

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

January 6, 2022

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 January 6, 2022 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, Lester Jantzen, Gary Northouse, and Pat Schroeder. Via Zoom, Mark Hoehne came on-line at 9:22 a.m. Others present in the County Board room; Lynda Schweikert, Annette Lolwing, Robert Keeney, Shane Drinkwater, Bill Kletecka, Justin Johnson, Dan Dreessens, Trapper Brown, Joyce Roling, via Zoom: Lynda Schweikert, Shane Drinkwater, Robert Keeney, and Emily Schildgen, Doug Meyer, Tonya White, Jon Giese, and Mike Adams.

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 also 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 Mike Lieurance, seconded by Gary Northouse to approve the agenda. Motion carried.

Approval of the December 2, 2021, Minutes

Motion by Pat Schroeder, seconded by Porter Wagner to approve the December 2, 2021, minutes. Motion carried.

Review & Accept the Bills

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

Public Hearing for Petition

Chairman Stead opened the Public Hearing

Petition #22-01 Ordinance Amendment request to Chapter 315 Section 3.02(6)(b) of the Grant County Comprehensive Zoning Ordinance to allow for more than 4 single family dwellings on a private road if located in a Planned Unit Development and covered by a Private Road Maintenance Agreement.

In Favor: Doug Meyer. Dan Dreessens, with Delta 3 Engineering, is proposing this petition request. Currently the zoning code allows for 4 single family dwellings to be served by a private road. The petition is to allow for more than 4 single family homes being served by a private road, if there is a road maintenance agreement and if it is covered by a planned unit development. The private road maintenance agreement, if approved, was taken before the Corporation Counsel, and was recommended by Corporation Counsel to have the maintenance agreement held by the townships, and the Planned Unit Development, if approved, would come back to the committee as a Conditional Use Permit. Dan Dreessens explained the proposed ordinance change for a 13-lot public subdivision. Jamestown township won't take over a private road unless there are 5 homes on it. In order for any additional homes to be constructed on this private road there must be a planned unit development. This will be a private road, maintained by private individuals, an association. Roads must be constructed and maintained to specifications. An agreement with the association to maintain the road would need to be in place.

The Homeowners/Condominium association will be responsible for all road maintenance, snow plowing and mowing. There is no agreement with the township or county to maintain the road or replace the road. Then the county and township would have the option to go in to do an inspection of the road to make sure that it is up to the township road standards.

In Opposition: None

In Interest: This petition was sent to the Townships, Emergency Management, and the Sheriff's Department. No comments were received.

Committee Discussion: Mark Stead asked Dan if Delta 3 drafted the private road maintenance agreement? No, that was just an example that he found on-line from another township. He changed some of the wording to make it fit for Grant County. Porter Wagner asked Justin if this got approved by Jamestown Township? Justin stated that the petition was sent out to all the townships, no comments or recommendations were received. Lynda stated that this is an ordinance amendment, so it is county wide, this is not township specific. When the plan unit development comes through that will need to go to the Jamestown Town Board for their recommendations. Dan Meyer stated that he was the first individual to build a home. He stated that there are 3 homes up there and there is another lot that is sold. They do have a functioning association where they do have assessments yearly for each of the home-owners' for maintenance, snow plowing, and addressing any issues that come up. The covenants are recorded and are a part of the legal requirements for purchasing a lot. Bob Keeney asked if this was an amendment to the ordinance? It is not a variance to the ordinance. Correct. This would be county wide for any zoned township would have to abide by this in the future. Correct. Mike Lieurance asked if the CSZD Department foresees any issues with the amendment? Lynda stated that her concern is safety and security. Hearing no concerns from Emergency Management and Sheriff's Department she is fine with the amendment. Chairman Stead closed the Public Hearing.

Motion by Pat Schroeder, seconded by Porter Wagner to approve the ordinance amendment as previously described and to recommend approval by the full County Board. Motion carried.

Public Hearing for Rezones

Chairman Stead opened the Public Hearing

#RZ22-01 – Hunter Peterson, Watterstown Twp., is requesting to change the zoning classification on PIN: 060-00311-0020 of +/- 1.6 ac. from C2 to A2 to allow for the use of a nonfarm residence.

