



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. Oct. 25, 2006 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.

Draft Minutes

1. Call to order. Ehr called to order at 6:00pm
2. Roll Call. Godfrey read roll.
Commission present: Bill Ehr, Bob Bunker, Diane McGuire, Joe Thomas (6:05), Dwayne Hiltbrand (6:05),
Commission absent:
Staff present: Mike Bind, Scott Godfrey
3. Certification of notice for this meeting. Godfrey stated this meeting has been posted and noticed as required by law.

Motion to accept by Diane McGuire
Second by Bob Bunker
Motion carries unanimously

4. Approval of October 18, 2006 minutes.

Motion by Diane McGuire to approve
Seconded by Bob Bunker
Motion carries unanimously

5. Approval of agenda.

Motion to approve by Bob Bunker
Second by Diane McGuire
Motion carries unanimously

6. Petition by Give & Go, LLC and Ronald Klaas to change the zoning of 101.78 acres from A-1 Ag to AR-1 Ag Res in association with a proposed 12-lot subdivision plat in part of the NE1/4, SE1/4, & NW1/4 of S13-T6N-R5E in the Town of Brigham.

Applicant present: Ron Klaas

Town present: Rita Zander Doug Reeson

Bill Ehr- what effects are being taken to prevent issues with Williams Creek?

Bob Bunker- town does not have comprehensive plan?

Bob Bunker- what will be done with lot 11 with the trees?

Bill Ehr- does Brigham have a density?

Dwayne Hiltbrand- thought town have a moratorium

Joe Thomas- is there going to be a pond on lot 11.

Public Comment:

Dave Marshall- former WDNR Biologist- finding that trout stream improved concern of developing the headwater will be bad. Would like postponement until further study is done

Michael Wollin-concerned with fish in stream, like to see the results are on current survey is before action being taken.

Frank Sander- has a list of 100 plus signatures of people against like to see delayed until study completed

Caroline Beckett- preserve the land see postponed until town ha adopted their town plan

George Stauffer-3 concerns 1) pollutions/runoff to the water (who will enforce); 2) 120 acres has 4 ponds concern with runoff will have on these; 3) Safety of E Brigham Rd.

Greg Hilden-4 concerns 1)since first plat things has changed and town has not reviewed new plat; 2)town plan does not mention subdivisions; 3) number of people who have signed a petition to oppose; 4) past applicant had to reapply when changing original petition and this situation is similar – reapplication would require petition to be held to the provisions of the town’s moratorium. Asked to hold off to see the results of town survey

Peter McKeever – attorney representing citizens in opposition – stated position that the standards for rezoning have not been met by the applicant

Otis Nelson –Plan of Brigham chair- town attorney has walked the plan commission through its recommendation

Heidi Straubhaar- neighbor that bought the land to the south - Would like it postponed.

Michael Straubhaar- Conservancy has land all around him making it difficult for him to keep farming. Difficult to see this land turned into housing . Requested to wait until moratorium is over.

Greg Hilden- asked about the status of the countywide groundwater study

Bill Ehr – still has some concerns runoff/water/road safety.

Dwayne Hiltbrand- asked about history of application changes

Diane McGuire-still has concerns water/road safety-impact/ town survey/soil issues/moratorium.

Bob Bunker- so there is four more houses approved on E Brigham Rd

Motion by Diane McGuire to postpone up to 90 days or until concerns are answered. Concerns stated are: Road safety (impact on intersection of USH 18-151 and E Brigham Rd); effects of run-off on stream; see what the soil relation to the sites are for driveway access and building sites

Second by Joe Thomas

Motion carries 3-1 with Bob Bunker opposing

7. Continued 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

Town present: Rita Zander and Doug Reeson

Public comment:

Motion by Diane to postpone up to 90 or until zoning is taken care of

Second by Bob Bunker

Motion carries unanimously

8. Petition by Larry & Peggy Monson and Brad & Lisa Alfred to change the zoning of 5.583 acres from A-1 Ag to AR-1 Ag Res being in part of the SE/NE of S28-T7N-R5E in the Town of Brigham.

Applicant present:

Town present: Rita Zander Doug Reeson

Public comment: none

Motion by Diane McGuire to approve
Second by Joe Thomas
Motion carries unanimously

9. Petition by Dan Ley and Thomas Philipps to change the zoning of 11.09 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being in part of the SE/NE & NE/SE of S1-T6-R3E in the Town of Dodgeville.

Applicant present: Dan Ley Thomas Philipps
Town present: none

Public comment: none

Motion by Dwayne Hiltbrand to approve
Second by Bob Bunker
Motion carries unanimously

10. Petition by Dan Ley and Thomas Philipps for consideration of a conditional use permit to divide a 11.09-acre AR-1 Ag Res lot into two lots being 9.41 & 1.68 acres located in part of the SE/NE & NE/SE of S1-T6N-R3E in the Town of Dodgeville.

Applicant present: Dan Ley and Thomas Philipps
Town present: none

Public comment: none

Motion by Diane McGuire to approve
Second by Bob Bunker
Motion carries unanimously

11. Petition by Dan Williams and Greg & Joyce Foster to change the zoning of 1 acre from A-1 Ag to AR-1 Ag Res being in part of the SE/NE of S12-T6-R4E in the Town of Ridgeway.

Applicant present: Dan Williams and Greg & Joyce Foster
Town present: Robert Thomas

Public comment: none

Motion by to approve Dwayne Hiltbrand
Second by Joe Thomas

Motion carries unanimously

12. Petition by Dan Williams to change the zoning of 38.68 acres from A-1 Ag to AR-1 Ag Res being in part of the E1/2 of the SE1/4 of S12-T6N-R4E in the Town of Ridgeway.

Applicant present: Dan Williams

Town present: Robert Thomas

Public comment: none

Motion by Joe Thomas to approve

Second by Dwayne Hiltbrand

Motion carries unanimously

13. Petition by Rick Gullickson to change the zoning of 5 acres from A-1 Ag to AR-1 Ag Res being in part of the NE/NW of S24-T6N-R4E in the Town of Ridgeway.

Applicant present: Rick Gullickson

Town present: Robert Thomas

Public comment: Jean Anderson-asking turning back to town so that it would not be deed restricted and make it conservancy district

Gullickson acknowledges there could be setback issues with the existing structures.

Motion by Diane McGuire to approve

Second by Bob Bunker

Motion carries unanimously

14. Review and action on expenditures/vouchers.

Motion to approve by Bob Bunker

Second by Diane McGuire

Motion carries unanimously

15. Discussion of next meeting date (Nov 15) and agenda. Possible action.

Corn Maze

Sanitary Ordinance

Address Ordinance

Next hearing night Monday Nov 27, 2006 6:00 pm

16. Adjournment.

Motion to adjourn by Joe

Second by Dwayne

Motion carries unanimously. Adjourned at 8:15 p.m.

Scott A. Godfrey
Director