

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

April 07, 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 April 7, 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, Dale Hood, and Chuck Raisbeck. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, County Board Chairman Robert Keeney, Joe Schmelz, Becky Griswold, Dave Pierick and Charles Baumeister.

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 Dale Hood to approve the Amended Agenda as printed. Motion carried.

Approval of the Minutes

Motion by Dwight Nelson, seconded by Pat Schroeder to approve the March 3, 2015, CSZC Minutes. Motion carried.

Approval of the Bills

Motion by Dwight Nelson, seconded by Lester Jantzen to approve the bills. Motion carried.

Public Comment - None

Public Hearing Rezone:

Chairman Stead opened the Public Hearing:

#15-06 Jonathon Bell requesting to change the zoning classification from Farmland Preservation to A-2 of 13.86 ac. to allow a non-farm residence to be built.

In Favor: Platteville Township approved on March 9, 2015.

The request is consistent with Smart Growth 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 A)

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

Chairman Stead opened the Public Hearing:

#15-07 Becky Griswold requesting to change the zoning classification from Farmland Preservation to A-2 of 4.1 ac.

In Favor: Becky Griswold and Watterstown Township board is in favor and approved on March 10, 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)

Lester Jantzen 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:

#15-08 Travis Mumm requesting to change the zoning classification from Farmland Preservation to A-1 of 35.0 ac.

In Favor: Clifton Township board is in favor. 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)

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

Chairman Stead opened the Public Hearing:

#15-09 Bollant Farm Partnership requesting to change the zoning classification from Farmland Preservation to A-2 of 2.0 ac.

In Favor: Dave Pierick and Wingville Township board is in favor and approved on March 9, 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 D)

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

Approval of Platteville Township Smart Growth Comprehensive Plan

Lynda reported that the Platteville Smart Growth Plan has now been turned into Lynda. Motion by Dale Hood, seconded by Lester Jantzen to recommend approval to the full County Board. Motion carried.

Approval of Public Notice Procedure

Lynda reported that when there is a Public Notice we have been sending out notices to all the adjacent landowners. It is not in the statute or ordinance to notify the adjacent landowners. Would the committee wish to continue sending out the letters? Motion by Roger Guthrie, seconded by Dale Hood wish to continue sending out letters to the adjacent landowners and add to Comprehensive Zoning Ordinance. Motion carried.

Approval of Rezone Amendment Procedure

Lynda informed committee that other counties combine all rezone amendments into one when presented to full county board. She asked committee if it would be OK to start this practice in Grant County? Motion by Roger Guthrie, seconded by Dwight Nelson to approve the change. Motion carried.

Zoning and Sanitation Report

Lynda handed out a listing of zoning permits and sanitation permits that have been issued since the beginning of 2015.

County Cost Sharing

Lynda presented final approval request for county cost sharing of \$500.00 on a well decommissioning for Michael Meier, West Beetown Twp. Motion by Lester Jantzen, seconded by Dale Hood to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval request for county cost sharing for a well decommissioning for Doug Schramm, Potosi Twp. \$325.00. Motion by Dwight Nelson, seconded by Lester Jantzen to approve Doug's request. Motion carried.

Lynda presented tentative approval request for county cost sharing for a manure storage closure for Tom Bennett, Little Grant Twp. \$3,500.00. Motion by Roger Guthrie, seconded by Dale Hood to approve Tom's request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for a grass waterway repair for Doug Leibfried, Harrison Twp. \$2,800.00. Motion by Roger Guthrie, seconded by Lester Jantzen to approve Doug's request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for streambank protection for Ole Seim, Boscobel Twp. \$4,340.00. Motion by Lester Jantzen, seconded by Dale Hood to approve Ole's request. Motion carried.

Resolution Opposing Eliminating the WI Fund Program

Lynda had sent a letter to Senator Marklein opposing the elimination of the WI Funds that Governor Walker's budget is eliminating. There were 36 landowners signed up in 2014 for WI funds. To receive the funds they are to install the septic system and fully pay for it before they are able to apply for the WI funds. The funds may not be issued until the following August or September when the funds get allocated. There was a conference call with Senator Marklein that Lynda had participated in. Lynda informed him that there was a financial limit of \$45,000 and above are not eligible, that many of these landowners are on Social Security, on a fixed income, and families with children. Many of the 36 landowners called Travis Tranel to express their concerns with the loss of the WI Funds. Travis called and spoke with Lynda. Lynda has proposed a RESOLUTION OPPOSING ELIMINATION THE PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM GRANT PROGRAM. Motion by Dale Hood, seconded by Chuck Raisbeck to send the resolution on to County Board. Motion carried.

Resolution Supporting Funding for Land Conservation Cost Sharing for Farmers

Lynda reported that Governor Walker's budget has proposed a decrease in DATCP staffing funds down to \$8 million annually in the 2015-2017 budget, which is down from the 2001 to 2011 average of \$9.3 million. Motion by Pat Schroeder, seconded by Dwight Nelson to send the resolution "PROVIDE ADEQUATE RESOURCES TO SUPPORT COUNTY LAND CONSERVATION AND COST SHARING FOR FARMERS AND OTHER LAND USERS" on to the County Board for approval. Motion carried.

