



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., Aug. 26, 2009 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 Sept. 16, 2009

1. Call to order. Bill Ehr called the meeting to order at 6:00 pm.
2. Roll Call. Godfrey read the roll.
Committee Present: Bill Ehr; Diane McGuire, Carol Anderson, Dwayne Hiltbrand, Tom Mueller, Gerald Dorscheid
Committee Absent: Brad Wells
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 Carol Anderson
Second by Tom Mueller
Motion carries.
4. Review and approval of August 19, 2009 minutes
Motion to approve by Carol Anderson
Second by Diane McGuire
Motion carries
5. Approval of agenda
Motion to approve by Gerald Dorscheid
Seconded by Diane McGuire
Motion carries
6. Petition by Kurt Wedig to create a 9.31acre lot and 6.404 acre lot by rezoning from A-1 Ag to AR-1 Ag Res in the NE/NW of S7-T5N-R5E in the Town of Brigham.
Applicant present: Mr. Wedig's attorney
Town present: Jerry Davis, Otis Nelson, Doug Reeson

Godfrey presented the staff report

Public comment:

- Wedig's attorney requested approval be conditioned only that development cannot occur on Class I, II or III soils versus a specific site
- Tammy Bowser- neighboring property owner – requested denial of the southern lot for inconsistency with town plan and concern over potential use of her driveway
- John Halverson stated he felt this proposal complies with the town's current policies
- Jerry Davis stated the town did agree to approve the larger building site and said the use of the smaller will require further town review

Motion to approve by Tom Mueller to approve the larger proposed building site with the condition that the use of the smaller site will require further town review

Second by Carol Anderson

Motion carries 4-1 with Carol Anderson against

7. Petition by Roland Peterson to create a 24.61 acre lot and 33.103 acre lot by rezoning from A-1 Ag to AR-1 Ag Res in the E 1/2 of S2-T5N-R5E in the Town of Brigham.

Applicant present: Roland Peterson

Town present: Otis Nelson, Jerry Davis Doug Reeson

Godfrey presented the staff report

Public comment: none

Motion to approve the rezoning of the 24.61 acres by Carol Anderson with the condition that the 33.103 acres is sold to and combined by deed with the adjacent property within 60 days

Second by Tom Mueller

Motion carries unanimously

8. Petition by John & Mary Pitman and Gerald & Linda White to rezone 1.5 acres from A-1 Ag and AR-1 Ag Res to AB-1 Ag Bus and to create a 1.01 acre AR-1 Ag Res lot from two AR-1 lots all in the NW/SW of S31-T8N-R5E in the Town of Arena.

Applicant present: John & Mary Pitman/ Gerald & Linda White, John Halverson

Town present: Dave Lucey

Godfrey presented the staff report

Public comment: none

Motion to approve by Tom Mueller

Second by Carol Anderson

Motion carries unanimously

9. Petition by John & Mary Pitman for the consideration of a conditional use permit for cheese factory & related uses on a 1.5 acre AB-1 Ag Bus lot in the NW/SW of S31-T8N-R5E in the Town of Arena

Applicant present: John & Mary Pitman, John Halverson
Town present: Dave Lucey

Godfrey presented the staff report

Public comment: none

Motion to approve by Gerald Dorscheid for cheese factory & retail sales
Second by Diane McGuire
Motion carries unanimously

10. Petition by Henrietta & Jim McCaulley to rezone 3 acres from A-1 Ag to AR-1 Ag Res in the NE/NE of S24-T5N-R4E in the Town of Waldwick.

Applicant present: Jim McCaulley
Town present: none

Chair Ehr turned the meeting over to Vice Chair McGuire as the request is in the district he represents

Godfrey presented the staff report

Public comment: none

Motion to approve by Tom Mueller
Second by Carol Anderson
Motion carries unanimously (Ehr abstains)

McGuire turned the meeting back to Ehr

11. Petition by Raymond Laverty to rezone 5.80 acres from A-1 Ag to AR-1 Ag Res in the NW/NW of S12-T5N-R4E in the Town of Ridgeway.

Applicant present: Raymond Laverty
Town present: Bob Thomas

Godfrey presented the staff report

Public comment: none

Motion to approve by Dwayne Hiltbrand with the condition that the remaining 34.2 acres in the ¼ ¼ is zoned with the AC-1 overlay district to meet the town's density goal
Second by Carol Anderson
Motion carries unanimously

12. Petition by Raymond Laverty & Joseph Brunker to rezone 20 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NE of S12-T5N-R4E in the Town of Ridgeway.

Applicant present: Raymond Laverty & Joseph Brunker

Town present: Bob Thomas

Godfrey presented the staff report

Public comment: none

Motion to approve by Tom Mueller with the condition that the remaining 20 acres in that ¼ ¼ is zoned with the AC-1 overlay to meet the town's residential density goal

Second by Diane McGuire

Motion carries unanimously

13. Petition by Jean Baird and William Graber to rezone 22.75 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NW and 17.25 acres of the NE/NW with the AC-1 Overlay District all in S33-T5N-R1E in the Town of Mifflin.

Applicant present: William Graber, Jean Baird, Attorney Peter Pfothenauer

Town present: Mark Pinch

Godfrey presented the staff report

Public comment: none

Motion to approve by Dwayne Hiltbrand

Second by Tome Mueller

Motion carries unanimously

14. Director's Report.

- Godfrey handed out activity status of the office for review
- Discussion on Chapter 91 answers from DATCP

15. Discussion of next meeting date and agenda.

The Sept. 16th agenda will be the continued discussion with the towns on our reaction to the changes to Chapter 91 Statues. Ehr stated he will not be able to attend.

The Sept. 23rd agenda will include an invitation to Jerry Yager to discuss his ATV track. Godfrey stated he will not be able to attend.

16. Adjournment.

Motion by McGuire to adjourn

Seconded by Tom Mueller Meeting adjourned at 7: 04 PM

Scott A. Godfrey
Director