

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

October 6, 2015

9:00 a.m.

Grant County Board Room (#264)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on October 6, 2015 at 9:00 a.m. by Mark Stead, the Conservation, Sanitation, and Zoning Committee Chairman in the Grant County Board Room #264, 111 S. Jefferson St., Lancaster.

Board members present: Mark Stead, Lester Jantzen, Dwight Nelson, Roger Guthrie, Gary Northouse, Pat Schroeder, and Dale Hood-Excused. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Jeff Krueger, Josh Bushee, County Board Chairman, Bob Keeney, Kevin Newswanger, Carol Haas, William Leibfried, Linda Bottomly, Krystal Butson, Anthony Steinbach, John Rutkowski, Greg Cerven, and Karla Schwantes.

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 Pat Schroeder, seconded by Roger Guthrie to approve the Agenda with the correction of acres to 14.782 on the David Klar rezone of A2 to FPP. Motion carried.

Approval of the Minutes

Motion by Gary Northouse, seconded by Dwight Nelson to approve the September 1, 2015, CSZC Minutes with a spelling correction of the word “revocable” and to correct the wording of the motion in the Preliminary Budget Approval to “the ceasing of the health insurance after retirement”. Motion carried.

Approval of the Bills

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

Public Comment – None

Public Hearing for Comprehensive Plan Change

Chairman Stead opened the Public Hearing:

#15-32 Kevin Newswanger requesting a Comprehensive Plan Change for part of PIN: 014-00595-0010 (A2) to Commercial C1 zoning (+-1 ac.) & part of 014-00601-0000 (FPP), the use of Commercial C1 zoning (+-1ac.) and the remaining (+-12.9 ac.) to A2 Zoning to construct a small engine repair and equipment rental shop. Lynda handed out an updated plat of survey with 2.79 ac.

In favor: Kevin Newswanger, and Ellenboro Twp. approved on August 5, 2015.

In Opposition: Linda Bottomly objects to the commercial portion of Kevin Newswangers’s request. Linda stated that she and the previous landowner had a verbal agreement that there would be no building on the property.

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:

#15-31 Rutkowski Brothers Land LLC requesting to correct the zoning on the mining property from M1 to M2 and to change the zoning classification from FPP & A2 to A1 of 94.78 ac. PIN: 014-00619-0000: M1 to M2 on 15.78 ac., PIN: 014-00608-0000: A2 to A1 North of Willow Branch Road, and A2 to M2, South of Willow Branch Road; and PIN: 014-00583-0000: FPP to A1 North of Willow Branch Road and FPP to M2 South of Willow Branch Road.

In Favor: John Rutkowski, and Ellenboro Twp. approved on September 2, 2015.

In Opposition: Anthony Steinbach and Krystal Butson

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 A Worksheet)

Chairman Stead opened the Public Hearing:

#15-32 Kevin Newswanger requesting to change the zoning classification on part of PIN: 014-00595-0010 from A2 to C1 (+- 1 ac.) & part of PIN: 014-00601-0000 FPP to C1 (+- 1 ac.), and the remainder to A2 zoning (+- 12.9 ac.) to construct an equipment rental and small engine repair shop. Updated plat of survey of 2.79 ac. for this rezone.

In Favor: Kevin Newswanger and Ellenboro Twp. approved on August 5, 2015.

In Opposition: Linda Bottomly registered to speak in opposition, does not agree with the commercial portion of the rezone.

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 Gary Northouse. Motion carried. (See Attachment B Worksheet)

Chairman Stead opened the Public Hearing:

#15-33 David and Beth Schmitz, requesting to change the zoning classification from FPP to A-1 of 40.0 ac. to construct a recreational cabin and an out building. PIN: 012-00392-0000.

In Favor: Clifton Twp. approved on August 17, 2015.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

Motion by Roger Guthrie 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:

#15-34 David Klar requesting to change the zoning classification from A2 to FPP of 14.758 ac. to correct the zoning due to a land switch back in 1998. PIN: 050-00964-0000.

In Favor: Platteville Twp. approved on September 14, 2015.

In Opposition: None

In Interest: None

Mark Stead closed the public hearing.

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

Chairman Stead opened the Public Hearing:

#15-35 Thomas and Mary Jo Oyen PIN: 052-00642-0000 has been postponed, as we have not received the Potosi Township participation form. Motion by Lester Jantzen, seconded by Dwight Nelson to approve the postponing of the rezone request until a later date. Motion carried.

Chairman Stead opened the Public Hearing:

#15-36 Bernard Lease PIN: 028-00662-0010 & 028-00668-0010 has been postponed, as we have not received the Liberty Township participation form. Motion by Pat Schroeder, seconded by Roger Guthrie to approve the postponing of the rezone request until a later date. Motion carried.

