

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

March 03, 2015

9:00 a.m.

Grant County Conference Room (#266)
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on March 03, 2015 at 9:00 a.m. by Mark Stead, the Conservation, Sanitation, and Zoning Committee Chairman in the Grant County Conference Room #266, 111 S. Jefferson St., Lancaster.

Board members present: Mark Stead, Lester Jantzen, Dwight Nelson, Roger Guthrie, Pat Schroeder, Myron Tranel, and Dale Hood. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, County Board Chairman Robert Keeney, Sue Rojemann, Dave Timmerman, and Heidi Pierce.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to Karla Schwantes and Linda Gebhard to post in the Administration Building and at the Courthouse, also sent an agenda to Bob Middendorf, WGLR, and was posted in the front of the Ag Service Center Building. Media notices were sent to Karla Schwantes, Linda Gebhard, Herald Independent, Tri County Press, Platteville Journal, and the Muscoda Progressive.

Approval of Agenda

Motion by Lester Jantzen, seconded by Dwight Nelson to approve the Agenda as printed. Motion carried.

Approval of the Minutes

Motion by Dwight Nelson, seconded by Roger Guthrie to approve the February 3, 2015, CSZC Minutes with the correction that Dale Hood was excused at the February meeting. Motion carried.

Approval of the Bills

Motion by Pat Schroeder, seconded by Dwight Nelson to approve the bills. Motion carried.

Public Comment - None

Public Hearing Rezone:

Chairman Stead opened the Public Hearing:

#15-03 Daniel Pierce requesting to change the zoning classification from Farmland Preservation to A-1 of 42.74 ac. to allow a single family dwelling to be built on 2.0 ac. of cropland.

In Favor: Heidi Pierce, and Potosi Township approved on February 16, 2015.

In Opposition: None.

In Interest: None

Mark Stead closed the public hearing.

Committee went through the worksheet to review the Standards for Rezoning Land out of Farmland Preservation.

(See Attachment A)

Pat Schroeder made a motion to recommend approval of the rezone to the full County Board, seconded by Myron Tranel. Motion carried.

Chairman Stead opened the Public Hearing:

#15-04 David Edge Estate requesting to change the zoning classification from Farmland Preservation to A-1 and A-2 of 111.58 ac. Land was deeded to his 5 children.

In Favor: Potosi Township board is in favor and approved on February 16, 2015. The request is consistent to their comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Committee went through the worksheet to review the Standards for Rezoning Land out of Farmland Preservation.

(See Attachment B)

Myron Tranel made a motion to recommend approval of the rezone to the full County Board, seconded by Roger Guthrie. Motion carried.

Chairman Stead opened the Public Hearing:

#15-05 David Edge Estate requesting to change the zoning classification from Farmland Preservation to A-1 of 42.16 ac. Land was deeded to his 5 children.

In Favor: Potosi Township board is in favor and approved on February 16, 2015. The request is consistent to their comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Committee went through the worksheet to review the Standards for Rezoning Land out of Farmland Preservation.

(See Attachment C)

Lester Jantzen made a motion to recommend approval of the rezone to the full County Board, seconded by Dwight Nelson. Motion carried.

County Cost Sharing

Lynda handed out the new county cost share policy, and the new practice ranking according to: High, Medium, and Low.

Lynda presented tentative approval request for county cost sharing on a manure storage facility for Josh Bailie, South Lancaster, Twp. \$3,500.00, and DATCP cost sharing of \$10,000.00 for a total of \$13,500.00 cost sharing. Motion by Roger Guthrie, seconded by Lester Jantzen to approve Josh's request. Motion carried.

Lynda presented tentative approval request for county cost sharing on a stream crossing for Myron Tranel, Platteville Twp. \$1,058.00, and DATCP cost sharing of \$2,116.00 for a total of \$3,174.00 cost sharing. Motion by Pat Schroeder, seconded by Roger Guthrie to approve Myron's request. Myron Tranel Abstained. Motion carried.

Large Animal Facilities & County Responsibility

Lynda reported that when a large animal feeding operation comes to Grant County, our responsibility falls with the manure storage ordinance. If the storage facility is over 7,000 cubic feet they fall under the jurisdiction of our ordinance. If they go over the 1,000 animal units they fall into the WPDES (WI Pollution Discharge Eliminating System) permit through the WI DNR jurisdiction. If it meets DNR standards, it meets the County standards.

CSZD Administrator Report

Lynda reported that NRCS/CSZD held a contractor workshop on March 2, 2015. DNR was there to discuss the permitting of streambank, rip rap and crossings. There were 7 contractors that attended.

