

**PLAN COMMISSION
TOWN OF GRANT
JANUARY 25, 2012**

Present: Julie Kramer, Marty Rutz, Ron Becker, Jim Wendels, Lori Ruess and Sharon Schwab. Excused Members: Darcy Held

Citizens present: Charles Gussel, Kiley Stucker, Gary Barton, Michel Copas, Rich Rashke, Nathan Wolosek, Greg Schwartz

Meeting called to order at 7:00 pm.

The Plan Commission addressed #6 on the agenda.

ALL HAZARDS MITIGATION PLANNING DISCUSSION

Sarah Wallace, Portage County Planning and Zoning Associate Planner, reviewed the Portage County All Hazard Mitigation Planning Project and discussed how it relates to the Town of Grant.

- The town must have an All Hazard Mitigation Plan adoption to qualify for FEMA.
- Identified Natural Hazards; Severe Storms: Summer, Tornadoes, Flooding, Fires: Wildland, Severe Storms: Winter, Drought: Agriculture.
- Identified Manmade Hazards; a lose of electricity, Roadways
- FLOODING EVENTS:
 - South end, east of 100th Street, spring flooding
 - Culvert washouts
 - Deer Road, 100th to 110th
 - Quarry Road
 - Concern of well/groundwater contamination
- SUMMER/WINTER STORMS:
 - Wind shed program to put up plantings instead of snow fences
 - Mutual fire plan agreement
- EXTREME TEMPERATURES:
 - If need be, churches, Kiwanis and Grant Elementary could be used as cooling sites.
- FIRE:
 - Grasslands
 - Woodlands
- HAZARDOUS MATERIALS:
 - Junk properties, burning and concerns of hazardous waste
 - Hazardous materials travel along, Cty F from 73 to 54, railroad, Hwy 54
 - Leaking underground storage tanks, spill sites. (None currently open)
- CRITICAL FACILITIES:
 - Response for community
 - Governmental buildings, Town Hall, school, telecommunication tower, electrical substation, transmission lines.

Sarah Wallace anticipates having a draft plan out by the end of February. Tentative date for next All Hazard Mitigation Plan is February 20, 2012.

The Plan Commission addressed #7 on the agenda.

CONSIDER PERMITTED & CONDITIONAL USE ZONING REVISION TO AGRICULTURALLY ZONED DISTRICTS

Jim Wendels shared bullet points he gathered from his presentation on this subject at the Town meeting. Farmers/Growers represented at that meeting included, WI Potato

& Vegetable Growers Association, Okray Farms, Prairie Star, Hancock Farms, Indian Hill Cranberry, Paramount, Guth Farms, Roberts Irrigation, Wysocki and Mortenson Brothers. (See attendance handout.)

- Nathan Wolosek stated that transitional and exclusive ag is zoned to regulate population also that communication with the farmer and land owner would be key.
- Charles Gussel stated that we have residential and agriculture zoned areas to protect the agricultural environment.
- Argument: Agricultural is moving in on residential zoned areas.
- Ron Becker voiced his concern about ground water pollution of all zoned areas.
- Farmers present at the meeting, see citizens present, say that they are tightly regulated to protect groundwater. There is a permit from the DNR to be approved before a farmer can drill a high-capacity well. They are willing to work/communicate with neighbors. Concerns over pesticides, fertilizers and fungicides are regulated at federal and state levels. An annual water test for nitrates is done. The town would like to get results from these tests. Farmers are certified for chemical application. Sustainability must be met for large stores to purchase vegetables. Farmers present were not willing to test adjacent landowners' wells and felt that the landowner should do it themselves.
- Sharon asked if the growers would be willing to test adjacent landowner's wells. Farmers/growers stated that high-capacity wells are tested. If a concern arises and landowner has documentation the farmer/grower is willing to cooperate.
- Charles Gussel stated that he feels we need to draw a line on the complaints we act on.
- Ray Schmidt may have information on changes in regulations over the last 10-15 years.
- Duane Maatz and Growers may compile some information.
- Jim Wendels stated that he doesn't feel we are qualified to regulate. There are other responsible agents regulating. He doesn't feel we can impose a CUP when other situations do not have conditions.

Jim Wendels made a motion, recommends Plan Commission drops pursuit of a Conditional Use Permit of center pivot irrigation, however educate, outreach, and take a more active role to work with growers and Growers Association. Sharon Schwab amended to add that the Growers/Farmers, neighboring properties and Town work cooperatively. Sharon made a motion to accept with amendment. All in favor: ayes, Jim, Lori, Sharon, Ron, all opposed: no. Motion passed.

- Further discussion: Growers Association/Researchers/Lakes Association meeting February 16. Groundwater 3 Citizen Forum in Wautoma.

ZONING UPDATE

- Marty reported that AT&T is planning on replacing the existing antenna on the tower at 3811 North 100th Street with 6 new panel antennas. They will need a CUP permit for this process. (See Tower Ordinance, Page 7, XV, Paragraph A)
- Marty called Claude Ringleman about the Chipman property/buildings. Claude stated that he thought the property assessment was fair. He thinks there is plumbing in the accessory building but did not enter the building when on property. He plans on getting inside per Plan Commissions request and try to get pictures. Dale Bates also needs to get inside. Mary would like Claude to get the facts before Dale enters.
- There were 2 permits in January totaling \$105.

December minutes reviewed. Motion made by Sharon, seconded by Ron to approve pending corrections.

CITIZEN INPUT/TOWN REPORT

- Jim shared his Center Pivot Irrigation citizens input minutes from the Town meeting on January 11.
- Sharon reiterated that any concerns addressed are to protect the health, safety and welfare of the Town residents.
- Groundwater and baseline testing would be a subject at the annual meeting or a special meeting.
- Julie will add “Distance and direction to nearest intersection” to the top box on the UAP permit and also “Attach map showing utility” towards the bottom.

LOOKING AHEAD

Nuisance/Junk Ordinance, Driveway Ordinance

Meeting adjourned at 10:20. Motion made by Ron, seconded by Lori.

Next meeting Wednesday, February 29, 7:00 pm.

Minutes prepared by Julie Kramer
Plan Commission Secretary

ACTION ITEMS

Check into creating a logo for the Town of Grant.

Jim will forward Town of Hull Nuisance Ordinance to Plan Commission members.

Jim will contact Steve Bradley about pulling land out of exclusive ag.

Do homework on health issues, if any, of buried bodies in a pine box.