



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, Aug. 15, 2007 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 Aug. 22, 2007

1. Call to order. Thomas called the meeting to order at 6:00pm
2. Roll Call. Godfrey read the roll
Commission Present: Bob Bunker; Diane McGuire; Dwayne Hiltbrand; Joe Thomas; Bill Ehr (late)
Commission Absent: none
Staff Present: Scott A. Godfrey; Mike Bindl
Public: Stan King; John Lawinger (Town of Mineral Point); Ingmar Nelson; Dave Lucey (Town of Arena); Bill Gauger (Town of Arena)

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

Motion to accept by McGuire

Second by Bunker

Motion carries unanimously

4. Review and approval of the July 25, 2007 minutes

Motion to approve by Bunker

Second by Hiltbrand

Motion carries unanimously

5. Approval of agenda

Motion to approve by McGuire

Second by Hiltbrand

Motion carries unanimously

6. At or near 6:05pm, the Commission will entertain a motion to hold a public hearing on the proposed revisions to the Iowa County Zoning Ordinance. The hearing will continue until such time there is a motion to end or the decision to end is made by the Commission Chair.

Motion to begin the hearing by Bunker
Second by McGuire
Motion carries unanimously

Godfrey read through the summary of revisions.

Public Comment: None

Hiltbrand moves to close hearing
McGuire seconds.
Motion carries.

7. Consideration of revisions to the Iowa County Zoning Ordinance.

Ehr moves to forward to the Board for adoption of the revisions as proposed.
Bunker seconds.
Motion carries unanimously.

8. Review of conceptual Miner's Ridge Development plan in the Town of Mineral Point.

Thomas clarified that this is a non-action, discussion-only item.

Stan King with Delta 3 Engineering explained the conceptual development plan for a residential subdivision. He said the development is to be proposed in 3 or 4 phases with 20 lots in Phase I (46 acres) and a total of 56 or 57 lots. Mr. King stated that the WDNR stormwater standards will be followed. Mr. King said the only viable option to connect to public sewer would be about a mile of extension making the cost not feasible and annexation is not an option as it does not directly adjoin the city limits.

Potential issues discussed included:

- Number of ingress/egress points to development
- Private septic systems on each lot w/shared wells (4 residences to each well sampled on regular basis) versus city water & sewer
- Remaining area for development on small lots after septic and well setbacks taken into account
- Impact of stormwater management areas on lots

9. Consideration of Hartung Brothers conditional use permit expiration date per ZH2300 in the Town of Arena.

Godfrey clarified that the CUP for the ethanol plant is to expire in March of 2008 unless "construction has been diligently pursued". He stated that the question tonight is how to interpret that phrase as it could mean construction must be underway or that permits are being actively sought.

Dave Lucey, Town Chair, commented that the WI Towns Association attorney stated that the pursuit of state/federal permits and approvals could be considered “diligent pursuit” of construction. Ehr agreed.

Ingmar Nelson commented opposition to the original granting of the CUP as it was rushed through.

Godfrey asked for a decision on whether the pursuit of permits is considered construction being diligently pursued or if a renewal will be required before March 2008.

Motion by Ehr to contact applicant to notify of March 2008 CUP expiration unless they can prove the construction has been diligently pursued to the Commission or seek a renewal by hearing process.

Second by Hiltbrand

Motion carries unanimously.

Ehr asked to make a statement refuting that the CUP was granted in a rushed manner.

10. Consideration of the proposed Office 2008 Budget.

Godfrey presented the draft 2008 budget with the following recommendations in order to meet the mandated 4% decrease in levied dollars, translating into about \$48,424:

- a) Godfrey recommended to not renew the contract with Northern Environmental for administration of the Nonmetallic Mining & Reclamation (NR135) program as bringing the workload in-house could generate about \$5,780 in revenue for 2008. Godfrey stated that the workload would be able to be absorbed given the general economic slowdown, however workload may become an issue if general development activities rebound.

Motion to approve by Ehr

Second by Bunker

Motion carries unanimously

- b) Godfrey recommended increasing the soil test filing fee to \$150 stating the fee has not been adjusted for 14+ years during which time the associated workload has increased. Godfrey stated that this could generate an approximate \$5000 in increased revenue for 2008.

Motion to approve by Ehr

Second by Hiltbrand

Motion carries unanimously

- c) Godfrey recommended increasing the Certified Survey Map review fee to \$100 + \$25 per lot based on the average cost incurred and a statewide survey of review fees. Godfrey stated that this could generate an approximate \$3000 in increased revenue for 2008.