In Favor: Watterstown Twp. approved on December 14, 2021.

In Interest: The nature of this request is that this is a vacant piece of property and Hunter Peterson, the applicant, has a perspective buyer looking to establish a home and a pole barn on the property if this is approved.

In Opposition: Justin Strand's statement in opposition states that as a landowner he believes that there should be a minimum acreage to be able to erect a structure, habitable or not. This would restrict the number of structures that can be erected in a rural environment and keep the rural setting to remain rural. His grandfather originally owned the entire hill and gave each of his children enough property equally to be able to erect a structure. The zoning was to keep the rural environment and to keep the individuals from building anywhere and everywhere. Justin disclosed that by changing the zoning to A2 requires the minimum of 1 acre and this property is 1.6 acres which meets the minimum acreage if approved. Justin also mentioned that speaking to the potential buyer that he disclosed the Conditional Use Permit would be required if they wish to establish their pole barn first before they build their home.

Jon Giese is the property owner surrounding the 1.6 acres and would like to oppose the rezone. He purchased the property as recreation to keep it wild. He lives in the city and his property is his escape and would just like to keep it wild.

Committee Discussion: Lester Jantzen asked why it was zoned Commercial 2 to start with? Trapper Brown stated that there used to be multiple trailer homes (mobile home park) out there. Porter Wagner asked if Watterstown is zoned? Yes, it is.

Chairman Stead closed the Public Hearing

Motion by Gary Northouse, to recommend approval of the rezone to the full County Board, seconded by Lester Jantzen. Motion carried. Mark Hoehne that was on Zoom texted Pat Schroeder that he approved the request.

Chairman Stead opened the Public Hearing

#RZ22-02 – Trapper Brown, Watterstown Twp. is requesting to change the zoning classification on PIN: 060-00257-0000 and 060-00237-0000 of +/- .49 ac. from R3 & A2 to C2 to allow for the sale of hemp and vaping products.

In Favor: Watterstown Twp. approved on December 14, 2021. Trapper Brown.

In Interest: None

In Opposition: Statement in opposition was received by Gary and Barbara Degenhardt. More of an access and traffic concern. They have concerns with the traffic coming in and out of Trapper Brown's property. There is also a narrow bridge on old C. Building more single-family dwellings will increase the traffic. Trapper has land next to his dad's property, Greg Brown, his driveway comes off of highway 133. It would be nice to have his customers drive in from 133. Gary Degenhardt stated that there are high school students that run on old C.

Rebuttal: Trapper mentioned that there are ATV's and UTV's that also travel on old C. He thought that the higher traffic would bring in more customers.

Committee Discussion: None

Chairman Stead closed the Public Hearing

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

Zoning/Sanitation Report

Lynda reported that there was an increase of 80 maintenance & late fees, an increase of 353 maintenance forms, the sanitary permits are down 14, and the zoning permits are down by 28 from this time last year. In 2020 we issued 103 failing septic systems, at this time there are 41 remaining. In 2020 we issued 82 failing to do their maintenance citations and still have 16 remaining. The holding tanks need to have their maintenance done once a year. There are 12 that have failed to do their maintenance for 2021, for septic systems that failed to do maintenance in 2021 there are still 48 out of 75 remaining for citations. For 2021 failing systems, 50 citations were issued, still have 43 remaining. Orders for corrections from the 2021 maintenance there are +/- 60.

Lynda reported that there are 11 out of 14, 2021 Zoning Citations pending.

Lynda handed out a step-by-step CSZD complaint process. If a complaint is issued with the CSZD and the complainant wants to be kept anonymous Lynda asks the staff to go out and take photos of the property before an Order for Correction is sent out. Photos of the property are only taken from the public road/highway.

Lynda mentioned that she does appreciate the committee when they receive calls from individuals that they contact our office, so you know the other side of the story.

Motion by Lester Jantzen, seconded by Porter Wagner to accept the Zoning/Sanitation Report. Motion carried.

County Cost Sharing: Beginning Balance \$31,493.70 Ending Balance \$34,163.95.

