



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., Oct. 24, 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 Nov. 28, 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, Dwayne Hiltbrand
Committee absent: Joe Thomas (excused)
Staff present: Scott A. Godfrey; Mike Bindl

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 Hiltbrand
Motion carries unanimously

4. Review and approval of the Oct. 17, 2007 minutes.

Motion to approve by Bunker
Second by Hiltbrand
Motion carries unanimously

5. Approval of agenda.

Motion to approve by McGuire
Second by Bunker
Motion carries unanimously

6. Petition of the Dan, Christine & Paul Horvat for consideration of a conditional use permit to allow a second farm-related residence outside the cluster in the SW/SW S27-T5N-R2E in the Town of Linden.

Applicant present: Dan Horvat
Town present: none
Public comment: none

Godfrey presented the staff report.

Motion by Hiltbrand to approve
Second by McGuire
Motion carries unanimously

7. Petition of Dennis Trace and James Ballard for a land use change to create a 20.3-acre AR-1 Ag Res lot and 2.05-acre C-1 Conservancy lot in part of the SE/SE of S10 & NE/NE of S15, all in 6N-R2E in the Town of Eden.

Applicant present: none (Ballards out of town)
Town present: none
Public comment: none

Godfrey presented the staff report.

Motion by McGuire to approve
Second by Bunker
Motion carries unanimously

8. Petition by Mike & Autume Gollon for a land use change of an existing 5.359-acre lot from A-1 Ag to AR-1 Ag Res in part of the SW/NW S1-T5N-R3E in the Town of Dodgeville.

Applicant present: Autume Gollon
Town present: none
Public comment: none

Godfrey presented the staff report.

Dodgeville wants land deed restricted to meet town density standards.

Motion by Bunker to approve
Second by Hiltbrand
Motion carries unanimously

9. Petition by Philip Yeager for a land use change from A-1 Ag to create two AR-1 Ag Res lots being 15.00 & 20.01 acres in the SW/SW of S12 & NW/NW S13 all in T7N-R2E in the Town of Clyde.

Applicant present: Mike Yeager (son of applicants)

Town present:

Public comment: none

Godfrey presented the staff report.

Nonconforming status of campground use was discussed. Mr. Yeager stated that the campground use is going to be discontinued and the resulting issues with the WDNR managed forest law program will be taken care of.

Motion by Hiltbrand to approve with condition that the campground be discontinued and that the remnant of the parent lot be combined by deed with adjoining A-1 land so as to not create a nonconforming A-1 lot

Second by McGuire

Motion carries unanimously

10. Petition by John & Vern Halverson for a land use change of 8.097 acres from B-2 Hwy Bus to B-3 Heavy Bus being Lot 1, CSM 817 in the NE/NW of S22-T8N-R5E in the Town of Arena.

Applicant present: David Steinberg, John Halverson & Evy Halverson

Town present: Dave Lucey

Godfrey presented the staff report. Godfrey relayed understanding that the WDOT has yet to approve the proposed commercial use of the existing access.

Motion by McGuire to Postpone up to 90 days for access approval of DOT

Second by Bunker

Public comment:

Mark Baxter & Elizabeth Atteln (neighbors): expressed concern over change to B-3; bought property knowing limits of existing B-2 zoning

Tom & Jane Monk (neighbors): expressed concern over B-3 zoning should this proposed business fail or relocate and what may then be proposed

Mr. Steinberg summarized proposed business activity as follows:

- Fenced outdoor storage on north part of lot
- Covered storage on south part of lot
- Small sawmill
- Primarily a distribution business catering to sustainable market
- No pressure treatment of wood

Motion carries unanimously

11. Petition by John & Vern Halverson for consideration of a conditional use permit to allow lumber processing, lumber yard with storage, distribution & retail sales; a sawmill; an office; and wood preparation to include sanding, pressure treatment, sawing and finishing on an 8.097-acre B-3 lot being Lot 1, CSM 817 in the Town of Arena.

Applicant present: John Halverson & Evy Halverson (Vern in audience)
Town present: Dave Lucey

Godfrey presented the staff report

Public comment: none

Motion by McGuire to postpone up to 90 days to follow related rezoning action
Second by Bunker
Motion carries unanimously

12. Petition by Vern & John Halverson for a land use change from A-1 Ag to create four AR-1 Ag Res lots of 8.886, 7.199, 5.125 & 5.316 acres in the SE/NE & NE/SE of S11-T4N-R5E in the Town of Moscow.

Applicant present: John Halverson & Vern Halverson
Town present: Herb Schraepfer, Joe Hendrickson, Charles Schriber

Godfrey presented the staff report
Hendrickson commented that the town road does abut the proposed lots.

Public comment:
Mel Lewis: provided handouts alleging the reduction in size of the cemetery and stated concern that the development of the lots may disturb actual burial sites

Hiltbrand asked if there is any question as to potential encroachment into the cemetery.
John Halverson responded there was not and the archeological person for the WDNR has been contacted.

Ehr asked why these lots were not proposed with recently rezoned lots nearby as a single development. John Halverson responded that they were not platted as it was not required.

Motion by Hiltbrand to approve
Second by Bunker
Motion carries unanimously

13. Review and action on expenditures/vouchers.

None were presented as this is now a function of the County Administrator.

14. Discussion of next meeting date and agenda.

November will have only one meeting on the 28th due to the Thanksgiving Holiday.

15. Adjournment.

Motion to adjourn by McGuire

Second by Hiltbrand

Motion carried unanimously. Adjourned at 7:18 pm

Scott A. Godfrey

Director