

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

August 4, 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 July 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, Gary Northouse, and Pat Schroeder. Dale Hood, Excused. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, County Board Chairman Robert Keeney, Joe Schmelz, Josh Bushee, Stanley Fritz, Bill and Dixie Watterman, Charles and Peggy Baumeister, and Bill Eisele.

## **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 Dwight Nelson, seconded by Pat Schroeder to approve the Agenda as printed. Motion carried.

## **Approval of the Minutes**

Motion by Roger Guthrie, seconded by Lester Jantzen to approve the July 7, 2015, CSZC Minutes. Motion carried.

## **Approval of the Bills**

Motion by Dwight Nelson, seconded by Gary Northouse to approve the bills. Motion carried.

## **Public Comment** – None

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

Chairman Stead opened the Public Hearing:

#15-23 William Eisele, Clifton Twp., is requesting a Comprehensive Plan Change from FPP to R3 of 2.1 ac. to allow a mobile home to be placed on the property. This is not prime farm ground.

In Favor: William Eisele and Clifton Township approved on July 8, 2015.

Clifton Twp. reported 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 Pat Schroeder, to recommend approval to the County Board, seconded by Lester Jantzen.

Motion carried.

## **Public Hearing for Rezones**

Chairman Stead opened the Public Hearing:

#15-22 William Watterman requesting to change the zoning classification from FPP to A-2 on .8 ac. PIN: 046-00068-0010. This will be combined with existing PIN: 046-00062-0020, 1.5 ac. already zoned A-2 for a total of 2.3 ac.

In Favor: William and Dixie Watterman and Paris Twp. approved on July 14, 2015. Is consistent with the comprehensive plan.

In Opposition: None

In Interest: None

Mark Stead closed the Public Hearing.

Motion by Gary Northouse 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 Roger Guthrie.

Motion carried. (See Attachment A Worksheet)

Chairman Stead opened the Public Hearing:

#15-23 William Eisele requesting to change the zoning classification from FPP to R-3 2.1 ac. for a mobile home. PIN: 012-00374-0000.

In Favor: William Eisele and Clifton Township approved on July 8, 2015.

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 B Worksheet)

Chairman Stead opened the Public Hearing:

#15-24 Thomas and Rodney Brogley PIN: 020-00429-0000 has been postponed, as we have not received the Harrison Township participation form.

Chairman Stead opened the Public Hearing:

#15-25 Stanley & Sally Fritz, and Charles & Sandra Schwab, are requesting to change the zoning classification from FPP to CFR of 8.61 ac. This is the correction from the clerical mistake made last month that was erroneously crossed off of the request. PIN: 060-00587-0010.

In Favor: Stanley Fritz along with Charles & Peggy Baumeister registered in favor of the request and Watterstown Twp. approved on May 19, 2015.

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)

### **Public Hearing to Amend Comp Zoning Ordinance Chapter 315 Variance Fee Change**

Chairman Stead opened a Public Hearing to Amend the Comprehensive Ordinance: Chapter 315, Page 64, and Section B to change the variance fee from \$100 to \$400 to cover the cost of the process. Mark Stead closed the Public Hearing. Motion by Roger Guthrie, seconded by Lester Jantzen to approve the variance fee change from \$100.00 to \$400.00 and to recommend approval of the variance fee increase to the full county board. Motion carried.

Lynda reported that the maintenance forms are up 100 from 2014, behind by 4 zoning permits from 2014, and 76 sanitation permits this year compared to 70 permits issued in 2014. Motion by Pat Schroeder, seconded by Gary Northouse to approve the Sanitation and Zoning report. Motion carried.

### **County Cost Sharing**

Lynda presented final approval request for county cost sharing of \$500.00 on a well decommissioning for Chris Brown, Platteville Twp. Motion by Dwight Nelson, seconded by Pat Schroeder to approve payment. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

Lynda presented tentative approval requests for county cost sharing for 2 well decommissioning's for Jim Udelhoven, Wingville Twp. site #1, \$500.00; and site #2, \$500.00. Motion by Pat Schroeder, seconded by Gary Northouse to approve both Jim's requests. Motion carried.

Lynda presented tentative approval request for county cost sharing for a storage abandonment for Hampton Revocable Trust, Glen Haven Twp., \$3,500.00. Motion by Roger Guthrie, seconded by Gary Northouse to approve Hampton's request. Motion carried.

Lynda presented tentative approval request for county cost sharing for 1<sup>st</sup> year rye cover crop for Tom Bennett, Little Grant Twp., \$363.50; 1<sup>st</sup> year rye cover crop for Dan Hershberger, Wingville Twp., \$505.50; 1<sup>st</sup> year rye cover crop for Travis Mumm, Clifton Twp., \$116.00; and 2<sup>nd</sup> year rye cover crop for Tim Walz, West Bloomington Twp., \$421.50. Motion by Dwight Nelson, seconded by Lester Jantzen to approve the 4 rye cover crop requests. Motion carried.

