

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

May 05, 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 May 5, 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, Dale Hood, and Gary Northouse. Pat Schroeder asked to be excused at 9:07. Others present: Lynda Schweikert, Annette Lolwing, County Board Chairman Robert Keeney, Joe Schmelz, Kelly Faust, Rick Schumann, Linda Pochert, Patricia Hottenstein, Greg Brown, Trapper Brown, Gail Pitzen, Marietta Pitzen, Gerald Pitzen, Nancy Gasell and Larry Austin.

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 Agenda as printed. Motion carried.

Approval of the Minutes

Motion by Dwight Nelson, seconded by Pat Schroeder to approve the April 7, 2015, CSZC Minutes. Motion carried.

Approval of the Bills

Motion by Roger Guthrie, seconded by Lester Jantzen to approve the bills. Motion carried.

Mark Stead reported that Pat Schroeder asked to be excused later in the meeting.

Discussion on Changing Meeting Date – Dale Hood

Dale Hood asked the committee to consider changing the CSZC meeting date as a result that the Land and Water Conservation Board meetings fall on the first Tuesday of the month also. He is a representative from the SW part of the state to be on the board. Motion by Pat Schroeder, seconded by Roger Guthrie to not change the CSZC meeting dates. Lester Jantzen and Dale Hood opposed the motion. Motion carried.

Public Comment – None

Lynda explained the new process of approving zoning changes. We will first be taking the Comprehensive Plan Changes; these will be approved and sent to the Grant County Board. Then we will hear the rezone associated with the Comprehensive Plan change. The rezone is only approved contingent upon County Board approval of the Comprehensive Plan Change which will be sent on to the Grant County Board for recommendation on May 19th.

Public Hearing for Comprehensive Plan Change

Chairman Stead opened the Public Hearing:

Gregory Brown, Watterstown Twp. requesting a Comprehensive Plan Change from A-2 to R-3 of 1.9 ac. to allow a single wide mobile home to be placed on the property.

In Favor: Greg Brown and Watterstown Township approved on March 10, 2015.

Watterstown Twp. stated that it is not consistent with their comprehensive plan but does wish to amend it to accommodate his request.

In Opposition: None.

In Interest: None

Mark Stead closed the public hearing.

Motion by Lester Jantzen to recommend approval to the County Board, seconded by Dwight Nelson.

Motion carried.

Chairman Stead opened the Public Hearing:

Kelly Faust, Watterstown Twp. requesting a Comprehensive Plan Change from A-2 to R-3 of 3.496 ac. to allow a single wide mobile home to be placed on the property.

In Favor: Kelly Faust and Watterstown Twp. approved on April 21, 2015.

Watterstown Twp. reported that it is not consistent with their comprehensive plan but does wish to amend it to accommodate Kelly's request.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Motion by Roger Guthrie to recommend approval to the County Board, seconded by Dwight Nelson.

Motion carried.

Chairman Stead opened the Public Hearing:

Gail Pitzen, Paris Twp. requesting a Comprehensive Plan Change from FPP to C-1 of 1.5 ac. to construct a new childcare facility.

In Favor: Gail Pitzen, Marietta Pitzen, Gerald Pitzen, and Paris Twp. approved on March 12, 2015.

Paris Twp. reported that it is not consistent with their comprehensive plan but does wish to amend it to accommodate Gail's request.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Motion by Lester Jantzen, to recommend approval to the County Board, seconded by Dwight Nelson.

Motion carried.

Chairman Stead opened the Public Hearing:

#15-10 Patricia Hottenstein is requesting to change the zoning classification from FPP to A-2 of 2.96 ac. to correct a land division.

In Favor: Patricia Hottenstein and Harrison Twp. approved on April 21, 2015.

In Opposition: None.

In Interest: None

Mark Stead closed the public hearing.

Motion by Dale Hood that the items are concurrent with all the conditions on the Farmland Preservation worksheet and to recommend approval of the rezone to the full County Board, seconded by Lester Jantzen.

Motion carried. (See Attachment A Worksheet)

Chairman Stead opened the Public Hearing:

#15-11 Kelly Faust requesting to change the zoning classification from A-2 to R-3 of 3.496 ac. for a single wide mobile home.

