

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

March 7, 2017

9:00 a.m.

Grant County Board Room (#264)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on March 7, 2017 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, Dale Hood, and Gabe Loeffelholz. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Justin Johnson, Bob Keeney, and Joe Schmelz arrived at 9:30 a.m. Mike Green was there prior to the meeting, left at 9:00 a.m. when the meeting started.

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. The Amended agenda was also posted on Thursday, March 2, 2017 in the Administration Building, Courthouse, and in the Ag Service Center Building.

Approval of Amended Agenda

Motion by Mark Stead, seconded by Grant Loy to approve the Amended Agenda. Motion carried.

Approval of the Minutes

Motion by Lester Jantzen, seconded by Dale Hood to approve the February 7, 2017 Minutes with the correction that Dale Hood is still on the WLWCA Board of Directors. Motion carried.

Approval of the Bills

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

Committee Photo was taken.

Public Hearing for Rezones

Chairman Nelson opened the Public Hearing:

#17-04 Terry Adams is requesting to change the zoning classification on PIN: 060-00447-0000 of +/- 1.91 ac. from FP to A2 to allow the use of a non-farm residence.

In Favor: Watterstown Twp. approved on February 14, 2017.

In Opposition: None

In Interest: None

Committee Discussion: Lester asked if the road/driveway had an easement to get to the shed. Lynda and Justin will check on this.

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 Grant Loy.

Motion carried. (See Attachment A Worksheet)

Zoning and Sanitation Report

Lynda reported that the difference in the maintenance and late fees in 2016 compared to 2015 were due to the citations that were issued. Will soon be sending out the 2016 citations. Motion by Roger Guthrie, seconded by Lester Jantzen to accept the Zoning and Sanitation report. Motion carried.

Lynda reported that they are working on the Zoning revisions. They have sent out 19 surveys, and have received 13 surveys back. Townships wish to allow an accessory structure to be built before a permanent residence is constructed, but allow a conditional use permit. The Townships wish to allow tiny homes, but allow a conditional use permit and in certain zoning districts: A1, A2, Conservation Forest and Recreation. Townships would like to lessen the Highway setbacks, along with the lot line setbacks. Take signs and parking lots out of structure designation, and put them in their own designation. Continue with Townhomes with a zero lot setback. Seem confused with mobile home zoning.

Lynda and Justin have put together a Grant County Zoning Factsheet. Will be sending this to all the Townships, to all the builders, construction companies, construction supply companies, and to all the realtors. The main point in the factsheet is that Agriculture Buildings do require a zoning permit in a Zoned Township.

County Cost Sharing

Started out with \$22,989.05.

Lynda presented tentative approval request for county cost sharing on 3 well decommissionings; Kevin Hahn, Castle Rock Twp., \$240.00; Kieler Farms Inc., Harrison Twp, \$1,000.00; and Tim Speath, East Bloomington Twp., \$400.00. Motion by Mark Stead, seconded by Dale Hood to approve all 3 requests. Motion carried.

Cost Sharing

2016 DATCP Cost Sharing – None to report. Balance remains at \$23,298.00.

2017 DATCP Cost Sharing

Lynda presented tentative approval request for 2017 DATCP cost sharing on a grassed waterway project for Bob and Jackie Eckert, Wyalusing Twp., \$4,716.25. Motion by Roger Guthrie, seconded by Gabe Loeffelholz to approve Bob and Jackie's request. Motion carried.

Lynda presented tentative approval request for 2017 DATCP cost sharing on a streambank protection project for Charlotte Lattof, Patch Grove Twp., \$4,750.00. Charlotte is a non-ag producer, therefore cost sharing is 50%. Motion by Mark Stead, seconded by Lester Jantzen to approve Charlotte's request. Motion carried.

Storage Permit Approval

None to report.

Purchase of New Fleet Vehicle

Lynda reported that she had sent out bids to approximately 15 local dealers, and received 5 bids back. The Ford trucks all came in as extended cabs, and the Dodge came back as a Quad cab. Enterprise gave an estimate on a Ford 150 Truck, but wanted to point out that they would finance the vehicle and would have a maintenance contract with an additional fee covering scheduled maintenance and oil changes. After 5 years they would help resell the vehicle, which they would have a better resale process. There is \$20,501.15 in the carryover account which does not fully cover the cost of any quote. There are additional funds of \$16,000 in the NRCS Tech/Pro carryover account from the contribution agreement. Lynda would ask the Executive Committee to approve a request of utilizing the NRCS Tech/Pro account to cover the remaining cost of the truck if approved by committee. Plan to sell Erik's 2002 Ford 150 outright. Roger Guthrie made a motion to

approve the purchase of the 2017, 1500 Dodge Ram Quad Cab from Les Mack with the price of \$24,973.00, seconded by Lester Jantzen. Motion carried.

Motion by Grant Loy to utilize the additional funds from the NRCS Tech/Pro carryover account for the purchase of a fleet vehicle, seconded by Dale Hood. Motion carried.

Approval of Month to Month Rental Agreement

Lynda amended the existing contract to the new numbers that were approved by the committee. This will be Agreement #2. Motion by Roger Guthrie, seconded by Grant Loy to approve the agreement that is good until December 31, 2017, and start to negotiate with Dave Bainbridge before 2018 budget time. Motion carried.

Reschedule June and July Meetings

Lynda reported that the June 6th meeting has a conflict with the Highway Department conference, and the July meeting falls on July 4th. The June meeting will be changed to Thursday, June 8th at 1:00 p.m. and the July meeting will be changed to Thursday, July 6th at 9:00 a.m. Motion by Grant Loy, seconded by Gabe Loeffelholz to approve the June and July meeting changes. Motion carried.

CSZD Administrator Report

Lynda reported that we have 3 donations for the WLWCA Conference; a John Deere tractor from Roger, a Green Bay Packer plate/outdoor ornament from Dale, and Lester had a donation from Potosi Brewery.

Lynda mentioned that the SAA meeting will be held on March 15th at 4:15 p.m. at the WLWCA Conference.

Lynda reported that there are 31 landowners scheduled to attend the NMP update class on March 13 & 14 at the UW Platteville. We partner with Chris Baxter at UW-Platteville, and utilize his students which he offers extra credit for their NMP class. It is very busy and intense those couple of days to help landowners update their NMPlans.

Lynda mentioned that she is hoping to get the Annual Report rough draft to the paper on March 7th and hopes for the publication to get to the papers by the end of March. The Annual Report gets sent to 17,000 individuals throughout the county.

Lean Update

Lynda is working with Brad to update maintenance forms to send out in April. They are usually sent out in March, but the pumper and plumber meeting isn't scheduled until March 23rd. We want to make sure the pumpers and plumbers are aware of the new late fee on the 3 year maintenance forms. We will be advertising the maintenance forms in the annual report and will also publish in the local newspapers in July to remind people to not wait till the last minute to have their septic systems inspected.

Lynda reported that they are completing the Unified's Lean project "Stepping Up". The next meeting will be March 16th. They have completed their mapping with all the processes that go into their system.

FPP Report: Kevin Lange

- ❖ Kevin reported that he has 1 Notice of Noncompliance with Farmland Preservation for Larry Jerrett, South Lancaster Twp. Larry needs a DATCP approved Nutrient Management Plan. Motion by Mark Stead, seconded by Roger Guthrie to accept the Notice of NonCompliance. Motion carried.
- ❖ Kevin has been busy with Farmland Preservation, Certificates of Compliance. These were all mailed out last year. He has been making copies, corrections/revisions, and new Certificates of Compliance.
- ❖ Kevin has been working on several CREP contracts. New contracts and some that will be expiring this fall.

- ❖ Kevin reported that 58 Tree Orders that have come in, and 53 Tree Orders came in the last 4 days for a total of 111 Tree Orders, selling 10,230 trees for 2017. We are purchasing from 3 vendors this year. There has been a request for Shagbark Hickory, Chestnut Trees, and have added a new Butterfly Bush.

NRCS Report: Joe Schmelz

- ❖ Joe reported that the first round for EQIP contracts that have been offered have been obligated. They had a second application/batching deadline that ended on March 3rd.
- ❖ There is a deadline of June 2nd for an EQIP initiative, such as the Honey Bee, Soil Health, Trout Unlimited RCPP.
- ❖ Local Workgroup Meeting will be on June 14, 2017 from 9:00 to 11:00 a.m. at the Belmont Community Building.
- ❖ The CSP sign up has closed. Had approximately 17 applications, and are working through the process through the middle of May.
- ❖ 2017 CRP will be interesting with the national acres reaching their caps. No general CRP sign up has been announced. They are running out of HELI acres for CRP. There are 50,000 acres for the Monarch initiative.
- ❖ There were 38 people that FSA randomly pulled for an annual compliance review. 10% of the FSA Farm Loan participants will be pulled for a compliance review. FSA 569's will also be added to the compliance list. The Compliance reviews will be completed after spring planting.
- ❖ Grant County CSZD, NRCS, and Iowa County LCD and NRCS hosted a contractors meeting on February 28th. There were 12 contractors that attended.
- ❖ There is a new supervisor in our area, his name is Mark Kulig. His area covers 11 counties in Southwest WI.
- ❖ There was an agreement with the Fish and Wildlife Service that they would provide the seed for the CRP Monarch seed to mix in with their other approved regular seed mix. The seed is in and will be in our office for landowners to pick-up.

FSA Report:

Gabe reported that Tammy went to the Anamosa Iowa FSA Office. The Grant County FSA Office is still short on help and has positions to fill

RC&D/WLWCA/LWCB Report: Dale Hood

Nothing to report.

Motion by Mark Stead, seconded by Lester Jantzen to adjourn until April 4, 2017 at 9:00 a.m. Motion carried. Roger Guthrie asked to be excused for the April 4th meeting.

Respectfully Submitted by Annette Lolwing for Lester Jantzen.

(Attachment A worksheet)
Review of Standards for Rezoning Land out of Farmland Preservation

Date: 1/30/17 Landowner: Terry Adams

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:

Rezoned area will not include 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: Consistent w/ Comprehensive plan as approved by Watterstown township
use will still be agriculture 2/14/17

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

Rezoned area doesn't have prime farmland soils. Has trees and structures present

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

Re structures already present

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

proposed size is ± 1.91 acres. Leaves about 38 acres for farming.

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)

Motion by Jester / Grant