

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

May 2, 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 May 2, 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, Grant Loy, Dale Hood, and Roger Guthrie. Gabe Loeffelholz Absent. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Justin Johnson, Joe Schmelz, Bob Keeney, Kaitlyn Key, Phil Wyse, Mike Yager, Dan Cooper, Linda Reed, and William Kloster.

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 Lester Jantzen to approve the May 2, 2017 agenda with the correction that petition #17-08, Linda Reed, should be Mount Hope Twp. instead of Potosi Twp. It was properly posted in the public notice. Motion carried.

Approval of the Minutes

Motion by Mark Stead, seconded by Grant Loy to approve the April 4, 2017, minutes with the corrections:

- Date change of meeting on the 3rd line down from March 7th to April 4th.
- Change the date from March 7th to April 4th for the approval of the minutes. Motion carried.

Approval of the Bills

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

Public Hearing for Rezones

Chairman Nelson opened the Public Hearing:

#17-06 Phillip Wyse is requesting to change the zoning classification on PIN: 050-00751-0000 of +/- 4.792 ac. from FP to A2 to make the zoning districts consistent with the adjacent two parcels that the landowner owns.

In Favor: Platteville Twp. approved on April 18, 2017. Two individuals registered for informational purposes. Platteville Township stated it is consistent with their Comprehensive Plan.

In Interest: William Kloster, Platteville Airport Commission, has no objection to the rezoning of the property, he spoke to inform everyone that last April the City of Platteville enacted an ordinance which covers 3 miles around the airport to protect the approaches and departure zones. Chapter 42 in the municipal code for height restrictions, along with crops planted that would attract the wildlife.

In Opposition: None

Committee Discussion: 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 Dale Hood. Motion carried. (See Attachment A Worksheet)

Chairman Nelson opened the Public Hearing:

#17-08 Linda Reed is requesting to change the zoning classification on PIN: 038-00138-0000 & 038-00139-0010 of +/- 31.1ac.from FP to A2 to allow for the use of a non-farm residence.

In Favor: Mt. Hope Twp. approved April 13, 2017. Landowner and one other individual registered for informational purposes. An individual contacted Justin asking about the potential development pattern on this property.

In Interest: Mike Yager asked if there was still a 35.0 ac. minimum to sell off a piece of property. Lynda stated that there is no longer the 35.0 ac minimum per DATCP. Bob Keeney asked about the access/easement into the property. Landowner stated they will be using the existing easement/driveway to the property. Easement is surveyed and is recorded at 66' on the deed and plat of survey.

In Opposition: None

Committee Discussion: 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 B Worksheet)

Public Hearing for Conditional Use Permit

Chairman Nelson opened the Public Hearing:

#CUP 17-001 Megan Leibfried is requesting a Conditional Use Permit on PIN: 050-00550-0030 of +/- 5.0 ac. to allow for a service trade business, Chapter 3.05 (2) (c) of the Grant County Comprehensive Zoning Ordinance

In Favor: Platteville Twp. approved March 13, 2017. Township stated that this is consistent with the smart growth plan. Applicant was not in attendance to provide a statement.

In Opposition: None

In Interest: Kaitlyn Key registered for appearance and asked if there any restrictions with a new business coming in if Megan choses to sell the property? Lynda stated that the Township did not place any additional restrictions other than what is located under the C1 Comprehensive Zoning Ordinance.

Committee Discussion: Grant Loy asked what type of business? Megan will be establishing a massage therapy business, with the intent of building a home there in the future.

Dwight Nelson closed the Public Hearing:

Motion by Mark Stead, seconded by Grant Loy to approve the Conditional Use Permit to allow for a service trade business, Chapter 3.05 (2) (c) of the Grant County Comprehensive Zoning Ordinance. Motion carried.

Chairman Nelson opened the Public Hearing:

#CUP 17-002 Louis Vogt is requesting a Conditional Use Permit on PIN: 026-00788-0000, & 026-00406-0000, & 026-00402-0000 of +/- 104.85 ac. to allow for extraction, dredging, processing, and removal of sand and gravel, Chapter 3.045 D (7) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Jamestown Twp., approved April 11, 2017. Applicant was not in attendance to provide a statement.

In Opposition: None

In Interest: None

Committee Discussion: Lester Jantzen asked if this was an existing sand pit. Yes it is, they are just renewing their CUP. CUP's are limited to a 5 year renewal, however Jamestown requests that the CUP is renewed every 3 years. Roger Guthrie asked if anything could be built there. Lynda stated that only structures that are specific to the business are allowed.

