

COMMITTEE MEETING

September 5, 2024

9:00 a.m.

Room #264, Grant County Board Room, Administration Building
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on September 5, 2024, at 9:00 a.m. by Joe Mumm, the Conservation, Sanitation, Zoning Committee Chairman in Room #264, County Board Room of the Administration Building.

Board members present in the County Board room #264: Joseph Mumm, Brian Lucey, Pat Schroeder, Mark Vosberg, Larry Jerrett, and Gary Northouse. Adam Day excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Lucas Finley, Brady Bartels, Adam Reed, Keith Lane, Shane Drinkwater, Gary Ranum, Kenda Tisdale, Anna Slaughter, James Hefner, Marnee Robinson, and Nate Dreckman. Zoom: Grant County Board Room, Shane Drinkwater, Robert Keeney, Mike Adams, Emily Schildgen, alolwing, Emily Moon, John & Jenny Swain.

Certification of Open Meeting Law

Annette Lolwing sent the amended agenda to the County Clerk's office to post in the Administration Building, Courthouse, and on the county website. An amended agenda was also posted in front of the Ag Service Center Building. An amended agenda was also sent to Bob Middendorf, WGLR. Media notices were sent to the County Clerk's office, Herald Independent, Platteville Journal, Muscoda Progressive, Boscobel Dial, Fennimore Times, and Bob Middendorf.

Approval of September 5, 2024, Amended Agenda

Motion by Gary Northouse, seconded by Pat Schroeder to approve the amended agenda. Motion carried.

Approval of the August 1, 2024, Minutes

Motion by Pat Schroeder, seconded by Brian Lucey to approve the August 1, 2024, minutes. Motion carried.

Review & Accept the Bills

Motion by Gary Northouse, seconded by Brian Lucey to accept the August bills. Motion carried.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ24-20 Lisa Womack, Lima Twp., is requesting to change the zoning classification on PIN:030-00449-0000(pt) +/- 2.63 ac. from FP to M1 to allow for an auto repair shop.

In Favor: Lima Twp. approved on July 10, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Pat Schroeder, that the items are concurrent with all the conditions on the Farmland Preservation Worksheet and to recommend approval of the rezone to the full County Board, seconded by Mark Vosberg.

Motion carried. See Attachment A Worksheet.

Chairman Mumm opened the Public Hearing

RZ24-21 Chad L. Hugill, Wingville Twp., is requesting to change the zoning classification on PIN:062-00100-0000 +/- 2 ac. from FP to A2 to allow for a CUP for a shed.

In Favor: Wingville Twp. approved on May 20, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse, that the items are concurrent with all the conditions on the Farmland Preservation Worksheet and to recommend approval of the rezone to the full County Board, seconded by Mark Vosberg.

Motion carried. See Attachment B Worksheet

Chairman Mumm opened the Public Hearing

RZ24-22 Swain Living Trust Dated July 28, 2016, Muscoda Twp., is requesting to change the zoning classification on PIN:042-00368-0000 +/- 8.43 ac. from A2 to R3 to allow for a lodge-type dwelling.

In Favor: Muscoda Twp. approved on August 2, 2024. Jenny Swain.

In Opposition: None

In Interest: None

Committee Discussion: Brian Lucey asked, how small is small? Jenny replied that it is a 2-bedroom, 1 bathroom. It is a small A frame consisting of about 900 sq. feet.

Chairman Mumm closed the Public Hearing.

Motion by Pat Schroeder to recommend approval of the rezone request for Swain Living Trust Dated July 28, 2016, to the full County Board, seconded by Brian Lucey. Motion carried.

Public Hearing Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP24-005 Ivan Lutz, Liberty Twp., is requesting a Conditional Use Permit on PIN:028-00672-0000 of +/- 30 ac. to allow for a dwelling with less than 800 square feet of floor area under 3.07 (2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Liberty Twp. approved on May 14, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Mark Vosberg to recommend approval of the Conditional Use Permit, seconded by Gary Northouse. Motion carried.

Chairman Mumm opened the Public Hearing

#CUP24-006 Chad Hugill, Wingville Twp., is requesting a Conditional Use Permit on PIN:062-00100-0000 of +/- 2 ac. to allow for an accessory structure before a principal structure is established under 3.07 (2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Wingville Twp. approved on May 20, 2024.

In Opposition: None

In Interest: None

Committee Discussion: Robert Keeney asked if this CUP is depending on the rezone? Lucas Finley stated, yes, it is.

Motion by Pat Schroeder to recommend approval of the Conditional Use Permit, seconded by Brian Lucey.

Motion carried.

Zoning/Sanitation Report

Annette presented the Zoning/Sanitation report.

Sanitation permits: January 1st, year to date: in 2023 – there were 77 sanitary permits. In 2024-year to date we have 89.

Zoning permits: January 1st, year to date in 2023 was 215, and in 2024 there were 178.

Annette reported that the Zoning and Sanitation report that is handed out every month is for the committee to see how many permits have been issued and how many 3-year maintenance forms have been turned in. It also shows the income balance for the beginning of 2023 and 2024 to the current date.

No Board of Adjustments scheduled at this time.

