



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@mail.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 **Thursday Nov. 10th, 2005 at 6PM**, 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. 23, 2005

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

Committee Present: Curt Peterson; Bill Ehr; Diane McGuire; Dale Theobald
Committee Absent: John Lind
Staff Present: Scott A. Godfrey; Mike Bindl

3. Certification of notice for this meeting. Godfrey stated this meeting has been duly noticed and advertised as required by law.

Motion to accept by Peterson
Second by McGuire
Motion carries unanimously

4. Review and approval of the Oct. 26, 2005 meeting minutes.

Motion to approve by McGuire
Second by Theobald
Motion carries unanimously

5. Approval of agenda

Motion to approve as amended Nov. 9th by Theobald
Second by McGuire
Motion carries unanimously

6. Consideration of request by Mary Schroeder to reimburse floodplain determination

expenses. Possible action.

Godfrey reported that Schroeder is requesting for the county to reimburse her the expenses incurred to determine whether a proposed building site is within the regional floodplain. Godfrey stated that he used the FEMA Flood Insurance Rate Map as best as he could to determine if the site was in or out, but found the site to be too close to the 100-year line to make a definitive determination. Godfrey said both NR116 and the county's floodplain ordinance makes it the responsibility of the property owner to provide survey elevation data to either refute or determine a site being in the floodplain. He stated that, although he realizes there was a cost to the Schroeders, it is also they who are proposing the building project and the county who is liable is a permit is issued for construction in the floodplain. He also stated this would be a precedent-setting decision.

Motion by Theobald to deny
Second by Peterson
Motion carries unanimously

7. Consideration of upgrading ArcView 3.2 software license. Possible action

Godfrey presented a quote to purchase the required license to continue the use of ArcView 3.2 licensing, which has expired. This software is presently being used by the office for creating maps for hearings, applications and public requests.

Motion to approve by Peterson
Second by McGuire
Motion carries unanimously

8. Purchase ArcView 9.0 software license. Possible action.

Godfrey presented a quote to purchase one additional license for ArcView 9.0, which is the upgrade package to the present 3.2. He explained that the Tax Listing Specialist within the Treasurer's Office would benefit from having direct access to the software, which requires the additional license.

Motion to approve by McGuire
Second by Theobald
Motion carries unanimously

9. Consideration of draft Iowa County Floodplain Ordinance. Possible action.

Godfrey explained that the DNR response to the September draft ordinance is that any of the model language proposed to be deleted that exists in the empowering administrative rule, NR116, must be retained. Godfrey explained that there is very little modification that can be made to the model ordinance without risk of the DNR and FEMA refusing to ratify, which is required by statute in order for the ordinance to take effect.

He stated his main concerns are that the model ordinance requires permits for virtually anything done within a floodplain and virtually any alteration to an existing structure within a floodplain. For example, “development” is any manmade change to improved or unimproved real estate and a “structure” is any manmade object with form, shape and utility. Both “development” and a “structure” must comply with the provisions of the ordinance. In addition to applying to virtually every action and object within a floodplain, he explained that there is also the issue that there is no present process for regulating activities such as interior structure modifications and well drilling, both of which are subject to the ordinance.

Godfrey recommended that the model ordinance be adopted largely unchanged, except for those proposed in the November draft, pending DNR review and approval as it appears there is very little choice. He further stated that it is the discretion of the county to determine how the more ambiguous language will be interpreted, which appears to be the only option provided by the DNR until such time NR116 is revised.

Motion by Theobald to hold a public hearing on the latest draft
Second by Peterson
Motion carries unanimously

10. Consideration of change to the county-wide groundwater study budget change.
Possible action.

Godfrey explained that there has been a funding source for much of the labor costs to the county study. Therefore, it is being requested to approve shifting the expenditure of contracted county funds from labor to enable the study to be extended. In short, he said this is an opportunity to greatly enhance the scope and duration of the study with no cost to the county.

Consensus was that this would be a worthy consideration but action will be postponed until more details are provided.

11. Update on the draft Iowa County Airport Zoning Ordinance. Possible action.

Godfrey gave an overview of the current draft and said the Airport Commission is meeting next Monday to consider it. He urged the Committee to become familiar with the ordinance as it will have to eventually hold a public hearing on it and, if adopted by the County Board, be the principal administrator of it.

12. Update on the filling of the GIS Technician position.

Godfrey said he was pleased to announce that the position has been filled with a very well qualified individual who will be starting on Nov. 21st.

McGuire moves to take a 15 minute recess to allow for the scheduled public hearing on amending the county's comprehensive plan

Peterson seconds.

Motion carries unanimously

Ehr called the meeting back to order at 6:56pm

13. Review and action on expenditures/vouchers.

Motion to approve by Peterson

Second by McGuire

Motion carries unanimously

14. Consideration of public hearing date to consider the updated Tri-County Airport Zoning Ordinance. Possible action.

Godfrey stated that there needs to be a public hearing in each of the three counties affected by the proposed rewritten ordinance, being Sauk, Richland and Iowa. He further stated that each of the respective county boards must approve the ordinance in order for it to take effect. Godfrey stated that the ordinance has least impact on Iowa County as virtually all its affected land is already restricted from development as delineated floodplain and being within the jurisdiction of the Lower Wisconsin State Riverway Board.

Motion to hold a 5-minute public hearing on Dec. 21st by Peterson

Second by Theobald

Motion carries unanimously

15. *Consideration of public hearing date to amend county comprehensive plan for Town of Pulaski. Possible action.

Godfrey stated that the Town of Pulaski has acted to amend its comprehensive plan, which necessitates the county to consider amending the county plan accordingly for implementation.

Motion to hold a 5-minute public hearing on Dec. 21st by Peterson

Second by Theobald

Motion carries unanimously

16. * Consideration of GIS Consulting Services 2006 Agreement. Possible action.

Godfrey presented a proposed consulting agreement which has been approved each year for the past 4 or 5 years. It is a non-binding agreement wherein if the county finds itself in need of consulting services, the contracted consultant will provide said services with a cap of \$5000 for the calendar year. If no consulting services are

requested, the county pays nothing.

Motion by McGuire to not sign the contract out of a lack of need

Second by Theobald

Motion carries unanimously

17. Discussion of next meeting agenda. Possible action.

The next business meeting will be Dec. 21st at 6pm

Agenda items will include:

- Hold business meeting before public hearings starting at 6pm
 - Discussion and possible action on limiting the frequency of amending the Iowa County Comprehensive Plan
 - Other business deemed necessary by office staff or the Chair
- Public hearing on amending the Iowa County Comprehensive Plan per request of the Town of Pulaski starting at 6:45pm
- Public hearing on the proposed Tri-County Airport Zoning Ordinance rewrite at 6:50
- Public hearing on rescinding the existing Iowa County Floodplain Ordinance and replacing with the new at 7pm until 7:15pm

18. Adjournment.

Motion to adjourn by Theobald

Second by McGuire

Motion carries unanimously. Adjourned at 7:10pm

Scott A. Godfrey
Director