

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

February 2, 2016

9:00 a.m.

Grant County Conference Room (#266)  
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on February 2, 2016 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, and Pat Schroeder. Gary Northouse and Dale Hood were excused. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Joe Schmelz, Constance Miles and Richard King.

## **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. Motion carried.

## **Approval of the Minutes**

Motion by Dwight Nelson, seconded by Lester Jantzen to approve the January 5, 2016 Minutes. Motion carried.

## **Approval of the Bills**

Motion by Lester Jantzen, seconded by Pat Schroeder to approve the bills. Motion carried.

## **Public Comment** – None

## **Public Hearing for Rezones**

Chairman Stead opened the Public Hearing:

#16-01 Tom and Melissa Cullen are requesting to change the zoning classification on PIN: 030-00167-0000 and PIN: 030-00169-0000 from FPP to A2 of 40.0 ac. to allow a new non-farm residence.

In Favor: Lima Twp. approved on January 12, 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 A Worksheet)

Chairman Stead opened the Public Hearing:

#16-02 Constance Miles is requesting to change the zoning classification on PIN: 056-00531-0000 from FPP to A2 of 1.65 ac. to sell off existing farm house and surrounding yard.

In Favor: Constance Miles and South Lancaster Twp. approved on June 17, 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 B Worksheet)

Chairman Stead opened the Public Hearing:

#16-03 Clayton Knox Estate is requesting to change the zoning classification on PIN: 020-00837-0000 from FPP to A2 of 1.18 ac. to sell existing farm home and yard as a non-farm residence to close the estate.

In Favor: Richard King-Attorney of the Estate and Harrison Twp. approved on January 12, 2016.

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)

### **Planned Unit Development Review**

Lynda reported that the Planned Unit Development Review agenda item will be withdrawn from the February 2<sup>nd</sup> agenda.

### **Zoning and Sanitation Report**

Lynda presented a list of 18 eligible applicants through the FY 2017 WI Fund, asking for \$62,342.00.

Lynda presented Zoning and Sanitation report. There was 1 maintenance form and late fee returned during the month of January 2015, compared to 31 that were turned in so far in January 2016. Several landowners were issued citations and have since decided to complete the 3 year maintenance form and pay the \$25.00 maintenance and late fee rather than to pay the citation fine. There were 2 zoning permits in 2015, and 1 in 2016. Motion by Dwight Nelson, seconded by Lester Jantzen to accept the sanitation and zoning report. Motion carried.

### **Wildlife Damage Abatement Claims Program: Greg Cerven & Dan Goltz**

Lynda had met with Greg Cerven on February 1, 2016 and reviewed the Wildlife Damage and Abatement Claims Program. Lynda reported that there were 5 landowners; Alan Ruff, Gerard Zimmer, Lonny Fischer, Marlin Shirk, and John Otterman who claim Act82 that receive hunting tags, but do not file a financial claim. There are 7 landowners; Steve Adrian, Clement Dressler, Dennis Haas, Lynn Kirschbaum, Ray Kirschbaum, Bob Waterman, and Jeff Wernimont have filed a financial claim and have received deer tags to help reduce the deer population in their area. Motion by Pat Schroeder, seconded by Lester Jantzen to approve the recommendation given by Lynda, Greg Cerven, and Dan Goltz to approve the 6 remaining landowners that met their objective and to deny Jeff Wernimont based on the fact that he did not meet his 80% objective by 09/15/2015. Motion carried.

### **County Cost Sharing**

Lynda presented final approval request for county cost sharing on a well decommissioning for Andy Buttles, South Lancaster Twp., for \$397.81. Motion by Lester Jantzen, seconded by Roger Guthrie to approve payment. Roll Call: 5 Yes, 0 No, 2 Excused. Motion carried.

### **SWRM Cost Sharing**

#### **2016 DATCP Cost Sharing**

Lynda presented tentative approval request for 2016 DATCP cost sharing on a streambank protection project for Tom Reynolds, North Potosi Twp., for \$8,541.40. Motion by Roger Guthrie, seconded by Dwight Nelson to approve Tom's request. Motion carried.

### **Approval of SAA Dues**

Lynda reported that the Southern Area Association Dues are up for renewal. The dues are \$125 which are the same as last year. Motion by Pat Schroeder, seconded by Roger Guthrie to approve payment of the dues. Motion carried.

### **CSZD Administrator Report**

Lynda reported that the WLWCA Conference will be held on March 2-4 at Elkhart Lake. Everyone is registered and rooms are reserved for those who are planning to attend. Dale Hood will be going up on Tuesday night. Those planning to attend are asked to contribute one item to our raffle basket.

Lynda reported that the SnapPlus computer class was held at UW Platteville on January 6 & 7 is now completed. There were 6 landowners from Grant County and 3 from Lafayette County that all left with a Nutrient Management Plan. Lynda handed out a survey that she had the students take. Of those surveys 100% of the evaluations from the students answered they would recommend this program to others. Lynda felt this was a very positive feedback and is well worth her time and the office staff time to offer this to the landowners. Lynda also mentioned that March 7<sup>th</sup> & 14<sup>th</sup> will be the NMP update classes to be held at UWP.