In Favor: Kelly Faust and Watterstown Township board is in favor and approved on March 10, 2015.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

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

Chairman Stead opened the Public Hearing:

#15-12 Gail Pitzen is requesting to change the zoning classification from FPP to C-1 of 1.5 ac.

In Favor: Gail Pitzen, Marietta Pitzen, Gerald Pitzen, and Paris Township board is in favor.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Dwight Nelson made a motion that the items are consistent with all the conditions on the Farmland Preservation worksheet and to recommend approval of the rezone to the full County Board, seconded by Roger Guthrie. Motion carried. (See Attachment B Worksheet)

Chairman Stead opened the Public Hearing:

#15-13 Greg Brown requesting to change the zoning classification from A-2 to R-3 of 1.9 ac. for a single wide mobile home.

In Favor: Greg Brown, Trapper Brown and Watterstown Township board is in favor and approved on March 10, 2015.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Motion by Gary Northouse, seconded by Lester Jantzen recommend approval of the rezone to the full County Board. Motion carried.

Chairman Stead opened the Public Hearing:

#15-14 Richard Schumann requesting to change the zoning classification from FPP to A-2 of 4.9 ac. to construct a garage.

In Favor: Richard Schumann and Hickory Grove Township board in favor and approved on March 10, 2015.

Is consistent with their comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the Public Hearing:

Motion by Lester Jantzen that the items are concurrent with all the conditions on the Farmland Preservation worksheet and to recommend approval of the rezone to the full County Board, seconded by Dwight Nelson. Motion carried. (See Attachment C Worksheet)

Chairman Stead opened the Public Hearing:

#15-15 Nancy Gasell requesting to change the zoning classification from FPP to R-1 of 13.05 ac. would like to put an accessory use on the property.

In Favor: Nancy Gasell and Jamestown Township board in favor and approved on April 8, 2015.

Is consistent with their comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the Public Hearing:

Motion by Lester Jantzen that the items are concurrent with all the conditions on the Farmland Preservation worksheet and to recommend approval of the rezone to the full County Board, seconded by Dale Hood. Motion carried. (See Attachment D Worksheet)

Public Hearing for Conditional Use Permits

Chairman Stead opened the Public Hearing:

CUP#15 – 02 Zart Quarry, Milestone Materials, Mt. Ida Township requesting to renew their 3-5 year conditional use permit so they may conduct nonmetallic mining in a 66.4 ac. quarry. This was presented to the Mt Ida Township board on March 11, 2015. It does meet the certification of their comprehensive plan. The permit and reclamation plan cover the full 66.4 acres.

In Opposition: None

In Interest: None

Mark Stead closed the Public Hearing:

Motion by Lester Jantzen to approve the Conditional Use Permit for the Zart quarry for a 5 year period and according to the conditions of Farmland Preservation, seconded by Roger Guthrie. Motion carried.

Public Hearing for Final Plat Approval

Chairman Stead opened the Public Hearing:

Final Plat Approval #15-01 – George Lazerus, Platteville, Township. Reviewed the Final Plat Map. No changes were recommended from the Zoning Department. Will now move on to the state and then return for final signatures. Zoning Department recommends approval.

In Opposition: None

In Interest: None

Mark Stead closed the Public Hearing:

Motion by Roger Guthrie to approve the Final Plat Map for George Lazerus, seconded by Gary Northouse. Motion carried. Dale Hood opposed.

Lynda introduced Gary Northouse, of Fennimore, as the new Farm Service Agency representative that will be on our committee on a rotating basis.

Discussion on Including the Conditional Use Permitting Process in Farmland Preservation Ordinance

Lynda reported that in the midst of rewriting the Ordinance - there are 2 options for zoning in Farmland Preservation.

- Conditional Use Permits
- Elimination of CUP's and rezones any deviation from Farmland Preservation

One that allows non-farm residence in farmland preservation if it meets the 1:20 ratio of the base farm tract. A base farm tract is all the land owned by the farmer in 2011 that must be contiguous. If a person would want to build a home as a non-farm residence on this parcel they would need to request a Conditional Use Permit.

The second option of any non-farm residence would require a rezone. Not looking at the farm as it was in 2011. Anyone coming in would automatically be required to be rezoned. The cost is \$400.00 for a rezone or a Conditional Use Permit. Motion by Dale Hood, seconded by Dwight Nelson to go with elimination of CUP's and require rezones for non-farm residences. Motion carried.

