



# 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 Zoning, Planning, Sanitation and Rural Planning Commission will hold a public meeting on **Wed. Aug. 23, 2006 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. 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. 20, 2006

1. Call to order. Ehr called the meeting to order at 6:02pm
2. Roll Call. Godfrey read the roll.  
Committee Present: Bill Ehr, Joe Thomas, Bob Bunker  
Committee Absent: Diane McGuire, Dwayne Hiltbrand  
Staff Present: Scott A. Godfrey; Michael Bindl

3. Certification of notice for this meeting

Godfrey stated this notice has been published and posted as required by law.

Motion to approve by Bob Bunker  
Second by Joe Thomas  
Motion carries

4. Review and approval of the Aug. 16, 2006 meeting minutes.

Motion to approve by Joe Thomas  
Second by Bob Bunker  
Motion carries

5. Approval of agenda

Motion to approve Bob Bunker  
Second by Joe Thomas  
Motion carries

6. Continued petition by D&D of High Ridge LLC for a preliminary plat review of the proposed Highridge Estates 12-lot subdivision being in part of the SE1/4 of S19-T6N-R3E in the Town of Dodgeville.

Applicant present: Darrel & Dan Wessel  
Town present: none  
Public comment: none

Motion by Joe Thomas to postpone until next month to allow for the City of Dodgeville review and resolution of the issues identified in the staff report  
Second by Bob Bunker  
Motion carries

7. Petition by John, Vern & Evy Halverson to change the zoning of 29.09 acres from A-1 Ag to AR-1 Ag Res and 9.03-acre lot from A-1 Ag to AC-1 Ag Conservancy both being in part of the W1/2 of the SW1/4 of S30-T7N-R3E in the Town of Dodgeville.

Applicant present: John & Vern Halverson  
Town present: Charles Price  
Public comment: none

Motion by Bob Bunker to approve  
Second by Joe Thomas  
Motion carries

8. Petition by William & Katherine Martin to change the zoning of a proposed 13.33-acre & 33.05-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE/SE of S23 and SW/SW of S24; all in T5-R2E in the towns of Linden and Mineral Point.

Applicant present: Bob Metcalf & Terry Rule  
Town present: none  
Public comment: none

Motion by Joe Thomas to approve  
Second by Bob Bunker  
Motion carries

9. Petition by William & Katherine Martin for a conditional use permit to consider additional livestock animal units on a 13.33-acre AR-1 lot being in part of the SE/SE of S23-T5-R2E in the Towns of Linden.

Applicant present: Bob Metcalf & Terry Rule  
Town present: none  
Public comment: none

Motion by Joe Thomas to approve up to a total of 10 animal units on 13.33 acre lot  
Second by Bob Bunker

Motion carries

10. Petition by Robert & Marcie Holding to change the zoning of an existing 30.35-acre lot from AR-1 Ag Res to B-2 Hwy Bus being in part of the E1/2 of the SW1/4, W1/2 of the SE1/4 and SW/NE of S19-T8N-R3E in the Town of Clyde.

Applicant present: Attorney Tom Kelly  
Town present: Jesse Gilbertson  
Public comment: none

Motion by Bob Bunker to approve  
Second by Joe Thomas  
Motion carries

11. Petition by Robert & Marcie Holding for consideration of a conditional permit to allow a Bed & Breakfast business, single-family residence and agricultural uses on a 30.35-acre B-2 Hwy Bus lot being in part of the E1/2 of the SW1/4, W1/2 of the SE1/4 and SW/NE of S19-T8N-R3E in the Town of Clyde.

Applicant present: Attorney Tom Kelly  
Town present: Jesse Gilbertson  
Public comment: none

Motion by Joe Thomas  
Second by Bob Bunker  
Motion carries

12. Petition by Steven Ley to change the zoning of an existing 35-acre lot from A-1 Ag to AR-1 Ag Res being in part of the SE/SE of S28-T7N-R4E in the Town of Ridgeway.

Applicant present: Steve Ley  
Town present: none  
Public comment: none

Motion by Bob Bunker to approve  
Second by Joe Thomas  
Motion carries

13. Petition by Eldon Hird and the Syse Estate to change the zoning of 16.5 acres from A-1 Ag to AR-1 Ag Res being in part of the NW/SW of S12-T4N-R5E in the Town of Moscow.

Applicant present: Eldon Hird  
Town present: Herbert Shraffer & Joe Hendrickson  
Public comment: Mel Lewis submitted court order affecting property

Motion by Joe Thomas for approve  
Second by Bob Bunker  
Motion carries

14. Petition by Give & Go, LLC and Tim McKenzie a preliminary plat review of the proposed 12-lot Thronson Ridge subdivision plat located in part of the NE1/4, SE1/4, & NW1/4 of S13-T6N-R5E in the Town of Brigham.

Applicant present: Ron Klaas, (appeared after hearing began)  
Town present: Dale Theobald, Rita Zander, Doug Reeson  
Public comment: Frank Sander spoke in opposition

Motion by Bob Bunker to have preliminary plat revised to reflect the issues identified in the staff report and the town conditions  
Second by Joe Thomas  
Motion carries

15. Petition by David Saulka to change the zoning of 18.14 acres from AR-1 Ag Res to A-1 Ag to be added to adjacent A-1 Ag land being in part of the NE/SE & SE/NE of S5-T7N-R5E in the Town of Arena.