Annette introduced Keith Lane, as the new Conservation, Sanitation, and Zoning Administrator for the department. He started with the department on August 12th, 2024. He is learning a lot and is doing a fine job.

Griswold Complaint Presentation

Joe Mumm informed the audience that there will be no discussion or debate on this, it will only be presentation. Joe Mumm thanked Gary Ranum for putting in extra work on this matter. Anna Slaughter is representing the residents surrounding Mr. Griswold's property at 637, 663, & 665 West Pine Road. There are 3 Griswold's that own the property; Greg Griswold, Garrick Griswold, and Ahnnamaria Griswold. Since 2020 the neighbors have addressed Mr. Griswold, the Township, and Mr. Ranum regarding the aesthetics of the Griswold property. They recently found out that he is running a boat business off of all 3 landowners. There are over 100 boats on these 3 properties, both have multiple vehicles, semi-trailer, a broken-down mobile home that he received a Conditional Use Permit to build a 24-foot structure. The mobile home is literally falling to the ground. Huge boats are on blocks and are parked on the road right-of-way. There is also a fence erected 8 feet off the roadway. The group would like an on-site inspection with the CSZD to view the property.

Threatened & Endangered Species Handling Training Request: Keith Lane

Keith has been in contact with a professor at the UW-Platteville who is willing to put together a handling course for our threatened and endangered species that are most commonly impacted or found on the streambank projects. They are also trying to get a field day set up. Keith has also been in contact with our DNR representative. Keith is trying to get a permit to handle and/or remove those particular species that are found on the project. This is not a collection permit; it is strictly a handle and remove. Currently, we need to have NRCS come down from Iowa County to do the sweep on the construction site.

Allocate Existing Funds for Cell Phone Purchase

Keith proposed to the committee about allocating some existing funds for cell phone purchase. Staff is reluctant of sharing their personal phone numbers with the general public. Keith is looking to purchase and power 5 cell phones for the office staff. Using the cell phones is the first step of transitioning to the new Catalis program. Keith is eventually looking to do in field reporting on tablets. Motion by Gary Northouse to approve the purchase of 5 cell phones and 1 tablet from the 2024 budget, seconded by Mark Vosberg. Motion carried.

Farmland Preservation Program

Brady reported that he has 1 cancellation of Notice of Noncompliance. Mul-Vue Farm Limited Partnership, Mt Hope Twp., has turned in a compliant Nutrient Management Plan and will be reinstated into the Farmland Preservation Program.

Brady reported that he has 2 landowners that have voluntarily opted out of the Farmland Preservation Program. Mark Ashmore, Hickory Grove Twp., and Arnold Becker, Lima Twp., did not want to do the Nutrient Management Plan and have decided not to participate in the program. Motion by Pat Schroeder to accept the 1 cancellation of Notice of Noncompliance, (Mul-Vue Farm Limited Partnership) and to also accept the 2 landowners that have voluntarily opted out of the Farmland Preservation Program (Mark Ashmore & Arnold Becker), seconded by Mark Vosberg. Motion carried.

County Cost Sharing: Beginning Balance \$23,756.10/Ending Balance \$20,853.10

Brady presented final approval request for county cost sharing on a well decommissioning for Well #1 for Steve & Patricia Lopes, Liberty Twp., \$1,000.00. Motion by Pat Schroeder, seconded by Gary Northouse to approve the payment request. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

Brady presented final approval request for county cost sharing on a well decommissioning for Well #2 for Steve & Patricia Lopes, Liberty Twp., \$903.00. Motion by Pat Schroeder, seconded by Mark Vosberg to approve the payment request. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

Brady presented tentative approval request for county cost sharing on a well decommissioning for Ben Quick, Wyalusing Twp., \$1,000.00. Motion by Gary Northouse, seconded by Brian Lucey to approve the Ben Quick's cost share request. Motion carried.

2024 DATCP Cost Sharing Requests: Beginning Balance \$71,200.00/Ending Balance \$50,876.75

Brady presented tentative approval request for 2024 DATCP cost sharing on a stream crossing and access road for Doug Leibfried, Harrison Twp., \$6,823.25. Motion by Brian Lucey, seconded by Gary Northouse to approve the cost share request for Doug Leibfried. Motion carried.

Brady presented tentative approval request for 2024 DATCP cost sharing on a stream crossing and access road for Nick Leibfried, Harrison Twp., \$13,500.00. Motion by Pat Schroeder, seconded by Brian Lucey to approve the cost share request for Nick Leibfried. Motion carried.

Storage Permit Approval

Brady Bartels has issued 2 Waste Storage Permits for Sam Enloe – Enloe Family Dairy. Both permits are for the same farm, they are installing 2 separate waste storage facilities. Both permits are for 784 animal units. Motion by Gary Northouse, seconded by Mark Vosberg to concur with Brady's permit approvals. Motion carried.