Dwight Nelson closed the Public Hearing:

Motion by Lester Jantzen, seconded by Dale Hood to approve the Conditional Use Permit to allow for the extraction, dredging, processing, and removal of sand and gravel, Chapter 3.045 D (7) of the Grant County Comprehensive Zoning Ordinance. Motion carried.

Resolution for Continuation of WI Fund Program

Lynda handed out a Resolution that was requesting the WI Fund Grant to be changed from a “One Time” to an On-going” appropriation in Governor Walkers’ Budget. It is listed in the current 2017-2019 budget, but is still listed as a “One Time” appropriation. We are asking for \$49,271 for 2017, but with the proration we will be asking for \$24,400. Lynda will be sending the resolution along with a letter to Marklein, and Tranel to inform them of how this affects our County. Motion by Roger Guthrie, seconded by Lester Jantzen to present the resolution to the County Board. Motion carried.

Zoning Ordinance Revision Report

Justin Johnson reported that he has reviewed all 17 Farmland Preservation Zoned Township maps and categorized properties up for comprehensive rezone amendment. Justin sent out a letter to +/- 300 landowners in the blanket rezone and over 400 parcels. Draft ordinance and maps are online for review. Lynda is submitting the Draft and Map to DATCP for Approval. Will also hold an informational meeting prior to the June 8th CSZC meeting. Motion by Roger Guthrie, seconded by Lester Jantzen to accept the Zoning report. Motion carried.

Zoning and Sanitation Report

Lynda reported that on the Sanitation side they are dealing with those individuals who failed to do their 3 year maintenance reports. First set of 16 citations were sent to court on May 1, 2017. Pumpers and Plumbers are coming in with positive comments on the increase of the \$100.00 late fee to get people to move forward.

Permits are slightly behind from last year, however we have 38 late fees and maintenance, from the citations that were issued. There have been 212 maintenance fees from the 2017 maintenance forms returned. Zoning permits in 2016 were 31, and in 2017 there are 34. Sanitary permits in 2016 we had 32, and in 2017 there are 27.

Lynda reported that she will be meeting with Jamestown Township at the Campground to discuss the issues with the CUP.

There are no BOA scheduled at this time.

Motion by Mark Stead, seconded by Lester Jantzen to accept the Sanitation and Zoning report. Motion carried.

County Cost Sharing

Lynda presented a map that Erik put together to show the 30+ wells throughout Grant County that our office has decommissioned since 2014.

Started out with \$18,699.05.

Lynda presented an extension request from Nobland Farms LLP, Ellenboro Twp., \$5,000.00 to June 8, 2017 for their manure storage facility. Motion by Roger Guthrie, seconded by Dale Hood to approve the extension request to June 8th. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for Tim Speath, Bloomington Twp., \$400.00. Motion by Mark Stead, seconded by Grant Loy to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented tentative approval request for county cost sharing on 3 well decommissionings for Steven Lenz, Ellenboro Twp., \$328.00; Fenn Lange Farms LLC, Platteville Twp., \$600.00; and Keith Keuter, Lima Twp., \$320.00. Motion by Mark Stead, seconded by Lester Jantzen to approve the 3 well decommissioning requests. Motion carried.

Lynda presented tentative approval request for county cost sharing on 2 waste storage facility closures for Allan Theill, #1, \$3,000.00; and #2, \$2,250.00. Motion by Roger Guthrie, seconded by Grant Loy to approve both storage closure requests. Motion carried.

Final Balance - \$12,601.05

SWRM Cost Sharing

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

2017 DATCP Cost Sharing – None to report. Balance remains at \$43,333.75.

Storage Permit Approval

Lynda reported that Nathan and Jeni Landon, North Lancaster Twp., are constructing a concrete dairy storage facility. They had a private engineer design the project and was reviewed by Ralph Hemling. Lynda conditionally approved the permit on April 20, 2017. They have paid their \$200.00 permit fee. Motion by Mark Stead, seconded by Roger Guthrie to concur with Lynda's permit approval. Motion carried.

Lynda reported that Nathan and Jeni Landon, North Lancaster, Twp., have a manure storage structure to abandon and will be removed before construction of the new storage facility. Lynda conditionally approved the permit on April 20, 2017. Construction plans were designed and reviewed by Erik Heagle. They have paid their \$50.00 permit fee. Motion by Roger Guthrie, seconded by Dale Hood to concur with Lynda's permit approval. Motion carried.

