

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

December 7, 2023

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 December 7, 2023, at 9:00 a.m. by Gary Northouse, 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: Porter Wagner, Gary Northouse, Pat Schroeder, Brian Lucey, Adam Day, Joe Mumm, and Larry Jerrett. Others present in the County Board room; Erik Heagle, Annette Lolwing, Robert Keeney, Shane Drinkwater, and Jasmine Wyant. Zoom: Eheagle, Grant County Board Room, Robert Keeney, Shane Drinkwater, Tonya White, Wepkings, and Emily Schildgen.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to the County Clerk's office to post in the Administration Building, Courthouse, and on the county website. An agenda was also posted in front of the Ag Service Center Building. An 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 December 7, 2023, Agenda

Motion by Brian Lucey, seconded by Joe Mumm to approve the agenda. Motion carried.

Approval of the November 2, 2023, Minutes

Motion by Pat Schroeder, seconded by Brian Lucey to approve the November 2, 2023, minutes. Motion carried.

Review & Accept the Bills

Motion by Porter Wagner, seconded by Adam Day to accept the November bills. Motion carried.

Public Hearing for Conditional Use Permits

Chairman Northouse opened the Public Hearing

#CUP23-020 Timothy Piparo, Hickory Grove Twp. is requesting a Conditional Use Permit on PIN: 024-00161-0000 and 024-00162-0000 of +/- 25.1 ac. to allow for the use of two storage sheds prior to the establishment of a principal structure under 3.06 (2) (i) and 3.07 (2) (a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Hickory Grove Twp. approved on October 10, 2023.

In Opposition: None

In Interest: The rezone was approved at the November 2nd CSZC committee. 5 in favor, 0 opposed, 1 excused. On November 14th the County Board Supervisors voted to approve the rezone.

Committee Discussion: None

Chairman Northouse closed the Public Hearing.

Motion by Adam Day to recommend approval of the Conditional Use Permit, seconded by Pat Schroeder. Motion carried. See Attachment A Worksheet.

Wildlife Damage 80% Harvest Date: Greg Cerven

Annette Lolwing asked the committee members when they thought that 80% of the crops have been harvested in Grant County. Once the 80% harvest date has been set, there can not be anymore Wildlife Damage Claims

accepted. Pat Schroeder made the motion to set the 80% harvest date for November 24, 2023, seconded by Joe Mumm. Motion carried.

Zoning/Sanitation Report

Sanitation - Sanitation permits issued in 2022 were 160 permits, in 2023 – 147 permits. There are about 12 - 15 plans that were received from the state submissions that are waiting for permits.

Zoning permits at this time last year (2022) we were sitting at 260, in 2023 to date we are at 296 zoning permits.

Erik mentioned that our department is getting a lot of compliance with the 3-year maintenance coming in. Getting the list ready for the sanitation and zoning citations.

Approval to Hire New Zoning Technician: Erik reported that Justin Johnson is leaving our office to go to take a job with the D.O.T. in Madison. His last day in the office will be the end of the month, December 29th. Motion by Pat Schroeder, seconded by Brian Lucey to approve hiring a new Zoning Technician. Motion carried.

Erik reported that we have filled the open Zoning/Sanitation Technician position. Lucas Finley started as the new Zoning/Sanitation Technician. He will be working with Justin until he leaves.

Upper Sugar River Watershed Invasives: Erik mentioned that Matt Walrath presented a presentation on the Upper Sugar River Watershed last year. They are the organization that works with the invasive species. Every year it is brought to the committee for their grant funding that they receive through the DNR. There is no money and no match for the grant, the County just needs to sign off on the application so they can receive their funding from the DNR. