



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., Feb. 27, 2008 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 March 19, 2008

1. Call to order. Bill Ehr called the meeting to order at 6pm.
2. Roll Call. Godfrey read the roll.

Committee Present: Bill Ehr; Bob Bunker; Dwayne Hiltbrand; Diane McGuire
Committee Absent: Joe Thomas
Staff Present: Scott A. Godfrey; Mike Bindl

3. Certification of notice for this meeting. Godfrey noted this meeting was duly posted and noticed as required by law.

Motion to accept by McGuire
Second by Hiltbrand
Motion carries.

4. Review and approval of the Feb 20, 2008 minutes

Motion to approve by Bunker
Second by McGuire
Motion carries

5. Approval of agenda

Motion to approve McGuire
Second by Bunker
Motion carries.

- Continued petition by John Rasmussen & Spring Valley Inn for consideration of a conditional use permit to allow timeshare condominium sales; spa; restaurant; lounge; motel; tourist info; convenience store; and conference center on a 19.31-acre B-2 Hwy Bus lot in the E1/2-NE of S21 and NW/NW of S22; all in T8N-R4E in the Town of Arena.

Applicant present: John Rasmussen

Town present: Bill Gauger, Dave Lucey, Terry Denruiter

Godfrey present staff report.

Rasmussen gave explanation why wanting condominium ownership

*More financially feasible to remain open year-round

*Longest any one can stay is 30 days

*Current building has 23 units; next winter constructing new building for up to 43 units

Rezoning the land:

Public Comment: none

Motion by McGuire

Seconded by Hiltbrand

Motion carries unanimously

Conditional use permit:

Public comment: none

Motion by Bunker to approve remodel and requested uses with condition that maximum stay is 30 days a year

Second by McGuire

Motion carries unanimously

- Petition by William & Eileen Gauger for a land use change of 5.17 acres from A-1 Ag to AR-1 Ag Res being in part of the S1/2-NE of S30-T8N-R5E in the Town of Arena.

Applicant present: Bill Gauger

Town present: Dave Lucey, Terry Denruiter

Godfrey present staff report.

Public comment: none

Motion to approve by Hiltbrand

Second by Bunker

Motion carries unanimously

8. Petition by Rand Schott and Robert & Linda Gapko for a land use change of 20 acres from A-1 Ag to AR-1 Ag Res being in the SW/SW of S35-T8N-R4E in the Town of Arena.

Applicant present: Rand Schott
Town present: Bill Gauger, Dave Lucey, Terry Denruiter

Godfrey present staff report.
Public comment: none

Motion to approve by McGuire
Second by Hiltbrand
Motion carries unanimously

9. Petition by Ron Klaas and Tim McKenzie to change the zoning of 9.13 acres from A-1 Ag to AR-1 Ag Res being in part of the NE/NW of S13-T6N-R5E in the Town of Brigham.

Applicant present: Ron Klaas
Town present: Rita Zander

Godfrey present staff report.
Public comment: Mike Strabuar- asked what control is going to be made to limit access down private drive.

Klaas explained that the lot description has been changed to no longer include the existing Thronson Road (being petitioned to be vacated) with the parent property.

Motion to approve description as revised by Hiltbrand
Second by McGuire
Motion carries unanimously

10. Petition by Duane Juedes for a land use change of 7.20 acres from A-1 Ag to AR-1 Ag Res being in the NW/SE of S7-T4N-R2E in the Town of Linden.

Applicant present: Duane Juedes
Town present: none

Godfrey present staff report.
Public comment: none

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

11. Petition by Duane Juedes for consideration of a conditional use permit to allow up to 6 animal units on a 7.20-acre AR-1 Ag Res lot being in the NW/SE of S7-T4N-R2E in the Town of Linden.

Applicant present: Duane Juedes
Town present: none

Godfrey present staff report.
Public comment: none

Motion to approve by McGuire
Second by Bunker

12. Petition by Kurt Wedig for a land use change from A-1 Ag to create two AR-1 Ag Res lots of 6.09 and 8.54 acres being in the SW/SW & SE/SE of S15-T4N-R2E in the Town of Linden.

Applicant present: Kurt Wedig
Town present:

Godfrey present staff report.
Public comment: Godfrey noted that he received a call from a representative of Kowalski Kieler, who operates the adjacent quarry, asking that acknowledgement be made that this is a legally active quarry.

Motion to approve by Bunker
Second by Hiltbrand
Motion carries unanimously

13. Petition by Don Kessenich for consideration of a conditional use permit to allow the division of an existing 3.1-acre R-1 SF Res lot to create two lots of 1.5 and 1.6 acres in part of the NW/SW of S10-T8N-R1E in the Town of Pulaski.

Applicant present: Don Kessenich
Town present: none

Godfrey present staff report.
Public comment: none

Motion to approve by Hiltbrand
Second by Bunker
Motion carries unanimously

14. Petition by Jody Koch for a land use change of 5.539 acres from A-1 Ag to AR-1 Ag Res being in part of the NW/NE & NE/NW of S16-T8N-R1E in the Town of Pulaski.

Applicant present: Jody Koch
Town present: none

Godfrey present staff report noting that the proposed lot will need an easement for the existing septic system as it is located off of the lot.

Public comment: none

Motion to approve by Hiltbrand
Second by Bunker
Motion carries unanimously

15. Petition by David Crull for a land use change of 5.0 acres from A-1 Ag to AR-1 Ag Res being in part of the E1/2-NE of S22 and NW/NW of S23; all in T5N-R5E in the Town of Moscow.

Applicant present: David Crull
Town present: Herbert Schraepfer & Joe Hendrickson

Godfrey present staff report.

Public comment: none

Motion to approve by McGuire
Second by Hiltbrand
Motion carries unanimously

16. Petition by James Johnson for a land use change of 15.632 acres from A-1 Ag to AR-1 Ag Res, 7.153 acres from AR-1 Ag Res to A-1 Ag and 40 acres into the AC-1 Ag Conservancy overlay all within the NE/SE of S22 and SW/NW & NW/SW of S23; all in T6N-R4E in the Town of Ridgeway.

Applicant present: James Johnson
Town present: Bob Thomas

Godfrey present staff report noting that there may need to be legal documents recorded to assure there will not be the creation of a lot zoned A-1 that is less than 40 acres in area.

Public comment: none

Motion to approve by McGuire
Second by Bunker
Motion carries unanimously

17. Discussion of next meeting date and agenda. Next meeting March 19 , 2008

- Floodplain Ordinance revisions public hearing
- Public hearing on revisions to the general Zoning and Shoreland ordinances relating to the Board of Adjustment
- Wind and alternative energy provisions

* Scott Godfrey will not be at meeting

18. Adjournment.

Motion to adjourn by Bunker
Second by Hiltbrand
Motion carries. Adjourned at 7:10 pm

Scott A. Godfrey
Director