

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

June 7, 2018

9:00 a.m.

Grant County Board Room (#264)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on June 7, 2018 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, Lester Jantzen, Gabe Loeffelholz, and Mike Lieurance. Gary Northouse Excused. Others present: Lynda Schweikert, Annette Lolwing, Justin Johnson, Joe Schmelz, Nathalie Schattner, Bob Keeney, Mark Stead, Lois Kieler, Tracie Klein, Donna Swanson, Dave Swanson, and Shane Drinkwater.

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, Muscoda Progressive, and the Boscobel Dial.

Approval of Agenda

Motion by Mike Lieurance, seconded by Lester Jantzen to approve the June 7, 2018, agenda. Motion carried.

Approval of the Minutes

Motion by Mike Lieurance, seconded by Lester Jantzen to approve the May 1, 2018 minutes. Motion carried.

Review & Accept the Bills

Motion by Mike Lieurance, seconded by Lester Jantzen to accept the bills. Motion carried.

Public Hearing for Rezones

Chairman Nelson opened the Public Hearing:

#18-04 Rebecca Smucker, Mt. Hope Twp. is requesting to change the zoning classification on PIN: 038-00264-0012 of +/- 24.06 ac. from FP to A2. To allow for the use of a private school.

In Favor: Mt. Hope Twp. approved on April 18, 2018.

In Opposition: None

In Interest: None

Committee Discussion: Lester Jantzen asked about the proximity to the main road.

Dwight Nelson closed the Public Hearing

Motion by Mike Lieurance, 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:

#18-05 Allen & Fannie Hershberger, Clifton Twp. is requesting to change the zoning classification on PIN: 012-00205-0000 of +/- 1.0 ac. from FP to A2. To allow for the use of a cemetery.

In Favor: Clifton Twp. approved on May 9, 2018. Applicant was not in attendance.

In Opposition: None

In Interest: None

Committee Discussion: It was asked of who will have control of the cemetery. The town board will have control and will be the cemetery board.

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 Mike Lieurance. County Board approval will be contingent upon the township adopting an ordinance allowing less than 20 ac. cemetery and a certified survey to be provided. Motion carried. See Attachment B Worksheet.

Chairman Nelson opened the Public Hearing:

#18-06 Donald & Tracie Klein, Potosi Twp. is requesting to change the zoning classification on PIN: 052-00876-0000 of +/- .78 ac. from FP to R1. To allow for a single family residence.

In Favor: Potosi Twp. approved on April 9, 2018. Stating that it is consistent with the Comprehensive Plan. Tracie Klein was in attendance and spoke in favor of the rezone.

In Opposition: None

In Interest: None

Committee Discussion: Tracie was asked if they were going to be building a new home, she stated, Yes, eventually they would be. Lester asked if this was the old Stohlmeyer property, yes it is.

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 C Worksheet

Chairman Nelson opened the Public Hearing:

#18-07 Lois Kieler, Jamestown Twp. is requesting to change the zoning classification on PIN: 026-00525-0020 of +/- .832 ac. from FP to R1. To allow for the use of a single family residence.

In Favor: Jamestown Twp. approved on April 3, 2018. Stating that it is consistent with their Comprehensive Plan. Lois Kieler was in attendance and spoke in favor of the rezone.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Mike Lieurance, 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 D Worksheet

Chairman Nelson opened the Public Hearing:

#18-08 Loudspeaker Components, LLC, is requesting to change the zoning classification on PIN: 056-00791-0000 of +/- 6.705 ac. from M1 to M2. To allow for the use of using and storing flammable products.

In Favor: South Lancaster Twp. approved on May 25, 2018. Applicant was not in attendance.

In Opposition: None

In Interest: Bob Keeney asked if there can be LP gas on M1. Only with a Conditional Use Permit.

Committee Discussion: Asked what type of flammable products.

Dwight Nelson closed the Public Hearing.

Motion by Lester Jantzen, seconded by Mike Lieurance to recommend approval of the rezone to the full County Board. Motion carried.

