

# **GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING**

June 2, 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 June 2, 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, Chuck Raisbeck, and Pat Schroeder. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, County Board Chairman Robert Keeney, Joe Schmelz, Terry Boyle, Tom Weigel, Bob Digman, and Dave Lambert. Joyce Roling present during closed session.

## **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 Dale Hood, seconded by Roger Guthrie to approve the Agenda as printed. Motion carried.

## **Approval of the Minutes**

Motion by Dwight Nelson, seconded by Lester Jantzen to approve the May 5, 2015, CSZC Minutes. Motion carried.

## **Approval of the Bills**

Motion by Pat Schroeder, seconded by Roger Guthrie to approve the bills. Motion carried.

## **Public Comment** – None

## **Public Hearing for Comprehensive Plan Change**

Chairman Stead opened the Public Hearing:

Grant County Hwy Department, Platteville Twp. requesting a Comprehensive Plan Change from FPP to C-1 4.5 ac. to allow a new Township Building.

In Favor: Tom Weigel, Bob Digman, Dave Lambert /Grant County Hwy Department and Platteville Township approved on April 21, 2015.

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

In Opposition: None.

In Interest: None

Mark Stead closed the public hearing.

Motion by Pat Schroeder to recommend approval to the County Board, seconded by Dwight Nelson. Motion carried.

### **Public Hearing for Rezones**

Chairman Stead opened the Public Hearing:

#15-16 Grant County Hwy Department is requesting to change the zoning classification from FPP to C-1 of 4.5 ac. to construct a new Township Building.

In favor: Tom Weigel, Bob Digman, Dave Lambert with the Grant County Hwy Department and Platteville 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 contingent upon approval of comprehensive plan change, seconded by Lester Jantzen. Motion carried. (See Attachment A Worksheet)

Chairman Stead opened the Public Hearing:

#15-17 Terry Boyle is requesting to change the zoning classification from FPP to A-2 of 5.25 ac. to allow the building of an accessory structure.

In Favor: Terry Boyle and Potosi Twp. approved on May 4, 2015. Their plan commission also approved.

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 Pat Schroeder. Motion carried. (See Attachment B Worksheet)

Chairman Stead opened the Public Hearing:

#15-18 Milo Loeffelholz is requesting to change the zoning classification from FPP to A-2 of 3.140 ac. for a non-farm residence.

In Favor: Harrison Twp. approved on May 12, 2015. Harrison Twp. reported that it is consistent with their comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Motion by Pat Schroeder 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)

### **Board of Adjustment (BOA) Rate Increase from \$100 to \$400**

Lynda reported that it takes just as many steps and just as much time to publish and have a BOA variance meeting than it does to go through all the steps of a rezone process. She is proposing a rate increase to \$400 to match the cost of a rezone. Motion by Lester Jantzen, seconded by Roger Guthrie to approve the BOA rate increase to \$400. 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 366 maintenance forms turned in and as of now we have 495 in. For rezones, this year we have 13, and in 2014 we had 7. There were 49 sanitary permits issued so far this year, and in 2014 there were 34. In 2015, there are 38 zoning permits issued, and in 2014 there were 37 zoning permits issued at this time last year.

### **Storage Permit Approvals**

Lynda reported that Joe Schwantes, Ellenboro Twp., is constructing a concrete under building storage facility for 2,400 hogs. Joe's farm is working towards a WPDES permitted farm through the WI DNR. Joe has paid his \$200 permit fee. Lynda approved Joe's construction permit on May 11, 2015. Lynda approved the

permit based on the approval of DNR's approval of the storage facility. Motion by Pat Schroeder, seconded by Lester Jantzen to concur with Lynda's permit approval. Motion carried.

Majestic View Dairy, Liberty Twp is requesting a permit to construct a concrete storage facility to house 500 heifers. This is a WI DNR permitted farm, therefore all construction plans need to be approved by DNR before they can construct. Majestic View Dairy has paid their \$200 permit fee. Majestic View Dairy has applied for EQIP cost sharing funds, Mike Dreischmeier, NRCS Engineer, has given his concurrence for construction approval. Motion by Chuck Raisbeck, seconded by Dale Hood to approve the construction permit. Motion carried.

### **Reallocation of Cost Share Funds from DATCP Reserve for NOD's**

Lynda reported that when there is a runoff complaint. Most of the time it is a maintenance issue and Lynda is able to work with WI DNR and with the landowner to try and correct the runoff situation. John Ragatz, Beetown Twp., had an overgrazing situation along the creek. John will be installing a crossing across the creek and fencing them out of the pasture, only having the cattle in the pasture on a limited basis. When DNR offers funding, it comes from DATCP, and then comes through our office. This is SWRM funding. This funding is in addition to the SWRM funding that we are already receiving. This is a reallocation of cost share funds from DATCP reserve for NOD's (Notice of Discharge). John is asking for funding of \$7,350.00 for his crossing. Motion by Pat Schroeder, seconded by Chuck Raisbeck to request the reallocation of SWRM funds to be transferred to Grant County. Motion carried.

### **County Cost Sharing**

Lynda handed out an amended cost sharing list for May 2015 with the addition of tentative approval for Reynolds Roost LLC, Cassville Twp., for a well decommissioning, \$390.00.

Lynda presented 2 well decommissioning extension requests to July 7, 2015 for Paul Hartman, Waterloo Twp., for \$431.25, and Chris Brown, Platteville Twp., for \$500.00. Both projects are complete, just waiting for paid receipts. Also, 1 well decommissioning extension request to September 1, 2015 for John Adams, East Beetown Twp., for \$390.00. Motion by Dwight Nelson, seconded by Dale Hood to approve the 3 extensions. Motion carried.

