



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@iowacounty.org

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., January 23, 2013 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. 27, 2013

1. Call to order. Curt Peterson called the meeting to order at 6:00 pm
2. Roll Call

Committee Present: Curt Peterson, Doug Richter, Carol Anderson, Steve Deal, Ryan Walmer

Committee Absent: none

Staff Present: Scott A. Godfrey

Other Supervisors: none

3. Certification of notice for this meeting. Scott Godfrey stated the meeting was duly noticed and posted as required by law.
4. Review and approval of the last meeting minutes

Motion to approve by Carol Anderson

Second by Doug Richter

Motion carries unanimously

5. Approval of agenda

Curt Peterson stated he will abstain from item #11 due to a conflict of interest.

Motion by Steve Deal to approve

Second by Ryan Walmer

Motion carries unanimously.

6. Comments from Audience/Committee members *not relating* to petitioned hearings

Joel Goodman asked about a study for the economic impact of renewable energy for the county

7. Petition by Peter Stadler and Darold Rux for a conditional use permit to reconfigure two adjacent B-2 Hwy Bus lots to be 11.113 & 3.175 acres, being tax parcels 008-1088 & 1089 in the Town of Dodgeville.

Applicants Present: Peter Stadler

Town Present: none

Godfrey presented the staff report

Motion by Steve Deal to approve
Second by Doug Richter

Public comment: none

Motion carries unanimously

8. Petition by Terry Cool and Mike & Pat Wolfe to rezone 4.914 acres from A-1 Ag to AR-1 Ag Res in the NW/SE of S29-T7N-R2E in the Town of Highland.

Applicants Present: Mr. & Mrs. Cool and Mr. Wolfe
Town Present: none

Godfrey presented the staff report

Motion by Carol Anderson to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of the final County Board action
Second by Ryan Walmer

Public comment: none

Motion carries unanimously

9. Petition by Ivey Construction and Larry & Linda Schaaf for a Shoreland Special Exception Permit to allow nonmetallic mining within 300 feet landward of the ordinary highwater mark of the Mineral Point Branch in the SW/NW of S36-T5N-R2E in the Town of Mineral Point.

Applicants Present: Dan Ivey and an associate
Town Present: none

Godfrey presented the staff report

Motion by Ryan Walmer to approve with the following conditions:

- a. Documentation must be provided to the Iowa County Office of Planning & Development certifying that the City of Mineral Point Extraterritorial Zoning Committee and City Council has approved the nonmetallic mining land use
- b. The smallest amount of bare ground shall be exposed for as short a time as feasible. There must be a plan for covering the ground that is approved as part of the permit.
- c. Temporary ground cover (such as mulch or jute netting) shall be used and permanent vegetative cover shall be established.
- d. Diversion berms or bales, silting basins, terraces, filter fabric fencing, and other methods shall be used to prevent erosion.
- e. Lagoons and ponds shall be constructed to avoid fish trap conditions.
- f. Fill shall be stabilized according to accept engineering standards.
- g. Filling shall comply with any local floodplain zoning ordinance and shall not restrict a floodway or destroy the flood storage capacity of a floodplain.
- h. The required nonmetallic mining reclamation plan and permit must be approved by Iowa County before the special exception permit takes effect.

Second by Doug Richter

Public comment: none

Motion carries unanimously

10. Petition by Connie Perry to rezone 5.756 acres from A-1 Ag to AR-1 Ag Res being in the SE/NE of S14-T7N-R5E in the Town of Arena, including at least 24.244 acres zoned with the AC-1 Ag Cons overlay to comply with rural residential density standards.

Applicants Present: Connie Perry and associate
Town Present: David Lucey, Bill Gauger, John Wright

Godfrey presented the staff report

Motion by Carol Anderson to approve with the condition that the associated certified survey map is duly recorded with the Iowa County Register of Deeds within 6 months of the final County Board action
Second by Ryan Walmer

Public comment: none

Motion carries unanimously

11. Consideration of a Temporary Use Permit for The Kraemer Company, LLC to reopen an abandoned nonmetallic mine in the SE/SE of S3-T7N-R3E in the Town of Wyoming for a State Road 23 project.

Applicants: Bob Jewell and three associates

Godfrey presented the staff report.

Mr. Jewell outlined in more detail the proposed state project.

Motion by Ryan Walmer to approve with the following conditions:

- a. The permit will take effect March 1, 2013 and expire October 15, 2013
- b. Crushing, processing, asphalt plant, blasting and hauling hours shall be Monday through Friday, 6am to 9pm; Saturday 6am to 6pm for all activities except blasting, which shall be from 8am to 5pm
- c. Reclamation of the site must be approved by the WisDOT

Second by Steve Deal.

Motion carries with four ayes and Curt Peterson abstaining.

12. Consideration of the adequacy of existing county land use regulations pertaining to frac sand mining and nonmetallic mining in general.

Scott Godfrey presented the current land use regulations pertaining to nonmetallic mining in general and frac sand mining in particular.

An informal discussion between the Committee members, Town Board members and gallery took place.

13. Discussion of request to revise maximum sign display area limits in zoning ordinance

The Committee agreed to propose increasing the maximum display are for on-premise ground

signs from 100 square feet to 150 square feet for a single-sided sign and 300 square feet for a multiple-sided sign. This plus the proposed revisions discussed at the November 2012 meeting will be presented for public hearing in February.

14. Discussion of state wind energy system siting law, PSC 128 and implications for Iowa County regulating wind energy systems

Scott Godfrey said he does not yet have a draft ordinance to review.

15. Overview of Draft ATCP 49 Working Lands Initiative Administrative Rule
 - a) Iowa County Farmland Preservation Plan revision status: Scott Godfrey recommended moving forward with revising the Plan with the understanding that it will be likely to have to request an extension from DATCP
 - b) Use of collected Working Lands Initiative zoning conversion fees: Carol Anderson moved to earmark to offset direct costs of the Farmland Preservation Plan revision process at this time; Second by Ryan Walmer. Motion carries unanimously

16. Director's report on general office activity and pending violations – 2012 End of Year Report

Scott Godfrey presented the End of Year 2012 report. Steve Deal commended Godfrey on "running a tight ship".

17. Discussion of next meeting date and agenda

Next meeting: February 27, 2013 at 6pm to include:

- Petitioned hearings
- Public hearing on zoning ordinance revisions
- Anything else relevant for review, discussion and possible action

18. Adjournment. Motion to adjourn by Ryan Walmer; Second by Doug Richter. Motion carries unanimously. Adjourned at 8:21pm

Scott A. Godfrey
Director