Lynda reported that there was a Board of Adjustment meeting on January 14, 2016 for a variance setback. Setbacks made the lot unpermissible. Board of Adjustments did permit a building. The setback variance was approved. There is no BOA's for next month.

Lynda reported that her staff is concerned about the proposed changes to the sick leave buy back policy and asked the members to keep in mind that not all staff are in favor of the mandatory sick leave buyback.

Lynda received an email this morning stating that the flood plain ordinance was denied because of an error that was found. The email did not state what the error was. The deadline to have the ordinance filed is February 15<sup>th</sup>. The ramification would be that any new structures being built would not be able to purchase any flood plain insurance until the ordinance was filed. This will be an agenda item for March.

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

Kevin reported that he has 3 Notices of Noncompliance's. These 3 had been spotchecked in 2014. Everyone is given a year to get into compliance. Those out of compliance are: Bruce Vesperman, South Lancaster Twp. that does not have a DATCP approved NMP yet. John and Janette Draggs, Mt Ida Twp., and Tom and Arlene Mulrooney, Mt Ida Twp., have both voluntarily opted out of the Farmland Preservation Program. Motion by Pat Schroeder, seconded by Lester Jantzen to approve the 3 Notices of Noncompliance's. Motion carried.

Kevin has been filling out approximately 440 Certificates of Compliance that the tax preparers are asking the landowners to bring in with them for proof that they are in compliance with the Farmland Preservation Program.

Kevin has been working on the CREP work: some field visits, and some contracts.

Kevin reported that he has the Arbor Day information mailed out to the schools and the Stewardship information mailed out to the churches.

Kevin reported that he continues to have tree orders coming in. The deadline to have the tree sale order turned in by is February 19<sup>th</sup>.

**NRCS Report: Joe Schmelz**

- ❖ Joe reported that the next batching date for FY 16 EQIP is March 4, 2016.
- ❖ Application deadline date for FY 2017 EQIP Funds is September 2, 2016
- ❖ June or July is usually when they have the Local Workgroup meeting.
- ❖ Should be receiving information on the CSP program on February 3<sup>rd</sup>. NRCS will be offering two CSP informational meetings on February 23<sup>rd</sup>, meetings are scheduled for 1:00 p.m. and 6:00 p.m.
- ❖ Joe reported that they had approximately 75 HEL determinations that are done and caught up. Still have 2 wetland determinations to do yet.
- ❖ Continuing to work on 11 CREP contracts, several HELI CRP applications, 30-40 new HELI/CREP applications waiting at FSA, 86 CRP contracts to expire September 30, 2016, and 108 expiring CRP contracts in September 30, 2017.

**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.

**RC&D/WLWCA/LWCB Report: Dale Hood**

No Report

Motion by Lester Jantzen, seconded by Dwight Nelson to adjourn until March 1, 2016 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: 2/2/14 Landowner: Tom & Melissa Cullen

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: Buildings already constructed on 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: Approved by Lima Twp 1/12/14

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: Existing buildings already located on 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 / Anigul*

# Attachment B Worksheet

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

Date: 2/2/16 Landowner: Constance miles

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes or ☐ No Explain: Not prime farmland

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes or ☐ No or ☐ N/A

Explain: South Lancaster trip approved 6/17/15

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

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/Pat*

Attachment C Worksheet.

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 2/2/14

Landowner: Clayton Knox Estate

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 has a nonfarm residence built upon it

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 Harrison Twp 1/2/14

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: Existing house on Non 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)

*Lester Dwight*

Grant County FSA Report  
February 2, 2016  
Submitted by: Tammy Eibey, CED

## **DEADLINES!**

### **Dates to Remember**

#### **CRP General Signup #49**

December 1, 2015-February 26, 2016

#### **OFFICE Closed**

Feb. 15...Offices closed in observance of Washington's Birthday

#### **2016 NAP Spring-Seeded Crop Deadline**

March 15, 2016

#### **ARC/PLC (2016)**

December 1, 2015- August 1, 2016

#### **Spring Acreage Reports (2016)**

By July 15, 2016

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We have a high interest in the CRP/HELI and the General CRP program here in Grant County. We are trying to get the cropping history information completed and working with the producers to determine what they actually want to enroll and which program will work best for their operation. Some are wanting us to run several scenarios for them with different fields and acres to see what the rental rates may be, this is slowing the process. Some producers are slow to get back in touch with us but the staff is continuing to make progress. I feel they are working well with the conservation staff.

We are also starting our appointments for the ARC/PLC program. Annually producers need to sign the CCC-861 contract for each farm. Deadline is August 1<sup>st</sup> but we want to be 90% done by the time we get busy with crop certifications this spring. Postcards with appointment times are getting printed and sent out. There are no late filing provisions for this program. (90% of 2904 farms with program elections already made means we need 2614 farms done by mid-May!)

We ask that producers remain patient during these high work load times in the office. We have had to also deal with computer/software issues that slow our process down. Our next COC meeting is scheduled for February 24th at 8:30 am in the FSA office. We will be completing our organizational meeting for the 2016 year.

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

Respectfully submitted,

Tammy Eibey