

ENVIRONMENT AND LAND USE COMMITTEE
Department of Land Management

REGULAR MEETING MINUTES
November 11th, 2015 9:00 AM
COUNTY BOARD ROOM

Chairman Brandt called the meeting to order at 9:10 AM.

Committee members present: George Brandt, Michael Nelson, Wade Britzius, Jon Schultz and Kathy Zeglin. Curt Skoyen, Jeff Bawek and Rick Geske were absent.

Staff/Advisors present: Kevin Lien, Jake Budish and Virg Gamroth. DLM staff-Carla Doelle, Mark Carlson, Becky Arneson and Tess Johnson were present for only part of the meeting. Others present: Brad Sosalla, Julie Dick- Blair Press and Tom Forrer.

Brandt expanded the Roll Call of Committee members to include everyone in the room. Lien officially introduced Becky Arneson as the new DLM Fiscal Coordinator. She replaces Vickie Stalheim. Gamroth questioned if Johnson had been officially introduced. Lien stated she had been but Brandt asked Johnson to talk about what she has been working on. Johnson stated she started in helping Stalheim identify parcel numbers for cost share practices. Recently she has been working on assigning parcel numbers to old permits which will eventually be scanned. Once those documents are scanned we can eliminate those paper files thus creating more space. Gamroth commented Johnson also helps her with tasks. Lien stated Nick Gamroth and Ann Hempel are physically moving into the DLM office as we speak. Discussion took place about the office space changes/going on in the Courthouse.

Brandt verified that the Open Meeting Law requirements had been complied with through notifications and posting.

Adoption of Agenda - Britzius made a motion to approve the second amended agenda as presented, Nelson seconded. Motion to approve the agenda carried with no opposition.

Adoption of Minutes

Zeglin made a motion to approve the October 14th, 2015 meeting minutes as presented, Britzius seconded. Zeglin had one small correction. Motion to approve the corrected minutes carried with no opposition.

**Public Hearing – Conditional Use Permit -Duplex – Bradley J. Sosalla, Petitioner
Bradley J. Sosalla and Robert P. Sosalla, Landowner, Blair, WI, Town of Preston**

Chairman Brandt called the public hearing to order at 9:17 AM. Nelson read the public hearing notice aloud. An overhead aerial photo of the property was displayed. Carlson stated the property is located on County Road D. The area is zoned Exclusive Ag and under the County Comprehensive Zoning Ordinance, Table of Uses this CUP permit is required for a duplex. Carlson noted the surrounding area consists of mostly one and two family dwellings and farms. Carlson said the old aerial photo shows a trailer home that was on the site so there was a dwelling there and Sosalla is going to use that foundation for the new duplex. Carlson understood the duplex is an upstairs/downstairs type duplex. As far as residential use, Carlson explained that two parking spaces per dwelling unit is required so he would need four and there is area there for that. Carlson received an e-mail from a concerned citizens who wished to remain anonymous and also a letter from the Town of Preston. Carlson displayed more photos of how the property currently looks for the Committee. Upon Brandt asking Brad Sosalla if he had any

comments, Sosalla answered that there was a pre-existing trailer on there with a foundation underneath it. Carlson added there is a working septic there that is sufficient for the new building and once the CUP gets approved he will submit all the permits he needs. Brandt called for any public testimony. As a matter of process, in regard to the anonymous e-mail, Schultz wondered if the Committee should allow that or not. Schultz thought if someone wants to remain anonymous and have their voice heard, they should perhaps be contacting a Committee member directly with that concern. Schultz felt if they want to remain anonymous they should be taking a little more effort to maintain that, instead of an anonymous letter that gets read. Lien commented there is something called a "Whistle Blower's Act" where people can file complaints and remain anonymous if they wish and they state so. If they don't state that they want to remain anonymous then we always read their name. Carlson added that every complaint that we get people want to remain anonymous and don't want to be identified as the complainant. Schultz commented this is a concern but it isn't necessarily a complaint. Lien stated if they wish to remain anonymous then we just usually read the content and take it into account. Brandt added each Committee member should interpret it however they wish. Carlson read a letter from the Town of Preston which stated the Board met on Monday, September 14th, 2015 at which time Brad Sosalla requested a (Conditional Use Permit) CUP to construct a duplex on his property. Charlotte Everson made a motion to approve, Darrel Nelson seconded, all in favor. Carlson read the anonymous e-mail which stated, "Here are my feelings about the zoning request (I would prefer to keep it anonymous) I feel having two low end rental units would detract from the value of the neighboring property's and invite problems into the area. It would be better to build a single family dwelling unit and find a renter who would be willing to pay monthly rent close to what the two smaller units combined would bring". Carlson stated no one else called or made any comments. Brandt called for any other testimony. Brandt closed the public hearing at 9:25 AM. Lien reminded the Committee that this is a CUP and they can set conditions if necessary. Brandt noted this is a really steep terrain and questioned where cars would be parked. Sosalla responded there has been a dwelling there for ten – twelve years. Upon Britzius asking if that used to be a farm at one time, Sosalla answered that it used to be the old Nelson farm. Britzius made a motion to approve the CUP, Schultz seconded. Discussion took place about possible conditions. Carlson stated he has enough parking spots available and the driveway is existing. Upon Lien asking how many bedrooms the duplex would contain, Sosalla responded one bedroom and an office would be on each side of the building. It is only approximately 1000 square feet per side. Brandt clarified it would be duplexed up and down. Sosalla stated this is a pre-existing site and we should have done this a long time ago. The main reason for doing it is because they had stuff stolen out of their steer shed and hay bales and the power lines were also cut. There was an old trailer there and the existing foundation. Sosalla did rent it out at one time and they ruined it and that is why Sosalla tore it off. The copper was stolen out of there. Sosalla explained they have 100 head of cattle down in the shed so we need somebody there so that is their reasoning for doing it. Britzius commented he has been on that road a lot over the years and he knows that the site is visually vulnerable as it is quite open. Britzius said the terrain is such that your eyes go that way and look out over the landscape and it is a long beautiful view there but that place is just really noticeable and that is one reason why it would be good to keep it looking nice. Britzius reiterated that it is going to be vulnerable. Sosalla agreed. Brandt reminded Sosalla about the permits that are required and that there is a junk ordinance regulating the number of unlicensed vehicles that can be on a property, etc. Zeglin asked if the well marked on the aerial photo is an existing well or where the well would go. Sosalla responded it is an existing well and that it is sufficient for two units. Sosalla added that he had the plumber out already and he checked everything to make sure it was good. Since he had been out there, Zeglin asked Carlson if saw any site distance issues with the driveway. Lien answered that because it is a pre-existing driveway that really can't be addressed because it is "grandfathered" in and has been there for quite a while. Carlson added that there is 400 feet of site distance to the north for sure and it might be pushing it to the south but it is an existing driveway. Upon Zeglin asking for more information on the duplex, Sosalla clarified that it is one bedroom, one bathroom, one kitchen and an office on each side. The

