



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 public hearings and meeting on **Wed., Jan. 23, 2008 at 6:00PM**, or as soon thereafter as possible, in the **County Board Room (2nd floor)** 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 Feb. 20, 2008

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

Committee Present: Bill Ehr; Bob Bunker; Dwayne Hiltbrand; Joe Thomas (6:10)
Committee Absent: Diane McGuire
Staff Present: Scott A. Godfrey; Mike Bindl

3. Certification of notice for this meeting. Godfrey noted this meeting was duly posted and noticed as required by law.

Motion to accept by Hiltbrand
Second by Bunker
Motion carries unanimously

4. Review and approval of the Dec. 26, 2007 minutes

Motion to approve by Bunker
Second by Hiltbrand
Motion carries unanimously

5. Approval of agenda

Ehr announced that items #7 and #8 were withdrawn by the applicants

Motion to approve with items #7 removed by Hiltbrand
Second by Bunker
Motion carries unanimously

6. Petition by Patrick & Susan Clerkin and James LaVigne for a land use change of 0.8 acres from A-1 Ag to AR-1 Ag Res being in the NE/NE of S5-T4N-R5E in the Town of Moscow.

Applicant present: Susan Clerkin

Town present: Charles Schriber, Joe Hendrickson

Godfrey presented staff report.

Public comment: none

Motion to approve by Hiltbrand

Second by Bunker

Motion carries unanimously

7. Petition by Tom Porter and Wally Rose for a land use change of 5.58 acres from AR-1 Ag Res and M-1 Industrial to B-4 Industrial being in the E1/2-NW of S17-T8N-R5E in the Town of Arena.

Withdrawn

8. Petition by Tom Porter for a conditional use permit to allow a brewery and residence on a 5.58-acre B-4 Industrial lot being in the E1/2-NW of S17-T8N-R5E in the Town of Arena.

Withdrawn

9. Continued petition by John & Vern Halverson for a land use change of 8.097 acres from B-2 Hwy Bus to B-3 Heavy Bus being Lot 1, CSM 817 in the NE/NW of S22-T8N-R5E in the Town of Arena.

Applicant present: Evy & Vern Halverson

Town present: Bill Gauger, Terry Denruiter

Godfrey presented staff report.

- DOT wants original drive to remain Res, will be new acc. for business on lot #2

- DOT to send letter to county

Public comment: Baxter/Atteln, OK with drive remaining a residential use

Motion to approve by Bunker

Second by Hiltbrand

Motion carries unanimously

10. Continued petition by John & Vern Halverson for consideration of a conditional use permit to allow lumber processing, lumber yard with storage, distribution & retail sales; a sawmill; an office; and wood preparation to include sanding, pressure treatment, sawing and finishing on an 8.097-acre B-3 lot being Lot 1, CSM 817 in the Town of Arena.

Applicant present: Evy & Vern Halverson

Town present: Bill Gauger, Terry Denruiter

Godfrey presented staff report and clarified that the request to allow pressure treatment was not intended to be included, but instead pressure washing

Motion to approve by Thomas with the following conditions:

1. The saw mill shall be operated in a three sided building in order to minimize noise for the adjacent properties.
2. Outside storage areas shall be fenced.
3. There shall be effort to minimize the noise level after 7pm.
4. A copy of the approved state stormwater permit must be supplied by the applicant to the county in order to be entered into the record.
5. All outside lighting shall be directed downward in order to minimize light spillage off-lot.
6. There shall be no off-premise signs allowed to be permitted on the lot.
7. The applicant must provide a copy of the access approved from the WI Dept. of Transportation to the county for the record.

Second by Hiltbrand
Motion carries unanimously

11. Continued petition by John Rasmussen & Spring Valley Inn for consideration or a conditional use permit to allow timeshare condominium sales; spa; restaurant; lounge; motel; tourist info; convenience store; and conference center on a 19.31-acre B-2 Hwy Bus lot in the E1/2-NE of S21 and NW/NW of S22; all in T8N-R4E in the Town of Arena.