Motion to approve by Bunker

Second by Ehr

Motion carries unanimously

- d) Godfrey recommended changing the data acquisition fee structure within the Land Records Program to be based upon the most frequently requested data layers. Currently, the structure would allow the acquisition of all datalayers in the Geodatabase format for just \$40 while a statewide survey shows most counties charge several hundred or thousands of dollars to offset the significant costs associated with the acquisition, creation and maintenance of this data. Godfrey stated that this idea would need to be reviewed by the Land Records Committee as well. Godfrey said the approximate increase in revenue is difficult to predict, but that it would be an increase.

The recommended fee structure is:

First countywide datalayer	\$500
Additional countywide datalyers	\$250 each
First town datalayer	\$100
Additional town datalayers	\$ 50 each
Countywide orthophotography	\$500
Orthophotograhly by tile	\$200 first + \$50 each additional tile

Motion to approve by Ehr

Second by McGuire

Motion carries unanimously

- e) Godfrey recommended transferring the current address sign fee carryover account to a revenue account. This would create approximately \$5800 of additional revenue for 2008 with lesser revenue each subsequent year, depending upon sign costs versus established sign fees.

Motion to approve by Hiltbrand

Second by Ehr

Motion carries unanimously

- f) Godfrey recommended transferring the current Land Records product request carryover account to a revenue account. He stated this was an account created to fund the regular updating of digital orthophotography every five years. Godfrey justified the recommendation as being an expense incurred solely by his office and felt comfortable that this can be requested as a retained fees expense to be considered by the Land Records Committee. This would create approximately \$15800 of additional revenue for 2008 and \$4000-\$5000 each year thereafter.

Motion to approve by McGuire

Second by Hiltbrand

Motion carries unanimously

- g) Godfrey recommended a decrease in postage expenses of \$700 based on this year's expenses. He added there may be impacts if the rates are increased.

Motion to approve by Ehr

Second by Bunker

Motion carries unanimously

- h) Godfrey recommended decreasing the dues account by \$250 stating he will again trim staff membership expenses to organizations.

Motion to approve by Hiltbrand
Second by Ehr
Motion carries unanimously

- i) Godfrey recommended increasing the notices/publications account by \$1300 to reflect the increase costs of publishing hearing notices and ordinance revisions. He asked if there may be a less expensive alternative to meet the statutory publishing requirement, such as a different paper adding that it cost about \$1200 just to publish only two ordinance revisions.

Motion to approve by Ehr with the suggestion to explore less expensive alternatives
Second by Hiltbrand
Motion carries unanimously

- j) Godfrey recommended decreasing the convention/seminar account by \$500 by further limiting attendance by staff.

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

- k) Godfrey recommended initiating a filing fee for private septic system maintenance reports stating this is a state-mandated workload without funding and many counties have similar fees. He is suggesting a \$15 filing fee for the reports that are required every three years, thus it is actually a \$5 per year fee. Godfrey stated this would generate approximately \$13500 in annual revenue with the amount likely to increase each year as new systems are installed.

Motion to approve by Ehr
Second by Bunker
Motion carries unanimously

- l) Godfrey recommended eliminating the “agricultural structure” zoning permit rate and to consider all non-residential, non-commercial structures at the existing “non-residential accessory structure” rate. He explained that the workload cost is the same whether a pole shed is built on a 40-acre farm or a 35-acre residential lot, but the current agricultural structure rate does not cover the cost. Godfrey stated this could increase revenue by approximately \$3000 and better cover workload expenses.

Motion to approve by Ehr
Second by Hiltbrand
Motion carries unanimously

m) Godfrey recommended increasing the zoning permit fee for structures not defined as buildings from the current \$25 to \$75 in order to cover the approximate cost of associated workload. He stated such structures include swimming pools, silos, grain bins, tanks, unroofed decks, foundations of only crawl spaces, and changing roof pitches.

Motion to increase the fee to \$50 by Bunker
Second by McGuire
Motion carries unanimously

Godfrey discussed an additional five ideas which he did not recommend at this time.

Godfrey concluded that, if these recommendations as acted upon tonight are approved by the Board, this budget will exceed the 4% levy reduction goal by an additional 5-10%.

Ehr moved to recommend the 2008 Budget with the actions taken tonight to the Finance Committee
Second by Hiltbrand
Motion carries unanimously

11. Director's report on office activity and issues of interest

Godfrey handed out and discussed the monthly report.

12. Review and action on expenditures/vouchers

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

13. Next meeting/agenda

Aug. 22nd: next zoning hearings
Sept. 19th: next business meeting

14. Adjournment

Motion to adjourn Hiltbrand
Second by McGuire
Motion carries unanimously. Adjourned at 9:45pm

Scott A. Godfrey
Director