Chairman Stead opened the Public Hearing:

#15-37 Bernadine Leibfried requesting to change the zoning classification from FPP to A-2 of 8.0 ac. for a non-farm residence. Handed in a certified survey map of 6.5 + - ac. PIN: 052-01004-0000.

In Favor: William Leibfried, Carol Haas, and Potosi Twp. approved on September 14, 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 Pat Schroeder.

Motion carried. (See Attachment D Worksheet)

Final Plat Approval

Chairman Stead opened the public hearing:

#FPA 15-02 Thomas Spensley PIN: 050-00891-0000 has been postponed, as we have not received the soil test information and the final plat information.

Zoning and Sanitation Report

Lynda presented the zoning and sanitation report. She noted that the maintenance forms are up 400 from 2014, and the rezones are also up 20 from 2014. Motion by Gary Northouse, seconded by Lester Jantzen to accept the Sanitation and Zoning report. Motion carried.

Lynda reported that there are two Zoning Permit Violations; on 2 separate occasions zoning permits that were issued based on where they were going to locate the addition were disregarded and they built where they wanted. A notice of violation was sent to the landowners and they got back to us and are working with their contractor to rectify the situation.

2016 Budget for Wildlife Damage Abatement Claims Program & Deer Donation Program – Greg Cerven

Greg Cerven presented the 2016 Grant County Wildlife Damage Abatement Claims Program Budget of \$23,802.00 which is the same as the 2015 WDACP budget. Motion by Pat Schroeder, seconded by Dwight Nelson to approve the 2016 WDACP Budget. Motion carried.

County Cost Sharing

Lynda presented an extension request to December 31, 2015 for county cost sharing of \$3,500.00, and \$7,500.00 for 2014 DATCP cost sharing on a streambank protection project for Allen and Peggy Briggs, Patch Grove Twp. Motion by Roger Guthrie, seconded by Dwight Nelson to approve the extension to December 31, 2015. Motion carried.

Lynda presented final approval request for county cost sharing of \$500.00 on a well decommissioning for John and Kristen Adams, Beetown Twp. Motion by Dwight Nelson, seconded by Pat Schroeder to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

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

Lynda presented final approval request for county cost sharing of \$500.00 on well decommissioning for Mary Kieler, Jamestown Twp. Motion by Lester Jantzen, seconded by Gary Northouse to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing of \$3,500.00, and 2015 DATCP cost sharing for \$10,000.00 on manure storage facility for Josh Bailie, South Lancaster Twp. Motion by Pat Schroeder, seconded by Dwight Nelson to approve both payments totaling \$13,500.00. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing of \$2,757.52 on a storage abandonment for Tom Bennett, Little Grant Twp. Motion by Roger Guthrie, seconded by Lester Jantzen to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented tentative approval requests for county cost sharing for 3 well decommissioning's for Robert Hudson, East Cassville Twp., \$195.00; Mark & Tabitha Wetter, Harrison Twp., \$237.25; and Ronnie Rech, Little Grant Twp., \$130.00. Motion by Dwight Nelson, seconded by Gary Northouse to approve all 3 well decommissioning requests. Motion carried.

Lynda presented a tentative approval request for county cost sharing for a roof runoff system for Gay Brechler, Mt. Ida Twp., \$3,381.00. Motion by Pat Schroeder, seconded by Roger Guthrie to approve Gay's request. Motion carried.

SWRM Cost Sharing **2014 DATCP Cost Sharing**

Lynda reported that Doug Leibfried, Harrison Twp., is requesting a cancellation of his \$2,100.00, 2014 DATCP cost sharing for a grassed waterway. There is a cultural resources hit in the vicinity of the site and waiting for the site to be cleared has taken to long for construction this year. Motion by Roger Guthrie, seconded by Lester Jantzen to approve Doug's cancellation request. Motion carried.

Lynda presented final approval request for 2014 DATCP cost sharing for a grade stabilization structure for Steve Adrian, Bloomington Twp., \$8,199.74. Motion by Pat Schroeder, seconded by Dwight Nelson to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for 2014 DATCP cost sharing for a grade stabilization structure for Mark Hudson, Potosi Twp., \$5,314.39. Motion by Lester Jantzen, seconded by Gary Northouse to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for 2014 DATCP cost sharing for a stream crossing for Winch's Pine Grove – Peter Winch, Fennimore Twp., \$5,194.28. Motion by Gary Northouse, seconded by Lester Jantzen to approve payment. Roll Call 6 Yes, 0 No, 1 Absent. Motion carried.