### **SWRM Cost Sharing**

There were no 2014 DATCP cost sharing to report.

Lynda presented tentative approval request for 2015 DATCP cost sharing for a grade stabilization structure for Bode Brothers, Paris Twp., \$5,250.00. Motion by Pat Schroeder, seconded by Lester Jantzen to approve the Bode's request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for streambank protection for Tom and Sandy Demuth, Hazel Green Twp., \$4,410.00. Motion by Roger Guthrie, seconded by Lester Jantzen to approve Tom and Sandy's request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for streambank protection for Allen and Peggy Briggs, Patch Grove Twp., \$4,100.00. Motion by Dwight Nelson, seconded by Roger Guthrie to approve Allen and Peggy's request. Motion carried.

Lynda presented tentative approval request for 2015 DATCP cost sharing for a stream crossing for Travis and Ashley Mumm, Clifton Twp., \$5,950.00. Motion by Pat Schroeder, seconded by Roger Guthrie to approve Travis and Ashley's request. Motion carried.

### **GCS Annual Fee Approval**

Lynda reported that the estimated annual fee of \$3,490.00 is for the maintenance of our land use and sanitation computers software. This amount will come out of IT's budget, however it needs approval from the CSZC first. Motion by Pat Schroeder, seconded by Gary Northouse to approve the GCS annual fee request and for it to be taken out of the IT Department's budget. Motion carried.

### **IT Purchase Approval**

Lynda presented an estimated request on the 2016 budget to purchase a computer for \$800.00, Dymo label printer for \$200.00, and a Black & White laser printer with scanner for sanitation for \$400.00; totaling \$1,400.00. Needs approval by the CSZC to have IT purchase the equipment. Funds will come out of the CSZD Equipment account. Motion by Lester Jantzen, seconded by Gary Northouse to approve the purchase of equipment. Motion carried.

### **Preliminary Budget Approval**

Lynda handed out the preliminary 2016 budget for the committee to review. Reviewed the expense accounts with an increase of \$21,980.79, the revenue accounts increased \$15,399.00. In 2015, we had a budget of \$387,254.00, with a proposed 2016 budget of \$398,821.79 coming to an \$11,567.79 increase equaling a 2.99% increase in the proposed 2016 budget.

### **CSZD Administrator Report**

Lynda reported that we do have a contribution agreement of \$14,050.00 with NRCS to work on 40 CRP contracts. Have started to do field assessments, working on contracts, and bringing the landowners in to review their conservation plan and contract. These contracts are re-enrolls that will be expiring in September. In December there will be a general CRP sign up.

Lynda reported that the SAA Tour will be on August 6, 2015, in Richland Center. Lynda will not be able to attend the SAA Tour, due to a budget meeting. Those who plan to attend are: Mark, Dwight, Dale, Pat, Lester, Krystal, Eric, Kevin and Annette.

Lynda gave an update on the Stelpflug Quarry. Rutkowski Brothers have filed a lawsuit against the Stelpflug family stating that they have the lease for that quarry. Stelpflug's attorney has requested a records request and all the information we had on file for the history of that quarry has been sent. As of now, we are just waiting to see who has the legal lease to that quarry.

Lynda mentioned that we did purchase an emergency alert monitor for \$75.00 for our office. It was a refurbished monitor from Steve Braun, emergency management.

Lynda reported that there are no Board of Adjustment variances scheduled for next month.

### **FPP Report: Kevin Lange**

Kevin reported that he has been working on Farmland Preservation Spotchecks.

Kevin reported that he has 1 Voluntary Notice of Noncompliance for FPP for Donald Gehrke, Fennimore Twp. Don has chosen to not turn in a DATCP approved NMP. Motion by Lester Jantzen, seconded by Dwight Nelson to approve the 1 Voluntary Notice of Noncompliance. Motion carried.

Kevin reported that he has been working on CRP field investigations.

Kevin reported that he and Annette attended a Northern Nut Growers Association Tour in LaCrosse on July 26th. Visited a remnant Chestnut tree grove that has been hit by blight in 1987. Visited Mark Shepard's farm "New Forest Farm" alley cropping; growing Chestnuts, Hazelnuts and vegetables. Then traveled on to the Kickapoo Valley Culinary Center in Gays Mills. Had displayed and operated a couple of machines they have for Hazelnut cracking and sorting machines. Was a good tour.

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

❖ Joe Schmelz introduced the new Soil Conservationist, Josh Bushee. Josh started on July 27<sup>th</sup>.

