



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 Planning & Zoning Commission will hold public hearings and meeting on **Wed., April 25, 2007 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 may 16, 2007

1. Call to order. Ehr called the meeting to order at 6:00 pm
2. Roll Call. Godfrey read the roll.

Committee present: Bill Ehr, Diane McGuire Bob Bunker, Dwayne Hiltbrand (6:12pm)
Committee not present: Joe Thomas
Staff present: Scott A. Godfrey; Mike Bindl

3. Certification of notice for this meeting. Godfrey stated this meeting was duly noticed and posted as required by law.

Motion to accept by McGuire
Second by Bunker
Motion carries unanimously

4. Review and approval of the March 21, 2007 minutes.

This item was not acted upon as the referenced minutes date was incorrect. Action will be taken at a future meeting.

Motion to approve by
Second by
Motion carries unanimously

5. Approval of agenda.

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

6. Petition by James & Barbara Ballard and Dennis & Karen Trace to change the zoning of 22.36 acres from AR-1 Ag Res & A-1 Ag to all AR-1 Ag Res being in part of the SE/SE of S10 and NE/NE of S15 all in T6N-R2E in the Town of Eden.

Applicant present: James & Barbara Ballard and Dennis & Karen Trace
Town present: none
Public comment: none

Motion to approve by McGuire
Second by Bunker
Motion carried unanimously.

7. Petition by Brenda & Brad McClain for consideration of a conditional use permit to allow additional animal units on an existing 34.49-acre AR-1 Ag Res lot being in part of the SE/SE of S31-T7N-R4E in the Town of Dodgeville.

Applicant present: Brenda & Brad McClain
Town present: none
Public comment: none

Motion by Bunker to approve with the following conditions:

- 1) Manure is to be spread over their property
- 2) Fences are to be properly maintained
- 3) The animal units shall apply only to horses

Second by McGuire
Motion carried unanimously.

8. Petition by Michael von Stein and Dale Polkinghorn for consideration of a conditional use permit to allow the reconfiguration of two adjacent AR-1 Ag Res lots to create lots of 30.641 & 12.439 acres being in part of the SW/SE & SE/SW of S30-T8N-R2E in the Town of Pulaski.

Applicant present: Michael Von Stein, Dale Polkinghorn
Town present: none
Public comment: none

Motion to approve by McGuire
Second by Bunker
Motion carried unanimously.

9. Petition by Robert Hanson & Myra Jean Peterson to change the zoning of 2.0 acres from A-1 Ag to AR-1 Ag Res being in part of the N1/2-NW of S32-T7N-R2E in the Town of Highland.

Applicant present: Robert Hanson
Town present: none
Public comment: none

Motion to approve by Bunker
Second by McGuire
Motion carried unanimously.

10. Petition by Brent Clark to change the zoning of 3.57 acres from A-1 Ag to AR-1 Ag Res in part of the NE/NE of S7-T4N-R1E in the Town of Mifflin.

Applicant present: Brent Clark
Town present: Mark Pinch
Public comment: none

Motion to approve by McGuire on condition that an additional 36.48 acres be zoned with the AC-1 Agricultural Conservancy overlay district to comply with the town's comprehensive plan
Second by Bunker
Motion carried unanimously.

11. Petition by Brent Clark for consideration of a conditional use permit to allow animal units on a 3.57-acre AR-1 Ag Res lot in part of the NE/NE of S7-T4N-R1E in the Town of Mifflin.

Applicant present: Brent Clark
Town present: Mark Pinch
Public comment: none

Motion to approve by McGuire to approve two animal units
Second by Bunker
Motion carried unanimously.

12. Petition by Roger Emerson to change the zoning of 5.01 acres from A-1 Ag to AR-1 Ag Res being in the NW/NW of S10-T7N-R5E in the Town of Arena.

Applicant present: Roger Emerson
Town present: Dave Lucey and Terry Denruiter
Public comment: none

Motion to approve by Hiltbrand
Second by Bunker
Motion carried unanimously.