CSZD Administrator Report

Meetings

- August 5, 2024 – Annette attended the Tyler Munis budget overview session.
- August 14, 2024 – Brady & Steve attended a survey training in Richland Center
- August 15, 2024 – August 18, 2024, Grant County Fair. Jim and Keith worked at our booth.
- August 21, 2024 – Keith & Steve attended a Nutrient Management Regional Meeting in Dodgeville
- August 22, 2024 – Keith & Annette attended Budget Meeting with Cody Blindert, Finance Dept.
- August 27, 2024 – Keith, Brady & Steve attended the 2024 Silage Chipper Day in Stitzer.

Information

- September 3, 2024 – First round of the 2025 Budget has been submitted.
- September 11, 2024 – Southern Area Association Tour of Rock County. Cost is \$20.00 for bus & lunch.
Keith, Steve, and Annette are planning to attend.
- Gay-Brechler-Nagle-Kray stopped in the office on August 28th wanting someone to sponsor her for her proposed bridge project. The CSZD office has sent her an email rejecting her sponsorship request.

Continuous Improvement

Steve has made his trip to LaCrosse to get his fingerprints and photo taken for his Federal ID. He is on his way to getting set up for his link pass for the Federal Computer. He has been doing the Ag Learn Trainings that the Feds require for anyone that is using a Federal Computer.

Keith is moving forward to getting set up with the Federal Computer as well. He will be going to LaCrosse on Monday, September 9th to get his fingerprints and picture taken. Keith has also been doing the Ag Learn Trainings.

NRCS Report: Mike Adams

Mike reported that NRCS has lots of cover crop applications going on. There were a quite a few acres of cover crop flown on just before the rain. Mark, Bill, and he were able to go out to one of the EQIP contract holders who is trying out a drone to fly on cover crops. They were going to fly on more than 400 acres of rye and radish cover crop mix. They were able to apply the 400 acres of cover crop mix in a day using 2 drones.

Mark Davenport, technician, has been very busy with construction. Some projects that are being completed are rip rap, shaping job, a dam, and a couple of grazing set ups with fencing and pipelines.

Jake Johnson has been attending lots of trainings.

EQIP - November 1st is the EQIP sign-up deadline. Once they get the cover crop contracts taken care of and paid for, they will start working with the new EQIP sign up. Trying to get more contracts for 2025. October 1st is the NRCS fiscal year roll over.

Mike mentioned the 2024 Silage Chipper Days that was held in Stitzer would be a good resource for the NRCS and the CSZD to promote cover crops in the future.

FSA Report: Emily Schildgen

FSA is starting to make calls to producers regarding the Fall Crop reporting. Those producers that expressed Fall Crop seeding at the Spring crop reporting will be called. November 15th is the deadline to report fall planted crops.

CRP – all offers that were placed for 2025 contracts are signed. There are around 4 producers that need Conservation Plans completed at NRCS for their CRP sign up. FSA needs to get the CRP contracts approved by the September 30th deadline.

CRP - Managed Haying. Grant County typically has a quite a bit of managed haying done. On average the FSA usually has around 80 to 100 managed haying requests. Producers can take a 25% payment reduction on their CRP acres and hay those acres. The last 2 years Grant County has had emergency haying. The number of managed haying requests were very low this year. There were only around 30-40 managed haying requests for 2024.

Emily mentioned that FSA's fiscal year ends on September 30th. FSA is running reports, checking on any payments that have been issued, checking on eligibility, checking to make sure everything will switch over from 2024 to 2025.

The next meeting is scheduled for October 3, 2024, at 9:00 a.m. in the County Board room.

Motion by Mark Vosberg, seconded by Larry Jerrett to adjourn the meeting. Motion carried.

Respectfully Submitted by Annette Lolwing for Mark Vosberg

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/4/24 Landowner: Lisa Womack

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes

or

No

Explain:

0.4 ac in prime farmland

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes

or

No

or

N/A

Explain: This +/- 2.63 is planned to be used for an auto repair shop

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

3.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes No

3.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas. ☒ Yes No

3.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes No

3.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☒ Yes No

3.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☒ Yes No

- 4 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

4.1 Located in a Farmland preservation zoning district

4.2 Covered by a Farmland Preservation Agreement

4.3 Covered by an agricultural conservation easement

4.4 Otherwise legally protected from nonagricultural development

☒ Yes

or

No

Explain: 0.4 ac in the rezone listed as prime

- 5 The CSZC recommends ~~does not recommend~~ approval to the Grant County Board of Supervisors
(Circle one)

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 9/4/24 Landowner: Chad Hugill

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes or No Explain: 0.0 ac in prime farmland

2. The rezoning is consistent with any comprehensive plan, adopted by the Grant County Board which is in effect at the time of the rezoning.

☒ Yes or No or N/A
Explain: This +/- 2.0 ac is planned to be used for a shed.

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

3.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes No

3.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas. ☒ Yes No

3.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes No

3.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. ☒ Yes No

3.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☒ Yes No

- 4 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

4.1 Located in a Farmland preservation zoning district

4.2 Covered by a Farmland Preservation Agreement

4.3 Covered by an agricultural conservation easement

4.4 Otherwise legally protected from nonagricultural development

☒ Yes or No

Explain: 0 ac in the rezone listed as prime

- 5 The CSZC recommends does not recommend approval to the Grant County Board of Supervisors

(Circle one)