



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., Feb. 20, 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. 27, 2008

1. Call to order. Ehr called the meeting to order at 6:01pm
2. Roll Call. Godfrey read roll.
Commission present: Bill Ehr; Bob Bunker, Diane McGuire, Dwayne Hiltbrand (6:06pm);
Joe Thomas (6:08pm)
Commission absent: none
Staff present: Scott A. Godfrey; Mike Bindl
Also present: Ingmar Nelson, Karl Heil
3. Certification of notice for this meeting

Godfrey stated this meeting has been duly noticed and posted as required by law.

Motion to accept by McGuire
Second by Bunker
Motion carries unanimously
4. Review and approval of the Jan. 23, 2008 minutes.

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously
5. Approval of agenda.

Motion to approve by Bunker
Second by McGuire
Motion carries unanimously

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

Godfrey handed out a correspondence from Hartung Brothers. He also summarized Corporation Counsel's view that the Commission does have the authority to determine whether pursuit of state and federal permits by Hartung Brothers constitutes construction in order to consider the conditional use permit to remain valid. Godfrey noted that Corporation Counsel further stated his opinion that, should the Commission make this determination, it could also require proof to be supplied within a time period showing further action on the applicant's part. Godfrey further noted that Corporation Counsel also stated the Commission can require that a formal request for an extension be made by the applicant.

Ehr stated his opinion that the applicants are actively pursuing construction but not to the point where he is comfortable with an unconditional approval. He further stated that, if there is consideration for significant changes to the operation from that proposed (such as incorporating a biomass digester for fuel), then we need to revisit the CUP and take public comment.

Thomas stated he feels another 6 months will likely either make or break the proposed plant.

Ingmar Nelson stated his concern over the existing fertilizer plant's proximity to the proposed ethanol plant being a potential safety issue.

Motion by McGuire to accept the current evidence as constituting construction at this time with the condition that the applicant provide further evidence in six months that additional progress has been made and that any proposed changes to the operation or design of the plant may require review of the CUP at the Commission's discretion,

Second by Bunker

Motion carries unanimously

7. Consideration of erosion control and stormwater management standards.

Godfrey handed out some questions relating to last month's discussion on this matter and asked for guidance.

Ehr stated an issue to be having expertise at the county to review proposed plans.

Bindl listed the 14 counties that currently have such an ordinance and the office that administers. Godfrey suggested they contact some of the counties to ask what standards are applied and what qualifications staff has to administer.

There was discussion over what the state's Uniform Dwelling Code requires and for what projects.

Hiltbrand suggested asking for the Land Conservation Department to attend a meeting to discuss potential resources they may be able to provide.

Thomas suggested getting villages and cities to have better enforcement.

8. Consideration of revisions to the Iowa County Floodplain Ordinance.
Godfrey asked for guidance on the draft distributed last month.

Ehr stated his opinion is to have a public hearing in March.

McGuire moves to hold a public hearing in March
Thomas seconds.
Motion carries unanimously

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

Godfrey handed out some questions relating to last month's discussion on this matter and asked for guidance.

Ehr stated his opinion that part of the intent is to make it more "user friendly" for people who want personal wind systems. He further stated that there should be a differentiation between personal and large systems with personal systems maybe even being encouraged. Ehr asked if there is interest for a third designation of those systems less than 20 Kw too.

Karl Heil provided input on some alternatives for personal systems, stating Alliant Energy will buy back 20kW or less at the same rate they charge and pay less for greater capacity systems. Heil also mentioned the statutory restrictions on communities regulating wind energy systems. Heil stated a concern over height limits if they prevent a personal wind system. Heil also provided information that he has researched on this topic.

Godfrey stated we may want to consider differentiating systems based on power output only, regardless of height.

Ingmar Nelson asked how much noise different types of turbines create. Nelson stated that one potential concern may be setbacks to neighboring properties.

Ehr suggested asking someone from Focus on Energy to come to a meeting to address questions and make suggestions. Godfrey said he has contacts with the organization and can ask.

10. Director's Report. Godfrey handed out his report.

11. Discussion of next meeting date and agenda.

Next meeting: Feb. 27, 2008 hearings then March 19th to include public hearing for the floodplain ordinance and BOA revisions in the zoning ordinance, if possible

Godfrey informed the Commission that he'll be on vacation the third week of March.

12. Adjournment.

Motion to adjourn by McGuire
Second by Bunker
Motion carries unanimously. Adjourned at 7:45pm

Scott A. Godfrey, Director