoning was denied

Second by Lind

Action: carries unanimously

13. Petition by W. Stephen Sawle to change the zoning of 706.75 acres from A-1 Ag to create two AR-1 Ag Res lots of 5.0 and 2.0 acres; and to create a 699.75-acre RB-1 Rec Bus lot all being in part of Sections 27 & 28-T8N-R5E in the Town of Arena. Possible action.

Applicant present: Steven Sawle

Town present: Robert Murphy, Dave Lucey, Bill Gauger

Motion by Lind to approve rezoning 5.01 acres to AR-1 and 699.75 acres to RB-1

Second by McGuire

Action: carries unanimously

14. Petition by W. Stephen Sawle for a conditional use permit to consider a Planned Unit Development on 706.75 acres in part of Sections 27 & 28-T8N-R5E in the Town of Arena. This is a proposed equestrian residential community to be implemented in phases. Possible action.

Applicant present: Steven Sawle

Town present: Robert Murphy, Dave Lucey, Bill Gauger

Motion by McGuire to approve the Planned Unit Development as proposed with the following conditions: that there be a maximum of 22 residential lots provided the residential density of the town and county comprehensive plans is met; that the 200-foot buffer in the RB-1 district be waived as a special modification under Section 5.5; and that there be a study to ensure there to be no negative drainage impacts downstream of the watershed as a result of the proposed development

Second by Lind

Action: carries unanimously

15. Petition by Ron Cushman to change the zoning of an existing AR-1 lot zoned per ZH1599 to create a 5.018-acre AR-1 Ag Res lot, a 19.564-acre C-1 Cons lot and a 9.9-acre C-1 Cons lot; all being in part of the NE1/4 of the NE1/4 of S33-T7N-R4E in the Town of Ridgeway. Possible action.

Applicant present: Ron Cushman
Town present: Robert Thomas

Motion by McGuire to approve
Second by Peterson
Action: carries unanimously

16. Petition by Ron Cushman to consider a conditional use permit to divide an existing AR-1 lot to create a 5.018-acre lot, a 19.564-acre lot and a 9.9-acre lot; all being in part of the NE1/4 of the NE1/4 of S33-T7N-R4E in the Town of Ridgeway. Possible action.

Applicant present: Ron Cushman
Town present: Robert Thomas

Motion by Peterson
Second by Theobald
Action: carries unanimously

17. Petition by James & Phyllis Toay to consider a conditional use permit to allow a farm residence outside the existing cluster of buildings on a 318-acre farm, being in part of the NE1/4 of the SW1/4 of S11-T5N-R4E in the Town of Ridgeway. Possible action.

Applicant present: James Toay
Town present: Robert Thomas

Motion by Theobald to approve
Second by Lind
Action: carries unanimously

18. Petition by Robert Grady to consider a conditional use permit to allow a farm residence outside the existing cluster of buildings on an 80-acre farm, being in part of the SW1/4 of the SW1/4 of S1-T5N-R4E in the Town of Ridgeway. Possible action.

Applicant present: Robert Grady
Town present: Robert Thomas

Motion by Peterson to approve
Second by McGuire

Action: carries unanimously

19. Petition by Jim Borcharding to change the zoning of a proposed 9.15-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE1/4 of the SW1/4 of S33-T7N-R3E in the Town of Dodgeville. Possible action.

Applicant present: Jim Borcharding
Town present: none

Motion by McGuire to approve
Second by Lind
Action: carries unanimously

20. Petition by Sharon Nicholas to change the zoning of an existing 3.028-acre lot from M-1 Ind to AR-1 Ag Res being Lot 3 of CSM 766 in S9-T6N-R3E in the Town of Dodgeville. Possible action.

Applicant present: Sharon Nicholas
Town present: none

Motion by Theobald to approve
Second by Lind
Action: carries unanimously

21. Petition by Sharon Nicholas to consider a conditional use permit to allow additional animal units on a 3.028-acre lot being Lot 3 of CSM 766 in S9-T6N-R3E in the Town of Dodgeville. Possible action.

