



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

Courthouse - 222 N. Iowa St. - Dodgeville, WI 53533
Telephone: (608) 935-0398 Fax: (608) 930-1205 Mobile: (608) 553-7575
e-mail: scott.godfrey@iowacounty.org

Pursuant to Section 19.84 and 59.69, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Committee will hold public hearings and meeting on **Wed., June 23, 2010 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 July 21, 2010

1. Call to order. Chair Peterson called the meeting to order at 6:00pm
2. Roll Call. Godfrey read the roll
Committee Present: Curt Peterson; Bill Grover; Dwayne Hiltbrand; Bob Zinck
Committee Absent: Carol Anderson (excused)
Staff Present: Scott A. Godfrey, Michael Bindl
3. Certification of notice for this meeting. Godfrey stated this meeting has been duly noticed and published as required by law.
4. Review and approval of the May 26, 2010 minutes.

Motion to approve by Bob Zinck
Second by Dwayne Hiltbrand
Motion carries unanimously
5. Approval of agenda.

Motion to approve by Dwayne Hiltbrand
Second by Bill Grover
Motion carries unanimously
6. Continued petition by Ingmar Nelson to rezone 183.76 acres from A-1 Ag to AR-1 Ag Res, RB-1 Rec Bus and/or to C-1 Conservancy all in S2,3,10,11-T8N-R4E in the Town of Arena.
Applicant Present: Ingmar Nelson
Town Present: Bill Gauger, Terry Dietmeier

The Town recommendation is to approve rezoning 6.512 acres to the RB-1 district.

Motion by Bill Grover to approve
Second by Hiltbrand

Public Comment: Randy Hartung raised questions about the access and potential impacts on the existing irrigated farming

Motion carries unanimously

7. Continued petition by Ingmar Nelson for consideration of a conditional use permit to allow agritainment, diversified agriculture, commercial bird raising, hunting/fishing preserve, tourist cottages, ag uses and a campground on 183.736 acres in S2,3,10,11-T8N-R4E in the Town of Arena.

Applicant Present: Ingmar Nelson
Town Present: Bill Gauger, Terry Dietmeier

The Town recommendation is to approve the use of the 6.512-acre RB-1 lot to be for rental tourist cottages with the following conditions:

- 1) The existing A-frame residence can only be rented out for a maximum of 3 months at a time so as not to be considered a permanent residential use
- 2) Both existing driveway accesses to the property must be brought up to current town driveway ordinance standards
- 3) There must be a deed restriction recorded with the Iowa County Register of Deeds prohibiting the future division of the 6.512 acres that meets with the town's satisfaction
- 4) No new construction can be put on the land until it is approved by the town board
- 5) The lot will revert back to A-1 if additional cabins are not constructed within 12 months

Motion by Dwayne Hiltbrand to approve the use of the 6.512-acre RB-1 lot for tourist cottages with the following conditions:

- 1) The existing A-frame residence can only be rented out for a maximum of 3 months at a time so as not to be considered a permanent residential use.
- 2) Both existing driveway accesses to the property must be brought up to current town driveway ordinance standards.
- 3) There must be a deed restriction recorded with the Iowa County Register of Deeds prohibiting the future division of the 6.512 acres that meets with the town's satisfaction. A copy of the approved deed restriction shall be provided to the county planning office to be included in the hearing file.
- 4) The applicant is permitted to propose the development of additional cabins within 12 months of this approval and shall have to comply with all town and

county development standards at that time. No new application is required during this 12 month period.

Second by Bill Grover

Public Comment: none

Motion carries unanimously

8. Discussion of implementation options of the Working Lands Initiative and the revision of the Iowa County Farmland Preservation Plan.

Scott Godfrey led a discussion on what it would take to implement the new Working Lands Initiative (farmland preservation) zoning standards now in Chapter 91 Stats.

9. Director's report.

none

10. Discussion of next meeting date and agenda.

July 21: Bob Zinck will be absent

- Any petitioned hearings
- Temporary use permit request by Ivey Construction
- Discussion of portable, nonresidential livestock shelters

11. Adjournment.

Motion to adjourn by Bill Grover

Second by Dwayne Hildebrand

Motion carries unanimously. Adjourned at 8:24pm

Scott A. Godfrey
Director