

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

May 6, 2021

9:00 a.m.

Room #264, County Board Room, Administration Building and Via Zoom Meeting
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on May 6, 2021 at 9:00 a.m. by Mark Stead, the Conservation, Sanitation, and Zoning Committee Chairman in Room #264, County Board Room of the Administration Building and via Zoom meeting.

Board members present in the County Board room: Mark Stead, Mike Lieurance, Porter Wagner, Pat Schroeder, Lester Jantzen, and Gary Northouse, via Zoom: Mark Hoehne. Others present: in the County Board room; Robert Keeney and Shane Drinkwater: via Zoom: Lynda Schweikert, Annette Lolwing, Justin Johnson, Amanda Degenhardt, Tonya White, Garry Pluemer, Joyce Roling, Mike Berg, Michaela Beyer, Ryan Beyer, and Emily Schildgen.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to Karla Schwantes and Tonya White to post in the Courthouse, in the Administration Building, and on our website. An agenda was also posted in front of the Ag Service Center Building, and was sent to Bob Middendorf, WGLR. Media notices were sent to Karla Schwantes, Tonya White, Herald Independent, Platteville Journal, Muscoda Progressive, Boscobel Dial, Fennimore Times, and Bob Middendorf.

Approval of Agenda

Motion by Lester Jantzen, seconded by Gary Northouse to approve the Agenda. Motion carried.

Approval of the April 1, 2021 Minutes

Motion by Porter Wagner, seconded by Mike Lieurance to approve the April 1, 2021 minutes with 2 changes on the bottom of page 3. "Tree Sale" should read Tree pick up, and the word "al" should read as all. Motion carried.

Review & Accept the Bills

Motion by Pat Schroeder, seconded by Lester Jantzen to accept the April bills. Motion carried.

Public Hearing for Rezones

Chairman Stead opened the Public Hearing.

#21-06 Michael Berg, Ellenboro Twp., is requesting to change the zoning classification on PIN: 014-00378-0000 of +/- 29.06 ac. from FP to A2 to allow for the use of nonfarm residences.

In Favor: Ellenboro Twp. approved on March 3, 2021. Mike Berg and Michaela Beyer.

In Opposition: Justin did receive 8 phone calls in opposition: Matthew & Rebecca Roddy, concerned with the increased density of homes, pressure of utility services, Bluff road floods and is hazardous, and other neighbors doing the same thing in terms of development. Rebecca felt that a variance is more appropriate. Justin stated, that would be considered a use variance and our ordinance doesn't allow that. Our ordinance only allows for area variances such as: someone to build closer to a road, boundary lines, or a stream. Rebecca was also concerned with the future development on the 40.0 acres. Justin clarified that the property is only 29.06 acres, not 40.0 acres. Glenda Holden shared her concerns with the road being dangerous especially in the winter, the road being flooded, and the road wasn't necessarily built for traffic pressure. Doreen Hlavaty has a concern of the development plan of having 2 homes that would change the property and could potentially be a subdivision. If it were rezoned to A2 it could potentially be divided off

into 29 – 1 acre lots. That would be contingent on the township taking ownership of the road. If the township didn't, it would need to have a 66' access easement and would only be able to serve 4 single family homes. Roger Graney was concerned with increased density of homes. Matt Graney was also concerned with the increased density of homes. Brittany and Corey O'Connell shared concerns with the safety of their kids with the increased traffic. They are also concerned with the loss of the abundance of wildlife present. No written statements were received. No individuals spoke in opposition of the request. In Interest: Justin received 2 phone calls from Matt Stader and Mary Kirschbaum. They were neither in opposition nor in favor of the request. They were just wondering what the nature of the request was. Applicant Rebuttal: Mike Berg stated that the driveway already exists into that property. Mike stated that there will be additional traffic of 3 extra automobiles per day. There are no intentions of developing this property other than the 2 single family homes.

Committee Discussion: Porter asked if these concerns were taken to the township board as oppositions? Justin stated that nothing was mentioned from the town board. Lynda stated that the public hearing at our meeting is the only time that the neighboring landowners within 300' are required to receive notice in the mail. Pat Schroeder asked if there was only one individual within that mailing that expressed opposition, the other 7 individuals were outside of that jurisdiction. Justin stated; Yes.

Mark Stead closed the Public Hearing

Motion by Pat Schroeder 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 A Worksheet.

Zoning/Sanitation Report

Lynda reported that the year to date report showed that we have 131 additional 3-year maintenance forms, 21 additional Sanitary Permits, and 6 additional Shoreland Zoning permits than this time last year. Lynda handed out updated sanitary citation lists for the 2020 and 2021. For the 103 failing citations that were sent out last year; 29 have come into compliance, 13 still have court dates, and 61 still have issues remaining either they have paid their citation, or they have done nothing. There are 3 court dates coming up; May 21st for a 3-year maintenance, they settled out of court to complete their 3-year maintenance within 60 days. There were 2 court dates on May 4th: Rowetta Freese will abandon her septic system in 60 days and Scott Travis will have his maintenance done in 60 days. The second citation report: there were 82 failure to complete maintenance citations that were sent out on January 28th. An additional 18 came into compliance for a total of 41 that are now in compliance. There is one that has a court date, 7 have paid their citation and 32 issues are still remaining.

Had one court date for Zoning on April 21, 2021 for Levi Fisher. Levi did not show up for court. He was found guilty and will be issued another citation. Levi has built a barn to close to the property line.

There is no Board of Adjustment scheduled at this time.

Motion by Pat Schroeder, seconded by Porter Wagner to accept the Zoning/Sanitation Report. Motion carried.

County Cost Sharing Beginning Balance \$14,691.51. Ending Balance \$10,212.88.

