



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., April 23, 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. Let this also serve notice for the possible quorum of the board of any town affected as listed below. 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 May 21, 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; Dwayne Hiltbrand; Diane McGuire, Gerald Dorscheid, Brad Wells, Carol Anderson, Tom Mueller
Staff Present: Scott A. Godfrey; Mike Bindl
3. Motion to elect committee chair

Motion by Tom Mueller to nominate Bill Ehr as chair
Seconded by Brad wells

No other nominations made

Unanimous vote for Bill Ehr as chair
4. Motion to elect committee vice chair

Motion by Tom Mueller to elect Diane McGuire as vice chair
Motion by Diane McGuire to elect Dwayne Hiltbrand

Vote by paper 4 for Diane 3 for Dwayne

Diane McGuire elected vice chair

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

Motion to accept by Mueller
Second by McGuire
Motion carries unanimously

6. Review and approval of the March 26, 2008 minutes

Motion to approve by McGuire
Second by Mueller
Motion carries unanimously

7. Approval of agenda

Motion to move agenda item # 8 to behind # 15 by McGuire
Second by Mueller
Motion carries unanimously

Motion to approve agenda with revisions by Dorscheid
Seconded Mueller
Motion carries unanimously

8. Revised petition by Jim & Marge Dedecker, Bob & Juanita Engelberger and John, Vern & Evy Halverson for a land use change 13.211 acres from A-1 Ag to AR-1 Ag Res being in part of the SW/NW of S19-T7N-R4E in the Town of Dodgeville.

Applicant present: John & Vern Halverson

Town present: Curt Peterson

Godfrey presented the staff report.

Public comment: Betsy D'Angelo Charles Wegener Lewis Llama Elizabeth Wegener,
Joan Cabbot John Manning Beverly D'Angelo Shannon O'Donnel John Manning
Mike Dearing Milan & Ljubica Sajich Dietrich & Renate Mueller John Naughton
Anne Bachner

Ehr clarified the postponement from last month was for verification of the existing zoning status of the petitioned property and asked for committee comments. Ehr presented a map showing the location of the property owned by the signers of a petition presented last month.

Mueller asked Peterson to explain how the petition is consistent with the town comprehensive plan.

The Halversons explained the reasoning for the revision from two proposed lots to a single lot.

Ehr asked for Public Comment:

Mike Gingrich asked whether his deed restricted property required by the town a few years ago can be lifted under the new plan.

Individuals speaking in opposition:

Caroline Hahn
Michael Van Sicklen
Deb Eide
Bob Wrenn
John Naughton
Betsy D'Angelo
Dawn Clayton
Shannon O'Donnell
Dawn Kabot
Linda Kellen
Ida Wrenn
Uwe Weicherling

John Halverson was provided opportunity to address the public comments.

Peterson made statement that zoning regulates the land regardless of personal situations.

Ehr stated opinion that there is some right for the lot to be made conforming since the county action in 1980 to rezone two lots split from the original lot made the remainder nonconforming, whether it be to rezone to AR-1, conservancy or commercial.

There were additional public comments relating to:

- Confusion over acreage
- Public notice standards at town

Mueller stated his participation in the creation of the town comprehensive plan and felt this request is consistent with the plan's intent

Motion by Mueller to approve with condition that the northerly access strip be deeded to adjacent property
Second by Hiltbrand

Motion fails on a 4 to 2 vote with Anderson, Dorscheid, McGuire and Wells voting against

Ehr asked for a motion to either deny or postpone

Motion by Anderson to postpone for up to 90 days for the town to review the revised petition
Second by Dorscheid
Motion carries with Hiltbrand voting against

9. Petition by James Hatfield for a land use change of 5.01 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S21-T6N-R4E in the Town of Ridgeway.

Applicant present: none
Town present: Bob Thomas
Godfrey presented the staff report.
Public comment: none

Motion to approve by Tom Mueller with the following conditions:

1. The remainder of the property be deeded into adjacent A-1 land.
2. The existing trailer home be removed within 6 months and not occupied in the meantime.

Second by McGuire

Motion carries unanimously

10. Petition by Vincent Ramsden for a land use change of 10.65 acres from AR-1 Ag Res and A-1 to create three AR-1 lots of 4.06, 2.85 & 3.74 acres in the NW/NW of S12-T7N-R1E in the Town of Highland.

Applicant present: Vincent Ramsden

Town present: Allan Kosharek

Godfrey presented the staff report.

Public comment: none

Motion to approve by McGuire

Second by Mueller

Motion carries unanimously

11. Petition by Travis Keast for a land use change of 38.51 acres from A-1 Ag to C-1 Conservancy in the SE/SE of S15-T5N-R4E in the Town of Waldwick.

Applicant present: Travis Keast

Town present: none

Godfrey presented the staff report.

Public comment: none

Motion to approve by Mueller

Second by Dorscheid

Motion carries unanimously

12. Petition by Douglas & Bonnie Miller for consideration of a conditional use permit to allow the division of a 17.69-acre AR-1 Ag Res lot to create two lots of 9.16 & 8.53 acres and additional animal units being in the NE/SW of S18-T6N-R5E in the Town of Brigham.

Applicant present: Douglas Miller

Town present: none

Godfrey presented the staff report.

Public comment: none

Motion to approve by Mueller

Second by Anderson

Motion carries unanimously

13. Petition by Ricky Mueller for a land use change of 6.46 acres from A-1 Ag to AR-1 Ag Res in the NE1/4 of S26-T6N-R5E in the Town of Brigham.

Applicant present: Ricky Mueller

Town present: Doug Reeson

Godfrey presented the staff report.

Public comment: none

Motion to approve by Mueller
Second by Anderson
Motion carries unanimously

14. Petition by Stephen Thoni and Thoni Survivor's Trust for a land use change of 8.18 acres from A-1 Ag to AR-1 Ag Res in the SW/SW of S25-T7N-R5E in the Town of Brigham.

Applicant present: Stephen Thoni
Town present: Doug Reeson
Godfrey presented the staff report.
Public comment: none

Thoni requested a delay to allow time for all affected property owners to resolve an ownership issue of an overlap in legal descriptions

Motion to postpone up to 90 days by Wells
Second by Mueller
Motion carries unanimously

15. Request by Mashuda Contractors, Inc. for a temporary use permit for mining associated with the State Road 78 project on property owned by Stanley & Nancy Nelson in the SW/SE of S12-T4N-R5E in the Town of Moscow.

Godfrey explained that the request is for a temporary permit that cannot extend more than 12 months.

Scott Herrmann stated the proposed borrow pit is for the State Road 78 project, will be operational for only 3 months and will be reclaimed to agricultural uses under the supervision of the WDOT and WDNR.

Motion to approve by Mueller
Second by McGuire
Motion carries unanimously

16. Director's report.

Godfrey presented the report and asked for any comments/suggestions.

17. Discussion of next meeting date and agenda: May 21st at 6pm with agenda being an orientation discussion

18. Adjournment.

Motion to adjourn by Mueller
Second by McGuire
Motion carries unanimously. Adjourned at 8:50 pm

Scott A. Godfrey
Director