



# IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Pursuant to Section 19.84, Wisconsin Statutes, notice is hereby given that the Iowa County Planning & Zoning Commission will hold public meeting on **Wed, Feb. 21, 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 Feb. 28, 2007

1. Call to order. Ehr called the meeting to order at 6:00pm
2. Roll Call. Godfrey read the roll  
Committee Present: Bill Ehr; Dwayne Hiltbrand; Bob Bunker; Diane McGuire; Joe Thomas  
Committee Absent: none  
Staff Present: Scott A. Godfrey; Mike Bindl  
Public Present: about 11 present
3. Certification of notice for this meeting. Godfrey stated this meeting had been posted and noticed as required by law.  
  
Motion to accept by McGuire  
Second by Bunker  
Motion carries unanimously
4. Review and approval of the Jan. 24, 2007 minutes  
  
Motion to approve by Bunker  
Second by Hiltbrand  
Motion carries unanimously
5. Approval of agenda  
  
Motion to approve as presented by McGuire  
Second by Thomas  
Motion carries unanimously

6. Discussion on the proposed Thronson Ridge Preliminary Plat, Town of Brigham

Ehr stated that the purpose of this item is to generally discuss the preliminary plat and what conditions for the final plat may be considered. Ehr referred to the points outlined by Godfrey, a letter submitted by Attorney Peter McKeever and information submitted for the previous public hearings.

Discussed stormwater management plan as being reviewed by the WDNR.

Thomas moves to require a reference on the plat to the WDNR approved stormwater management plan.

Second by Hiltbrand

Motion carries unanimously.

Discussed endangered/threatened species, open growth oaks, prairie, etc. Ehr suggested having the prairie remnants and possibly oak savannahs delineated on the plat once the areas are established by the WDNR to be conditioned as “no disturbance area”, meaning no grading, soil disturbance, construction, tree planting or mowing that would adversely impact the remnant. Reference to language in Attorney Peter McKeever’s letter.

Motion by McGuire to condition that the no-build portions of Lots 5&6 be maintained as open grasslands with no tree planting or row crops allowed; the prairie remnants and oak savannahs as delineated by the WDNR be shown on the plat; and that there be no land disturbance, tree planting or construction in the delineated prairie remnants.

Second by Bunker

Motion carries unanimously

Thomas moves that a statement on the plat be that the wells shall be cased to at least a depth of 130 feet or to the St. Peter Aquifer

Second by Bunker

Motion carries unanimously

Motion to require the easement to the adjacent land to the north be described as at least 66 feet in width with the restriction that its use be limited to farming, land management and emergency vehicle access and that it is not to become a public road.

Second by Thomas

Motion carries unanimously

Thomas moves that Lot 11 have a 125-foot vegetative buffer along the waterway where no buildings or structures can be constructed.

Second by Hiltbrand

Motion carries unanimously

McGuire moves that Lot 12 have a 75-foot vegetative buffer along the waterway where no buildings or structures can be constructed.

Second by Thomas

Motion carries unanimously

The safety concerns for the intersection with 18/151 was discussed. Supervisor Ron Berg provided the WisDOT corridor study that showed higher accident rates at other intersections where greater overall growth has occurred.

Motion by Hiltbrand to request developer to provide a written statement from the WisDOT that modifications at this intersection are recommended for the anticipated increased traffic from this proposed development.

McGuire seconds

Motion carries unanimously

Motion by Thomas to have the plat reference the WisDOT US 18/151 Corridor Access Study for the purpose that its implementation may impact future access to 18/151.

Second by Hiltbrand

Motion carries unanimously

Motion by Bunker for a statement on the plat that prohibits grading and construction on slopes steeper than 12%.

Second by McGuire

Motion carries unanimously

Motion by Thomas that there be an approved developer's agreement with the Town and that the Town accepts the extended town road as a condition for the final plat

Second by Bunker

Motion carries unanimously

Motion by McGuire to support the town's conditions relating to the covenants and restrictions and that said covenants and restrictions be enforced by the developer until such time a homeowner's association is created to resume enforcement

Second by Hiltbrand

Motion carries unanimously

Motion to place this on the next hearings agenda by McGuire

Second by Hiltbrand

Motion carries unanimously

#### 7. Update on request for address sign quotes

Godfrey provided sign samples and quote information from three vendors. Godfrey stated that we have to determine:

- Sign specifications for a resolution to the Board
- What strategy for replacing existing signs
- A vendor
- A communication strategy for property owners

Rick Mueller discussed his manufacturing process.

Godfrey discussed the pros/cons of replacing all signs at once versus through attrition.

Motion by McGuire asking for input from towns during their April Annual Meetings on:

- List range of prices
- Options on replacement
- Options on funding
- Options on workload

Second by Thomas

Motion carries unanimously

8. Consideration of revisions to the Iowa County Nonmetallic Mining and Reclamation Ordinance as mandated by WI Administrative Rule NR135

Godfrey overviewed the revisions as mandated by the WDNR.

Motion by McGuire to hold a public hearing on March 21<sup>st</sup>.

Second by Bunker.

Motion carries unanimously

Motion by McGuire to hold the hearing from 6:15pm to 6:30pm

Second by Bunker

Motion carries unanimously

9. Director's report on office activity

Godfrey gave a report on activity in the office including the 2006 summary.

10. Review and action on expenditures/vouchers

Motion to approve by Thomas

Second by Bunker

Motion carries unanimously

11. Next meeting/agenda and determination for March hearings date

For March 21<sup>st</sup>:

- public hearing on the Nonmetallic Mining Reclamation Ordinance revisions
- report on town feedback on address signs
- closed session for employee evaluation
- other items as deemed necessary

Motion by Hiltbrand to move the normal March 28<sup>th</sup> hearings to April 4<sup>th</sup> as staff are unavailable March 28<sup>th</sup>.

McGuire seconds.

Motion carries unanimously.

12. The Planning & Zoning Commission shall entertain motion to go into Executive Session pursuant to Sec. 19.85 (1) (b) consideration of discipline of any public employee or person licensed by the commission (report on personnel incident)

Motion to go into Executive Session by McGuire inviting Scott Godfrey  
Second by Thomas  
Motion carries unanimously

13. Return to Open Session - Possible Action.

Motion to return to open session by Bunker  
Second by Thomas  
Motion carries unanimously

14. Adjournment

Motion to adjourn by McGuire  
Second by Bunker  
Motion carries unanimously. Adjourned at 8:48pm

Scott A. Godfrey  
Director