

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

June 08, 2017

1:00 p.m.

Grant County Board Room (#264)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on June 8, 2017 at 1:00 p.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 Gabe Loeffelholz. Roger Guthrie Excused. Others present: Lynda Schweikert, Annette Lolwing, Kevin Lange, Justin Johnson, and Joe Schmelz. See attached Registration for Appearance Sheet.

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 Lester Jantzen, seconded by Dale Hood to approve the June 8, 2017 agenda as printed. Motion carried.

Approval of the Minutes

Motion by Dale Hood, seconded by Grant Loy to approve the May 7, 2017, minutes. Motion carried.

Approval of the Bills

Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve the bills. Motion carried.

Public Hearing for Comprehensive Plan Change

Chairman Nelson opened the Public Hearing:

#17-09 Milestone Materials, Ellenboro Twp., are requesting a Comprehensive Plan Change for +/- 20.0 ac. of PIN: 014-00412-000 & 014-00413-0000 from A2 to M2. Is an existing quarry, changing to the correct zoning district.

In Favor: Ellenboro Twp. approved on April 5, 2017. Had 1 individual registered in favor

In Interest: None

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Mark Stead to recommend approval of the Comp Plan change to the full County Board, seconded by Grant Loy. Motion carried.

Chairman Nelson opened the Public Hearing:

#17-10 Grant County, South Lancaster Twp., are requesting a Comprehensive Plan Change for +/- 21.93 ac., for part of PIN: 056-00333-0000, and 056-00337-0000 from FP to C1 for the proposed use of the new Jail/ADRC/Social Services Building

In Favor: South Lancaster Twp. approved on May 10, 2017.

In Interest: Kathy Wepking and Sandra Peterson called in requesting more information.

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Lester Jantzen, to recommend approval of the Comp Plan change to the full County Board, seconded by Dale Hood. Motion carried.

Public Hearing for Rezones

Chairman Nelson opened the Public Hearing:

#17-09 Milestone Materials are requesting to change the zoning classification on PIN: 014-00412-0000 & 014-00413-0000 of +/- 20.0 ac. from A2 to M2. This is an existing rock quarry, and correcting to the proper zoning district.

In Favor: Ellenboro Twp. approved on April 05, 2017. One individual registered in favor.

In Interest: None.

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing:

Motion by Mark Stead, to recommend for the approval of the rezone to the full County Board, seconded by Grant Loy. Motion carried.

Chairman Nelson opened the Public Hearing:

#17-10 Grant County is requesting to change the zoning classification on part of PIN: 056-00333-0000 & 056-00337-0000 of +/- 21.93 ac. from FP to C1. To allow for the future Jail, ADRC, and Social Service Building. This will be under the blanket rezone if construction occurs.

In Favor: South Lancaster Twp. approved on May 10, 2017.

In Interest: Justin stated that Sandra Peterson, and Kathy Wepking called in to request more information.

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 Gabe Loeffelholz. Motion carried. (See Attachment A Worksheet)

Chairman Nelson opened the Public Hearing:

#17-11 Lester Jantzen is requesting to change the zoning classification on PIN: 020-00695-0000 of +/- 8.45 ac. from FP to A2 to allow for a non-farm residence.

In Favor: Harrison Twp. approved on April 18, 2017.

In Interest: None

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing:

Motion by Dale Hood 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 Gabe Loeffelholz. Lester Jantzen abstained from any discussion and/or vote. Motion carried. (See Attachment B Worksheet)

Chairman Nelson opened the Public Hearing:

#17-12 Stelpflug Living Trust is requesting to change the zoning classification on PIN: 056-00731-0000 of +/- 1.67 ac. from FP to A2 to allow for the use of a non-farm residence.

In Favor: South Lancaster Twp. approved on May 10, 2017. Gary Stelpflug, applicant, was there for informational purposes and to answer any questions.