Lynda presented tentative approval request for county cost sharing on 2 well decommissioning projects for Kevin Mezera, Wyalusing Twp., \$800.00 for the hand pump, and \$1,000.00 for the old well. Motion by Gary Northouse, seconded by Mike Lieurance to approve Kevin's cost share requests. Motion carried.

Lynda presented tentative approval request for county cost sharing on a waste storage closure for Noble Farms Inc. Lima Twp., \$2,678.63. Motion by Porter Wagner, seconded by Lester Jantzen to approve the Noble's cost share request. Motion carried.

SWRM Cost Sharing:

2020 DATCP Cost Sharing: Beginning Balance \$17,539.05/Ending Balance \$17,539.05
None to Report.

2021 DATCP Cost Sharing: Beginning Balance \$24,900.00/Ending Balance \$4,810.00.

Lynda presented tentative approval request for 2021 DATCP cost sharing on a grade stabilization structure for Tim and Amy Bailie, Beetown Twp., \$10,990.00. Motion by Mike Lieurance, seconded by Porter Wagner to approve the Bailie's cost share request. Motion carried.

Lynda presented tentative approval request for 2021 DATCP cost sharing on a streambank protection project for Alcorn Trust, Beetown Twp., \$9,100.00. Motion by Porter Wagner, seconded by Gary Northouse to approve Alcorn's cost share request. Motion carried.

2021 MDV Cost Sharing: Beginning Balance \$32,000.93/Ending Balance \$32,000.93.
None to Report

Storage Permit Approval

Lynda reported that Noble Farms Inc. Lima Twp., is requesting a storage abandonment permit for a concrete pit below the barn that is 95 feet long, 10 feet wide, and 10-12 feet deep, and 9,500 cubic feet of storage. They have paid their \$50.00 permit fee. Erik Heagle has completed the deconstruction plan. Motion by Pat Schroeder, seconded by Mike Lieurance to approve Noble Farms Inc. storage abandonment permit. Motion carried.

Request to Purchase County Workstation for Lynda Schweikert

Lynda requested that IT draw up a couple of cost quotes to install a County computer workstation in her office. Having a County workstation in her office would allow her to look up sanitation and zoning, and to use the GIS and land ownership. Lynda received 2 different quotes for Lenovo ThinkPad Gen 8 for \$2,197.63 and a Lenovo ThinkPad Gen 9 for \$2,470.30. Motion by Mark Stead to purchase the County Workstation and purchase the ThinkPad Gen 9 unit, seconded by Lester Jantzen. Motion carried.

CSZD Administrator Report

Lynda reported that she had several meetings scheduled in April.

- April 12, 2021 – Leg/Admin Committee
- April 13, 2021 – Executive Committee
- April 15, 2021 – Tree Sorting/Tree Pick Up – Went Great
- April 21, 2021 – Vondra Enforcement Conference
- April 22, 2021 – Dealing with Difficult Conversations Training – Brad Gingras
- April 23, 2021 – SWWRPC NWQI – Southwest WI Regional Planning Commission
National Water Quality Initiative
- April 29, 2021 – Clean Sweep Meeting for 2022. Clean Sweep Grant for Iowa, Grant, and Lafayette Counties

Lynda reported that the Farmland Preservation Plan expires this year. Grant County applied for a 2-year extension.

Lynda has paid the rent for our display table for the 2021 Grant County Fair.

Lynda reported that the copy machine lease expires in August. She has two companies bidding on a new lease. She will be looking at a color copier/printer that would be networked with the county computers. Will be bringing that to committee for approval in June.

Continuous Improvement Update

Lynda reported that the tree sale went very smooth this year. She collected comments from the employees and made a list to help improve the process for next year.

NRCS Report – Joe Schmelz

Lynda presented Joe's written report.

EQIP:

- 2nd EQIP deadline is May 21, but only for limited fund pools.

CSP:

- CSP general applications are ranked and awaiting funding decisions.
- Working on planning on renewal applications.

Compliance:

- Notification letters have been sent to all selected tracts.
- Will begin the field reviews the middle of next week.

Personnel:

- Pathways student Amberly Barry will start next Monday in our office.

FSA Report

Emily reported that Spring crop reporting is due on July 15th. The staff is about halfway done with mailing out the farm maps to the producers. The goal is to have all the maps in the mail by May 14th. They are still on limitations with people coming into the office. There is a picnic table set up on the West side of the building if anyone needs assistance they can meet outside.

Emily reported that they have announced the changes to the CRP program. Back in January and February the FSA had a general CRP sign up. The new administration has started to review some changes in the Conservation Reserve Program. They had around 120 inquiries. They will be making some adjustments to the rental rates. They will be opening up the Continuous CRP sign up for the HELI program. The HELI program must have land that has an erodible index of greater than 20, meets the cropping history, and all other eligibility requirements. That land could be enrolled anytime throughout the year, instead of waiting for the general CRP signup or until they run out of acres. They do not have the new rental rates at this time. No idea when the closing date will be for the general CRP signup.

Motion by Lester Jantzen, seconded by Gary Northouse to adjourn to Thursday, June 3, 2021 at 9:00 a.m. The meeting is scheduled for Room#264, County Board Room for Committee Members, and the Public participation will be by Zoom only. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/6/21 Landowner: Michael Berg

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 farm ground 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 Township Participation Form dated 3/3/21

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

5.1: Farm 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 ground soil 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
Development would result in 150% of ag use on property.

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

Second home will be surveyed off

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

Not an existing subdivision or sanitary district

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: Development Proposed on non-prime farm ground soil.

7. The CSZC recommends does not recommend approval to the Grant County Board of Supervisors

(Circle one)

1st Pat 2nd Hester