Zoning and Sanitation Report

Lynda presented the Zoning and Sanitation report. The 2017 fees totaled \$38,865.56, compared to the 2018 total fees of \$41,487.50, an increase of \$2,621.94 from 2017. The rezones are down by 6, 12 rezones in 2017 and 5 rezones in 2018. The zoning permits are up by 14 from 2017. The maintenance fees have an increase of 77 from 2017. The sanitary permits are down by 6 from 2017. There are 3 court cases pending; Tatiana Katara

– Guilty, she did not appear for court. She has completed the maintenance but has not paid her late fee of \$100.00. Levi Stoltzfus – Guilty, did not appear for court. Hasn't completed the maintenance. Levi Fischer – Plead not guilty to multiple zoning violations. Court date to be scheduled. There are 16 remaining that are still out of compliance, these will be going to the enforcement stage of our ordinance. Ben Wood will be sending out another letter. Motion by Lester Jantzen, seconded by Mike Lieurance to accept the Zoning and Sanitation Report. Motion carried.

Lynda presented a request for a Floodplain Zoning Permit Fee of \$150.00 to be assessed. This applies to all Townships. Motion by Mike Lieurance, seconded by Lester Jantzen to approve of the Floodplain Zoning Permit Fee of \$150.00 to be administered. Motion carried.

Lynda also presented a request for a Shoreland Zoning Permit Fee of \$50 to be assessed. This applies to all Townships. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve of the Shoreland Zoning Permit Fee of \$50.00 to be administered. Motion carried.

There are no BOA (Board of Adjustments) scheduled at this time.

Crawford County will be hosting a Board of Adjustment training on July 2nd, from noon to 3:00 p.m.

Public Hearing for Land & Water Resource Management Plan

Lynda opened the Public Hearing:

Lynda presented the updated LWRMP (Land and Water Resource Management Plan). The most current annual work plan and is the guiding document that sets priorities for the next 10 years. The LWRMP also addresses all required items such as needed funding and staff hours. Also includes the work plan from the previous year which identifies the progress in implementing the planned activities for that year. Erik, Lynda and Committee Rep., Mike Lieurance, will be attending a meeting with DATCP on August 7th to present the LWRMP.

In Favor: None

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing.

Approval of Land & Water Resource Management Plan

Motion by Mike Lieurance, seconded by Lester Jantzen to recommend approval of the LWRMP to the full County Board. Motion carried.

County Cost Sharing – Starting Balance is \$15,047.09/Ending Balance \$9,461.34.

There were no Extension or Cancellation requests.

Lynda presented a final approval request for county cost sharing on a well decommissioning for Jason Post, Waterloo Twp., \$793.75. Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve payment. Roll Call: 4 Yes, 0 No, 1 Excused. Motion carried.

Lynda presented tentative approval request for county cost sharing on a well decommissioning for Waterloo Twp., \$412.00. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve the Waterloo Twp.'s request. Motion carried.

Lynda presented tentative approval request for county cost sharing on a well decommissioning for Tom and Linda Parrish, North Lancaster Twp., \$460.00. Motion by Gabe Loeffelholz, seconded by Lester Jantzen to approve the Parrish's request. Motion carried.

Lynda presented tentative approval request for county cost sharing on a grade stabilization structure for Matt and Becki Mumm, Waterloo Twp., \$5,000.00. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve the Mumm's request. Motion carried.

SWRM Cost Sharing

2017 DATCP Cost Sharing – Beginning/Ending Balance is \$9,718.45.

2018 DATCP Cost Sharing – Beginning \$24,343.75 /Ending Balance is \$0.00.

Lynda presented tentative approval request for 2018 DATCP cost sharing on a grassed waterway for Richard Keene Jr., Potosi Twp., \$10,000.00. Motion by Gabe Loeffelholz, seconded by Lester Jantzen to approve Richard's request. Motion carried.

Lynda presented tentative approval request for 2018 DATCP cost sharing on a grade stabilization structure for Doug Schauff, Cassville Twp., \$7,172.20. Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve Doug's request. Motion carried.

Lynda presented tentative approval request for 2018 DATCP cost sharing on a grade stabilization structure for Carl Abing, Waterloo Twp., \$3,881.55. Motion by Mike Lieurance, seconded by Lester Jantzen to approve Carl's request. Motion carried.

Lynda presented tentative approval request for 2018 DATCP cost sharing on a sinkhole treatment for Larry and Donna Haines, Liberty Twp., \$3,290.00. Motion by Gabe Loeffelholz, seconded by Lester Jantzen to approve the Haines's request. Motion carried.