2015 DATCP Cost Sharing

Lynda presented a final approval request for 2015 DATCP cost sharing for a streambank protection project for Ole Seim, Boscobel Twp., \$4,972.30. Motion by Roger Guthrie, seconded by Pat Schroeder to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented a tentative approval request for 2015 DATCP cost sharing for a streambank protection project for John Kohout, Castle Rock Twp., \$4,550.00. Motion by Pat Schroeder, seconded by Dwight Nelson to approve John's request. Motion carried.

Storage Permit Approvals

Lynda reported that Blakes Point RE LLC, Beetown Twp., are constructing a concrete storage facility for 6,631 Swine. This facility is going through the WPDES process through the DNR. DNR has approved the plans for the storage facility on September 3, 2015. Lynda approved the permit on September 10, 2015. Motion by Pat Schroeder, seconded by Roger Guthrie to concur with Lynda's permit approval. Motion carried.

Lynda reported that Crapp Farm Partnership is already a WPDES permitted farm and they are looking to add an additional facility for 600 to 700 steers ranging from 250 to 700 pounds. A bedded pack facility with storage at the end. They have gone through the DNR permitting approval and was approved by DNR on September 14, 2015. Lynda approved the permit on September 15, 2015. Motion by Gary Northouse, seconded by Lester Jantzen to concur with Lynda's permit approval. Motion carried.

Lynda reported that Andrew Buttles is constructing an earthen storage facility with a concrete liner for 1,000 cows. Has paid his permit fee of \$200.00. Because this is through EQIP, Mike Dreischmeier looked over the plans to concur that it met the NRCS standards and the Grant County Ordinance. Lynda issued the permit on October 2, 2015. Motion by Pat Schroeder, seconded by Roger Guthrie to concur with Lynda's permit approval. Motion carried.

CSZD Administrator Report

Lynda reported that RC&D is applying for a SW Wisconsin Invasive Species Coalition - Weed Watchers Rapid Response Grant and is asking for a letter of support and to pledge some financial assistance or some in kind support for this grant. Grant County is pledging 10 hours for a total value of \$300.00.

Lynda also had a chart of how much the 9 counties in the RC&D area pay in dues, including office space.

Lynda reported that the Fall Southern Area Meeting will be held on October 13, 2015 at the Fitchburg Public Library. Lynda and Mark have an Executive meeting to attend that morning. Those planning to attend: Lester, Dwight, Erik, Kevin, and Annette.

Lynda reported that we contracted for 40 CRP contracts through the NRCS Contribution Agreement. We completed 36 CRP contracts. Lynda has requested 1st year reimbursement. There are still 2 additional CRP sign ups coming soon.

Lynda reported that the van needed 2 new tires, rear brakes, and a muffler - \$1,464.00; Kevin's truck also needed front brakes, and front coil springs - \$1,200.00.

Lynda reported that she attended two Farm Bureau meetings – The planning meeting was held on September 3, 2015. The Annual meeting was held on September 22, 2015. Lynda was excited to assist with the policy planning for the year. The Farm Bureau is very interested in the conservation issues at hand.

Lynda reported more about the health insurance explanation and how it would impact the current retirees with the discontinuation of the insurance – They could not have retirees on 2 separate insurance policies. It was discussed that they will all be kept on one plan with the \$5,000 deductible for single and \$10,000 deductible for family. Those currently retiring would have to come up to those deductibles.

Lynda reported that there are no variances scheduled for next month

Lynda reported that they are reviewing the zoning ordinance in the office, the first draft is written. Have been meeting with the staff reviewing the zoning ordinance and making some revisions. Will be bringing a portion to the upcoming committee meeting to go over some of the changes. After that we will have a general meeting inviting all the township boards to the meeting to go over the ordinance changes. Will then be going out individually to each township to get their recommendations on the changes as well as looking at the maps closer. Want to also get the information out to the landowners as well as the townships.

FPP Report: Kevin Lange

Kevin reported that he has 1 Voluntary Notice of Noncompliance for FPP from Tim Vosberg, Jamestown Twp. Tim has chosen to not turn in a DATCP approved NMP. Motion by Dwight Nelson, seconded by Pat Schroeder to approve the 1 Voluntary Notice of Noncompliance. Motion carried.

Kevin reported that he completed a Certification of Compliance for 2 long time participants: Virgil Anderson, Hickory Grove Twp. for the year of 2014; and Gary Winkers, Fennimore Twp. for the applicable years 2010-2013. A new participant; Roger Lange, Platteville Twp. for the year of 2015.

Kevin reported that he has been working on 36 CRP re-enrollments, also waiting for new CREP applications from FSA.

Kevin reported that he has been out in the field laying out some contour strips.

