



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@iowacounty.org

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., May 23, 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 June 20, 2007

1. Call to order. Ehr called the meeting to order at 6:04 pm
2. Roll Call. Bindl 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. Bindl stated this meeting was duly noticed and posted as required by law.

Motion to accept by Bunker
Second by McGuire
Motion carries unanimously

4. Review and approval of the May 16, 2007 minutes.

Motion to approve by McGuire
Second by Bunker
Motion carries unanimously

5. Approval of agenda.

Motion to approve by Bunker
Second by Hiltbrand
Motion carries unanimously

6. Continued petition by Jeff Grundahl for consideration of a conditional use permit to reconfigure two existing B-2 Hwy Bus lots into 5.01 & 5.06 acres being part of the W1/2-NE of S12-T6N-R5E in the Town of Brigham and to allow the following uses: model home; sales office; contractor retail sales; office rental; mini storage units; convenience store; restaurant as previously granted per ZH 1287 & 1871.

Applicant present: Jeff Grundahl
Town present: Rita Zander, Otis Nelson
Public comment: none

Grundahl stated that the current uses of Lot 2 include model home & sales office; contractor/retail sales and he is proposing to build mini-storage units. He further stated no immediate plans for the now vacant Lot 1.

There was concern expressed by the Commission in approving uses for Lot 1 when there are no immediate plans or layout being proposed. Godfrey suggested that any approval be conditioned that, at the time of proposed development, plans must be approved by both the town and Commission to ensure compliance with ordinance standards and comprehensive plans.

Motion to approve by McGuire to approve the following: the reconfiguration of the existing B-2 lots as proposed by the preliminary certified survey map; the uses of Lot 2 to include model home & sales office; contractor/retail sales and he is proposing to build mini-storage units; and uses for Lot 1 to include the same as Lot 2 plus convenience store and restaurant on the condition that a development plan is approved by both the town and Commission at the time any of the uses is proposed to be developed.

Second by Bunker

It was clarified that the condition imposed on Lot 1 does not necessitate a public hearing, but rather the inclusion on a public meeting agenda before the Commission for review and action on the proposed development plan or plans.

Motion carried unanimously

7. Petition by Arnold Knight et al. to change the zoning of 6.64 acres from A-1 Ag to AR-1 Ag Res being in part of the SE/NE & NE/NW of S4-T5N-R5E in the Town of Brigham.

Applicant present: Arnold Knight
Town present: Rita Zander & Otis Nelson
Public comment: none

Motion to approve by Hiltbrand
Second by McGuire
Motion carried unanimously

8. Petition by James Dax etal. to change the zoning of 9.63 acres from A-1 Ag to AR-1 Ag Res being in part of the SE/SW of S28-T8N-R1E in the Town of Pulaski.

Applicant present: James & Dean Dax
Town present: none
Public comment: none

Motion to approve by Hiltbrand
Second by Bunker
Motion carried unanimously

9. Petition by Kurt Wedig and Raymond & Patricia Hamilton to change the zoning of 1.23 acres from A-1 Ag to B-2 Hwy Bus being in part of the NW/NW of S23-T5N-R3E in the Town of Linden.

Applicant present: Raymond & Patricia Hamilton
Town present: none
Public comment: none

Godfrey reported that this proposed lot is within the jurisdiction of the Iowa County Airport Ordinance and, as such, requires review by the Airport Commission. He said the Airport Commission is recommending approval with conditions to be discussed for the proposed conditional use permit.

Motion to approve by Bunker
Second by McGuire
Motion carried unanimously

10. Petition by Kurt Wedig and Raymond & Patricia Hamilton for consideration of a conditional use permit to allow a pottery kiln; pottery gallery, sales, & classes; seasonal greenhouse & produce sales on a 1.23-acre B-2 Hwy Bus lot in part of the NW/NW of S23-T5N-R3E in the Town of Linden.