13. Petition by Alfred Anding to change the zoning of 5.0 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res and 0.18 acre from AR-1 Ag Res to A-1 in part of the NE/SE of S13-T8N-R4E in the Town of Arena.

Applicant present: Alfred Anding
Town present: Dave Lucey and Terry Denruiter
Public comment: none

Motion to approve by Bunker
Second by McGuire
Motion carried unanimously.

14. Petition by John & Nancy Meyers to change the zoning of 5.01 acres from A-1 Ag to AR-1 Ag Res being in part of the E1/2-SW of S27-T6N-R5E in the Town of Brigham.

Applicant present: John & Nancy Meyers
Town present: Rita Zander, Otis Nelson
Public comment: none

Motion to approve by McGuire
Second by Bunker
Motion carried unanimously.

15. Petition by Steven, Brenda & William Trainor to change the zoning of 5 acres from A-1 Ag to AR-1 Ag Res being in part of the SW/NE of S26-T7N-R5E in the Town of Brigham

Applicant present: none
Town present: Rita Zander & Otis Nelson
Public comment: none

Motion to approve by Hiltbrand
Second by McGuire
Motion carried unanimously.

16. Petition by William Jones & John Doescher to change the zoning of 21.82 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res to create 3 lots of 5.98, 9.20 & 6.64 acres being in part of the SW/SE & SE/SW of S34-T7N-R5E in the Town of Brigham.

Applicant present: William Jones

Town present: Rita Zander & Otis Nelson

Public comment: Karl Heil stated that he and the applicants are working out the details of him acquiring that portion of the applicant's property not included in this rezoning

Motion to approve by Hiltbrand with condition that the remnant of the applicant's property is combined to adjoining property of Karl Heil by Certified Survey Map so as to not create a nonconforming parcel

Second by Bunker

Motion carried unanimously.

17. Petition by David McSherry to change the zoning of 6.674 acres from A-1 Ag to AR-1 Ag Res being in part of the N1/2-SE of S8-T5N-R5E in the Town of Brigham.

Applicant present: Dave McSherry

Town present: Rita Zander & Otis Nelson

Public comment: none

Motion to approve by McGuire

Second by Bunker

Motion carried unanimously.

18. Petition by Jeff Grundahl for consideration of a conditional use permit to reconfigure two existing B-2 Hwy Bus lots into 5.01 & 5.06 acres being part of the W1/2-NE of S12-T6N-R5E in the Town of Brigham and to allow the following uses: model home; sales office; contractor retail sales; office rental; mini storage units; convenience store; restaurant as previously granted per ZH 1287 & 1871.

Applicant present: none

Town present: Rita Zander & Otis Nelson

Public comment: none

Ehr stated his concern over approving uses without knowing the details of each and which of the lots they are being proposed for. Ehr stated his preference is to postpone action until the applicant is able to attend and address questions.

Motion to postpone until May by McGuire to allow for the applicant to attend and address questions

Second by Bunker

Motion carried unanimously.

19. Petition by Terry Smith & Diane Brault to change the zoning of 6.922 & 5.294 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being in part of the E1/2-SE of S21-T7N-R5E in the Town of Brigham.

Applicant present: Terry Smith & Diane Brault
Town present: Rita Zander & Otis Nelson
Public comment: Bill Carden-

Motion to approve by McGuire
Second by Hiltbrand
Motion carried unanimously.

20. Petition by WA Towers and Bruce Paull for consideration of a conditional use permit to allow a telecommunication tower with facilities on A-1 Ag land in part of the SW/NW of S13-T6N-R4E in the Town of Ridgeway.

Applicant present: Todd Anderson (WA Towers) & Bruce Paull
Town present: Robert Thomas
Public comment:

- 1) Mr. & Mrs. Paul Bickford: opposes due to improper noticing and location
- 2) Pat Carmody: opposes due to aesthetic impact

Motion to postpone by Bunker until applicant can submit a corrected legal description for proper notice
Second by McGuire
Motion carried unanimously.