Animal Waste Storage Facility Permit Approval

Lynda reported that Joshua Bailie would like to construct a concrete facility for 72 cows with 42 days of storage. He has paid his \$200.00 permit fee. Motion by Pat Schroeder, seconded by Roger Guthrie to approve Joshua's permit. Motion carried.

Approval of 2016 SWRM Grant Application

Lynda reported that April 15th is the deadline to submit the 2016 SWRM Grant Application. These grant funds are put towards 2016 Staff and Support. In 2015 we received \$104,000 for staff and support. Motion by Lester Jantzen, seconded by Dwight Nelson to submit the 2016 SWRM grant application. Motion carried.

Approval of 2016 NMFE Grant Application

Lynda reported that the Nutrient Management Farmer Education grant application is due. We are requesting \$8,000; \$3,000 for operating costs, and \$5,000 for the class stipend. Motion by Roger Guthrie, seconded by Dwight Nelson to submit the 2016 NMFE grant application. Motion carried.

Lynda reported that there were 24 landowners that came to update their Nutrient Management Plans.

Lean Training Report

Lynda reported that she and Annette are attending the Lean Training. The class is to look at how your day to day operations can be a more streamlined process. For instance:

- ❖ Combining all rezones on one amendment.
- ❖ The Comprehensive Plan Change run concurrent with Rezone process – also saves a month in the process.
- ❖ Streamlining the filing system by filing all sanitation and zoning information all under the township tax parcel number within the same file in the file cabinet.

CSZD Administrator Report

Lynda reported that the Office Assistant II position has been filled by Krystal Butson. Krystal started on March 24th. Please introduce yourself if you are in the office.

Lynda reported that there were 2 Board of Adjustments meetings:

03/04/2015 Denied Jeff & Erin Huebschman Variance to exceed setback from road. Determined there was no hardship limiting use on property.

04/02/2015 Approved Doris Berning Variance to exceed setback from road. Determined that the reconstruction HHH encroached upon their property and created a hardship beyond their control.

FPP Report: Kevin Lange

Kevin reported that he completed a couple of Certificates of Compliance for Tim Hook, Paris Twp. and for Al, Brad, Dan and Perry Leibfried, Harrison Twp.

Kevin reported that he is still having tax preparers calling wanting FPP information.

- ❖ He has some contour strip jobs to do.
- ❖ The Nurseries are on schedule with their trees. April 16th will be the sorting day, and April 17th will be the pick-up day.
- ❖ Travis Mumm and Larry Klaas CREP contracts are complete.

NRCS Report: Joe Schmelz

- ❖ Joe reported that they have received the allocation for EQIP. Consists of 20 contracts for a total of \$830,000. On a 4 year average, \$1 million has been allocated including County and SWRM cost sharing.
- ❖ A lot of EQIP money has been brought in to Grant County by ALL employees, includes the NRCS and County staff. All the staff brings in more money and makes a great economic impact.

- ❖ There will be 3 more EQIP sign-ups: 1. The DALCI – It is the last year of funding which targets the lower WI – HWY 18 North. 2. The Honey Bee – this sign up consumed 75% of the funds in the state the 1st time around. (rotational grazing) 3. Cover Crop sign up. All these sign-ups are due on May 15th.
- ❖ The CSP sign up has 25 regular contracts: 8 contracts will expire, 5 were re-enrolled and will start in 2016.
- ❖ The local workgroup meeting is scheduled in July.
- ❖ Letters will be sent out by the end of the month for the annual compliance list from FSA
- ❖ Lisa Zamzow will be leaving May 1st and is going to the Stevens Point Office.
- ❖ There are 76 CRP contracts to expire, good possibility of a sign up.
- ❖ HELI sign up is a CRP sign up through FSA and has a lot of interest. It is a continuous sign up for CRP. The midmanagement is easier (mow or burn) and the rental rates are better.

FSA Report Tammy Eibey

No report.

Cara Carper took another position. RC&D will meet in Dodgeville to go through the applications.

Dale Hood is requesting to have the CSZC meeting date changed every other month. Request will be on May agenda.

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until May 5, 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: 4/7/15

Landowner: Jonathon Bell

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: No crop ground taken out

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: Platteville map stated so

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:

The CSZC recommends / does not recommend approval to the Grant County Board of Supervisors

(Circle one)

Dale / Pat
approved.

Attachment B

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 4/7/15 Landowner: Becky Griswold

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 Farmland

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: Walterstown Stated it is consistent

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:

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

Walter I. Rogan
approved

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

Date: 4/7/15

Landowner: Travis Mumm

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:

Clifton

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:

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

Pat/Chuck
approved

Attachment D

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 4/7/15 Landowner: Bollant Farm Partnership

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: Wooded

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: Clifton

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: _____

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

Paul Dwight
approved