Zoning and Sanitation Report

Lynda handed out a listing of zoning permits and the sanitation permits. At this time last year we had 170 maintenance forms turned in and as of now we have 178 in. Have had lots of construction and systems being installed. The zoning report includes all the zoning permits issued since January 1, 2015. 30 Zoning Permits, 11 Rezones, 2 Conditional Use Permits, 3 Comp Plan Changes, and 3 Board of Adjustments/Variances. An

increase of 7 more sanitary permits, and 15 more zoning permits at this time last year. Motion by Lester Jantzen, seconded by Dwight Nelson to accept the Zoning and Sanitation reports. Motion carried.

County Cost Sharing

Lynda presented final approval request for county cost sharing of \$500.00 on a well decommissioning for Neal Donner, Muscoda Twp. Motion by Dwight Nelson, seconded by Roger Guthrie to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented tentative approval requests for county cost sharing for 4 well decommissionings. They are as follows; Lonnie Holze, Liberty Twp. \$325.00; Kathy Edwards, West Beetown Twp. \$74.75; Kathy Edwards, West Beetown Twp. \$227.50; Kathy Edwards, West Beetown Twp. \$201.50. Motion by Roger Guthrie, seconded by Dale Hood to approve the 4 requests. Motion carried.

Lynda presented tentative approval requests for county cost sharing for a well decommissioning for Reynolds Roost LLC, East Cassville Twp. \$390.00. Motion by Dwight Nelson, seconded by Dale Hood to approve the request. Motion carried.

Lynda presented tentative approval request for county cost sharing for a manure storage closure for Klinge Family LLC, Platteville Twp. \$3,500.00. Motion by Roger Guthrie, seconded by Dale Hood to approve the request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for a grasses/lined waterway for Paul Wantschik, Paris Twp. \$3,150.00. Motion by Roger Guthrie, seconded by Lester Jantzen to approve Paul's request. Motion carried.

Approval of Amended 2015 SWRM Contract

Lynda reported that there were several 2014 projects that did not get installed, therefore were extended into 2015 which came to \$58,825.09. The approval of 2015 Grant Amendment was approved by DATCP. Motion by Dwight Nelson, seconded by Lester Jantzen to approve the 2015 SWRM Grant Amendment. Motion carried.

Animal Waste Storage Permit Approval

Lynda reported that Kieler Farms Inc. Harrison Twp. is constructing a concrete facility under the barn for a 185 steer facility. The Kieler farm is a DNR permitted farm. Permit fee of \$200.00 has been paid. Motion by Lester Jantzen, seconded by Dale Hood to approve the permit. Motion carried.

Lynda reported that Klinge Family LLC farm had an operator that had constructed a manure storage facility without a permit. They have paid the \$100.00 permit fee to abandon the facility. Motion by Mark Stead, seconded by Lester Jantzen to approve the permit. Motion carried.

CSZD Administrator Report

Lynda covered the process for sanitary systems installation and inspection. A plumber, according to state statute 145.19, must have a sanitary permit in hand before purchasing a septic tank, starting construction, and to schedule an inspection. A letter was sent out to all the plumbers earlier in the month to remind them that the CSZD, according to statute has 30 days to review a sanitary permit, and that there will be NO same day approvals anymore to allow staff to thoroughly inspect the plan.

Lynda reported that the resolutions approved by County Board, were sent to Governor Walker, Senator Marklein, Representative Tranel, and to the Joint Finance Committee. Lynda had also made personal phone calls to Marklein and to Tranel. Tranel stated that he is supporting the WI Fund, but on the Conservation side of it he was a little apprehensive. We are on our 2nd round doing the 3 year maintenance. Sheila Harsdorf will be the individual that will be making the motion in support of conservation funding.

Board of Adjustments Update. Next BOA meeting is on May 7, 2015 for a variance from side lot setbacks.

Lynda informed committee that a current lawsuit was incorrectly filed against Grant County Board of Adjustments. It was supposed to be Green County. Actions are being taken to rectify the situation.

Lynda reported that for her Lean Training report, she is planning a 5S day for the office, an intensive clean sweep of the office. Will have a chance to go over with the staff of the training that has been learned at the training sessions. Lynda encourages the committee members to attend the training when offered to them.

