



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 Planning & Zoning Commission will hold public hearings and meeting on **Wed., July 25, 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 Aug. 15, 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, Joe Thomas (6:06), Dwayne Hiltbrand (6:08)

Committee not present: none

Staff present: Scott A. Godfrey

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 July 18, 2007 minutes.

Motion to approve by McGuire

Second by Bunker

Motion carries unanimously

5. Approval of agenda.

Motion to approve by Bunker

Second by McGuire

Motion carries unanimously

6. Petition by Rick & Diane Schoenemann to change the zoning of 8.78 acres from A-1 Ag to AR-1 Ag Res being in part of the SW/NE, NW/SE and NE/SW all in S34-T7N-R4E in the Town of Ridgeway.

Applicant present: Rick Schoenemann; Atty. Jessica Marquez

Town present: Bob Thomas

Public comment:

- Gary Palmer, adjacent landowner, spoke in opposition with concerns over the driveway location, house location, proximity to state hunting grounds and accuracy of the applicant's survey. Marquez responded that the driveway has been approved to town standards and any concerns over the survey will be looked into.
- Greg Wolf, adjacent landowner, spoke in opposition with concerns over the accuracy of the applicant's survey for fencing purposes and stated his opinion that there should not be residential building on lots less than 40 acres. Thomas responded that the applicant's lot is "grandfathered" to the town plan's density requirement as it existed prior to the adoption of the plan. Marquez stated that this lot is adjacent to other sub-40-acre lots already zoned AR-1 with residences.
- Donald Murphy, adjacent landowner, spoke in alliance with the other neighbors and stated a concern that existing survey markers have disappeared.

McGuire asked if this proposal complies with the town comprehensive plan to which Thomas stated it does. Bob Thomas added that the town denied this request twice in the past based on the driveway access location but, when it was found that a county variance was approved to allow the access many years ago, the access could no longer be a reason to deny.

Motion to approve by McGuire

Second by Bunker

Motion carried unanimously.

7. Petition by Cal & Vic Williams to change the zoning of 30 acres from A-1 Ag to AR-1 Ag Res being in part of the SW/NE and NW/SE of S3-T5N-R5E in the Town of Brigham.

Applicant present: Cal & Vic Williams

Town present: Otis Nelson

Public comment:

- Kirk Elliott commented that he is concerned about the continued sprawl of residential development and asked if there is a comprehensive plan that addresses the issue. Nelson responded that the town is in the process of adopted such a plan and, in the meantime, is operating under existing ordinances. He added that this proposal complies with the ordinances.

Motion to approve by Hiltbrand

Second by Thomas

Motion carried unanimously.

8. Petition by Leo Doescher & Jimmy & Jessica Doescher to change the zoning of 12.056 acres from A-1 Ag to AR-1 Ag Res being in SE/SE of S7-T5N-R5E in the Town of Brigham.

Applicant present: Jimmy Doescher

Town present: Otis Nelson

Public comment:

- Louise Olson, adjacent landowner, spoke in support.

Motion to approve by Bunker

Second by McGuire

Motion carried unanimously.

9. Petition by Melvin Kreul to change the zoning of 1.36 acres from A-1 Ag to AR-1 Ag Res being in the NE/NE of S17-T7N-R1E in the Town of Highland.

Applicant present: Melvin Kreul

Town present: none

Public comment: none

There was discussion that this may be difficult to build a residence within the required setbacks on this lot given the location of the existing pole shed and frontage to town roads. Mr. Kreul commented that his only intent is to add onto the shed which requires conforming zoning.

Motion to approve by Thomas

Second by McGuire

Motion carried unanimously.

10. Petition by Wayne Schutte for a conditional use permit to allow additional animal units in the SE/SW of S23-T8N-R4E in the Town of Arena.

Applicant present: Wayne Schutte

Town present: none

Public comment:

- Mike Degen asked if fencing the lot was an issue to which Mr. Schutte responded that the lot is already fenced.

Mr. Schutte stated his intent is for mostly miniature horses with a potential of 4-5 full size horses. He intends no additional buildings and has the agreement of area farmers to utilize the animal waste.