Applicant present: None, but supplied letter asking for delay of action until February
Town present: Bill Gauger, Terry Denruiter

Godfrey presented staff report.
Public comment: none

Motion to postpone until Feb 27, 2008 hearing date and request buyer to attend meeting or provide draft management contract by Hiltbrand
Second by Bunker
Motion carries unanimously

12. Consideration of status of the conditional use permit granted per ZH2300 for an ethanol plant in the Town of Arena.

Present: Dan Hartung, Larry Price, Bill Gauger, Terry Denruiter, Ingmar Nelson, Randy Terronez, Tom Mueller

Hartung and Price stated as examples that construction is underway to include:

- \$22M raised thus far...total cost about \$25M more than at time of CUP granting due to getting natural gas piped to site
- 31 public hearings have been held
- Consultant has been hired to complete the air quality paperwork, but unsure if it has yet been filed with the WDNR

- Primary lender lined up but need additional equity investors due to unforeseen costs
- Price of corn has nearly doubled since CUP application although price for ethanol has fallen, which are different economic conditions
- Methane digesters are being considered as an alternative to use of natural gas, which would cause some design changes that impact the air quality permit application
- Asking that CUP be considered valid or that an extension will be considered as the project is still being actively pursued

Questions:

Ehr: tentative construction timeline?

Hartung: not yet

Ehr: can an extension be granted?

Godfrey: not unless there is an application through the hearing process; issue is whether “construction has been diligently pursued”

Ehr: if we determine construction has been diligently pursued, will there be an expiration date for the CUP?

Godfrey: no

Public Comment:

Ingmar Nelson: raised concern over the first process being rushed and suggested a public hearing is warranted especially if there is potentially a redesign of the operation of the plant (methane digesters)

Ehr asked if he feels the conditions have been met. Nelson said no.

Gauger stated he doesn't mind an extension but isn't sure about a “never ending extension”

Hartung asked if they can agree to a stipulation that ground must be broken within one year added to the consideration of “construction being diligently pursued” and suggested that there would still be time to seek an extension before March

Motion to place on next month's agenda by Bunker and to have Godfrey ask Corporation Counsel whether “construction being diligently pursued” can be considered with a time period imposed during which ground must be broken;

Second by Hiltbrand

Motion carries unanimously

Ehr said it'll be on the next earliest meeting in February

13. Consideration of erosion control and stormwater management standards.

- Bindl overviewed draft ordinance
- Section 7.3 require permit holder to keep self-inspection log...weekly or biweekly or after any significant rain event (1+ inch)

- Mueller suggested tying erosion control requirements to slope, possibly exempting permit requirement for land that is flat; suggest first requiring a minimum slope before the square footage
- Ehr said part of the purpose of this ordinance is to make sure the county highway department has some standards to follow
- Who to review and with what expertise? Engineer at applicant's cost?
- Ask DNR, DCOMM and LCD who has expertise to review and with what certification.
- Invite LCD to attend next meeting
- All to review and provide comments for next meeting
- Cubic yardage of excavation or filling questioned if too strict (400 cubic feet)

14. Consideration of revisions to the Iowa County Floodplain Ordinance.

Godfrey handed revised draft (changes recommend from DNR) and gave quick summary

Discussion concluded with Ehr asking the members to review the draft for further review next month.

15. Consideration of wind energy standards within the Iowa County Zoning Ordinance.

Godfrey reviewed standards for different standards of wind energy

Tom Mueller handed out some information regarding different technology being employed for wind energy such as stacked turbines. Tom suggested inviting a speaker from Focus Energy to discuss incentives for economic development that employs alternative energy.

Godfrey suggested making a principal permitted use for systems of a certain size and CUP if larger/bigger.

Discussion concluded with request for Godfrey to prepare alternative methods to implement standards with pros/cons for further discussion next month

16. Review of conceptual US Hwy 18-151 interchanges.

Godfrey showed a handout of the latest interchanges proposed by DOT

17. Director's Report.

Godfrey's report was reviewed.

18. Discussion of next meeting date and agenda.

Next meeting February 20, 2008

- Hartung CUP
- Erosion control ordinance
- Floodplain ordinance
- Wind energy standards

19. Adjournment.

Motion to adjourn by Hiltbrand
Second by Bunker

Motion carries. Adjourned at 8:35 pm

Scott A. Godfrey
Director