In Interest: None

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 Lester Jantzen. Motion carried. (See Attachment C Worksheet)

Chairman Nelson opened the Public Hearing:

#17-13 Blanket rezones for Towns of Clifton, Ellenboro, Fennimore, Harrison, Hickory Grove, Jamestown, Liberty, Lima, Millville, Mt. Hope, Mt. Ida, Paris, Platteville, Potosi, South Lancaster, Watterstown, and Wingville FP to various zoning districts, C2 to A2, and A2 to FP, to allow for the correct zoning district designation based on current land use. There were 5 landowners, PIN #'s 062-00219-0000, 062-00218-0030, 020-00037-0000, 038-00199-0010, 050-00888-0000 that had contacted Justin to have their names removed from the blanket rezone request.

In Favor: There were 6 individuals that registered in favor. 1 of 9 owners of cottages in Potosi Twp. had registered to answer any questions.

In Opposition: None

Committee Discussion: Grant asked if there will be any effect on the non-zoned Townships, no there will not be any effect.

Motion by Mark Stead, to recommend approval of the rezones to the full County Board, seconded by Grant Loy. Motion carried.

Public Hearing – Repealing and Recreating Chapter 3, Grant County Comprehensive Zoning Ordinance

Chairman Nelson opened Public Hearing:

Lynda is requesting changes to the Grant County Comprehensive Zoning Ordinance to bring it more up-to-date and current development uses. As discussed at the informational meeting Lynda read through the 10 topics in the amendment that were implemented into the draft copy.

In Favor of the zoning request – None

In Opposition or Changes to the request - Dave McClain, Paris Twp., proposed a 50 foot set-back for structures on town roads. Potosi, Boscobel and Jamestown are in favor of the 50 foot reduced set-back from center line of town roads. Lynda received a call from Doug Droessler prior to the meeting, he registered to request to change the 60 feet set-back to a 50 foot set-back from centerline of town roads. Justin received a phone call from Boscobel registering to request a 50 foot set-back proposal.

In Interest – several registered in interest.

Chairman Nelson closed the Public Hearing:

Discussion and Possible Action Repealing & Recreating Chapter 3, Grant County Comprehensive Zoning Ordinance

Mark Stead made a motion, seconded by Gabe Loeffleholz to revise the 60 foot setback from centerline of road to a 50 foot set-back on town roads. Motion carried.

Motion by Lester Jantzen, seconded by Dale Hood to recommend approval to the Grant County Board, of the Comprehensive revision to the Grant County Comprehensive Zoning Ordinance. Motion carried.

Lynda reported that all the recommendations brought forward in the meeting, along with the revised fee schedule will be presented to the full County Board on June 20, 2017 at 10:00 a.m. If approved by the County Board, the approved Ordinance will be sent out to the Zoned Townships to review and was recommended they contact their legal counsel to instruct the Townships to adopt the amended ordinance. The current Ordinance will stay in effect until the Townships adopt the amended ordinance.

Recommendation to Approve Sanitary LTE Contract

Lynda reported that Brad Digman has resigned and his last day will be June 7th, and will be returning back to his previous employer, Delta 3 Engineering. Dwight had approved to post the position, the deadline to apply for the position will be June 9th. Kevin and Lynda are both POWTS certified for installs, but are very busy as well. Dave Reuter has agreed to come in part-time until a new employee is hired and certified. He will be approving plans for plumbers and for construction. Mark Stead made a motion to recommend approval to the Executive Committee for the Sanitary LTE Contract, pay is \$23.55 plus mileage, seconded by Dale Hood. Motion carried.

Zoning and Sanitation Report

Lynda reported that the maintenance fees collected in 2016 were at 394, and in 2017 they are at 512. The citations have been issued, and so far there have been 12 delinquent maintenance fees come in which increased the total. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to accept the Sanitation and Zoning report. Motion carried.

County Cost Sharing

Starting out with \$12,159.28. No Extension or Cancellation Requests.

Lynda presented final approval request for county cost sharing on a well decommissioning for Kieler Farms, Harrison Twp., \$1,000.00. Motion by Mark Stead, seconded by Grant Loy to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for Keith Keuter, Lima Twp., \$317.82. Motion by Mark Stead, seconded by Lester Jantzen to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for Eli Bontrager, Wingville Twp., \$824.42. Motion by Gabe Loeffelholz, seconded by Dale Hood to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning for Robert Williams, South Lancaster Twp., \$443.13. Motion by Lester Jantzen, seconded by Grant Loy to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a manure storage facility for Nobland Farms, Ellenboro Twp., \$5,000.00. Motion by Gabe Loeffelholz, seconded by Dale Hood to approve payment. Roll Call: 6 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented tentative approval request for county cost sharing on 5 well decommissionings for Brian and Bonnie Crapp, Mt. Hope Twp., \$1,000.00; Jason and Carrie Post, Waterloo Twp., \$1,000.00; Charles Raisbeck, Beetown Twp., \$500.00; Mick Pinkham, Liberty Twp., \$400.00; and Carl Kasparek, Wyalusing Twp., \$152.00. Motion by Mark Stead, seconded by Lester Jantzen to approve the 5 well decommissioning requests. Motion carried.

Ending Balance - \$8,961.91

SWRM Cost Sharing

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

2017 DATCP Cost Sharing – Starting Balance - \$43,333.75.

Lynda presented tentative approval request for 2017 DATCP cost sharing on a Manure Storage Facility for Bollant Farms, Wingville Twp., \$10,000.00. Motion by Grant Loy, seconded by Mark Stead to approve the Bollant's request. Motion carried.

Ending Balance - \$33,333.75

Storage Permit Approval

Lynda reported that Bollant Farms/Steve Bollant, Wingville Twp., are constructing a liquid tight concrete liner dairy storage facility. Construction plans were submitted and approved by DNR. Lynda issued the permit on June 5, 2017. They have paid their \$200.00 permit fee. Motion by Mark Stead, seconded by Lester Jantzen to concur with Lynda's permit approval. Motion carried.

SAA Tour

Lynda reported that the Southern Area Association Tour will be held on August 30, 2017. So/Cor, the solar farm, has agreed to allow a tour of their facility. They also donated \$500.00 for transportation for the tour, plus sunglasses for everyone. Southwest Opportunities, Hydroponic Greenhouse, has agreed to allow us to tour their facility. Looking for donation items to give away to the attendees. Have paid Vesperman Farms \$100.00 deposit for the meal. Lynda contacted 2 bus firms; Warco at \$899.00, and Luke Wiederholt at \$750.00. Motion by Lester Jantzen, seconded by Dale Hood to contract and place a \$100.00 down payment on the Wiederholt bus for the transportation. 1 opposed. Motion carried. Motion by Dale Hood, seconded by Grant Loy to approve the \$15.00 per person for the tour. Motion carried. SAA agreed to pay the remainder \$250.00 for the tour bus. Lynda has been sending out letters for possible donors. Grant County Humane Society has donated a large basket of dog treats and toys. Pat Schroeder has agreed to donate milk at the registration, and Grant County Tourism will be providing handouts.

CSZD Administrator Report

Lynda reported that FPP spot check letters were sent out to 100 participants to be spot checked in 2017.

Lynda signed the Master Grant Contract with DATCP for Staff and Support: \$100,014.00, and \$62,800.00 for Cost Sharing. This is in our 2017 budget.

Lynda reported that the SAA meeting was on May 18th in Madison. John Exo reported on the UW Extension reorganization. Dane County gave a presentation on the Legacy Sediment Project. Drawing sediment from the stream, which contains the phosphorus, and land spreading the sediment back to the uplands. Had a Ordinance Round table discussion. WI Fund has been proposed to Walker, and our DATCP base funding is still in limbo.

Lynda reported on the SW Badger RC&D 2016 Annual Report for Grant County. We paid our budgeted amount of \$200.00 toward dues, and TriCor Insurance fully paid the remaining balance of \$2,300.00 for Grant County.

