

## GRANT COUNTY PLANNING & ZONING MINUTES OF THE JANUARY 15, 2010 MEETING

The County Planning & Zoning meeting was called to order on January 15, 2010 at 10:00 a.m. by Vice-Chairman Al Jansen in the Grant County Health room (#253) of the Administration Building, 111 S. Jefferson St, Lancaster.

Members present Al Jansen, Dwight Nelson, Lester Jantzen, Dave Klar, Rodney Johnson, Hans Kostrau and County Board Chairman John Patcle. Absent Gene Bartels.

Lester Jantzen made a motion that the meeting is in compliance with the open meeting law, seconded by Dwight Nelson. Motion carried.

Rodney Johnson made a motion to approve the agenda as revised, seconded by Dave Klar. Motion carried.

Dwight Nelson made a motion to approve December 11, 2009 minutes seconded by Lester Jantzen. Motion carried.

Public hearing was convened (Ch. 59.69-5e) to hear the request of Pitzen Bros LLC to rezone .69 +-ac. from Exclusive Agriculture EAZ to Residential R-1. The land is located in NE ¼ of NW ¼ of Section 34 T2N R2W of Paris Township.

Appearance in Favor: Township approved on November 10, 2009.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator.

Rodney Johnson made a motion to close the hearing, seconded by Lester Jantzen. Motion carried.

Rodney Johnson made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by Dwight Nelson. Motion carried.

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**Unclassified Land Use Review:** none

**Conditional Use Permit:** Kraemer Co LLC. for the Haverland Quarry in Paris Township.

Township approved the conditional use permit for 5 years for the Haverland Quarry on November 10, 2009.

Cindy Haverland spoke that when they where washing rock for the new Hwy 151 that her well and the neighbor well went dry. They settled out of court on payment of the wells. That she is worry about if this would happen again. Dick Marion said that they are regulated by the DNR on usage of water of 500gal per minute for washing rock. The year this was done it was a dry year and they used more water then normal for the new State Highway 151.

Lester Jantzen made a motion to approve the Conditional Use Permit for Kramer Co for 5 years. Kraemer Co. will contact the neighbors in a quarter mile radius before they blast and when they start washing rock. And they need to follow the Grant County Zoning Ordinance in reference to Sec. 3.27 (c) as follows.

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Existing topographic and drainage features and vegetation cover on the site.
4. The location of the site with respect to flood plains and floodways of bodies of water.
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetation cover.
6. The location of the site with respect to existing or future access roads.
7. The need of the proposed use for shoreline location.
8. Its compatibility with use on adjacent land.
9. The amount of storm water and solid and liquid wastes to generate and the adequacy of the proposed disposal system.
10. Location factors under which:

- a. Domestic uses shall be generally preferred.
  - b. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source.
  - c. Use locations within an area tending to minimize the possibility of pollutions shall be preferred over use location tending to increase the possibility.
11. Whether requirements of this ordinance have been met by the applicants who apply to the particular district in which the subject property is located.
  12. The Planning and Zoning Committee shall also consider any reclamation plan submitted for the property and the reclamation plan's provisions for maintaining lateral support and for depth of the quarry pursuant to the standards set forth in Wisconsin Administration Code Chapter NR 136.

Seconded by Rodney Johnson. Roll call vote was taken with 6 yes. Motion carried.

**Working Lands Update: Todd Johnson, Southwest Regional Planning**

Todd gave a report on the pros and cons on the new Farmland Preservation law that was passed by the State. That John Patcle well informs the Finance committee on what it is going to cost County for this program to change the County ordinance.

Hans Kostrau made a motion to approve the 2009 Annual report, seconded by Rodney Johnson. Motion carried.

Hans Kostrau made a motion to approve the bills & vouchers, seconded by Dave Klar. Motion carried.

**Land Use Plan:**

Todd Johnson presented a revised copy of the Comprehensive Plan. Hans Kostrau made a motion to approve the revision of the Comprehensive Plan, seconded by Lester Jantzen. Motion carried.

Dwight Nelson made a motion to adjourn the meeting until February 26, 2010 at 10:00 in the County Board room, seconded by Rodney Johnson. Motion carried