Lynda presented a final approval request for county cost sharing on a manure storage abandonment for Adam DeShaw, Little Grant Twp., \$5,000.00. Motion by Gary Northouse, seconded by Porter Wagner to approve the payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented a final approval request for county cost sharing on a manure storage abandonment for Jeffry Osterhaus, Little Grant Twp., \$1,593.75. Motion by Lester Jantzen, seconded by Porter Wagner to approve the payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval requests for county cost sharing on 2 well decommissionings for Jeff Zimmer, Glen Haven, Twp., \$332.00 for the estimated depth of 83 feet and \$404.00 for the well that the estimated depth is 101 feet deep. Motion by Porter Wagner, seconded by Pat Schroeder to approve Jeff's request. Motion carried.

SWRM Cost Sharing:

2021 DATCP Cost Sharing: Beginning Balance \$37,312.43/Ending Balance \$0.00

Lynda presented a cancellation request of \$13,500 for Michael Haas, Beetown Twp. for his streambank protection project.

Lynda presented final approval request for 2021 DATCP cost sharing on a grade stabilization structure for Tim Bailie, Beetown Twp., \$8,822.10. Motion by Lester Jantzen, seconded by Porter Wagner to approve the payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for 2021 DATCP cost sharing on a streambank protection project for Alcorn Trust, Beetown Twp., \$9,905.00. Motion by Gary Northouse, seconded by Mike Lieurance to approve the additional \$805.00 cost sharing to bring the cost sharing up to \$9,905.00 for the final payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Lynda reported that Martin Tollefson, Fennimore Twp. was tentatively approved for \$3,722.43 2021 DATCP cost sharing in December for a streambank protection project. Lynda is requesting an additional \$1,877.57 2021 DATCP cost sharing to allow him a total of \$5,600.00 2021 DATCP cost sharing. Motion by Pat Schroeder, seconded by Porter Wagner to approve the additional \$1,877.57 cost sharing. Motion carried.

Lynda presented tentative approval request for 2021 DATCP cost sharing on a streambank protection project for MD&T Ranch, Castle Rock Twp., \$7,000.00. Motion by Gary Northouse, seconded by Lester Jantzen to approve MD&T Ranch's request. Motion carried.

Lynda presented tentative approval request for 2021 DATCP cost sharing on a streambank protection project for Kieler Farms, \$9,707.76, 40% cost sharing in 2021 and when we receive the 2022 cost share allocation to tentatively approve him to receive 30% cost sharing for a total of 70% cost sharing. Motion by Lester Jantzen, seconded by Mike Lieurance to approve the Kieler Farms request. Motion carried.

2022 DATCP Cost Sharing: Beginning Balance \$64,500.00/Ending Balance \$64,500.00

2021 MDV Cost Sharing: Beginning Balance \$67,917.32/Ending Balance \$67,917.32.

None to Report.

Cost Share Policy Update

Lynda handed out a new county cost sharing policy. This is for those individuals that have ordinance violations. *Any applicant with an outstanding Conservation, Sanitation and Zoning Department Ordinance violation will not be eligible to receive County Cost Sharing, unless said cost sharing is used to bring them into compliance.* Motion by Gary Northouse, seconded by Lester Jantzen to approve the County Cost Sharing Policy update. Motion carried.

WL&W Dues

Lynda reported that the Wisconsin Land & Water 2022 dues request is \$1,481.00. There is no increase from last year and it is in the 2022 budget. Motion by Gary Northouse, seconded by Porter Wagner to pay the \$1,481.00 2022 WL&W dues. Motion carried.

FPP Notice of Noncompliance

Bill Kletecka reported that he has 6 landowners that have failed to turn in a nutrient management plan to comply with the FPP standards. These individuals will be issued a Notice of Noncompliance. Bill mentioned that landowners have had a year to get into compliance and have failed to do so. They include Harry and Chris Kreul Mt Ida Twp. Chris and Pamela Kreul, Mt Ida Twp. Jim and Nancy Wiederholt, Paris Twp, Dave and Ann Vosberg, Clifton Twp, Jim Hammes, Platteville Twp. failed to allow a FPP inspection of his property. Thomas

Oyen, Lima Twp. Motion by Pat Schroeder, seconded by Porter Wagner to approve the 6 FPP Notice of Noncompliances. Motion carried.

