



## 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](mailto:scott.godfrey@iowacounty.org)

Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given that the Iowa County Zoning, Planning, Sanitation and Rural Planning Commission will hold a public meeting on **Wed, Nov. 15, 2006 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room** of the Iowa County Courthouse in the City of Dodgeville, Wisconsin. For information regarding access for the disabled, please call 935-0399.

### Minutes

Approved Nov. 27, 2006

1. Call to order. Ehr called to order at 6:00pm
2. Roll Call. Godfrey read to roll  
Commission Present: Bill Ehr; Dwayne Hiltbrand; Diane McGuire; Bob Bunker  
Commission Absent: Joe Thomas  
Staff Present: Scott A. Godfrey; Mike Bindl  
Others Present: Jim Griffiths; Ron Klaas; Tim McKenzie; Paula Dail; Atty Peter McKeever
3. Certification of notice for this meeting. Godfrey stated this meeting was duly noticed as required by law.  
  
Motion to accept by McGuire  
Second by Bunker  
Motion carries unanimously
4. Review and approval of the Oct. 25, 2006 minutes.  
  
Motion to approve by Hiltbrand  
Second by McGuire  
Motion carries unanimously
5. Approval of agenda  
  
Motion to approve by Bunker  
Second by McGuire  
Motion carries unanimously

6. Clarification of issues/concerns relating to postponement motion on ZH2305 Give & Go rezoning petition in Town of Brigham.

Mr. McKenzie (owner) and Mr. Klaas (engineer) asked for clarification on the October action.

McGuire stated some of the public's concern was that there was a survey for planning underway that may be completed within 2-3 weeks.

McKenzie stated that there are two types of citizens in Brigham that often debate over development, which has resulted in many public meetings all of which have resulted in unanimous actions in his favor.

Ehr asked if there was ever much public support during the town meetings. McKenzie said that some landowners/farmers and the school district want to see development. He stated that the Town of Brigham was very stringent in its review.

McGuire referred to the town's land use plan stating that agriculture and scenic beauty was to be supported and preserved. McKenzie stated he feels this proposal strikes a good balance as this isn't very good farmland and hasn't been farmed for several years. He stated that the deed restrictions would limit the development sites to no more than 2 ½ acres of the total lot with the rest in natural cover or farmed. Klaas added that this issue was discussed quite a lot at the town level.

Hiltbrand said he felt there was a lot of concern about maintaining the quality of the adjacent creek. McKenzie said he feels this project enhances the quality by imposing a no-mow zone while there are no restrictions on plowing adjacent to the creek. Klaas added that the DNR stormwater approval will require water quality safeguards.

McKenzie stated the property had been offered to The Nature Conservancy and took it off the market until TNC decided to decline the offer. He stated that he is not deaf to the public's passion to conserve and/or preserve.

Bunker said his main concern is over the amount of opposition. McKenzie responded by saying there was nothing new said here that wasn't already stated at the town level. He added that people need to realize that this isn't a conservancy area but is farmland, although it is perceived that way as it hasn't been under plow for so long. He added that private property rights need to be considered in the decision.

McGuire stated that there is often conflict between new residential uses in agricultural areas due to the nature of farming activities. McKenzie said the deed restrictions will address the acceptance of exiting farming operations.

Hiltbrand said his second concern is over the access to 18/151 and the increased traffic. McKenzie said he has to defer to the WisDOT's position that the intersection is fine. He said all the WisDOT asked is to notify future lot owners that the median may at some point be closed. Klaas spoke of the 18/151 corridor study findings. Klaas added that the WisDOT considered the outside lane as an acceleration lane in its determination that this proposal would not impact the intersection.

Ehr asked for a smaller version of the plat showing the stormwater devices and a copy of the actual plan.

Bunker asked if a traffic study has been done. McKenzie said nothing more than what the WisDOT has done.

McGuire said there were questions why there wasn't a stormwater device for Lot 11. Klaas said the WDNR is reviewing the stormwater plan and that there are instances where drainage to the creek is allowable provided there is grass buffer.

Godfrey asked if the Commission feels it necessary for the applicant to delineate the floodfringe and floodway of the floodplain. The consensus was that the floodplain impacts such a small portion of the development in an area that would not be developed so it is not relevant.

7. Review of proposed amendments to the Iowa County Address Ordinance.

Godfrey asked for any comments on the Oct. 3<sup>rd</sup> draft.

Consensus was to go to public hearing as part of the Dec. 20<sup>th</sup> agenda.

McGuire moves to hold hearing as part of Dec. 20<sup>th</sup> agenda.

Bunker seconds.

Motion carries unanimously

8. Review of proposed amendments to the Iowa County Sanitary Ordinance.

Godfrey asked for comments on the Sept. 12<sup>th</sup> draft.

Motion to go to public hearing as part of the Dec. 20<sup>th</sup> agenda by McGuire

Second by Hiltbrand

Motion carries

9. Discussion of corn maze and related activities for appropriate zoning designation.

Godfrey explained the corn maze operation at issue and expressed his concerns that this sort of activity doesn't comply with agricultural uses as defined in the A-1 district and Chapter 91 Statutes. He suggested that there be a provision by conditional use permit within the AB-1 Ag Business district.

Jim Griffiths suggested that, if the corn maze use is to be considered for regulation, so too should uses such as hunting, fishing and walking on A-1 land.

Ehr suggested contacting other counties for how they've handled similar uses.

Consensus was to provide an oversight to ensure issues of public health and safety are addressed as least intrusively as possible.

10. Summary of WDNR Natural History Inventory pilot proposal.

Godfrey explained the WDNR request for the county to use the inventory in its preliminary development review so that potential impacts to threatened and endangered species can be addressed prior to development approval. He stated this could be a win win for both the WDNR and property owners by avoiding after-the-fact enforcement situations.

Hiltbrand moves to participate  
Bunker seconds.  
Motion carries

11. Report on Wisconsin County Code Administrators conference

Godfrey provided a report from the conference.

Bunker notified the commission that he would like to offer a motion to reconsider the action on ATCP51 at the next meeting.

12. Discuss US 18/151 Work Group status

Godfrey stated that the representatives should be discussing traffic impacts with their respective governing bodies this month and the group will meet again on Dec. 14<sup>th</sup> to decide how to proceed.

13. Review and action on expenditures/vouchers.

Motion to approve by Hiltbrand  
Second by Bunker  
Motion carries unanimously

14. Next meeting and agenda.

Dec 20<sup>th</sup>: public hearing on address ordinance; Motion to reconsider the action taken by the Commission in administering ATCP51 Livestock Siting provisions; public hearing on sanitary ordinance

Dec. 27<sup>th</sup>: put Give & Go petition (ZH2305) back on agenda; zoning hearings as petitioned

15. Adjournment.

Motion to adjourn by McGuire  
Second by Bunker  
Motion carries unanimously. Adjourned at 8:30pm

Scott A. Godfrey  
Director