

HOUSING ELEMENT

Appendix B-1

TOWN OF DODGEVILLE
Land Use Committee Meeting Minutes Draft Final
April 12, 2004

Chairman Merrill Called the meeting to order at 7:04 p.m. and noted compliance with posting accordance with open meetings law.

Attendance:

Committee: Lois Merrill, Curt Peterson, Joe Meudt, Dave Pearson, CM D' Angelo, Monte Hottman, Charles Price, Larry Forseth, Ryan Lipska, David Thomas,

Others: Laurie Maloney, M. Bid Webb, Jim Griffith, Jane Kavoloski, David Gollon, Bill Briska, Bob Hansis (WDNR), Doug Cieslak (Conservancy)

Motion to approve agenda by Peterson, Second by Pearson, All Approve, MOTION CARRIED.

NEXT, COMPREHENSIVE PLANNING.

PRESENTATIONS from Wisconsin Department of Natural Resources and Driftless Area Land Conservancy. Chairman Merrill introduced presenters. Bob Hansis, who is a Water Basin Specialist for the Grant-Platt and Sugar-Pecatonica river basins. Doug Cieslak is a Hydro-geologist and recently began his new position as the Director of the Driftless Area Land Conservancy and their new office in Dodgeville. They brought material on rivers and streams in the area as well as a maps identifying rivers, basins, and community and non-community wells. Hansis provided us with a copy of the a WDNR report "State of the Lower Wisconsin Basin for the Town.

Hansis reviewed the 2 main watersheds in the Town of Dodgeville, north of Military ridge is the Lower Wisconsin containing a steeper topography and mix of land types and south is the Sugar-Pecatonica which contains more mild topography and grasslands. Many spring fed creeks exist in the Town which is very unique. Urban areas and intensive farming can and do impact our water resources. Our soils are shallow and the bedrock is high which creates a high susceptibility of our water resources as a shallow buffer area exists.

Cieslak stated that the soil/bedrock interface you might as well consider groundwater, and re-emphasized that we have very susceptible groundwater in this area, less than 4 feet to bedrock and includes fractured bedrock in much of the Town, which is some of the most fragile in the entire state. Due to that he stated that closely clustered un-sewered homes could be problematic. State septic laws are overall designed as a one size fits all for the whole state, but due to the susceptibility in this area we need to take that into account when siting homes, and wouldn't go less than one acre per home, noting this minimum lot size is speculative and based on research conducted on un-sewered subdivisions. Utilization of new or appropriate technologies is recommended. He also showed on a map that in addition to the two major watersheds, we have a secondary ground water divide going north to south. There are also Two Class 2 trout streams, one exceptional water resource (Harker) a class one stream and an Impaired waterway, the Dodge Branch in the South east part of the town.

Hansis expanded upon the Dodge Branch impaired waterway. Many causes contributed such as the City's Sewer plant in the past, Urban and storm water run off (erosion and salts), farming practices including over grazing. As it now classified as an impaired waterway the State will require cleaning it up. There is now a new storm water rule Phase 2 of the federal Clean Water Act that needs to be implemented and managed. Cieslak discussed that the best way to ensure state nonpoint pollution rules and the federal clean water act is enforcement at the local level. Maloney commented the City of Dodgeville does have Storm Water Ordinance, but not sure on the level of implementation and enforcement. This issue perhaps should be added to the Transportation element, as roads contribute to storm water run off.

In general, the biggest contributor to pollution of water resources in the state is Sediment that covers habitat and carries phosphorus. He review maps with locations of the Cities wells as well as commercial wells in the Town. The City just added a new well, which requires a wellhead protection area be established around it, however that was not done in advance, but must be in place eventually. One of the Cities well is near to the impaired Dodge Branch creek.

Cieslak discussed the 2001 homeowner private well testing program UW Extension and The Towns of Dodgeville and Linden conducted. A handout from Extensions website was available. Although the data for Dodgeville and Linden were not separated out he did review that 101 total wells were tested, 18% had detectible levels of triazines (corn herbicides), the state average is 10%. 82% had detectible levels of Nitrates and 10% of those were above the minimum allowable standards for drinking. 100% of wells had detectible levels of Chlorides (salts) but they occur naturally in soils. 24% of wells in the COUNTY had Ecoli contamination and 8% Dodgeville/Linden testing. Hansis added that Community wells in the area also had elevated nitrates. This testing program will be offered again by the Town of Dodgeville and UW Extension in the fall.

Cieslak also discussed that lands along the watershed lines running N-S and E-W are considered recharge areas. You should protect these source water recharge areas. They occur primarily on those regional and sub regional groundwater divides or basin lines. General the bedrock geology of the area is a limestone cap (bedrock) and at around 1000 feet you run into St Peters Sandstone, a buffed white sandstone, and below the sandstone is Prairie du Chein group of Dolomites. Wetlands in the Driftless area are generally in stream bottoms. Surface water in this area is influenced by wetlands but much of the water quality impacts to surface water happen higher in the watershed. Groundwater quality and quantity also has a tremendous impact on surface water quality in this area.

A question posed to the presenters was in regards to the lead mining history in the area. Does this have impacts on our ground water today? Hansis stated there are maps mine maps available and he will get the copies for the Town. For every shaft there are a 100 bore holes. These holes can be filled in with clean fill to prevent direct path from surface to potentially ground water. Lead in water however has not presented a problem, possibly due to a low corrosive index.

Audience remark

-Not clustering homes can lead to many driveways dividing up the land which also impacts erosion, damming, and potentially surface and groundwater. Think of impacts as a whole footprint of the area.

-Since this area is so unique and the groundwater so fragile, we should always be aware of our land use impacts on these resources and protect those fragile resources.

Chairman Merrill ended the Water Resource presentation and called for a break at 8:30 p.m. Reconvened at 8:40 p.m.

NEXT, Comprehensive Planning. Review, Discussion and Possible action Town County Workgroup.

Reviewed worksheet due on April 16 on Rural Residential Siting. First question to be answered was the Towns feelings regarding if the County should set minimum driveway and slope standards. As long as the County could support a town standard it wasn't felt the County needed to set them as well. The second section was listing potential town criteria that can be utilized for rural residential siting criteria. See completed worksheet for details.

Audience remark – the Town has 3 dams, we should consider identifying these so flood plain residential development does not occur.

Motion by Peterson to approve this version of Rural Residential Criteria and submit to SWWRPC, Second by Lipska, All approve, MOTION CARRIED.

NEXT, Correspondences and other matters.

Chairman Merrill commented we will continue to meet each Monday to keep working on element drafts, next week we will review, Ag/NR/Cultural, Transportation, and possibly Economic Development.

Motion to adjourn at 10:25 by Forseth, Second by Meudt, All Approve, MOTION CARRIED.