Kevin reported that the Tri-County Land Judging will be hosted by Lafayette County on October 22, 2015. The Tri-County consists of: Grant, Lafayette, and Green County. These counties rotate on a 3 year cycle for hosting the land judging contest. Grant County will be hosting the Land Judging in 2016.

NRCS Report: Josh Bushee

- ❖ Josh reported that the EQIP cost sharing deadline was October 2nd. They have 70 applications, 55 are new and the rest are referrals from last year. No time frame on rankings or obligations. Looking at October 15th for our state allocations.
- ❖ Have not heard any information about a CSP sign up. Will not be any enhancements. Will be more like an EQIP program where things will fall under practice standards.
- ❖ They have passed a continuing resolution, and will have funding until December 11, 2015.
- ❖ Uncertain about the program funding. So far there is a 6.8% mandatory reduction with a potential of discretionary funding to be reduced.
- ❖ There will be a new sign up for CRP HELI and for the General CRP sign up starting December 1, 2015. So far FSA has approximately 110 applications. NRCS will incur all the field work for the upcoming sign ups.

FSA Report: Tammy Eibey

Tammy turned in a report for Mark to present to the committee. Mark read the report to the committee. See Attached Report.

Kevin and Annette showed a presentation of the tour that they attended at the Northern Nut Growers Conference on July 29, 2015. The first stop they toured a grove of Chestnut Trees that were infected by blight; second stop was the Mark and Jen Shepards farm in Viola that grow separate rows of hybrid Hazelnuts, Chestnuts, Apple Trees, Asparagus, Winter Squash, and occasionally graze cattle on this property; third stop was the Kickapoo Valley Culinary Center where they have a community kitchen and is establishing the American Hazelnut Company processing facility. Got to observe the sorting and cracking of Hazelnuts in their specially designed machines.

RC&D/WLWCA/LWCB Report: Dale Hood

None

Motion by Dwight Nelson, seconded by Lester Jantzen to adjourn until November 3, 2015 at 9:00 a.m.
Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen

Grant County FSA Report
October 6, 2015
Submitted by: Tammy Eibey, CED

DEADLINES!

Important Dates to Remember

November 15.....Deadline to Report all 2016 Crop Year Perennial Forages and Fall Seeded Grains/Crops to FSA.

November 20.....Deadline to apply for CRP Grassland Grazing Initiative.

November 20.....NAP Application Deadline for Perennial Fruit & other Perennial crops.
MPP Dairy deadline extension ends

December 1.....General sign up begins for CRP – Signup ends Feb. 26, 2016.

December 7.....Official ballot for FSA committee elections (FSA-669) must be returned to County FSA Office or postmarked.

Ongoing.....Continuous Conservation Reserve Program Enrollment.

We survived the ARC/PLC sign up deadline of 9/30/15 but jumped right into the fall crop reporting for fall seeded crops and those with alfalfa and grasses. We also have over 100 farms that have expressed interest in the HELI CRP program and those need to have processing on them to see what is eligible prior to the general sign up starting December 1st.

We will be processing payments starting with the Conservation Reserve Program and then move into the ARC/PLC 2014 payment process. We have not been notified officially of the final payment rate for corn and soybeans in Grant County but corn should be significant (Maximum?)

Our County Committee Election will end December 7th and we will count ballots on December 9th in the office. Ballots will be mailed November 9th to voters in the townships of Ellenboro, Lima, Harrison, Platteville, Paris, Smelser, Jamestown and Hazel Green. Running for LAA 3 are Myron Tranel and Gabriel Loeffelholz.

Our next COC meeting is scheduled for October 21st at 8:30 am in the FSA office.

Please contact me at 608-723-7697 if you have any questions.

Respectfully submitted,

Tammy Eibey

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/6/15 Landowner: Rutkowski Brothers

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: Currently mined & crop ground
is not prime farm ground Surrounded by municipal & Mines
& residential

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 Ellenboro Twp 9/2/15

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

Currently mining activity w/ Neighboring mine
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: Not Prime farm ground

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

huter / Wright

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/6/15 Landowner: Kevin News Wenger

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: Ellenboro township approved change to Comp plan
Change

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 Wooded area
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

Wooded area
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

Not taking any farmland
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 Gray

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/6/15 Landowner: David & Beth Schmitz

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: Majority of land is not prime farm ground and that which is is mostly 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 township approved 8/12/17

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: Not prime farmground

7. The CSZC recommends ~~does not recommend~~ approval to the Grant County Board of Supervisors

(Circle one)

1st Roger 2nd Dwight

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/6/15 Landowner: Bernadine ~~Lease~~ Leibfried

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: Majority not prime farmland that which is, was previously built upon.

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 Potosi town board 9/14/15

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 farmland

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: Not prime farmland

Wester/Park

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