



## 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 a public meeting on **Wed., March 18, 2009 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. Additional information about the petitions, including maps, can be obtained from the Office of Planning & Development.

### Minutes

approved April 1, 2009

1. Call to order.
2. Roll Call. Godfrey read the roll  
Committee Present: Dwayne Hiltbrand; Tom Mueller; Bill Ehr; Carol Anderson; Diane McGuire; Jerry Dorscheid  
Committee Not Present: Brad Wells  
Staff Present: Scott Godfrey; Mike Bindl
3. Certification of notice for this meeting. Godfrey stated the meeting has been duly noticed as required by law.

Motion to approve by Dorscheid  
Second by McGuire  
Motion carries unanimously

4. Review and approval of last meeting minutes.

Motion to approve by Mueller  
Second by Anderson  
Motion carries unanimously

5. Approval of agenda.

Motion to approve by McGuire  
Second by Dorscheid  
Motion carries unanimously

6. Discussion of land uses in the A-1 Agricultural district (sawmills, farm family businesses, etc.) as related to Chapter 91 WI Statutes (Farmland Preservation) as requested by Alex Greene and Dean Swenson.

Alex Greene and Dean Swenson present.

Mr. Greene presented an overview of his operation:

- portable sawmill
- market hardwood flooring
- uses Jim Birkmeier's facilities in Sauk County
- owns Red Beard Lumber
- father (Gordon) wants long-term forestry management plan for his property
- yearly harvest of 10,000-20,000 board feet per year
- ultimate growth of 50,000 board feet per year; sustainable
- idea: Gordon hires sawmill to harvest annual yearly board feet; saw on site; dry in kiln on site; Red Beard purchases and takes offsite for processing into hardwood flooring
- scale: similar portable sawmill (51hp diesel) – volume of 80 db; 10 days to saw 20,000 board feet; 20,000 board feet of logs equal 5 logging trucks
- to remove as dry wood removed by trailers towed by pickup
- about \$20,000 earned per harvest versus \$3000 for traditional commercial logging
- present status: meeting with town; County does not consider kiln use allowed in A-1 if commercial, thus the need for clarification tonight on what is allowed for forest management in the A-1 district
- forestry as agriculture at issue; forestry listed as allowed use in county ordinance
- review of exclusive ag land interpretations in area counties differ
- cited "farm family business" definition in Chapter 91 WI Statutes [91.75(8)] as a suggestion of consideration in ordinance revision

Mr. Swenson presented an overview of his operation:

- received letter from County that internet advertising of business explains use not allowed in the A-1 district
- handed out an interpretation from Paul Dietmann, DATCP
- talked of historic tree management practices encouraged by state and/or federal programs
- cut out about 20 dead red oak trees in last 2 years, which timber buyers will not buy, so sawed into valuable product
- has machine shed full of low value lumber for framing
- views his activity as a service to the community – assisting neighbors with lumber
- utilization of farm woodlots help to make farms financially viable; saved farms
- feels is an agricultural product
- about 1 day per month, or 96 hours per year of sawmill operation versus continuous milking machine use (noise comparison)
- firewood on a large scale may be an issue too
- feels the A-1 district helps to protect this forestry as an ag use
- logs do come in from other property to his for milling

Hiltbrand asked when he feels an operation becomes commercial, to which Mr. Swenson responded if a mill operated 8 hours per day all week sawing logs...maybe a money factor?

Dorscheid – maybe main income producer for property

Mr. Greene: Question of scale should be addressed – money; volume of timber. Feels 50,000 board feet per day is common for a commercial sawmill such as at Gotham, which is small. Some run 100,000 to 200,000 board feet per day.

Mueller: farms have historically used lumber off of the farm for buildings and firewood; feels 91.75(8) allows use of wood on property where logged; feels there is a scale that required regulation

Jim Birkmeier: Forestry has always been agricultural per USDA and taxing structure. Has worked for over 30 years for better logging method other than commercial processes. Much of the current zoning regulations predate the new trends in sawmills (presented magazines). Solar heated kilns are used to dry the wood. Sell wood directly to customers. Iowa County is almost half timbered but only growing at 25% of potential. Can create the equivalent of one good paying job for every 40 acres of timber. It's time to change regulations to support new forest management principles.

Mary Schultz: Asked how often neighbors are helped by these mill operators and is the lumber brought offsite to dry.

Man: Main concern of attempt to change zoning and future impacts.

Nancy Hulbert: asked about conditional permits and what that entails; concern if use exceeds original scale it will be allowed to continue although not what was originally approved

Anderson asked where scale thresholds may be in board feet

Ehr called an end to this discussion and to move onto the next item to allow Godfrey to explain a related proposed ordinance revision.

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

Godfrey presented the latest version (March 2009) of revision proposals, including a “home occupation” use that may be considered in many districts for general discussion.

Anderson moves to return to item 6  
Mueller seconds  
Motion carries unanimously

Mueller moves to recognize Mr. Greene's use of the solar kiln and the cutting of timber on his father's land as an agricultural use

Anderson asks to redraft motion. Mueller agrees.

Motion as redrafted by Anderson to be: Motion to consider the cutting and sawing timber on site, drying in a kiln and selling what has been dried is a permitted use in the A-1 district.  
Second by Hiltbrand  
Motion carries unanimously

Karl Heil offered suggestions relating to wind energy systems and solar collectors.

8. Discussion of next meeting date and agenda.
  - April 1, 2009 – zoning hearings

9. Adjournment.

Motion to adjourn by Anderson  
Second by Mueller  
Motion carries unanimously. Adjourned at 8:34pm

Scott A. Godfrey  
Director