



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 **Monday, Nov. 23, 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 Dec. 17, 2009

1. Call to order. Bill Ehr called the meeting to order at 6:00 pm.
2. Roll Call. Bindl read the roll.

Committee Present: Bill Ehr; Diane McGuire, Carol Anderson, Tom Mueller, Gerald Dorscheid, Dwayne Hiltbrand, Brad Wells

Committee Absent: none

Staff Present: Scott A. Godfrey and Mike Bindl

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

Motion to accept by Gerald Dorscheid
Second by Diane McGuire
Motion carries.

4. Review and approval of Nov 18, 2009 minutes

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

5. Approval of agenda

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

6. Petition by Glowacki Living Trust to rezone 5.054 acres from A-1 Ag to AR-1 Ag Res in the NE/SE of S1-T7N-R5E in the Town of Arena.

Applicant present:
Town present: Dave Lucey, Terry Denruiter
Godfrey presented the staff report.
Public comment: none

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

7. Petition by Charles Steudel to rezone 27.5 acres from A-1 Ag and R-1 to AR-1 Ag Res in part of the SW ¼ of S4-T6N-R1E in the Town of Highland.

Applicant present: Charles Steudel
Town present: Al Kosharek
Godfrey presented the staff report.
Public comment: none

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

8. Petition by Alan McCarthy and Ed Fredricks to rezone 8.036 acres from A-1 Ag and AR-1 Ag Res. to all AR-1 Ag Res in S23-T7N-R1E in the Town of Highland.

Applicant present: Alan McCarthy and Ed Fredricks
Town present: Al Kosharek
Godfrey presented the staff report.
Public comment: none

Motion to approve by Carol Anderson
Second by Gerald Dorscheid
Motion carries with Diane McGuire abstaining

9. Petition by Martin Limmex & Timothy Zumm to rezone 51.38 acres from A-1 Ag and AR-1 Ag Res to AR-1 Ag Res to create two lots of 21.19 & 30.19 acres in S22-T8N-R3E in the Town of Wyoming.

Applicant present: none
Town present: John Hess
Godfrey presented the staff report.
Public comment: none

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

10. Petition by Greg & Michele Klusendorf to rezone 5.205 acres from A-1 Ag and AR-1 Ag Res to all AR-1 Ag Res in the SW/SW S32-T7N-R4E in the Town of Dodgeville

Applicant present: Greg Klusendorf
Town present: Curt Peterson
Godfrey presented the staff report.
Public comment: none

Motion to approve by Carol Anderson
Second by Tom Mueller
Motion carries unanimously

11. Petition by John & Nancy Meyers to rezone 10.016 acres from A-1 Ag and AR-1 Ag Res to all AR-1 Ag Res being in the SW ¼ of S27-T6N-R5E in the Town of Brigham.

Applicant present: John Meyers
Town present: Otis Nelson
Godfrey presented the staff report.
Public comment: none

Motion to approve by Tom Mueller
Second by Dwayne Hiltbrand
Motion carries unanimously

12. Petition by William Carden for a conditional use permit to divide a 16.010 acre AR-1 lot to create a 8.15 acre lot and 7.86 acre lot in the NE ½ of S32-T7N-R5E in the Town of Brigham.

Applicant present: William Carden
Town present: Otis Nelson
Godfrey presented the staff report.
Public comment: none

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

13. Petition by Raymond Laverty to rezone 5.13 acres from A-1 Ag to AR-1 Ag Res in the NE/NW of S12-T5N-R4E in the Town of Ridgeway. This petition includes the potential of zoning the remainder of the NE/ NW of S12-T5N-R4E with the AC-1 Ag Conservancy overlay to comply with the Town's residential density standard.

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

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

14. Petition by Orville Stoltz to rezone 1.342 acres from A-1 Ag to B-3 Bus in the SE/SW of S24-T6N-R4E in the Town of Ridgeway with any portion of existing B-3 zoned per zoning hearing #433 not included in this new description to revert back to A-1 Agricultural. This is a reconfiguration of an existing B-3 lot.

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

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

15. Petition by Orville Stoltz for consideration of a conditional use permit to allow a residence and repair of cars and trucks const. equip., and vehicle sales on a 1.342 acre B-3 lot in the SE/SW of S24-T6N-R4E in the Town of Ridgeway.

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

Motion to approve by Tom Mueller with the condition that no more than five vehicles can be stored outside of a structure
Second by Diane McGuire
Motion carries unanimously

16. Consideration of the creation of an A-2 General Agricultural zoning district in the Iowa County Zoning Ordinance primarily devoted to agricultural uses.

Chair Ehr called the public hearing to order.

Godfrey updated the committee that, following a phone conversation with DATCP staff today, that DATCP does not support this option. Given the need for DATCP to ultimately certify the post-planning changes prior to the end of 2010 in order to make this work, it appears too risky to attempt. He said this leaves no choice at this point but to impose the rezoning penalty fee on behalf of the state.

Public comments were made by:

Laura Daniels
Jim Griffiths
Ingmar Nelson
John Meyers
Dave McCarthy

Jenni Sigg

Chair Ehr concluded the hearing stating no action needs to be taken.

17. Consideration of rezoning all land within unincorporated Iowa County currently A-1 Agricultural to A-2 General Agricultural with the retention of previously granted conditional use permits effective January 1, 2010.

No action

18. Consideration of replacing the second paragraph of Section 9.5 of the Iowa County Zoning Ordinance to read, "In the A-1 and A-2 Districts a parcel of record, less than 40 acres in separate ownership, on file in the County Register of Deeds Office on or before October 17, 1978, may be used for the construction of a single family residence and accessory structures provided the provisions of the R-1 District are met."

No action

19. Consideration of replacing the definition for ""Cluster or Cluster of Farm Buildings"" in Section 13 of the Iowa County Zoning Ordinance to read, "Cluster or Cluster of Farm Buildings This refers to within 300 feet of any buildings on a farm in the A-1 and A-2 Agricultural districts that exist at the time of application for a zoning permit."

No action

20. Consideration of replacing the definition for "Farm" in Section 13 of the Iowa county Zoning Ordinance to read, "Farm An area comprising forty (40) or more acres zoned A-1 or A-2 Agricultural which is used for the growing of the usual farm products such as vegetables, fruits, and grains, and their storage on the area, as well as for the raising and feeding thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and swine."

No action

21. Consideration of inserting "A-2" in the list of zoning districts in the first sentence of Section 2.3(1)(b) of the Iowa County Zoning Ordinance as it relates to camping units.

No action

22. Consideration of making the AC-1 Agricultural Conservancy Overlay District applicable within the A-2 General Agricultural zoning district.

No action

23. Consideration of revising Section 7.2(3) of the Iowa County Zoning Ordinance to except the A-2 district from the side yard setbacks.

No action

24. Consideration of applying the sign provisions of Section 8.4(4) of the Iowa County Zoning Ordinance to the A-2 General Agricultural zoning district.

No action

25. Director's Report.
Nothing to report

26. Discussion of next meeting date and agenda.

Next meeting night 3rd wed Dec 16th
Next hearing night 4th wed Dec 23rd

27. Adjournment.

Motion to adjourn by Tom Mueller
Second by Carol Anderson
Meeting adjourned at 7:20 PM

Scott A. Godfrey
Director