Lynda reported that June 14th will be the local workgroup from 9:00 a.m. to 11:00 a.m. at the Belmont Community Center. This is where 3 counties: Iowa, Grant, and Lafayette provide guidance for resource concerns and priorities for the EQIP program.

Lean Update

Lynda and Bob Keeney will be working with a Computerized Capital Maintenance project. First meeting went very well. Second meeting is scheduled for June 21st. Lynda is also assisting with the Social Services LEAN Project with Jeff Anderson.

The 2017 Lean Individual Training Schedule starts June 15, 2017. Kevin, Erik, Lester, Mark and Dale would like to participate in the 2017 Lean Training courses.

FPP Report

Kevin reported that he has 2 cancellations of Notice of NonCompliance for Bernard and Rhonda Runde, Jamestown Twp., and Steve and Dale Harris, Hickory Grove Twp. Motion by Mark Stead, seconded by Grant Loy to approve the cancellation of Notice of NonCompliance. Motion carried.

Kevin reported that he will be assisting the Sanitation Department as a part-time POWTS inspector as needed since Brad has left.

Kevin will be working on FPP spot checks, and will continue to work on CREP contracts.

NRCS Report – Joe Schmelz

Joe reported that the EQIP deadline for the 3rd batching date was June 2nd. Trout Unlimited and the Honey Bee fund pool are the only fund pools remaining. June 30th will be another batching date. October 20th will be the general EQIP sign up batching date.

Joe mentioned that June 14th is the local workgroup meeting that will be held at the Belmont Community Center from 9:00 a.m. to 11:00 a.m. Iowa, Lafayette, and Grant County has received \$1.7 to \$1.8 million to be spent on cost sharing for conservation practices. The local workgroup provides the local partners and producers an opportunity to give their input on things that they would like to see changed.

Joe reported that they extended the deadline to June 16th for the first batching date for CSP. Started out with 18 CSP applications, and are now down to 10. Had 2 individuals express interest in re-enrolling back in to the CSP program.

CRP, upland contracts is down to 2 to 4 landowners that need to stop by the office to sign their contracts. CREP contracts can still be processed until the nation runs out of acres.

Joe reported that they have a new pathway student, Taylor LeTexier. She had worked in the Juneau office for the past couple of summers, and will be working in Grant County until the end of August.

FSA Report

Gabe Loeffelholz mentioned that FSA will be busy with crop reporting. Still working without a CED, and continuing to work with the employment part of the office.

RC&D & WLWCA Report – Dale Hood

Dale reported that they haven't had much happening with the WLWCA.

Motion by Mark Stead, seconded by Dale Hood to adjourn to July 6, 2017 at 9:00 p.m. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen.

Registration for Appearance (Attachment)
June 6, 2017

[illegible]

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

Date: 5/11/17 Landowner: Grant County

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

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: *Stated on Township participation form*

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

Prime farmland present; however, the area is already developed

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

Will be located south of the existing Grant County farm

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

Parcel doesn't include any cropland

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

Not a platted subdivision

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

Will not have ag-related development

- 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: *Site is already developed*

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

Mark Grant m/c

(Attachment B Worksheet)

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/12/17 Landowner: Lester Jantzen

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 not in 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: Town Board stated this on 4/18/17

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

Development will occur on non-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 No established farm operations + environmentally sensitive areas present
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 Portion where home is going is surveyed off
Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

- 5.5 Not a platted subdivision
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 Doesn't plan on having ag development, but would comply w/ other policies if he did
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: Majority not prime farmland

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

Date / Gabe N/C

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

Date: 5/17/17 Landowner: Stelpflug Living Trust

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:

No prime farmland present

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: Town Board Stated it was consistent with comp plan on 5/10/17

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

No prime farmland 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

No established ag operations or environmentally sensitive areas within rezoned 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

No farmland present in rezoned area

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☐ Yes ☐ No ☒ N/A

Not a platted subdivision

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

No ag-related development planned

- 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: No prime farmland present.

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

Mark Hester m/c.