



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 Committee will hold public hearings and meeting on **Wed., Jan. 25, 2012 at 6:00PM**, or as soon thereafter as possible, in the **2nd Floor Conference Room** in the 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 Feb. 29, 2012

1. Call to order. Chair Peterson called the meeting to order at 6:00pm
2. Roll Call. Chair Peterson called the roll
Committee Present: Curt Peterson, Dwayne Hiltbrand, Carol Anderson, Bill Grover
Committee Not Present: Bob Zinck
Staff Present: Scott A. Godfrey
Other Supervisors Present: none
3. Certification of notice for this meeting. Godfrey stated this meeting has been duly posted and noticed as required by law.
4. Review and approval of the last meeting minutes

Motion to approve by Carol Anderson
Second by Bill Grover
Motion carries unanimously.
5. Approval of agenda

Motion to approve by Bill Grover
Second by Dwayne Hiltbrand
Motion carries unanimously.
6. Comments from Audience/Committee members not relating to petitioned hearings or listening session

None
7. Petition by Susan Socher, Charles Socher and Ed & Tammy Reichling to rezone 2.33 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res and 0.29 acre from AR-1 Ag Res to A-1 Ag, being PIN 026-0579 & 026-0580 in the S8-T4N-R4E in the Town of Waldwick.

Applicant Present: Susan Socher
Town Present: none

Godfrey presented the staff report.

Motion to approve by Bill Grover with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval of the rezoning
Second by Carol Anderson

Public comment: none

Motion carries unanimously.

8. Petition by Scott & Patti Williams and Don Cameron to rezone 21.587 acres from A-1 Ag to AR-1 Ag Res being part of PIN 004-0180 in the SW/SW of S28-T7N-R5E in the Town of Brigham.

Applicant Present: Scott & Patti Williams and Realtor JR Reynolds
Town Present: Doug Reeson

Godfrey presented the staff report.

Motion to approve by Carol Anderson with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval of the rezoning
Second by Dwayne Hiltbrand

Public comment: none

Motion carries unanimously.

9. Petition by US Cellular/Todd Anderson and McCann Land LLC for a conditional use permit to allow a telecommunication tower and facility on PIN 016-0525 in the SE/SW of S32-T5N-R1E in the Town of Mifflin.

Applicant Present: Todd Anderson
Town Present: Mark Pinch and Roger Schambow

Godfrey presented the staff report.

Motion to approve by Dwayne Hiltbrand with the following conditions:

1. Increase the access easement to a minimum of 50 feet in width (Section 11(4) Telecomm. Ord.) or successfully seek a variance from the BOA
2. Increase the setback to at least 375 feet to the nearest structure on the property (Section 12(2)(f) Telecomm. Ord.) or successfully seek a variance from the BOA or provide an engineering statement certifying that the tower is designed to collapse within an area that would not impact the existing structures
3. The required \$25,000.00 bond be submitted to and approved by the county
4. The following conditions be satisfied as required by Section 6(4):
Conditions to Granting Conditional Use Permits. For each conditional use permit approved by the Commission the applicant shall submit a fee set by County Board Resolution before the conditional use permit will be issued. The granting of each conditional use permit by the Commission shall be conditional and the applicant shall submit the following to the Commission's satisfaction before the conditional use permit will be issued:

- a) Copies of the determination of no hazard from the Federal Aviation Administration (FAA) including any aeronautical study determination or other findings and the Wisconsin Bureau of Aeronautics, if applicable.
- b) Copies of any Environmental Assessment (EA) reports on Form 600 or Form 854 submitted to the Federal Communication Commission (FCC), if applicable.
- c) Copies of any filings relating to any telecommunications facility located in Iowa County submitted to the Federal Communication Commission (FCC) shall be submitted within 30 days of filing.
- d) Copies of Finding of No Significant Impacts (FONSI) statement from the Federal Communication Commission (FCC), if applicable.
- e) NIER (non-ionizing electromagnetic radiation) exposure studies.
- f) Application for an Iowa County zoning permit with applicable fee.

Second by Curt Peterson

Public comment: none

Motion carries unanimously.

10. Petition by Gary Grunow to rezone 2.01 acres from A-1 Ag to R-1 SF Res being part of PIN 008-1147.A in the NE/SW of S19-T6N-R3E in the Town of Dodgeville. Included in this petition is to rezone 33.01 acres with the AC-1 Ag Conservancy overlay, being the balance of PIN 008-1147.A.

Applicant Present: Ted Greenheck, representative of Mr. Grunow

Town Present: none

Godfrey presented the staff report.

Motion to approve by Bill Grover with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval of the rezoning

Second by Carol Anderson

Public comment: none

Motion carries unanimously.

11. Petition by Gary Rowley and Lisa Pepelea to rezone 13.9948 acres from A-1 Ag & AR-1 Ag Res to all AR-1 Ag Res being part of PINs 008-0338.02 & 008-0337 in the SW1/4 of S32-T6N-R4E in the Town of Dodgeville.

Applicant Present: Gary Rowley, Mark & Lisa Pepelea

Town Present: none

Godfrey presented the staff report.

Motion to approve by Dwayne Hiltbrand with the condition that the associated certified survey map is duly recorded within 6 months of County Board approval of the rezoning

Second by Bill Grover

Public comment: none

Motion carries unanimously.

12. Request by Jason & Kate Cutts for consideration of waiving a late zoning permit fee.

Godfrey overviewed the situation resulting in the application for an after-the-fact zoning permit.

Mrs. Cutts explained the failure to get a permit was not intentional and detailed their financial hardship.

Motion to reduce the penalty portion of the fee to \$50 by Carol Anderson with the recommendation that the Mrs. Cutts requests the Town of Mifflin to make an effort to inform citizens of the need for permits.

Second by Dwayne Hiltbrand

Motion carries unanimously.

Godfrey offered to send a letter to the Town of Mifflin regarding the effort to inform citizens of the need for permits.

13. Director's report on general office activity and programs

Godfrey presented the 2011 End of Year report. In addition he mentioned:

- Likely losses in state grant revenues of \$45,000.00
- Potential zoning ordinance revisions to consider at a future meeting including highway setbacks
- Better coordination with new Corporation Counsel on enforcement issues, which has also been communicated to town chairs
- Completion of countywide groundwater study – handed out printed report

14. Discussion of next meeting date and agenda

Next meeting will be February 29, 2012.

15. Adjournment

Motion to adjourn by Dwayne Hiltbrand

Second by Bill Grover

Motion carries unanimously. Adjourned at 7:35pm

Scott A. Godfrey
Director