Lynda reported that the GCS computer people that designed the data processing program for the Zoning and Sanitation Department will be coming down for onsite training and troubleshooting.

Lynda reported that the WLWCA conference is on March 9, 10, & 11th in Appleton. Asking that everyone that is attending to get at least 1 item for the silent auction.

Lynda reported that Mark and she interviewed 5 highly qualified individuals on February 26, 2015 for the Office Assistant II position. Lynda is still checking references. We had 54 applications.

Lynda reported that the Board of Adjustments is meeting on March 4, 2015 for a setback variance.

Lynda reported that this is the time of year that we request the nonmetallic mining to file their annual report and to pay the fees for the active and inactive mines. Waiting on just 1 mine.

Lynda has started collecting Annual Report Articles. Hope to have it out by the end of March.

FPP Report: Kevin Lange

Kevin reported that he has a cancellation of Notice of Noncompliance for Jerry and Elaine Uppena, Potosi Twp. Jerry and Elaine have turned in a NMP to bring themselves back into compliance. Kevin has completed a couple of Certificates of Compliance for Jerry & Elaine Uppena, Potosi Twp. and for Tim Miller, Mount Ida Twp. Motion by Lester Jantzen, seconded by Dwight Nelson to approve the cancellation of Notice of Noncompliance. Motion carried.

Kevin reported that he has been spending time on the tree sale which ended on February 20, 2015. We have 132 customers, up from 117 last year; number of trees sold is 12,300, and last year we sold 12,700.

NRCS Report: Sue Rojemann

- ❖ Sue reported that they have received the allocation for EQIP. Consists of 13 contracts for a total of \$655,000. Conservation practices include: Forestland, Prairie Savannah, High Season Tunnel, Grazing, and Honey Bee Pollinator.
- ❖ NRCS is also working on a HELI sign up which is a CRP sign up through FSA. Receiving midmanagement requests and prescribed burning requests for CRP.
- ❖ The Conservation Stewardship Program general sign up deadline has been extended to March 13, 2015. Currently there are 21 applications. The Conservation Stewardship Program re-enrollment sign up has been extended to March 31, 2015 and currently have 3 applications.

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until April 7, 2015 at 9:00 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen

Attachment A
Review of Standards for Rezoning Land out of Farmland Preservation

Date: 3/3/15

Landowner: Dan Pierce

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes

or

☐ No

Explain: Not prime farm ground

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes

or

☐ No

or

☐ N/A

Explain: according to town board

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

5.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes ☐ No

5.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas ☒ Yes ☐ No Not on Prime Farm

5.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes ☐ No

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

5.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☐ Yes ☐ No ☒ N/A

- 6 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

☒ 6.4 Located in a Farmland preservation zoning district

☐ 6.5 Covered by a Farmland Preservation Agreement

☐ 6.6 Covered by an agricultural conservation easement

☐ 6.7 Otherwise legally protected from nonagricultural development

☐ Yes

or

☒ No

Explain:

- 7 The CSZC ☒ recommends ☐ does not recommend approval to the Grant County Board of Supervisors

(Circle one)

pat / myron

approved

Attachment B

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 3/3/15 Landowner: David Edge 508

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes or ☐ No Explain: A-1 Not applicable
A-2 Nonfarm Residence Current Buildings

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes or ☐ No or ☐ N/A

Explain: Town approved

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

5.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes ☐ No

5.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas. ☒ Yes ☐ No

5.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes ☐ No

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

5.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☐ Yes ☐ No ☒ N/A

- 6 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

☒ 6.4 Located in a Farmland preservation zoning district

☐ 6.5 Covered by a Farmland Preservation Agreement

☐ 6.6 Covered by an agricultural conservation easement

☐ 6.7 Otherwise legally protected from nonagricultural development

☒ Yes or ☐ No

Explain:

- 7 The CSZC recommends ☒ does not recommend approval to the Grant County Board of Supervisors
(Circle one)

Myron / Roger

Attachment C

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 3/3/15 Landowner: David Edge 509

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes or ☐ No Explain:

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes or ☐ No or ☐ N/A

Explain: Townboard approved

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

5.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes ☐ No

5.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas. ☒ Yes ☐ No

5.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes ☐ No

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

5.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☐ Yes ☐ No ☒ N/A

- 6 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

☒ 6.4 Located in a Farmland preservation zoning district

☐ 6.5 Covered by a Farmland Preservation Agreement

☐ 6.6 Covered by an agricultural conservation easement

☐ 6.7 Otherwise legally protected from nonagricultural development

☒ Yes or ☐ No

Explain:

- 7 The CSZC ☒ recommends/does not recommend approval to the Grant County Board of Supervisors
(Circle one)

Lester Dwight