Motion to approve by McGuire

Second by Bunker

Motion carried unanimously.

11. Petition by Ron Wienkes for a conditional use permit to allow a second residence outside of the cluster in the NW/NW of S16-T6N-R1E in the Town of Eden.

Applicant present: Ron Wienkes
Town present: none
Public comment: none

Mr. Wienkes confirmed that the existing field road has been upgraded to the town standards for access by emergency vehicles; that the use is to be primarily recreational ie. Deer hunting; that there will be no plumbing or electricity; and that the required privy and permits will be secured.

Motion to approve by Bunker with the condition that all required county permits be obtained
Second by Thomas
Motion carried unanimously.

12. Petition by Victor Sidy & Frank Lloyd Wright Foundation to change the zoning of 160 acres from A-1 Ag to B-2 Hwy Bus being in the SE ¼ of S25-T8N-R3E in the Town of Wyoming.

Applicant present: Ryan Hewson
Town present: Mike Degen
Public comment: none

The following uses were confirmed:

- Two residences on the former Michels farm
- Taliesen house used primarily for tours and as a residence
- Hillside School used primarily for classes
- Midway Barns used primarily for storage (archives)
- Experimental Architectural Structures are newly proposed and will involve:
 - 3 initial structures for pilot project
 - Maximum 100 square feet in area
 - Will be occupied for a season by student with subsequent student able to either keep or recycle into new structure
 - Use of restrooms at the Tan-Y-Deri about 150 feet away
- Maintenance facility exists in former Michels Farm cluster

Degen commented that the town is very comfortable with the existing and proposed uses and feels it is inline with the Foundation's educational mission.

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

13. Petition by Victor Sidy & Frank Lloyd Wright Foundation for a conditional use permit to allow a single family residence, school, offices/studio, crop production, historical site, building maintenance facility and experimental architectural structures in the SE1/4 of S25-T8N-R3E in the Town of Wyoming.

Applicant present: Ryan Hewson

Town present: Mike Degen

Public comment: none

Existing and proposed conditional uses were discussed as follows:

- The school allowance is requested as there may be consideration of a new school site in the future
- The offices/studio is a consideration for the future
- Agricultural cropping exists now
- Historical site exists now
- Building maintenance facility exists now
- Experimental architectural structures discussed as proposing 3 for pilot with maximum of 5 placed 10-15 feet apart to use existing restroom facilities in tan-Y-Deri

Degen again expressed the town's support.

Motion to approve by Bunker with condition that the experimental architectural structures are limited to a total of 5 structures

Second by McGuire

Motion carried unanimously.

14. Petition by Victor Sidy & Frank Lloyd Wright Foundation for the additional conditional use for a building maintenance facility and experimental architectural structures in part of the SW1/4 & NW1/4 of S30-T8N-R4E in the Town of Wyoming.

Applicant present: Ryan Hewson

Town present: Mike Degen

Public comment: none

It was confirmed that all of the uses granted in 1993 exist in some form today and that the maintenance facility is new. It was confirmed that the experimental architectural structures are the same as discussed under the previous agenda item and will cross the zoning lot line into the existing B-2 lot. This is not a request for a second site for experimental architectural structures.

Motion to approve by Hiltbrand with the condition that there be a maximum of 5 experimental architectural structures including those approved on the B-2 lot adjacent to the west

Second by Bunker

Motion carried unanimously.

15. Petition by Gale Lee to change the zoning of 40 acres from A-1 Ag to AR-1 Ag Res and C-1 Conservancy in the NE/SW of S32-T6N-R3E in the Town of Dodgeville.

Applicant present: Gale Lee and Jim Lee
Town present: none
Public comment: none

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

16. Review and action on expenditures/vouchers.

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

17. Discussion of next meeting date and agenda.

The next meeting will be Aug. 15th with the agenda to include:

- Public hearing on zoning ordinance revisions
- Discussion on conceptual Miner's Ridge Development in Mineral Point

18. Adjournment.

Motion to adjourn by Bunker
Second by Hiltbrand
Motion carried unanimously. Adjourned at 7:25pm

Scott A. Godfrey
Director