



# 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., June 25, 2008 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room (2<sup>nd</sup> 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 July 16, 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  
Committee Absent: none  
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 Diane McGuire  
Second by Tom Mueller  
Motion carries.

4. Review and approval of the last meeting minutes

Motion to approve by Tom Mueller  
Second by Brad Wells  
Motion carries

5. Approval of agenda

Motion to approve by Tom Mueller  
Seconded Diane McGuire  
Motion carries.

6. Continued petition by Stephen Thoni and Thoni Survivor's Trust to rezone 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: Rita Zander  
Godfrey presented the staff report.  
Public comment: none

Motion to approve by Carol Anderson  
Second by Diane McGuire  
Motion carries unanimously

7. Petition by William Carden and the Carden Farm Partnership to create 3 AR-1 lots of 7.86, 7.86 & 24.41 acres by rezoning from A-1 Ag being in part of S32-T7N-R5E in the Town of Brigham.

Applicant present: William Carden and Jason Carden  
Town present: Rita Zander  
Godfrey presented the staff report in which the town recommendation is to deed restrict the larger lot from development for 15 years in lieu of following the town's subdivision ordinance which requires this proposal to be a platted subdivision. Staff recommendation is to use the C-1 Conservancy district versus a deed restriction as the county cannot be party to enforcing the restriction. Staff also recommended that the proposal complies with the town subdivision ordinance. Godfrey noted that a change in requested zoning districts will require a new Class II notice.

Jason Carden presented information for the record stating the adequacy of Lone Pine Road to accommodate the additional anticipated traffic from the proposed residential lots.

Rita Zander stated the town's attorney feels a deed restriction on development is acceptable versus following the town's ordinance.

Public comment:

- Stuart Hodgson spoke in opposition

Bill Ehr commented that is concerned about the proposal violating the town's subdivision ordinance.

Motion by Gerald Dorscheid to postpone up to 90 days to allow for confirmation of compliance with the town's subdivision ordinance and for the applicant to clarify what zoning districts are being requested;

Second by Carol Anderson

Motion carries 5-1 Tom Mueller opposing

8. Petition by Candace & Michael Morrow to rezone an existing 0.49-acre lot from R-3 Res to AR-1 Ag Res being part of the SW/NW of S16-T8N-R5E in the Town of Arena.

Applicant present: Candace & Michael Morrow  
Town present: Dave Lucey, Bill Gauger, Terry Denruiter  
Godfrey presented the staff report.  
Public comment: none

Motion to approve by Tom Mueller  
Second by Gerald Dorscheid  
Motion carries unanimously

9. Petition by Jacqueline Owens & Debra Mazanec for consideration of a conditional use permit to allow one animal unit on a 2.25-acre AR-1 Ag Res lot being part of the SE/SE of S13-T8N-R5E in the Town of Arena.

Applicant present: Jacqueline Owens & Debra Mazanec  
Town present: Dave Lucey & Bill Gauger, Terry Denruiter  
Godfrey presented the staff report.  
Public comment: none

Motion to approve by Tom Mueller  
Second by Diane McGuire  
Motion carries unanimously

10. Petition by Richard Berg and Roger & Connie Evers to rezone 15.282 acres from A-1 Ag to AR-1 Ag Res in part of the SE1/4 of S12-T7N-R1E in the Town of Highland.

Applicant present: Richard Berg & Roger Evers  
Town present: Tom Ramsden  
Godfrey presented the staff report.  
Public comment: none

Motion to approve by Diane McGuire  
Second by Tom Mueller  
Motion carries unanimously

11. Petition by Richard Berg and Roger & Connie Evers for consideration of a conditional use permit to allow up to 16 animal units on a 15.282-acre AR-1 lot in part of the SE1/4 of S12-T7N-R1E in the Town of Highland.

Applicant present: Richard Berg & Roger Evers  
Town present: Tom Ramsden  
Godfrey presented the staff report.  
Public comment: none

Motion by Tom Mueller to approve up to 16 animal units  
Second by Brad Wells

Carol Anderson asked for a friendly amendment to support the town's recommendation to limit the animal units to 12.

Tom Mueller and Brad Wells agreed to the friendly amendment.

Motion carries unanimously to allow up to 12 animal units.

12. Petition by Mark Murphy to rezone 26.34 acres from A-1 Ag to AR-1 Ag Res in part of the W1/2 of the NE1/4 of S23-T7N-R1E in the Town of Highland.

Applicant present: Carol Murphy  
Town present: Tom Ramsden  
Godfrey presented the staff report.  
Public comment: Don Poppe & Roger Poppe: spoke against approving the rezoning until the question of ownership of the proposed Outlot is resolved

Motion by Tom Mueller to approve with the following conditions:

1. the certified survey map be revised to combine the outlot into Lot 1
2. the surveyors of both parties...the Murphys and Poppes...state in writing that the surveys of both properties do not conflict

Second by Brad Wells

Motion carries unanimously with Diane McGuire abstaining due to being a neighbor of the affected parties

13. Petition by Bill & Linda Cerutti to create two AR-1 Ag Res lots of 13.299 & 2.047 acres and one B-2 Hvy Bus lot of 2.224 acres by rezoning land currently partly R-1 SF Res & B-3 Hvy Bus in part of the NW/NE of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: Bill Cerutti  
Town present: Curt Peterson  
Godfrey presented the staff report.  
Public comment: none

Motion to approve by Tom Mueller  
Second by Gerald Dorscheid  
Motion carries unanimously

14. Petition by Bill & Linda Cerutti for consideration of a conditional use permit to allow monument sales and truck parking/service on a 2.24-acre B-3 Hvy Bus lot in part of the NW/NE of S21-T6N-R3E in the Town of Dodgeville.

Applicant present: Bill Cerutti  
Town present: Curt Peterson  
Godfrey presented the staff report.

Public comment: none

Motion to approve by Tom Mueller  
Second by Gerald Dorscheid  
Motion carries unanimously

15. Continued petition by James Rule to rezone 25 acres in the SE/SW of S9-T6N-R3E from A-1 Ag to AB-1 Ag Bus in the Town of Dodgeville.

Applicant present: letter requesting 6-month continuance  
Town present: Curt Peterson  
Godfrey presented the staff report.  
Public comment: none

Motion by Tom Mueller to postpone for up to 6 months to allow for the related variance request to be acted upon by the Board of Adjustment and for the town to revise its comprehensive plan to support the proposal  
Second by Gerald Dorscheid  
Motion carries unanimously

16. Continued petition of James Rule for consideration of a conditional use permit to allow nonmetallic mining on a 25-acre AB-1 lot in the SE/SW of S9-T6N-R3E in the Town of Dodgeville.

Applicant present: Jim Rule  
Town present: Curt Peterson  
Godfrey presented the staff report.  
Public comment:

Motion by Tom Mueller to postpone for up to 6 months to allow for the related variance request to be acted upon by the Board of Adjustment and for the town to revise its comprehensive plan to support the proposal  
Second by Diane McGuire  
Motion carries unanimously

17. Discussion of next meeting date and agenda.

Next date: July 16, 2008 at 6pm with agenda to include:

- Terry Askevold land use appeal
- Wind and alternative energy standards

18. Adjournment.

Motion to adjourn by Tom Mueller  
Second by Bard Wells  
Motion carries. Adjourned at 7:30pm

Scott A. Godfrey

Director