

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

September 6, 2016

9:00 a.m.

Grant County Board Room (#264)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on September 6, 2016 at 9:00 a.m. by Dwight Nelson, the Conservation, Sanitation, and Zoning Committee Chairman, in the Grant County Board Room #264, 111 S. Jefferson St., Lancaster.

Board members present: Dwight Nelson, Mark Stead, Lester Jantzen, Roger Guthrie, Grant Loy, Gary Northouse, and Dale Hood. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Sue Rojemann, Bob Keeney, Ben Schroeder, Gerard Abing, and Steve Jeardeau.

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 Grant Loy to approve the Agenda as written. Motion carried.

Approval of the Minutes

Motion by Roger Guthrie, seconded by Gary Northouse to approve the August 2, 2016 Minutes. Motion carried.

Approval of the Bills

Motion by Roger Guthrie, seconded by Grant Loy to approve the bills. Motion carried.

Public Comment – None

Public Hearing for Rezones

Chairman Nelson opened the Public Hearing:

#16-27 Michael and Tanya Tennessen are requesting to change the zoning classification on PIN: 014-00237-0000 of 1.36 ac. from FP to A2 to allow the construction of a garage.

In Favor: Ellenboro Twp. approved on August 3, 2016.

In Opposition: None

In Interest: None

Dwight Nelson 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 Mark Stead.

Motion carried. (See Attachment A Worksheet)

Chairman Nelson opened the Public Hearing:

#16-28 Steven and Sarah Jeardeau are requesting to change the zoning classification on PIN: 016-00307-0000 from FP to A2 of 1.66 ac. to allow a non-farm residence.

In Favor: Steven Jeardeau and Fennimore Twp. approved on August 8, 2016.

In Opposition: None

In Interest: None

Dwight Nelson closed the Public Hearing.

Motion by Grant Loy 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 Nelson opened the Public Hearing:

#16-29 Gerard and Roxanne Abing are requesting to change the zoning classification on PIN: 050-00888-0000 from FP to A2 of 1.91 ac. to allow a non-farm residence.

In Favor: Gerard Abing and Platteville Twp. approved on August 8, 2016.

In Opposition: None

In Interest: None

Dwight Nelson closed the Public Hearing.

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

Stating this is consistent with their Smart Growth Plan.

Public Hearing for Conditional Use Permits

Chairman Nelson opened the Public Hearing:

#CUP 16-010 Bard-Schneider Quarry is requesting a Conditional Use Permit on PIN: 056-00422-0000, 056-00419-0000, and 056-00419-0010 of 12.7 ac. to allow the use of non-metallic mining in Farmland Preservation Zoning District, Chapter 315, 3.045, D (7) of the Grant County Comprehensive Zoning Ordinance. The quarry is not expanding, just mining the floor of the quarry. South Lancaster did not put any conditions on this Conditional Use Permit. Two required conditions on this permit are that it is required by the Farmland Preservation Program that the Landowner is to restore the affected land after the non-metallic mineral extraction operation is completed, to a condition suitable for agricultural use according to a written restoration plan included within the permit; and they are to be renewed every 5 years.

In Favor: Ben Schroeder, and South Lancaster Twp. approved on August 10, 2016.

In Opposition: None

In Interest: None

Dwight Nelson closed the Public Hearing:

Motion by Mark Stead, seconded by Roger Guthrie to approve the Conditional Use Permit. Motion carried. (See Attachment D Worksheet)

Zoning and Sanitation Report

Lynda reported that many 3 year maintenance forms are coming in, with a deadline fast approaching of August 31st. Still have 600 to 800 maintenance forms to still come in. Working on generating the late letter and hoping to have them sent out the middle of September. Motion by Lester Jantzen, seconded by Gary Northouse to accept the Zoning/Sanitation Report. Motion carried.

Non-metallic Mining CUP Issues

Lynda reported that last month during John Rutkowski's public hearing for his CUP he mentioned that the Conditional Use Permits were not being permitted uniformly across the county. John and Lynda had a discussion and he had some concerns of 3 quarries that he felt they were operating outside of the county ordinance. The 1st quarry was the Bendorf Quarry. It is reported as inactive. He mentioned that they are hauling material out of there. Will have Mary Penn at the Southwest Regional Planning look into this. He also mentioned the Schaefer Quarry, County O, Potosi and the Winkers Quarry, Millville Twp. These quarries are listed as Exempt. Will have Mary look into these as well.

Approval of GCS Maintenance Fee

Lynda reported that for budgetary purposes she put in \$3,500.00 in the 2017 budget for the maintenance fee of the GCS computer program that the Zoning and Sanitation staff use. Lynda was unable to contact GCS to confirm the cost. Motion by Roger Guthrie, seconded by Lester Jantzen to approve ± \$3,500.00 in the 2017 budget for the GCS maintenance fee. Motion carried.