Applicant present: Raymond & Patricia Hamilton
Town present: none
Public comment: none

Godfrey reported that this proposed lot is within the jurisdiction of the Iowa County Airport Ordinance and, as such, requires review by the Airport Commission. He said the Airport Commission is recommending approval with the following conditions:

- 1) That the Airport Commission approves a smoke management plan as prepared and presented by the applicant to the Commission at its next meeting, May 29th.
- 2) That the applicant present a Fair Disclosure Statement, as required and described in the Iowa County Airport Zoning Ordinance, to the Airport Commission at its May 29th meeting.

Motion to approve by McGuire with the conditions requested by the Airport

Commission, being:

- 1) That the Airport Commission approves a smoke management plan as prepared and presented by the applicant to the Commission at its next meeting, May 29th.
- 2) That the applicant present a Fair Disclosure Statement, as required and described in the Iowa County Airport Zoning Ordinance, to the Airport Commission at its May 29th meeting.

Second by Bunker
Motion carried unanimously

11. Petition by John Rasmussen to change the zoning of 10.0 acres from A-1 Ag to AR-1 Ag Res being in part of the NE/NW of S21-T8N-R4E in the Town of Arena.

Applicant present: John Rasmussen
Town present: Dave Lucey & Terry Denruiter
Public comment: none

Motion to approve by Hiltbrand
Second by Bunker
Motion carried unanimously

12. Petition by John & Vern Halverson to change the zoning of 31.852 acres from A-1 Ag to AR-1 Ag Res to create 4 lots in part of the SE/NE & NE/SE of S11 and SW/NW & NW/SW of S12; all in T4N-R5E in the Town of Moscow.

Applicant present: John & Vern Halverson
Town present: Herb Schraepfer, Charles Schriber, Joe Hendrickson
Public comment: none

Motion to approve by Hiltbrand
Second by McGuire
Motion carried unanimously

13. Petition by John & Vern Halverson to change the zoning of 80.855 acres from A-1 Ag to AR-1 Ag Res to create 4 lots in part of the SE/NE & E1/2-SE of S12-T4N-R5E in the Town of Moscow.

Applicant present: John & Vern Halverson
Town present: Herb Schraepfer, Charles Schriber, Joe Hendrickson
Public comment: none

Godfrey asked if the WisDOT has approved the shared access to State Road 78 to which John Halverson replied that contact has been made but no formal approval given. John did state that there is an approved access, but is unsure if the shared use is an issue.

Motion to approve by McGuire

Second by Bunker
Motion carried unanimously

14. Continued petition by WA Towers and Bruce Paull for consideration of a conditional use permit to allow a telecommunication tower with facilities on A-1 Ag land in part of the NE/SE of S14 and NW/SW of S13; all in T6N-R4E in the Town of Ridgeway.

Applicant present: David Wolfe & Todd Anderson of WA Towers and Bruce Paull
Town present: Bob Thomas
Public comment: none

Godfrey reported that, since the last hearing, the applicant has submitted a revised legal description of the proposed leased area and the Town of Ridgeway is recommending postponement as it has subsequently rescinded its original approval of the site.

Thomas added that the town's plan commission is recommending denial of the proposed site which the board now has to act upon. He asked for a postponement for up to 90 days.

Motion to postpone up to 90 days by McGuire
Second by Bunker
Motion carried unanimously

15. *Consideration of action on the continued petition by D&D of High Ridge LLC for a preliminary plat review in the Town of Dodgeville, being ZH2292.

Godfrey stated that this petition has been on hold for several months at both the request of the town and applicant. Repeated attempts to get the applicant to agree to placing the item back on the Commission's agenda have been unsuccessful. In the last week, the property has now sold.

Motion to deny by McGuire for lack of interest by the original applicant and because he no longer holds any legal interest in the property
Second by Hiltbrand
Motion carried unanimously

16. Review and action on expenditures/vouchers.

Motion to approve McGuire
Second by Bunker
Motion carried unanimously

17. Discussion of next meeting date and agenda.

The next meeting is June 20th at 6pm. Ehr stated Godfrey will be sure to have plenty on the agenda.

18. Adjournment.

Motion to adjourn by Hiltbrand

Second by Bunker

Motion carried unanimously. Adjourned at 7:23 pm

Respectfully submitted by Scott A. Godfrey