Storage Permit Approval

Lynda reported that permit #211 for Clyde Martin, Mt. Ida Twp., is applying for a manure storage permit. This will be an earthen clay facility for 120 dairy cows. They have paid their permit fee of \$200.00. Motion by Mike Lieurance, seconded by Gabe Loeffelholz to concur with Lynda's permit approval. Motion carried.

Lynda reported that permit #214 for Merle Martin, Ellenboro Twp., is applying for a manure storage permit. This will be a concrete structure for 108 dairy cows. They have paid their permit fee of \$200.00. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to concur with Lynda's permit approval. Motion carried.

CSZD Administrator Report

Lynda gave an update on the ground water study. Madeline Gotkowitz who had found some internal funding at the WGNHS (Wisconsin Geological Natural History Society) has accepted a new position in Montana. It will take some time for her replacement to get up to speed.

Lynda reported that the SAA meeting was on May 24th, in Madison. Mike and Lester attended for the committee. There is an LCC Supervisor Training on June 26th from 5:30 – 8:00 pm at the State Bank of Cross Plains in Mt Horeb.

Lynda reported that she assisted the Lafayette County Soil Conservationist with training in FPP, CREP and NMP.

Lynda reported that the WI Farm Bill Resolution was signed by the Governor into law on 12/06/2017. Lynda and Ken McAndrews worked with veterans to try and find them opportunities.

Lean Update

Lynda reported that she met with the Grant County Owned Parcel Team. They are gathering and processing data.

FPP Report – No Report

NRCS Report – Joe Schmelz

Joe reported that the EQIP batching period deadline was May 18th for the 2nd round of funding.

Joe reported that on August 1st from 9:00 – 11:00 a.m. will be the local workgroup meeting to be held at the Belmont Community Building. This is the meeting that the 3 counties get together; Grant, Iowa and Lafayette along with partners and producers to review and give their input as to what the priorities may be for EQIP's next funding year, FY2019.

Joe reported that they are working through the CSP applications for the FY18 sign up and the FY-19-1 renewal. Will be working on CSP for the next couple of months.

Joe reported that they received their randomly generated compliance tracts. They have been out in the field visiting those tracts for compliance reviews.

Joe reported that they will be hosting their 2nd stream habitat day on Thursday, June 12th.

Joe reported that Michelle Cliff is the new NRCS pathway student.

Joe reported that there will be a Walnut Counsel field day on July 30th, at a farm by Stitzer.

FSA Report – Nathalie Schattner

Nathalie reported that the Margin Protection Program - Dairy sign up has been extended for producers. They will now have until June 8th to sign up.

- Crop Reporting deadline is July 15th.
- Deadline to enroll in the 2018, ARC/PLC contracts is August 1st.
- FSA will not open a general CRP signup this year, however a one-year extension will be offered to existing CRP participants with expiring CRP contracts of 14 years or less.
- FSA is still accepting CREP and Continuous CRP signups.

Forestry Report – None

RC&D – None

Motion by Lester Jantzen, seconded by Mike Lieurance to adjourn to July 5, 2018 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: 5/16/18

Landowner: Rebecca Smucker

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:

Committee stated the area impacted would be small

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: Proposed zoning district (A-2) still allows for an Ag-use

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

No ag-related development being proposed currently.

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)

recommends

Mike/Babe

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/17/18 Landowner: Allen + ~~Ann~~ Fannie Hershberger

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 soil present in proposed area

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:

A-2 zoning still allows for ag use

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

Cemetery proposed on non-prime farmland soil.

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

Area not being farmed currently

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

Applicant is proposing the cemetery on 1.0 acres

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

NO non-farm residences being proposed

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

No ag-related development being proposed

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/mike

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/17/18

Landowner: Donald + Tracie Klein

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 soil 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: per phone conversation w/ Curtis Fetrick (Town Chairman) on 4/17/18, he stated the proposal is consistent w/ their comp plan

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 development proposed currently.

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 farm operations present on property currently.

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

Remaining cropland not being split off

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

see comment 5.1

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

No ag development proposed.

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)

recommends
Lester/Gabe

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/17/18 Landowner: Lois Kieler

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 soil 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: Per phone conversation w/ Chairman Runde on 4/17/18 he stated this proposal is consistent w/ their Comp plan

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

Non-farm development proposed 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

No established farm operation(s) on site

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

See comment 5.2

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 N/A

No ag related development being proposed

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)

Mike Nester