Approval Budget

Lynda reported that the only change from the last budget is the Health Insurance. The deductible is not changing, however the Personnel Department and Tricor have come up with a way to bring the Health Insurance down. The major change will be the County paying the least expensive plan, between Medical Associates and the Dean plan, Medical Associates is the least expensive plan and the employee will pay the difference to stay on the Dean plan. The Departments had a budget meeting to see who had carryover accounts; why and what they are used for. Lynda offered \$16,483.00 carryover from NRCS Tech Pro to be put toward balancing the budget. This is a negative 4½% decrease from the 2016 budget. Motion by Mark Stead, seconded by Grant Loy to approve the budget as presented. Motion carried.

County Cost Sharing

Lynda presented final approval request for county cost sharing on a well decommissioning #1 for Jim Udelhoven, Wingville Twp., \$500.00. Motion by Mark Stead, seconded by Dale Hood to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning #2 for Jim Udelhoven, Wingville Twp., \$500.00. Motion by Mark Stead, seconded by Grant Loy to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for Scott Crapp, South Lancaster Twp., \$416.81. Motion by Dale Hood, seconded by Gary Northouse to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for John Lauper, Liberty Twp., \$331.00. Motion by Lester Jantzen, seconded by Gary Northouse to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a waste facility closure #1 for Pat Bausch, East Cassville Twp., \$1,006.24. Motion by Dale Hood, seconded by Lester Jantzen to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a waste facility closure #2 for Pat Bausch, East Cassville Twp., \$1,165.61. Motion by Lester Jantzen, seconded by Dale Hood to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a waste facility closure #3 for Pat Bausch, East Cassville Twp., \$1,165.61. Motion by Gary Northouse, seconded by Grant Loy to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval requests for county cost sharing on 3 well decommissionings for Clement O'Brien, Mt. Hope Twp., \$500.00; Robert Williams, South Lancaster Twp., \$400.00; and Roger Graney, South Lancaster Twp., \$500.00. Motion by Mark Stead, seconded by Dale Hood to approve the 3 requests. Motion carried.

Lynda presented tentative approval request for county cost sharing on a waste facility closure for Roger Oyen, East Beetown Twp., \$1,400.00. Motion by Grant Loy, seconded by Lester Jantzen to approve Roger's request. Motion carried.

Lynda presented tentative approval request for county cost sharing on a grade stabilization structure for Richard Junk, East Cassville Twp., \$793.81 and tentative approval for 2016 DATCP cost sharing of \$5,356.19. Motion by Grant Loy, seconded by Lester Jantzen to approve Richard's request. Motion carried.

SWRM Cost Sharing

2015 DATCP Cost Sharing

Lynda presented final approval request for 2015 DATCP cost sharing on trails and walkways for Marland and Kendle Bode, Paris Twp., \$5,250.00. Motion by Lester Jantzen, seconded by Dale Hood to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for 2015 DATCP cost sharing on a grade stabilization structure for Steve Adrian, Glen Haven Twp., \$4,443.92. Motion by Roger Guthrie, seconded by Gary Northouse to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Technicians are working with the Landowners to make sure that these projects will be getting installed. Some are waiting for the crops to be removed before construction can begin.

2016 DATCP Cost Sharing

Lynda reported that all 2016 DATCP cost sharing funds have been allocated.

Lynda will be working with the technicians to come up with some kind of letter for the landowners whose SWRM cost sharing will be extended to 2017 to sign that they will "commit" to installing their project.

Storage Permit Approval

Lynda reported that Roger and Janis Oyen, East Beetown Twp., has a concrete dairy storage facility that he would like to abandon. He has already paid his \$50.00 permit fee. Motion by Roger Guthrie, seconded by Grant Loy to approve Roger's permit. Motion carried.

CSZD Administrator Report

Lynda handed out a survey sheet asking for conservation ideas to showcase the 2107 SAA tour in Grant County. Still need a couple forms to be turned in. Will review the results of the survey at the October meeting

Lynda reported that there is no BOA meeting scheduled for October, but have some on the Horizon.

Lean Update

Lynda reported that she and 4 others attended the facilitators training on August 18th at the SWTC. There are now 5 or 6 trained facilitators that will work with each other to look at Lean projects. Lynda has also been working with the Property Lister and the 911 coordinator to streamline the address application process. Information will now be incorporated on the zoning application, and we will pass it on to the 911 coordinator for the correct location, and less confusion for the landowner.

FPP Report: Kevin Lange

- ❖ Kevin reported that he is still working on CREP; reenrolls and new contracts. He has until September 16th to have all the paperwork signed and to the FSA. He has 2 contracts to write and 5 that need signatures.
- ❖ Working on FPP spot checks.
- ❖ Grant County is hosting the tri-county High School land judging contest in the middle of October.

NRCS Report: Sue Rojemann

- ❖ There is an EQIP sign up coming up, the application deadline will be September 2, 2016. The ranking process will be on December 2nd. Had around 50 applications. These applications will be competing for 2017 funds.
- ❖ Working on CRP and fast approaching the CRP acres that are eligible in the HELI sign up.
- ❖ There will be a new version of CSP released and will be sign up Fiscal Year 2017.
- ❖ The general requirements for Fiscal Year 2016 will be met by end of month as the fiscal year ends.