- ❖ Only have 1 EQIP contract to obligate, otherwise this EQIP Sign Up is wrapping up. For the fiscal year 2015, we had from the state, \$24 million in the general sign up along with all the initiatives. Just in Grant County we had \$1.16 million. Taking the \$1.16 million adding to the SWRM and County Cost Share projects, there were a lot of projects that came through Grant County this year.
- ❖ Had the Local Workgroup meeting on July 23<sup>rd</sup> in Belmont. The priorities and practices pretty much stayed the same as last year. The forestry, cropland, and woodland slightly increased in funding, and the Farmstead decreased in funding for the 2016 EQIP Sign Up.
- ❖ The deadline date of October 2, 2015 will be the final batching date for EQIP Sign Up 16. We have a lot of interest in the EQIP program. Joe will be sending out advertisements to invite/promote the EQIP Program.
- ❖ There is a contribution agreement with the CSZD to complete 40 CRP contracts. There are 76 CRP contracts that will be expiring, so far around 60 have expressed an interest in re-enrolling. Contracts need to be done by the middle of September for their contract start date of October 1, 2015. FSA has 60 to 70 new CRP applications waiting to go in to the CRP HELI program. The HELI program is a continuous CRP sign up for highly erodible acres only. The rental rates are high right now. Not able to start a contract on the CRP HELI acres until the crops are harvested in 2015. HELI usually has a December 1, 2015 start date. On December 1, 2015, a General CRP sign up will take place. This sign up will also include those contracts that are expiring on September 30, 2016. A difference between the 2 CRP sign ups is that if you have hay in the rotation on the farm, the hay acres are not eligible in the HELI program, however hay acres are eligible in the General CRP sign up. An improved change in the CRP program is the mid-management practice. Only clipping or burning now, and NO interseeding anymore. Iowa having 20,000 acres, Grant having 20,000, and Lafayette County having 15,000 acres are in CRP, more acres than any other county around.
- ❖ There are a few CSP re-enrolls happening now. Program will be changing drastically. It is to mirror more of the EQIP practices for the enhancement portion of the program. There are 40-50 CSP contracts that are to expire this year. Many of them have expressed an interest in reapplying. When they announce a CSP sign up, we will hold 1 or 2 informational meetings.
- ❖ In the past there had been around 100-150 sodbusting and wetland determinations completed. This year, as of now, they have exceeded 200 sodbusting and wetland determination requests. A record year for this request.
- ❖ There will be a grad student from Madison working with the NRCS agency and coming to our office to assist and to learn the programs.

**FSA Report: Tammy Eibey**

Tammy and her office have been very busy. We thank her for her report to our committee. We now have Gary Northouse as our permanent FSA representative on our committee. See attached Report.

**RC&D/WLWCA/LWCB Report: Lynda Schweikert**

- ❖ Dale Hood is at the LWCB today, August 4, 2015. Will have Dale's report next month.

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until September 1, 2015 at 9:00 a.m.  
Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen

(Attachment A)  
Worksheet

# Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/4/15  
7/7/15 Landowner: William Watterman

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: Approved by Paris Township

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: Not Prime Farmground Currently Wooded  
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)

Gary Roger

(Attachment B)  
Worksheet

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

Date: 8/4/15 Landowner: William Eisle

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 township approved 7/8/2015

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: Not prime farm ground  
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)  
Pat | Dwight

(Attachment C)  
Worksheet

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

Date: 8/4/15

Landowner: Schwab & Fritz

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:

Approved by Watters town trip 5/19/15

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

Not prime farm ground

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



**Grant County FSA Report**

**August 4, 2015**

**Submitted by: Tammy Eibey CED**

**Dates to Remember**

August 3 - Deadline for FSA Committee nominations to be filed or postmarked

August 28 - Deadline to request a one-year extension of eligible expiring CRP contracts

September 30 - Deadline to enroll in the 2014-2015 ARC-PLC Programs

September 30 - Deadline for Dairy Producers in Margin Protection Program to sign up for 2016 coverage

November 15 - Deadline to report all 2016 Crop Year Perennial Forages (includes existing hay) and Fall Seeded Grains/Crops to FSA

November 20 - Deadline to apply for new CRP Grassland Grazing Initiative

December 1 - General sign up begins for Conservation Reserve Program (CRP) - ends Feb. 26, 2016

December 7 - Official ballot for FSA committee elections returned or postmarked

Ongoing - Continuous Conservation Reserve Program Enrollment

The office has been really busy for several months and it doesn't appear that it will quiet down anytime soon. We are using the appointment system to help with the waiting time for producers.

The next COC meeting is tentatively scheduled for August 19<sup>th</sup> at 8:30 am in the FSA Office.

Respectfully submitted,

Tammy Eibey