



# 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. Aug. 24, 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.

## Minutes

1. Call to order. Ehr called the meeting to order at 6:00 p.m.
2. Roll Call. Godfrey read the roll.  
Committee Present: Jacob Ehr, Curt Peterson, Diane McGuire, John Lind  
Committee Absent: Dale Theobald  
Staff Present: Scott A. Godfrey; Michael Bindl

3. Certification of notice for this meeting

Godfrey stated this notice has been published and posted as required by law.

Motion to approve by Lind  
Second by McGuire  
Motion carries

4. Review and approval of the Aug. 17, 2005 meeting minutes.

Motion to approve by McGuire  
Second by Peterson  
Motion carries

5. Approval of agenda

Motion to approve by Lind  
Second by McGuire  
Motion carries

6. The continued petition of Robert & Ruth Baker to change the zoning of two lots, being 10 & 20 acres, from AR-1 Ag Res and A-1 Ag to C-1 Conservancy in part of the NW1/4 of the SE1/4 of S9-T4N-R4E in the Town of Waldwick. Possible action.

Applicant present: Bob Baker  
Town present: Robert White  
Public comment: none

Motion to approve by McGuire for the conditional use to split lot  
Second by Lind  
Motion carries

Motion to approve rezoning to C-1 by Lind  
Second by McGuire  
Motion carries

7. The continued petition of Robert & Ruth Baker for consideration of a conditional use permit to allow the division of an existing AR-1 Ag Res lot and for additional animal units in part of the NW1/4 of the SE1/4 of S9-T4N-R4E in the Town of Waldwick. Possible action.

Applicant present: Bob Baker  
Town present: Robert White  
Public comment: none

Motion to approve up to 50 animal units by Peterson  
Second by McGuire  
Motion carries

8. Petition by Vernon Bell to change the zoning of an existing 7.86-acre lot from A-1 Ag to R-1 Single Fam Res being in part of the N1/2 of the NE1/4 of S21-T6N-R3E in the Town of Dodgeville. Possible action.

Applicant present: Bruce Bowden  
Town present: none  
Public comment: none

Motion to approve by Lind  
Second by McGuire  
Motion carries

9. Petition by Vernon Bell to change the zoning of two proposed lots, being 7.36 acres and 32.85 acres, from A-1 Ag to R-1 Single Fam Res in part of Sections 21 & 22, T6N-R3E in the Town of Dodgeville. Possible action.

Applicant present: Bruce Bowden  
Town present: none  
Public comment:

Motion to approve by Lind  
Second by McGuire  
Motion carries

10. Petition by Douglas Schriber to change the zoning of two proposed lots, being 6.531 acres & 34.37 acres, from A-1 Ag to AR-1 Ag Res in part of the SW1/4 of the SW1/4 of S17-T5N-R5E in the Town of Moscow. Possible action.

Applicant present: Doug Schriber  
Town present: Herbert Schraepfer, Charles Schriber, Joe Hendrickson  
Public comment: none

Motion to approve by Peterson  
Second by Lind  
Motion carries

11. Petition by C. Tim & Beth Scott to change the zoning of a proposed 13.88-acre lot from A-1 Ag to AR-1 Ag Res in part of the SW1/4 of the SW1/4 of S15-T4N-R5E in the Town of Moscow. Possible action.

Applicant present: Tim Scott  
Town present: Herbert Schraepfer, Charles Schriber, Joe Hendrickson  
Public comment: none

Motion to approve by Peterson  
Second by McGuire  
Motion carries

12. Petition by Philip Icke to change the zoning of an existing 33.54-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE1/4 of the NW1/4 of S10-T7N-R5E in the Town of Arena. Possible action.

Applicant present: Philip Icke  
Town present: Dave Lucey & Bill Gauger  
Public comment:

Motion to approve by Lind  
Second by McGuire  
Motion carries

13. Petition by Philip Icke for a conditional use permit to allow additional livestock animal units on a 33.54-acre lot being in part of the SE1/4 of the NW1/4 of S10-T7N-R5E in the Town of Arena. Possible action.

Applicant present: Philip Icke  
Town present: Dave Lucey & Bill Gauger  
Public comment: none

Motion to withdraw per applicant  
Second by  
Motion carries

14. Petition by Lois & Gail Arzt to change the zoning of a proposed 5.2-acre lot from A-1 Ag & B-2 Hwy Bus to B-1 Local bus being in part of the NE1/4 of the NE1/4 of S21-T8N-R5E in the Town of Arena. Possible action.

Applicant present: Lois Artz  
Town present: Dave Lucey & Bill Gauger  
Public comment: none

Motion to approve Lind  
Second by McGuire  
Motion carries

15. Petition by Dale Polkinghorn to change the zoning of two proposed lots, being 34.581 acres & 8.5 acres, from A-1 Ag to AR-1 Ag Res in part of the SW1/4 of the SE1/4 and SE1/4 of the SW1/4 of S31-T8N-R2E in the Town of Pulaski. Possible action.