bedroom and bathroom will be upstairs and downstairs will be the kitchen, living room, etc. There will be stairs going upstairs from the downstairs and two meter sockets. Sosalla stated there wouldn't be any garages. Britzius asked if there was any practical issues with having one driveway serve a rental living unit and farming procedure at the same time. Lien responded no. Discussion took place on adding a condition of two vehicles per unit, but no action was taken on any additional conditions. Upon Schultz asking if there was another access for the fields, Sosalla responded yes, just down the road to the west as you can't driveway anywhere in the yard to get to them. Motion to approve the CUP passed with no opposition.

NRCS (Natural Resource Conservation Service) Update – This being Veterans Day, NRCS Office was closed, therefore no report was given.

Purchase of Equipment for Stream bank Projects – Carla Doelle and Jake Budish appeared before the Committee. Doelle stated she had this idea for monitoring the success of our stream bank projects by being able to get a measurement on the habitat in the streams. With that said, Doelle had talked to Rob Herman about the probability of DNR doing fish shocking. We had made three separate attempts to get them onsite to do some monitoring for us but they were always unavailable. Doelle thought it might be useful if we owned our own backpack fish shocker. We could do the monitoring ourselves and not have to be reliant upon someone else. We have this large scale grant in the Elk Creek area now and we have this small scale grant in the North Creek/Newcomb Valley area and the intent/goal for the future would be to continue with both these grants on stream restoration/ habitat improvement for many years to come. Doelle talked to Lien first and then she went to Budish because he is the master fisherman in the office and who better to lean on for some information than someone who is very familiar with the waters. Doelle stated between Herman and Budish they were able to put together some pricing on what a backpack fish shocker would cost for us to own. The Committee was presented with a copy of the information and pricing on the unit that they are looking at buying. Budish stated when he was approached with the idea he felt very strongly that this would be very beneficial for the Department as Budish's understanding is that these grants are getting more and more competitive. The more information we have the better. What better way to show that than prior to doing any stream bank restoration you go out and do a pre-determination of what fish and aquatics are out there and then after it is installed do some follow-up research to see if you're getting "the bang out of your buck". Budish explained that Rob Herman is from the area and is very familiar with the particular proposed model. If something were to go wrong with this model he could actually fix it. Herman also talked to the company and he was able to get a full complete system 10% discount on it which is highlighted in the handout. It is a digital display model as that model is a lot more "user friendly" according to Budish. Budish stated that he has already inquired to DNR about setting up a scientific collector's permit so that the County would actually be able to do this. Budish thought if the DLM were able to do this work there would be a lot of interest from conservation groups and the general public. Doelle added DLM could also do demonstrations at the schools. Lien stated that Budish would create a database with this information where we would have prior information and then do an annual check after the work to see what kind of curve we are at and if the improvements are really working. Lien added that we have our Conservation Aids money each year where we do stream bank improvements and these would be great areas to do some testing in. Unfortunately, we don't have any prior data. Lien explained that Herman has been doing this fish habitat improvement work in our County for many years but we don't have any real numbers to back it up. Lien thought having the statistical data would aid in getting future grants. Schultz commented that someone was trying to look up the value of the trout fishing industry in Wisconsin and it was quite high and to him (Schultz) quite shocking. Schultz wondered if Trempealeau County was tapping into/utilizing that source or is that something to be developed. To Schultz, the rationale is laid out pretty strongly. Budish commented not being from this area and then coming here three years ago, he is a passionate fisherman and has fished all over the State and when he saw the trout

