

**PLAN COMMISSION  
TOWN OF GRANT  
SEPTEMBER 19, 2012**

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

Citizens Present: Sara B. Boehnlein, Cecile Steltzer Johnson, Shawn Cline, Jeff Sommers, Jim Wysocki, Elizabeth Zarnke, Dave Reynolds.

Plan Commission meeting called to order at 7:00 pm.

**August minutes reviewed. Motion made by Darcy, seconded by Lori to approve.**

**CITIZEN INPUT/TOWN REPORT**

Citizens present to discuss Golden Sands Dairy Proposal – Parcels within Town of Grant. Jim proposed moving to #6 on the agenda, the Plan Commission approved.

**GOLDEN SANDS DAIRY PROPOSAL**

Jim Wysocki and Jeff Sommers represented Wysocki Farms and fielded questions as listed on our Discussion Topics.

**SITE DEVELOPMENT/CONSTRUCTION ACTIVITIES**

- Irrigated cropland. Rotating cropping crops such as soybeans, alfalfa, potatoes, sweet corn, snap beans and peas.
- First planting would be corn.
- Plum Creek would harvest the timber which consists of red pines. Wysocki Farms would clean up after pulping and use for biomass.
- Trees would be left in corners for screening and managed over the years.

**UTILITIES**

- The Town will share our UAP and Permits
- Electricity would be underground or overhead.

**ACCESS POINTS**

- Will work with the Town and the Driveway Ordinance once completed.

**TRAVEL ROUTES**

- Main travel will be to get to Hwy 73 or Cty Trunk U when traveling to McCain's.

**AGRICULTURAL PRODUCTION BMP's**

- Crop rotation is practiced to control pest management and soil fertility.
- When crop is ready, harvesting hours can be around the clock.
- Conservation tillage is practiced on an annual basis.
- Soil fertility samples are completed every year by testing every acre.
- Irrigation units are regulated and monitored from a smartphone/ipad/laptop, etc.
- Aerial spraying is done to apply (prominently) pesticide or fungicide and is regulated by the EPA, DATCP and the consumer.

**CITIZEN INPUT**

- Cecile Stelzer Johnson asked about well size and capacity.
  - ✓ 80'-100' depth
  - ✓ EIS determines the amount of water used not capacity of well.
  - ✓ Irrigation application goes to the root of the crop.
  - ✓ Static level of some wells is at or above levels when they were drilled 30 years ago.

- ✓ See handout from WI DNR, Golden Sands Dairy CAFO
- ✓ Jim stated that the Plan Commission doesn't have the knowledge to regulate anything that's already regulated by the DNR and EPA.
- ✓ Jim Wysocki stated that the farmer is regulated and can't apply any more nutrients than the crop needs.
- ✓ Wysocki Farms have been farming within the Town of Grant since 1976.
- Cecile Stelzer Johnson shared a handout mapping the proposed areas for dairy operations and agriculture.
  - ✓ The Town of Grant sites indicate dairy operations but Jim Wysocki assured us that the 2 sites would be irrigated agriculture and should be represented with yellow triangles on the map.
  - ✓ Under EIS all wells are considered together when determining groundwater impact.
- Cecile Stelzer Johnson asked if her 50' well will run out of water.
  - ✓ Jim Wysocki stated "no" but that the EIS and DNR can give a better answer.
  - ✓ Town of Saratoga citizens present stated their concern about water levels and the by product of pesticides.
  - ✓ Cecile is concerned that if the wells are permitted and there is a problem it will be too late to remedy.
  - ✓ Manure application whether solid or liquid is tested.
  - ✓ Hospitalized cows milk is kept separate, hospitalized cows manure isn't.

Jim Wendels had to remind the citizens that tonight's discussion is pertaining to the 2 lots in the Town of Grant and not the Saratoga Dairy Farm.

- Dave Reynolds asked about driveways/road access off of farm fields.
  - ✓ The farm will need to work with the town on this.
  - ✓ Dave also stated that his nitrates are increasing and he put in a home filtration system.
  - ✓ Jim encourages citizens to monitor their personal wells and have them tested.
- Jim Wysocki stated that a pine plantation uses more surface water than crops during a growing season.
- Sharon stated that she feels that hi-capacity wells should be only in exclusive ag which would create a Public Hearing to rezone and create an interaction with town citizens to educate and inform.
- In our Zoning Ordinance it states that in exclusive ag if there are over 500 head a CUP is needed.
- See Jim Wendels discussion topics and notes for more documented minutes.

### **ZONING ADMINISTRATORS UPDATE**

- 4 permits totaling \$350.
- Conversation about citizens concern of possible business and junk located at 3311 90<sup>th</sup> Street South: Marty stated that the junk has been there along time. The property owner, Mr. Getzloff stated that he has hauled a few things away. He claims he isn't running a business. Sharon will call the concerned citizens and pass on this information. If a problem persists they are to call Marty.

### **SHORELAND ZONING**

Copies of 7.7 Shoreland Zoning Ordinance were handed out to the commission members to review and make any suggested updates to Jim by October 11<sup>th</sup> to send to the county on the 12<sup>th</sup> of October.

## **LOOKING AHEAD**

Updating Comprehensive Plan  
Nuisance/Junk Ordinance

Meeting adjourned at 10:05pm. Motion made by Darcy, seconded by Ron.

Next meeting Wednesday, October 17, 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.

Review Quarrying Ordinance to be sure we are in compliance with NR 135.32. (Print out all of NR 135 and review with our Quarrying Ordinance within the next 6 months.)

Update Quarrying Permit Process with NR updates.

Darcy will research amount of driveways allowed for farmland in other ordinances.

Darcy will look into asphalt –vs- concrete.

Jim will call Marathon County and ask why they don't allow concrete.

Ask Scott Bernette if 10' is wide enough for emergency vehicles.