FSA Report: Tammy Eibey

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

RC&D/WLWCA/LWCB Report: Dale Hood

None to Report

Motion by Mark Stead, seconded by Lester Jantzen to adjourn until October 4, 2016 at 9:00 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/6/16Landowner: Michael & Tanya Tennessee

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:

Land is already developed as 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:

Land is prime farm ground however already developed approved by Ellenboro 8/3/14

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

Clustering residential in the same 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

- 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:

Already developed as residential

- 7 The CSZC ☒ recommends ☐ does not recommend approval to the Grant County Board of Supervisors

(Circle one)

Lester / Mark

Attachment B Worksheet
Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/6/16 Landowner: Steven & Sarah Seardian

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: approved by Fennimore town board on 8/8/14

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 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: Wooded area not taking farmland

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

Grant/Gary

Attachment C Worksheet
Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/6/16 Landowner: Gerard & Roxanne Abing

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:

land is adjacent to A2 Zoning
and close to residential properties

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 Platteville town board 8/8/16

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: Adjacent to A2 Zoning - Cluster Residential

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

Mark Lester

Attachment D Worksheet
Conditional Use Permit for Non Metallic Mining in Farmland Preservation

Date: 9/6/16

Landowner: Bard/Schneider Quarry

The Grant County Conservation, Sanitation and Zoning Committee may issue a conditional use permit for a proposed land use as they determine in writing that the proposed use meets applicable conditions under this section. The CSZC may issue the permit subject to any additional conditions which the CSZC deems necessary to carry out the purpose of this ordinance.

1. The operation complies with all of the following: YES NO
 - a. Subchapter I of ch. 295, Wis. Stats., and rules promulgated under that subchapter.
 - b. Applicable provisions of Chapter 180, the Non-Metallic Mining Reclamation Ordinance
 - c. Any applicable requirements of the WI Dept. of Trans. concerning the restoration of non-metallic mineral extraction sites.
2. The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district. YES NO
3. The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law. YES NO
4. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use. YES NO
5. The operation Mining quarry floor only - no longer expanding does not substantially impair or limit the current or future agricultural use of other protected farmland. YES NO

The CSZC approves / does not approve the Conditional Use Permit with the following conditions if applicable. Circle one Mark/Roger

1. The conditional use permit requires the landowner to restore the affected land after the non-metallic mineral extraction operation is completed. The permit shall require the landowner to restore the land to a condition suitable for agricultural use, according to a written restoration plan included with the permit. Note: see s. 91.46 (6), Wis. Stats.
2. 5 year limit

Grant County FSA Report

September 1, 2016

Submitted By: Tammy Eibey, CED

Dates to Remember

September 1, 2016 Deadline to purchase Noninsured Assistance Program (NAP) coverage for 2017 Value Loss Crops including ginseng, turf grass sod, aquaculture, floriculture and Christmas Trees

September 5, 2016 All USDA Service Centers closed in observance of Labor Day

September 30, 2016 Deadline to purchase NAP coverage for 2017 crops including alfalfa, birdsfoot trefoil, clover, grasses, mixed forages, rhubarb, rye, triticale, vetch, and wheat

October 10, 2016 All USDA Service Centers closed in observance of Columbus Day

November 11, 2016 All USDA Service Centers closed in observance of Veteran's Day

November 15, 2016 Deadline to complete acreage report (FSA-578) for fall-seeded crops, perennial forage, fall mint, pasture, rangeland, forage, and cover crops

November 21, 2016 Deadline to purchase NAP for 2017 crops including apples, asparagus, blueberries, caneberries, cherries, cranberries, currants, grapes, honey, hops, maple sap, pears, and strawberries

***Revised* December 16, 2016** Deadline to sign up for 2017 Dairy Margin Protection Program

We are now working on fall forage reports which need to be completed by November 15th to avoid the \$46.00 late report fee. We are scheduling appointments.

August 1 was the deadline to timely submit and sign the ARC/PLC contract for the 2016 crop year. We are also ahead of last years completed contracts at 104% over or 2851 ARC/PLC contracts. If payments are earned for the 2015 crop year, they will be issued sometime after October 1st. No late file provisions.

MPP Dairy sign up for 2017 has started and now the end for 2017 is December 16th. Appointments are being made with producer that have current MPP contracts.

CRP is a very active program in Grant County. We have been working on getting the expiring contracts to NRCS and also working on getting cropping histories completed for producers inquiring about the program. Once they agree to what they want in the program, the information is submitted to NRCS. We also have a lot of cost share payments to be reviewed and paid. We are completing spot checks out in the county to review covers and mowing requests. Now that we are closing in on the end of the fiscal year, we have been but under a tight time frame to get those that have requested CRP. We have roughly 101 that had have shown interest and we are trying to get them to commit so we can continue the processing and get information to NRCS.

If you have any questions or need more information on any of the FSA Programs, please call at 608-723-7697 or stop out to the office.

Thank you,

Tammy