Lynda reported that Allen Theill, Jamestown Twp., has 2 under building hog storage facilities he wishes to abandon. Allen has paid his \$50.00 permit fee for each; Steve Adrian, Glen Haven Twp., has a hog facility under the building that he wishes to abandon. Steve has paid his permit fee of \$50.00. Construction plans for both Allen Theill and Steve Adrian have been designed and reviewed by Erik Heagle. Motion by Mark Stead, seconded by Roger Guthrie to approve Allen and Steve's request. Motion carried.

SAA Tour

Lynda reported that Erik drove the route to get an idea of the time frames. The drive time was approximately 2 hours with the longest drive time between the trout habitat and solar farm, 40 minutes. The SAA tour is scheduled for August 30th with the meet and greet and registration at Tower Junction. Lynda has spoken to all the tour sites: Solar Farm – waiting on confirmation; John Schindler – very excited to have us visit – silvo culture site, grazing, and rip rap; Hydroponic Green House – waiting for confirmation; Vesperman Farms – confirmed for lunch and meeting; Biddick Farms – confirmed at processing plant for seed corn/popcorn, not the popcorn site. Tour should easily be done from 9:00 a.m. to 3:30 p.m. Menu has been selected for a hot off the grill, (hotdogs, brats, and hamburgers) fruit, and potato salad. Plan for 50 people. Need to come up with donations and/or sponsors.

CSZD Administrator Report

Lynda reported on Farmland Preservation. NMP reminder letters were sent out for those landowners who were spot checked in 2016, that the NMP's are due 12/31/2017. Developing the 2017 spot check list.

Lynda reported that the SAA meeting is May 18th in Madison. Lynda, Annette, Erik, Dale, Lester, and Mark are interested in attending the SAA meeting.

Lean Update

Lynda and Bob Keeney will be working with a computerized capital maintenance project. Lynda has been assisting with the Social Services Lean Project, Jeff Anderson is the lead on this project.

The 2017 Lean Individual Training Schedule starts June 15, 2017. Kevin and Brad have requested to participate in the 2017 Lean Training courses. The Lean Facilitator training starts in August; Annette and Brad have requested to participate in the facilitator training. Lynda encourages her committee members to attend as many Lean courses as they can.

FPP Report

Kevin reported that he has 1 cancellation of Notice of NonCompliance for Ed Gebhard and Family, Hickory Grove Twp. Motion by Mark Stead, seconded by Grant Loy to approve the cancellation of Notice of NonCompliance. Motion carried.

Kevin reported that there are still some left over trees still available if anyone is interested in any. We had 119 customers, selling over 12,000 trees. Kevin and Annette delivered 507 activity booklets to 9 schools and 16 Arbor Day Trees to schools.

Kevin will be helping Dr. Chris Baxter at UW Platteville pre-judge the soil pits for the High School Land Judging contest. Chris Baxter helps with the NMP farmer education courses, allows his students to help the landowners, and allows us to utilize his facility at the UW-Platteville.

Kevin reported that he continues to work on CREP, it is an on-going process.

NRCS Report – Joe Schmelz

Joe reported that the EQIP deadline for the 3rd batching date is June 2nd. Trout Unlimited and the Honey Bee fund pool are the only fund pools remaining.

June 14th is the local workgroup meeting that will be held at the Belmont Convention Center from 9:00 a.m. to 11:00 a.m.

May 26th is the first batching date for CSP.

CRP is down to 200,000 acres from 24 million acres nationally. Still processing applications with the uplands available for the pollinators.

Will be starting the 38 original compliance reviews, still waiting for FSA on their 10% loan participants.

The AD-1026's, the HEL determinations, and Wetland Determinations are being handled by a team in Richland Center. Only a couple of months behind. Tiling requests take 2 to 3 weeks to get the field reviews completed.

FSA Report

Lynda reported that they still do not have a CED, and Dennis Hottenstein has retired on April 28th.

RC&D & WLWCA Report – Dale Hood

Dale reported that they had an RC&D meeting and had discussed the No-till drill that is available through the Fish and Wildlife Service. The drill is for reseeding pastures, however, the landowners must have a management plan implemented to be able to use it. Charges for using the drill are a \$150.00 deposit, \$11.00 per acre, with a minimum charge of \$110.00.

Would like to see the RC&D's become co-located with the Land Conservation Departments, as Crawford, Vernon, and Sauk County have done.

RC&D's have changed their liability and auto insurance to the Association of RC&D's.

Sat in on a resolution for ground water, to help get some good results.

Had elections; Gene Hausner is President, Bill Grover is Vice President, and Dale Hood is Secretary. Dale will now be back on the Executive Board.

Motion by Mark Stead, seconded by Grant Loy to adjourn to June 8, 2017 at 1:00 p.m. Motion carried.