Applicant present: **Item withdrawn by applicant**
Town present:
Others present:

Motion by
Second by
Action:

22. Petition by the James & Mary Odgers to change the zoning of a proposed 5.53-acre lot and 4.64-acre lot from A-1 Ag & R-1 SF Res to all AR-1 Ag Res being in part of the NW1/4 of the NW1/4 of S32-T7N-R4E in the Town of Dodgeville. Possible action.

Applicant present: James Odgers
Town present: none

Motion by McGuire to approve as replacing existing R-1 lot
Second by Lind
Action: carries unanimously

23. Petition by Stanton Jorenby et al. to change the zoning of a proposed 18.73-acre lot from A-1 Ag to AR-1 Ag Res being in part of the NE1/4 of the SW1/4 of S25-T5N-R5E in the Town of Moscow. Possible action.

Applicant present: Stanton Jorenby
Town present: Charles Schriber, Joe Hendrickson, Herb Schraepfer

Motion by Peterson to approve
Second by Lind
Action: carries unanimously

24. Petition by Mark Lee and Loras Winders to change the zoning of a proposed 5-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SW1/4 of the NW1/4 of S10-T4N-R1E in the Town of Mifflin. Possible action.

Applicant present: Mark Lee and Loras Winders
Town present: none

Motion by Peterson to approve
Second by Lind
Action: carries unanimously

25. Petition by Nick & Betty Weier to change the zoning of an existing 17.674-acre lot from A-1 Ag to AR-1 Ag Res being in part of the NW1/4 of the NW1/4 of S12-T5N-R2E in the Town of Linden. Possible action.

Applicant present: Nick and Betty Weier
Town present: none

Motion by Lind
Second by McGuire
Action: carries unanimously

26. Petition by Nick & Betty Weier to consider a conditional use permit to allow additional animal units on a 17.674-acre lot being in part of the NW1/4 of the NW1/4 of S12-T5N-R2E in the Town of Linden. Possible action.

Applicant present: Nick and Betty Weier
Town present: none

Motion by Peterson to approve a total of 25 animal units consisting of sheep and cattle
Second by McGuire
Action: carries unanimously

27. Petition by Jane Henke to change the zoning of a proposed 10.12-acre and 10.13-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE1/4 of the NW1/4 of S20-T5N-R2E in the Town of Linden. Possible action.

Applicant present: Jane Henke
Town present: none

Jim & Sue Burnet spoke in concern of road handling further traffic and impacts on surrounding density.

Motion by Theobald to approve
Second by Lind
Action: carries with Peterson opposing

28. Petition by Jason & Amy Hanson to change the zoning of a proposed 10-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SW1/4 of the NE1/4 of S6-T4N-R2E in the Town of Linden. Possible action.

Applicant present: Amy Hanson
Town present: none

Motion by Peterson to approve
Second by Theobald
Action: carries unanimously

29. Petition by Jason & Amy Hanson to consider a conditional use permit to allow additional animal units on a 10-acre lot being in part of the SW1/4 of the NE1/4 of S6-T4N-R2E in Town of Linden. Possible action.

Applicant present: Amy Hanson
Town present: none

Motion by McGuire to approve total of 15 animal units
Second by Theobald
Action: carries unanimously

30. Petition by James & April Conner to change the zoning of a proposed 34.91-acre lot from A-1 Ag and AR-1 Ag Res to all AR-1 Ag Res being in part of the W1/2 of the NE1/4 of S16-T5N-R2E in the Town of Linden. Possible action.

Applicant present: James Conner
Town present: none

Motion by Peterson to approve
Second by McGuire
Action: carries unanimously

31. Petition by the Edna B. Rule Marital Trust to change the zoning of a proposed 1.378-acre lot from A-1 Ag to AR-1 Ag Res being in part of the NE1/4 of the NE1/4 of S32-T6N-R2E in the Town of Linden. Possible action.

Applicant present: Judy Vivian
Town present: none

Discussion to rezone balance 38+ acres to C-1 but needs renote and town recommendation.