21. Petition by Intelegra LLC and Curt Peterson for consideration of a conditional use permit to allow a telecommunication tower with facilities on A-1 Ag land in part of the NW/NE of S29-T7N-R3E in the Town of Dodgeville.

Applicant present: Todd Anderson (Intelegra LLC) & Curt Peterson
Town present: none
Public comment: none

Motion by McGuire to consider the adjacent lot, PIN 008-0623.A, be considered a residential use or lot, having the effect of requiring the tower to be at least 600 feet from this lot
Second by Bunker
Motion carries

It was agreed that no screening of the facility would be required in addition to the proposed security measures.

Motion by McGuire to accept the applicant's statement within the application letter as showing this to be the best of all alternative sites;
Second by Hiltbrand
Motion carries.

Motion by McGuire to approve the conditional use permit upon satisfaction of the following conditions:

- a) The tower must provide a minimum of six unused spaces available for collocation. A statement to this effect must be submitted.
- b) Written legal description of the site and lease area survey must be submitted
- c) Copies of approvals from the Federal Communication Commission (FCC) and a statement that the facility complies with the limits of radio frequency emissions standard set by the Federal Communication Commission (FCC) must be submitted. The statement shall list the particular Federal Communication Commission (FCC) Measured Permitted Emissions (MPE) limit and the tested or design limit for the proposed telecommunication facility.
- d) Copies of approvals from the Federal Aviation Administration (FAA) including any aeronautical study determination or other findings and the Wisconsin State Bureau of Aeronautics must be submitted.
- e) Copies of any Environmental Assessment (EA) reports on Form 600 or Form 854 submitted to the Federal Communication Commission (FCC) must be submitted.
- f) Copies of Finding of No Significant Impacts (FONSI) statement from the Federal Communication Commission (FCC) or Environmental Impact Study (EIS) must be submitted.
- g) NIER (non-ionizing electromagnetic radiation) exposure studies must be submitted
- h) A Master Plan for all related facilities within the unincorporated county limits of Iowa County and within fifteen hundred (1500) feet of the County boundary must be submitted.
- i) A report prepared by an Engineer licensed by the State of Wisconsin certifying the structural design of the tower and its ability to accommodate additional antennas must be submitted.
- j) An affidavit must be submitted stating space will be made on the proposed tower for future users, when technically possible, at a reasonable cost. Reasonable costs shall be considered any fees, cost or contractual provisions required by the owner that conform to terms standard in the industry and that do not exceed the cost of new tower development.
- k) A performance bond satisfying Section 7.00(2) of the ordinance is required to guarantee that the facility will be removed when no longer in operation to the satisfaction of the county. Said bond will be reviewed annually for adequacy of amount.
- l) A statement from a Wisconsin licensed engineer must be submitted that certifies that the tower will be designed to collapse within the described leased area.
- m) The leased site must be provided with a minimum 50-foot wide easement with turn-around. Said easement must be provided.
- n) The applicant must either locate the tower at least 600 feet from PIN 008-0623.A or successfully seek a variance from the Iowa County Board of Adjustment to this required setback.
- o) The applicant must certify that the tower will be greater than 500 feet from the nearest residence not on the applicant's property.
- p) A statement must be submitted from a Wisconsin licensed engineer certifying that the tower would not collapse within 188 feet of any public road right-of-way.
- q) The applicant must certify that the tower will be at least its height from any power line transmitting at least 750 volts.
- r) The applicant must certify that all guy wires will be at least 50 feet from the leased area lot lines or successfully seek a variance to this required setback from the Iowa County Board of Adjustment.

Second by Bunker

Motion carried unanimously.

22. Review and action on expenditures/vouchers.

Motion to approve Bunker
Second by Hiltbrand
Motion carried unanimously

23. Discussion of next meeting date and agenda.

Godfrey confirmed the next scheduled meeting will be May 16th at 6pm.

24. Adjournment.

Motion to adjourn by McGuire
Second by Bunker
Motion carried unanimously. Adjourned at 8:10 pm