Lynda presented a streambank protection extension request to December 1, 2015 for Chris Neises, Patch Grove Twp., for \$3,344.50. Motion by Roger Guthrie, seconded by Lester Jantzen to approve the extension. Motion carried.

Lynda presented final approval request for county cost sharing of \$234.90 on a well decommissioning for Doug Schramm, Potosi Twp. Motion by Lester Jantzen, seconded by Dwight Nelson to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing of \$494.77 on a well decommissioning for Charles Critchlow, East Bloomington Twp. Motion by Pat Schroeder, seconded by Dwight Nelson to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval requests for 4 well decommissionings. They are as follows; Justin and Nichole Seippel, East Beetown Twp., for \$390.00 – Well #1; Justin & Nichole Seippel, East Beetown Twp., for \$292.50 – Well #2; William Hauk, Waterloo Twp., for \$500.00 – Well #1; William Hauk, Waterloo Twp., for \$195.00 – Well #2. Motion by Dale Hood, seconded by Roger Guthrie to approve the 4 requests. Motion carried.

### **SWRM Cost Sharing**

Lynda reported that the 2014 SWRM contracts that were extended have been surveyed and designed and are ready to be installed. Allen Biggs' project is the only one that is having an issue. It is along a highway and has a steep embankment, taking more time to work things out.

### **SAA Report**

Lynda was not able to attend however those who did attend the SAA meeting on May 7, 2015 were: Dale Hood, Mark Stead, Lester Jantzen, Dwight Nelson, and Eric Heagle. They stated that there were 20+ members at the meeting, talked about the budget, the speaking contest, a plaque for the school and teacher recognition for the poster contest, and a small by-law wording change that was approved. Also, need to update the voting members for the SAA. The voting member for the staff is Lynda. Will need to vote on an alternate with the staff. The voting member for the Committee is Dale Hood. Motion by Pat Schroeder, seconded by Roger Guthrie to nominate Mark Stead as the alternate voting member for the committee. Motion carried.

### **CSZD Administrator Report**

Lynda reported that we had the 5S Lean Training in the office on Monday, June 1, 2015. The 5s's stand for Sort, Set-in-Order, Shine, Sustain, and Self Discipline which is a clean sweep and sets standards on what constitutes a clean office. It started out with a breakfast meeting and going over the basics of lean training. The staff far exceeded her expectations and has put in good effort. Lynda is having a morning meeting every day at 7:05 am in front of her office.

Lynda reported on a Non Metallic Mining issue. Had an issue that J&N Stone had requested a permit for the Stelpflug Quarry. John Rutkowski came into Lynda's office to say that he has the legal lease on that quarry. Have not seen a lease from either party and have since sent it on to corporation council, Ben Wood. John Rutkowski is instituting a lawsuit against Stelpflug for issuing a lease to J&N. John has been paying the permit fees and the financial assurance on this quarry. Lynda has given them 1 month to get things straightened out.

Lynda reported that the next Board of Adjustment meeting will be June 4, 2015 for a variance from side lot setbacks.

### **FPP Report**

Kevin reported that he has 6 Voluntary Notice of Noncompliance for FPP for Dale Roesch, Potosi Twp., Steve and Sue Curtis, Paris Twp., Kevin Martin, Wyalusing Twp., Marilyn Weigel, Platteville Twp., Brian Zart, Mount Ida Twp., and William Tobin, Potosi Twp. as they have chosen to not turn in a DATCP approved NMP. Motion by Dwight Nelson, seconded by Lester Jantzen to approve the 6 Voluntary Notices of Noncompliance. Motion carried.

Kevin reported that he has 1 Certificate of Compliance for FPP for William Tobin, Potosi Twp. for the 3 applicable years of 2012, 2013 and 2014.

Kevin also thanked Lynda for allowing him to help Dr. Chris Baxter with the UW-Platteville soil judging contest. Dr. Baxter and his students help us with the Farmer Written Nutrient Management Training course, so he is returning the favor of helping him.

### **NRCS Report: Joe Schmelz**

- ❖ Joe reported that a CRP sign up has been announced on May 29, 2015 at the Duck Unlimited Banquet. Sign up will run from December through January 2016. There are 76 CRP contracts that will be expiring. General CRP pays for planting the food plots. You can also enroll the acres into the HELI program. HELI is a non-competitive CRP program, however it does not pay for the food plots.

- ❖ Joe reported that there are 2 EQIP deadlines, Cover Crop, and Honey Bee with a fair amount of interest, both ending Friday, June 5, 2015.
- ❖ Joe reported that the Local Work Group is scheduled for July 23, 2015, and will be held at the Belmont Convention Center from 9:00 am to 11:00 am.
- ❖ Joe reported that they are in the process of hiring a Soil Conservationist.

**FSA Report Tammy Eibey**

No Report

**Closed Session**

Closed Session per state statute 19.85(1)(c) in considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically as it relates to the performance evaluation of the Administrator of the Conservation, Sanitation, and Zoning Department. Motion by Dale Hood, seconded by Dwight Nelson to go into closed session. Roll Call: 7 Yes, 0 No, 0 Excused. Motion carried.

Motion by Dwight Nelson, seconded by Roger Guthrie to return back to Open Session. Motion carried. The performance appraisal was voted on and approved in closed session.

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until July 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: 6/2/15 Landowner: Grant Co Hwy Dept

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)

Date/Initial

Attachment B)

## Review of Standards for Rezoning Land out of Farmland Preservation

Date: 6/2/15 Landowner: Terry Boyle

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)

Heater/Pat

(Attachment C)

## Review of Standards for Rezoning Land out of Farmland Preservation

Date: 6/2/15 Landowner: Milo Loeffelholz

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)

Pat Dwight