Motion by Dale Theobald to postpone up to 60 days to get town recommendation for C-1 rezoning.
Second by Diane McGuire
Action: carries unanimously

32. Request by Greg Oimoen to recommend waiving the variance filing fee to the County Board. Possible action.

Petitioner present: Greg Oimoen

Motion by Lind to recommend to County Board to waive the fee
Second by Peterson
Action: carries unanimously with Ehr saying, if he could vote as Chair, it would have been no

33. Discussion of Jan 19, 2005 action amending Section 3.2 of the Iowa County Zoning Ordinance. Possible action.

Motion by Lind to review the recorded proceedings at next meeting
Second by McGuire
Action: carries unanimously

34. Consideration of WI DNR/FEMA model floodplain ordinance. Possible action.

Lind suggests having OPD look into how many properties are enrolled in NFIP to gauge the impact of dropping floodplain zoning regulation, if possible; and to report back at the next meeting along with an inventory of structures within the floodplain.

Motion by (none)

Second by

Action:

35. Discussion of Section 8.0 of the Iowa County Zoning Ordinance. Possible action.

Ehr suggests seeking public input by advertisement in the paper and website for written comments for 60 days on suggestions to revise Section 8.0 of the Iowa County Zoning Ordinance (sign ordinance) in order to determine if there is need to consider an amendment process.

Motion by McGuire moves to Ehr's suggestion

Second by Lind

Action: carries unanimously

36. *Discussion of increasing this committee's size from five members to seven. Possible action.

Ehr added this item as a strategy to avoid deadlock decisions due to a 3-member quorum, which has occurred too frequently in the recent past. Ehr also said Corporation Counsel has concerns over town chairs being on the committee as there can be a conflict of interest for those individuals to vote both at the town and county level. Ehr asked if a 7-member committee may help resolve the quorum issue and the situation where a town board/committee member abstains due to conflict of interest. Ehr commented that this committee is handling more and more business of a greater and greater consequence.

Lind commented that the Committee on Committees may need to consider this.

Motion by (none)

Second by

Action:

37. *Consideration of Mel & Priscilla Lewis request to publish a copy of a digital orthophotograph in her book. Possible action.

Motion by Lind to allow

Second by Peterson

Action: carries unanimously

38. Review and action on expenditures/vouchers.

Motion to approve by Lind
Second by Theobald
Action: carries

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

Agenda: Ehr said we need a second monthly meeting if there are too many hearings in order to have a decent business meeting. Decided business meeting on July 20th at 6pm and hearings on 27th.

- floodplain ordinance draft
- review Jan 2005 proceedings on residential renting
- set date for amendment of Iowa County Comprehensive Plan following July 19th Arena hearing

Jim Griffiths address the committee: Apologized for asking for committee support to address the county board and then deciding to not speak at the board. He said his concerns remain but will be addressed through a different approach.

40. Adjournment.

Motion to adjourn by Theobald
Second by Lind
Action: carries unanimously at 9:54pm



Godfrey

Posting Date: June 27, 2005

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Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given that the Iowa County Board of Adjustment will hold a public meeting on **Wed, June 15, 2005 at 8:00 P.M.** or as soon thereafter as possible, in the **County Board Room** (2nd Floor) in the Iowa County Courthouse in the City of Dodgeville, Wisconsin. For information regarding access for the disabled, please call 935-0399.

Agenda

41. Call to order.
42. Roll Call.
43. Certification of notice for this meeting
44. Approval of agenda
45. Petition by Greg Oimoen for consideration of a variance to build a residence within the required yard setback in part of the E1/2 of the SE1/4 of S12-T5N-R5E in the Town of Brigham. Possible Action.
46. Petition by Midwest Management and Russ & Donna Moyer for consideration of a variance to build a telecommunications tower that will exceed the maximum 300-foot height allowed in the SW ¼ of the SW ¼ of S11-T6N-R5E in the Town of Brigham. Possible Action.
47. Adjournment

Scott A. Godfrey
Director

Posting Date: May 31, 2005