May 30, 2023 **Planning Commission Meeting**

Town of Dodgeville
Plan Commission Meeting
Tuesday, May 30th, 2023

The Town of Dodgeville Plan Commission met on Tuesday, May 30th at 6:00 P.M. Planning Commission Chairman Krista Dolan called the Planning Commission meeting to order at 6:00 P.M.

Plan Commission Committee members in attendance were Krista Dolan, Curt Peterson, Peter Vanderloo, Paul Lawinger, Tom Joestgen, Julie Dolan and Mary Wilson.

Others in attendance: Larry Nelson, Joe Brokish, Nancy Brokish, Dan Ivey, Chase Ivey and Shirley Johnson.

Planning Commission member Krista Dolan verified that proper notice of the public hearing was posted on May 23rd, 2023 in accordance with WI Statutes 19.84 (3) at the Town Message Boards at Pleasant Ridge Store, Mueller Implement and the Town Office. Curt Peterson made a motion to approve the public notice and agenda. Peter Vanderloo seconded the motion. Motion carried.

Curt Peterson made a motion to approve the March 27th, 2023 meeting minutes as presented. Mary Wilson seconded the motion. Motion carried.

The Planning Commission discussed the conditional use application of Donald & Sharon Christensen to adjust the property lines on a 19.34 acre parcel zoned AR-1 and the request for up to 16 animal units on the property in part of the NE ¼ of the SE ¼ of State Highway 191excluding the West Side and part of the SE ¼ of the SE ¼ of Section 35, Town 6 North, Range 3 East located at 5090 Brennan Road. Peter Vanderloo made a motion to recommend the approval of the conditional use application of Donald & Sharon Christensen to adjust the property lines on a 19.34 acre parcel zoned AR-1 and to allow up to 8 animal units on the property in part of the NE ¼ of the SE ¼ of State Highway 191 excluding the West Side and part of the SE ¼ of the SE ¼ of Section 35, Town 6 North, Range 3 East located at 5090 Brennan Road Tom Joestgen seconded the motion. Motion carried.

Curt Peterson abstained from the discussion and voting of the rezoning application of Jim Accola & Ivey Construction.

The Planning Commission discussed the rezoning application of Jim Accola & Ivey Construction to rezone approximately 48.18 acres more or less from A-1 Ag to AB-1 located in part fraction of the NW ¼ of the NW ¼ and a fraction of the SW ¼ of the NW ¼ of Section 31, Town 6 North, Range 3 East located at 3603 County Road CH and the conditional use application of Jim Accola & Ivey Construction for the purpose of non-metallic mining on 48.18 acres more or less located in part fraction of the NW ¼ of the NW ¼ and a fraction of the SW ¼ of the NW ¼ of Section 31, Town 6 North, Range 3 East at 3603 County Road CH. Dan Ivey from Ivey Construction presented information in regards to the application and conditional use permit as well as a list of conditions for the miller quarry expansion by Ivey Construction.

Peter Vanderloo made a motion to recommend the approval of the rezoning application of Jim Accola & Ivey Construction to rezone approximately 48.18 acres more or less from A-1 Ag to AB-1 located in part fraction of the NW ¼ of the NW ¼ and a fraction of the SW ¼ of the NW ¼ of Section 31, Town 6 North, Range 3 East located at 3603 County Road CH and the conditional use application of Jim Accola & Ivey Construction for the purpose of non-metallic mining on 48.18 acres more or less located in part fraction of the NW ¼ of the NW ¼ and a fraction of the SW ¼ of the NW ¼ of Section 31, Town 6 North, Range 3 East at 3603 County Road CH with the following conditions:

1. The applicant shall apply for and receive all required local, state and federal permits.
2. The reclamation plan will meet the requirements of NR135.
3. Hours of Operation will be from 6:00 a.m. to 6:00 p.m. Monday through Friday, and 6:00 a.m. to 4:00 p.m. on Saturdays. No operations will take place on Sundays.
4. The operation will require all trucks and excavation equipment to have muffler systems that meet or exceed the current industry standard for noise abatement.
5. The operator shall meet or exceed DNR standards to particulate emissions as described in NR 415.075 and NR 415.076.
6. A seismograph will be installed for the first two shots to all adjoining land owners with or without a residence, and abutting land owners, if requested.
7. Reclamation activities shall be phased with respect to the phasing of the mining operation and shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance.
8. Interim reclamation may also be required to mined lands that have been disturbed and will be disturbed again in future operations. Reclamation may be done on an annual basis, or in stages compatible with continuing operations, or on completion of all excavation.
9. The nonmetallic site must comply with all provisions of this ordinance, the Iowa County Nonmetallic Mining Reclamation Ordinance, and Wisconsin Administrative Code Ch. NR135.
10. The establishment, maintenance, or operation of the mining use will not substantially affect the existing use of adjacent properties and will not have a substantial adverse effect on the most suitable long term future use for the area.
11. That the mining use shall conform to all government regulations and standards pertaining to the activity, including air and water quality standards and storm and waste water permit discharge requirements.
12. That the noise, vibration, and dust levels be within the standards as established by the State.
13. That the reclamation plan, which shall similarly be imposed as a condition of approval, will be enforceable, and as enforced will result in the property being in a final condition which is reasonably safe, attractive and, if possible, conductive to productive new uses for the site.
14. That the operation and reclamation shall be conducted in a manner that meets groundwater quality standards pursuant to Wisconsin admin. Code Ch. NR140.
15. That the operations and reclamation shall be conducted in a manner that does not cause a permanent lowering of the groundwater table that results in adverse effects on surface waters or a significant reduction in the quality of groundwater available for reasonable use to future users.
16. The mining site shall be enclosed by at least a 3-strand barbed wire fence, maintained at all times with warning signs posted to indicate the presence of a nonmetallic mining site at intervals agreeable to the affected Town and County.

17. Water for site dewatering and washing operations will meet the conditions of the required Wisconsin Pollution Discharge Eliminations System (WPDES) permit for the WDRN.
18. Any noise shall comply with all applicable OSHA standards. Verification of this requirement shall be provided to the office upon written request.
19. Blasting shall, at a minimum, comply with the provisions listed in SPS 307. Wis. Admin. Rule. At sites where there is a principal structure on neighboring property within 500 feet of the shared property line with the mining site, blast charges may be required to be reduced in size as blasting activities near the property line.
20. The permit shall be in effect for 5 years and may be renewed by application to the County. All permitted operations may be inspected at least once every year by the Office and may be inspected at the time a request for renewal is submitted for the purpose of determining if all conditions of the operations are being complied with. Renewed permits shall be modified to be in compliance with all state, county, and local law in effect at the time of renewal. Permits may be amended on application to the Commission to allow extensions or alterations in operation under new Ownership or Management.
21. An address shall be required for the mining site assigned under the provisions of the Iowa County Address and Road Naming Ordinance.
22. The Town of Dodgeville Land Use Map H-1 must be modified placing Parcels 008-1378 & 008-1379 in the Industrial Area.

Julie Dolan seconded the motion. Motion carried.

Clerk/Treasurer Sara Olson and Larry Nelson presented the updated Proposed Land Use Map H.1 showing all proposed modifications. The Planning Commission thanked Larry Nelson for all of his hard work and dedication that he has put into the Town of Dodgeville's Comprehensive Plan. Clerk/Treasurer Sara Olson indicated that she would be contacting Iowa County Planning & Development to schedule a joint public hearing in regards to the proposed changes.

Curt Peterson made a motion to adjourn the meeting at 7:08 p.m. Tom Joestgen seconded the motion. Motion carried.

Respectfully Submitted,

Sara Olson, Clerk/Treasurer