FPP Report: Lynda Schweikert

Lynda reported that Kevin is attending the UW-Platteville soil judging contest. Chris Baxter, UW Platteville helps us a lot with the Farmer Written Nutrient Management Training, so he is returning the favor of helping him with the soil judging on the Richard Lange farm.

Lynda reported that Kevin completed a Cancellation of Notice of Noncompliance with FPP for Lowell Schinn, Platteville Twp. Lowell has completed a DATCP approved NMP and has since become in compliance for FPP. Motion by Lester Jantzen, seconded by Dwight Nelson to approve the Cancellation of Notice of Noncompliance. Motion carried.

Lynda reported that Kevin completed a couple of Certificates of Compliance for Dale Hood, Platteville Twp., for the years of 2010, 2011, 2012, and 2013 and for Leary Fischer, Millville Twp. for 2014.

Lynda reported that Kevin delivered 1,790 Church litanies to 10 churches. For Soil Stewardship, Kevin and Annette delivered 598 Activity Booklets to 11 Elementary Schools, and delivered a 2 year old Sugar Maple Tree to 15 schools for Arbor Day.

Annette reported that for the 2015 tree sale, 12,875 trees were sold to 132 customers.

NRCS Report: Joe Schmelz

- ❖ Joe reported that they are going through EQIP obligation, had gone through an earlier round of Initiatives and are all obligated at this point. They are on their 2nd round of General sign up having 2 to 3 contracts to get obligated.
- ❖ Joe reported that they are on the 2nd round of DALCI Sign up which is North of HWY 18 is eligible, more habitat geared sign up.
- ❖ Joe reported the June 6th is the deadline for the 2nd Honey Bee Sign up.
- ❖ June 6th is also the deadline for the Cover Crop sign up deadline.
- ❖ CSP applications are closed at this time. Going through the applications for evaluations period, acres will be way down for this sign up. Congress took 25% of acres off the total eligible cap. Going to be much more competitive this sign up. Have approximately 20 applications.
- ❖ Will be sending out annual compliance letters. In the past it is usually around 40 to 60. This year it will be around 10 because of software issues at FSA.
- ❖ The Soil Conservationist position which is open for application. Opened on April 29th and will close on May 6th.
- ❖ Our Engineering Intern, Trevor Rundhaug from UW-Platteville, will be leaving us on May 7th and is hired by Team Engineering. He was a great Engineering student for us.

FSA Report Tammy Eibey

Tammy sent a paper report to the committee.

Mark read the report for the record.

Tammy thanks us for inviting her to our meeting, and apologizes for not being able to attend. She has been attending several training sessions and her state FSA State Office employee call is always the first Tuesday of the month as well.

- Just finished 2 of the steps required for the Farm Bill program sign up for the ARC/PLC program. Managed to get about 2,800 farms to enroll. Have not been notified as to when we will actually do the program sign up for years 2014 and 2015.
- Starting to certify CRP farms. Starting a new process using appointments to certify. All farms will need to certify if they want to receive farm program or crop insurance benefits. July 15th deadline to certify, after July 15th there is a late filing fee.
- Had several applications into the HELI program. No word on a general sign up in FY 2015.
- Are hiring a new Program Technician. Is a full time/permanent and starting salary is \$28,553-\$51,437. Includes health insurance that can be taken into retirement, 401(k) plan, pension program, paid holidays, vacation, and sick leave. Application must be completed through the www.usajobs.com no later than 11:59 on May 5th. Announcement number is WI-2015-0020.

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until June 2, 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: 5/5/15 Landowner: Patricia Hollenstien

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:

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

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

- 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 Concurrent w/ above conditions Does not recommend approval to the Grant County Board of Supervisors

(Circle one)

Dale Hester

(Attachment B)

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/5/13 Landowner: Gail Pitzen

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:

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

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

- 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)

Consistent w/ above conditions
Dwight Roger

(Attachment C)

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/5/9 Landowner: Rick Schumann

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:

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
- 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

- 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)

Concurrent w/above condition
Lester Dwight

(Attachment D)

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/5/15

Landowner: Nancy Cassell

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:

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

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

- 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 concurrent w/ above conditions recommends/does not recommend approval to the Grant County Board of Supervisors
(Circle one)

