

# GRANT COUNTY SANITATION & ZONING

## Minutes from the May 19, 2011 Meeting

The County Planning & Zoning meeting was called to order on May 19, 2011 at 9:00 a.m. by Chairman Lester Jantzen in the County Board Room (#264) of the Administration Building, 111 S. Jefferson St, Lancaster.

Planning & Zoning Board member present Lester Jantzen, Steve Adrian, Pat Schroeder, Dwight Nelson, John Beinborn, Bob Keeney and John Patcle.

John Patcle made a motion to approve the Agenda as printed, seconded by John Beinborn. Motion carried.

Steve Adrian made a motion to approve the April 15, 2011 minutes, seconded by Dwight Nelson. Motion carried.

---

### Public Hearing-Zoning Amendments:

Public hearing was convened (Ch. 59.69-5e) to hear the request of Tom & Jean Schmieder to rezone 40.48+-ac. from Agriculture A-2 to Conservancy Forester Recreation-CFR. The land is located in SE ¼ of NW ¼ & NE ¼ of SW ¼ of Sec 17 in Jamestown Township.

Appearance in Favor: Township Planning Committee approved: 4/26/11, vote 3 to 2  
Township denied: 4/26/11, vote 3 to 2

Mr. Schmieder spoke to the board on the project that is proposed on the rules and regulations of the campground.

Dan Dressen from Delta 3 presented a full layout of the project showing the entrances, 141 campsites, swimming pool & beach area, concession & shower buildings.

Max Anderson designer for the septic system spoke that the plans have to be State approved plans and designed approval by code.

Other people spoke in favor of the campground that it would bring in campers, hikers, bikers, jobs and would support area business.

### Appearance in Opposition:

People from the Skemp Subdivision, and other had concerns of the value of there property going down, noise, safety, traffic, well, septic system, environmental issue, smoke coming from the campground, and the homeowner view from there house would be looking over the campground property and obstructing the view of the river.

Appearance in Interest: Mrs. Schmieder spoke and said that in the proposal that there is stipulation for the campground that the camper have to follow, and that there would be security on site to enforce the rules of the campground. And there would be a property fence built next to Skemp subdivision for the noise.

Question from the board member where ask and answered.

Dwight Nelson made a motion to close the hearing, seconded by John Patcle. Motion carried.

Steve Adrian made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by Bob Keeney. Motion carried

---

Public hearing was convened (Ch. 59.69-5e) to hear the request of Clement Jr. & Judy Dressler to rezone 1.00+-ac. from Exclusive Agriculture EAZ to Agriculture A-2. The land is located in NW ¼ of NW ¼ of Section 31 in Ellenboro Township.

Appearance in Favor: Township approved on May 4, 2011

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator.

Pat Schroeder made a motion to close the hearing, seconded by John Beinborn. Motion carried.

Pat Schroeder made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by John Beinborn. Motion carried.

---

Public hearing was convened (Ch. 59.69-5e) to hear the request of John & Abby Lindner to rezone 1.37+-ac. from Exclusive Agriculture EAZ to Agriculture A-2. The land is located in SW ¼ of the NW ¼ of Section 14, in South Lancaster Township.

Appearance in Favor: Township approved April 17, 2011.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator

Dwight Nelson made a motion to close the hearing, seconded by Bob Kenney. Motion carried.

Bob Keeney made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by Lester Jantzen. Motion carried.

---

Public hearing was convened (Ch. 59.69-5e) to hear the request of Donald Pennekamp to rezone 1.00+-ac. from Exclusive Agriculture EAZ to Agriculture A-2. The land is located in NW ¼ of NE ¼ of Section 9, Potosi Township.

Appearance in Favor: Township approved May 16, 2011.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator

Bob Kenney made a motion to close the hearing, seconded by John Patcle. Motion carried.

Dwight Nelson made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by John Patcle. Motion carried.

---

Public hearing was convened (Ch. 59.69-5e) to hear the request of Todd & Kathryn Loeffelholz to rezone 2.80+-ac. from Exclusive Agriculture EAZ to Agriculture A-2. The land is located in SE ¼ of the NE ¼ & SW ¼ of NE ¼ of Section 5, Potosi Township.

Appearance in Favor: Township approved April 4, 2011.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator

John Beinborn made a motion to close the hearing, seconded by Pat Schroeder. Motion carried.

John Patchle made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by John Beinborn. Motion carried.

#### **Land Use Plan:**

Lynda Schweikert from the Land & Water Conservation was present and had question on the new Farmland Preservation Program and how it would affect her office. Todd Johnson who used to work for the Regional Planning Office in Platteville spoke that this program was started at the State level and work would go thru the Planning & Zoning office by State Status. At this time the Zoning office is working with the township and the State on the project.

-----

#### **Conditional Use Permit:**

Conditional Use Permit for Dennis Yoose is tabled at this time and until the Township makes their decision.

#### **Sanitary Permit Summary:**

Steve Adrian made a motion to approve the Sanitary Permit Summary, seconded by Pat Schroeder. Motion carried.

#### **Outstanding Order/Compliance:**

Steve Adrian made a motion to approve the Outstanding Order and send a letter to the homeowners that have had 2009 orders sent and have their septic installed within 30 days, seconded by John Beinborn. Motion carried.

#### **Bills & Vouchers:**

Pat Schroeder made a motion to approve the bills & vouchers, seconded by Dwight Nelson. Motion carried.

Bob Keeney made a motion to go into closed session, seconded by Steve Adrian. Roll call vote 7 yes 0 no. Motion carried.

Dwight Nelson made a motion to come out of closed session, seconded by Bob Keeney. Motion carried.

Pat Schroeder made a motion to adjourn the meeting, seconded by Bob Keeney. Motion carried.

Next meeting is Thursday June 16, 2011 at 9:00 a.m. in the County Board Conference room.

John Beinborn, Secretary