Applicant present: David Saulka  
Town present: Bob Murphy, Dave Lucey, David Gauger  
Public comment: none

Motion by Joe Thomas to approve with condition 18 acres adjoined to adjoining lot by deed  
Second by Bob Bunker  
Motion carries

16. Petition by Hartung Brothers, Inc. to change the zoning of 48.1149 acres from A-1 Ag to B-4 Hvy Bus being in part of the NE1/4 of S14-T8N-R4E in the Town of Arena.

Applicant present: Dan Hartung and Larry Price  
Town present: Bob Murphy, Dave Lucey, Bill Gauger,

Following the staff report, Ehr asked for town comments on its recommendation to approve the rezoning to which Chairman Bob Murphy responded.

Dan Hartung and Attorney David Crass presented arguments supporting the proposed rezoning

Attorney Ed Garvey presented opposing arguments to the proposed rezoning

Public Comment:

Speaking in opposition were: Ingmar Nelson and Stu Holmes

Speaking in support were: Herman Kaldenberg; John Meyers (representing the Iowa County Farm Bureau); Wayne Schutte; Vicki Pickard; Vince Limmex; John Halverson; Jerry Graves; Tim Harrington; Steve Harrington; Dale Clark; Vern Halverson; Eric Drachenberg; Richard Lachlin; Tom Jackson (representing Senator Schultz and Representative Freese) and Jeff ? (representing Agriservices)

Motion by Joe Thomas to approve the rezoning on condition that the accompanying conditional use is subsequently approved

Second by Bob Bunker

Motion carries

17. Petition by Hartung Brothers, Inc. for a conditional use permit to allow the manufacture of ethanol and related by-products on a 48.1149-acre B-4 Hvy Bus lot being in part of the NE1/4 of S14-T8N-R4E in the Town of Arena. Possible action.

Applicant present: Dan Hartung and Larry Price  
Town present: Bob Murphy, Dave Lucey, Bill Gauger

Following the staff report, the applicant was provided the opportunity to present arguments in support of the conditional use. The following persons participated in the presentation: Dan Hartung; Wayne Higgins of Traffic Engineering Services, Inc. presented the anticipated traffic impacts; Dennis Hatfield of RMT presented the anticipated hydrology and environmental impacts; and Atty David Crass presented compliance with conditional use permit criteria.

Ingmar Nelson was provided the opportunity to refute the presentation on behalf of the opposition and raised concerns over the scale of the project, the environmental impacts, compliance with local plans and the speed with which the review process is moving.

Public Comment:

Speaking in opposition were: Ingmar Nelson; Kimberly Nelson and Stu Holmes

Speaking in support were: Herman Kaldenberg; Jeff ? of Agriservices; Mary Claire

Lanser of River Valley Energy LLC; Eric Drachenberg as citizen and Arena Fire Chief; Jerry Tremelling; Pat Schroeder; Janet Ranum; and Jerry Frederick

Ehr asked for any conditions the town may recommend in this is to be approved. Murphy stated improvements need to be made to Hayward Crossing Road and its intersection with US 14.

Motion by Bob Bunker to approve with the following conditions:

1. Improvements shall be made to Hayward Crossing Road to the town's satisfaction.
2. Improvements shall be made to the intersection of Hayward Crossing Road and US 14 to the town's satisfaction.

Second by Joe Thomas

Motion carries

#### 18. Consideration of the proposed Office of Planning & Development 2007 budget.

The following will be included in the proposed budget:

1. Initiate a Groundwater Protection Fee of \$25 per sanitary permit for the handling and administration expenses of the state's share of the permit fee: anticipated revenue increase of \$3,375
2. Initiate a late zoning permit handling fee of \$100 to be assessed when a late zoning permit is issued under the grace period stipulated in Section 2.8 of the Iowa County Zoning Ordinance: anticipated revenue increase of \$8,200
3. Increase the conventional system sanitary permit to \$325 and the pressurized system sanitary permit to \$380: anticipated revenue increase of \$10,020
4. Set the digital data acquisition fee per feature dataset at a rate of \$250 for the first dataset and \$100 for each subsequent with the same request: anticipated revenue increase of \$1,000
5. Increase the fees for a floodplain and shoreland land use permit to \$100: anticipated revenue increase of \$900
6. Increase the plat review fee to \$350 + \$25 per lot: anticipated revenue increase of \$1,000
7. Increase the dgn data acquisition fee to \$50 per file: anticipated revenue increase of \$100
8. Initiate a data conversion fee of \$50 per request: anticipated revenue increase of \$250
9. Expend the annual software licensing fees out of retained fees: anticipated expenditure reduction of \$3,800
10. Acquire a vehicle for the use of staff to reduce paid mileage: anticipated expenditure reduction of up to \$8,100
11. Reduce postage line item by \$500
12. Reduce office supplies line item by \$500
13. Reduce notices and publications line item by \$500
14. Reduce conventions/seminars line item by \$500

The net effect of the proposed changes:

\$28,330 increase in revenues (15.2% increase over 2006 budget revenues)  
\$13,900 reduction in expenses (3% decrease over 2006 budget expenditures)

Discussion took place over the impacts of any additional reductions in expenditures impacting services provided and personnel costs.

Motion by Bob Bunker to recommend the budget as proposed to the Finance Committee  
Second by Bill Ehr  
Motion carries

19. Review and action on expenditures/vouchers.

Motion by Joe Thomas to approve  
Second by Bob Bunker  
Motion carries

20. Discussion of next meeting date and agenda.

None

21. Adjournment.

Bill Ehr adjourned meeting at 11:36pm.

Scott A. Godfrey  
Director