Applicant present: Dale Polkinghorn  
Town present: none  
Public comment: none

Motion to postpone up to 6 months by Lind as unclear how town plan's residential density standard would be met  
Second by McGuire  
Motion carries

16. Petition by Eric & Robyn Baehler and Mary Taylor to change the zoning of a proposed 17.29-acre lot from A-1 Ag to AR-1 Ag Res being in part of the NE1/4 of the SE1/4 of S17-T4N-R2E in the Town of Linden. Possible action.

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

Motion to approve by McGuire  
Second by Lind  
Motion carries

17. Petition by Mark Wepking and John McGuire to change the zoning of an existing 1.45-acre lot from A-1 Ag to AR-1 Ag Res being in part of the NW1/4 of the SW1/4 of S15-T7N-R1E in the Town of Highland. Possible action.

Applicant present: Mark Wepking  
Town present: none  
Public comment: none

Motion to approve by Lind  
Second by Peterson  
Motion carries

18. Petition by Cedar Valley Preserve, LLC to change the zoning of up to 400 acres from A-1 Ag to RB-1 Rec Bus being in part of S19 & 30 of T8N-R3E and S24-T8N-R2E in the Town of Clyde. Possible action.

Applicant present: Mark Johnson & Jeff Maier

Town present: Bob Dries; Jesse Gilbertson

Public comment: Guy Breternitz (opposition) , Lawrence Mayhew (opposition); Dennis Gilbertson (support)

Breternitz expressed opposition over: noise of shooting and dogs; application doesn't fit land use of area; negative impact on wildlife

Mayhew expressed opposition over: application not complying with comprehensive plan (handout); noise

Gilbertson expressed support over: better land use than residential development; controlled hunts safer than lack thereof

Dries stated there were at least three public meetings at the town level and the application was approved with conditions on a 3 to 2 vote

Motion to approve by Lind

Second by Peterson

Motion carries

19. Petition by Cedar Valley Preserve, LLC to consider a conditional use permit to allow a Planned Unit Development that includes owners residence, lodging, horse boarding, retail sales and hunting services on up to 400 acres in part of S19 & 30 of T8N-R3E and S24-T8N-R2E in the Town of Clyde. Possible action.

Applicant present: Mark Johnson & Jeff Maier

Town present: Bob Dries

Public comment: Guy Breternitz (opposition) , Lawrence Mayhew (opposition); Dennis Gilbertson (support)

Motion to approve with following conditions by McGuire

Conditions:

Phase 1 (stables):

- Horse trails can penetrate the 200 foot buffer zone.
- 9 stables, extra 3 will be considered at a future date when additional phases considered.

Phase 2 ( Pheasant hunts):

- Sept 1<sup>st</sup> – March 31<sup>st</sup> 9:00-4:30pm with no hunting within 15 minutes before sunset
- Maximum 6 hunters per guide per hunt for a total maximum 18 hunters per day.
- Max. 3 hunts per day.
- Max 2 area hunts simultaneously each day.
- Max. 6 birds per hunter per day.
- Hunting only on locations as outlined on report map (one being added during hearing).
- No overnight lodging of dogs to be addressed in phase 4 at later date as not acted by township.
- All hunts be guided.
- Dogs be provided by hunters or guides.
- Max. 2 dogs per hunt.
- Only dogs owned by landowners allowed overnight. Max. 6 dogs housed by land owners.
- No trap or skeet range.
- No retail sales until Phase 4.
- Buffer zone 200 feet to property lines with signage to identify within hunting areas.

Phase 3 Deer hunting (bow hunting):

- No rifles, pistols or shotgun/slug.
- Seasons to coincide with WIDNR hunting season dates.

Second by Lind

Motion carries

20. Consideration of parcel mapping Request For Proposals. Possible action.

Godfrey stated that there are approximately 275 splits to parcel map that will be included in the RFP. He also stated that the timeline will be for the 2004 mapping to be complete by Oct. 1<sup>st</sup> so that the 2005 mapping can begin.

Motion by Peterson to approve with condition that committee chooses vendor after review and recommendation by staff

Second by Lind

Motion carries

21. Review and action on expenditures/vouchers.

Motion to approve by McGuire

Second by Lind

Motion carries

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

- October business meeting to be Oct. 13<sup>th</sup> at 5:45pm with public hearing to consider amending comprehensive plan to reflect Arena amendment from 6:30-6:45pm
- Sept business meeting to be 21<sup>st</sup> with:
  - Floodplain Model Ordinance
  - Update on STH 18-151 limited access study
  - Update on airport planning
  - Update on interest to amend address sign ordinance

23. Adjournment.

Motion to adjourn by Lind

Second by McGuire

Motion carries. Adjourned at 8:10pm

Scott A. Godfrey  
Director