fishing opportunities available in the County he took advantage of them. Budish stated the fishing around here is really good. Budish explained that a lot of people target the easy spots to fish like the culverts but if you start having better areas, i.e. 2 miles of improved stream habitat, to fish one can put the fish there and have a higher immortality rate. In regard to the grants we are talking about here, Britzius asked if we are talking about trout improvements such as shelters built and the logs laid in the stream, etc. Doelle responded there would be practices in the water, i.e. plank structures, boulders, and weirs. Doelle added that the grants were written with habitat improvement included in them so this would be an excellent tool to measure the success of what we are doing. Doelle elaborated on some recent videos that she, other DLM staff members and other agency's (Trout Unlimited, Fish & Wildlife, and the Clearwater's Chapter) along with help from TCCTV made in regard to the stream bank/restoration projects and its' goals. They also took some underwater video of fish spawning. Doelle added that they tried to get the fish shocker for that day and for three other dates and were unable to. Doelle thought it would be very beneficial to have equipment like that. Upon Britzius asking how many fish shockers were in the area, Doelle thought only DNR has them. Budish commented that with all the DNR turnover in staff it is hard to find someone to do the work plus be knowledgeable in using the equipment. Lien stated this would be a purchase out of this year's budget and there is money available which would be non-levy dollars. Discussion took place on staff availability to use the equipment. Tess Johnson stated she has a lot of experience with fish shocking and it is an excellent way to determine any sort of success in fish populations or if there are any problems with the habitat. Johnson added she would be more than willing to help out with the fish shocking projects. Doelle informed the Committee that we are looking at hosting a field day for the Elk Creek area in the spring which would be open to the public. They would do a tour and perhaps a fish shocking demonstration just to give people a feel for what has been done and what we are trying to accomplish. Zeglin commented in her township they have recently had three streams upgraded from Class III to Class II and it is really nice to see that happening. Doelle added there are a lot of reclassifications going on right now which is exciting. Discussion took place on the re-classification of streams. Discussion took place on any accessory equipment the staff might need. Schultz made a motion to approve the purchase of the fish shocker as described, Zeglin seconded. Motion to approve carried with no opposition.

Update to Trempealeau County Farmland Preservation Plan-Opportunity for public comment

No one from the public was forthcoming with any comments. Lien gave the Committee a brief update on the Farmland Preservation plan by stating that DLM staff member - Kirstie Heidenreich and Land Records Coordinator-Ann Hempel are working together on putting the "patchwork quilt" together of all the town plans. Lien and Heidenreich are on schedule this month to meet with the Town of Hale to revise their Farmland Preservation plan for zoning and their Land Use Plan. According to Lien, Heidenreich sent out a mailing to every landowner in the County regarding their Farmland Preservation contracts and she is receiving a lot of responses and following up on those. Lien and Heidenreich continue to work with Peter Fletcher from the MRRPC (Mississippi River Regional Planning Commission) to get that Farmland Preservation plan adopted either by the end of the year or early in 2016 so we are on target with that process.

LWRM (Land & Water Resource Management) and TRM (Target Runoff Management) Requests and Payment Approval.

Land & Water Resource Management (LWRM)

Name	Type	Amount	New CSA Total	Reason for change	Town
Byron Anderson	Contract	\$14,721.52	\$14,721.52	Waterway & Diversion	Gale
Byron Anderson	Pay Request	\$14,721.52		Certify Waterway & Div.	
Seth Anderson	Contract	\$20,703.37	\$20,703.37	Waterway & Diversion	Gale
Seth Anderson	Pay Request	\$20,703.37		Certify Waterway & Div.	

Targeted Runoff Management (TRM)

Name	Type	Amount	New CSA Total	Reason for change	Town
Brian Christopherson	Contract	\$59,338.72	\$59,338.72	Riprap & Stream Crossing	Hale
Brian Christopherson	Pay Request	\$59,338.72		Certify Riprap & Stream Cr.	

Nelson made a motion to approve the payments as presented, Britzius seconded, motion to approve carried unopposed.

Surveying Update and Payment Approval – There was no survey report for this month.

Confirm Next Special Meeting Date and Regular Meeting Date

The next regular Committee meeting date was set for December 9th, 2015 at 9:00 AM. Due to time constraints because of the holidays, it was decided that there would not be a special meeting scheduled at this time, but instead at approximately 11:00 AM at the next regular meeting, the Committee would go to “Special Meeting” agenda items of meeting with an appraiser and possibly a representative from a lending institution in regard to property value issues.

At 10:10 AM, Zeglin made a motion to adjourn the meeting, Nelson seconded, motion carried unopposed.

Respectfully submitted,
Virginette Gamroth, Recording Secretary

Michael Nelson, Secretary