Storage Permit Approval

None to report.

CSZD Administrator Report

Lynda reported that she had 9 meetings/activities scheduled in December

- December 6, 2021 – Precision Ag Webinar
- December 13, 2021 – Leg/Admin Meeting
- December 13, 2021 – Sinsinawa Watershed Meeting: Lynda & Bill
- December 14, 2021 – Executive Committee Meeting
- December 14, 2021 – Technical Committee Meeting
- December 16-17, 2021 – County Conservationist Virtual Meeting
- December 20, 2021 – DNR Enforcement Conference
- December 21, 2021 – County Board
- December 29, 2021 – Land Info Meeting

Lynda mentioned that the committee should have the 2022 WI Land + Water Conference information. They are still planning on in person meetings. This will be held in Wisconsin Dells, March 2-4. There is also a silent auction that funds the education programs, and anyone who does attend are required to bring something to donate to the silent auction.

Lynda reported that we will present the posters to be judged for the poster contest. The theme this year is “HEALTHY SOIL: HEALTHY LIFE”. Committee selects the First, Second, and Third place posters in each of the 4 categories.

Continuous Improvement Update

Lynda has been updating End of Year processes.

NRCS Report: Mike Adams

Mike Adams gave a personnel update. Joe Schmelz is currently serving as the Assistant State Conservationist for field operations in Richland Center. Joe will be there for up to 100 days. In Joe’s place, Andy Walsh, Iowa County and will be in the office in Lancaster 2 to 3 times a week. Terry Kane has been hired as the Program Support Specialist.

Mike reported that they are currently finishing up screening on 31 EQIP applications. They will start ranking the applications soon and should be able to notify the applicants if they were funded sometime in February.

FSA Report

Emily reported that the Organic and Transitional Education and Certification Program sign up was to be done on January 7th, they did extend that sign up to February 4th. The Stock Market Hog Pandemic Program sign up opens on December 15th. This program is for hogs that are not breeding stock but are sold through a negotiated sales directly between producers and processor. This is for any hogs that were sold from April 16, 2020 to September 1, 2020. Payments will be \$50.00 per head, which will result in a quite a large payment. The maximum number of head that the producer can claim on an application is 10,000. The deadline to sign up is February 25th. The national office opened up the 2022 Dairy Margin Coverage Sign Up. They are also adding in a 2021 supplemental Dairy Margin Coverage. The national office looked at the pricing that was used to figure the margin and found using a blended alfalfa price was not as accurate as to what the cost was for dairies. They went back to 2020 and refigured all the monthly margins for 2020 and so far in 2021 they will be using a straight premium alfalfa price. What that resulted in was that anybody who was signed up for 2020 and 2021 automatically got an additional payment. For the 2 years

combined, it ended up being around \$3.17 per hundred weight for what the producers have on file at the FSA office. Those payments went out the second week of December. Producers have until February 18th to get their 2019 milk marketing totals so they can update that production history. Producers will take their current production history in 2019 and subtract the difference and they will receive 75% of that difference for their supplemental production. If producers decide to do this for 2021, they need to get the FSA office their 2019 production history, sign a form and it must be approved by Emily or by County Committee and then they will resign their 2021 contract. When they resign that 2021 contract and they will owe the premium that is associated with that additional production history. Producers also have the option through February 18th to sign up for their 2022 Dairy Margin Coverage program. There is a \$100.00 non-refundable administration fee. Premiums for 2022 are not due until September 1st.

FSA had a vacancy in November and has hired Cory Fischer. He will be the new Program Technician and will start on January 18th.

Mark Stead asked for a motion to go into Closed Session per State Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility as it relates to the Position of the CSZD Administrator. Motion by Lester Jantzen, seconded by Gary Northouse to go into Closed Session at 10:30 a.m. Roll Call vote to go into Closed Session: 6 in favor, Mark Hoehne left the Zoom meeting. Motion carried.

Motion by Mike Lieurance, seconded by Lester Jantzen to return back to Open Session. Motion carried.

Motion by Gary Northouse, seconded by Lester Jantzen to adjourn to Thursday, February 3, 2022 at 9:00 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen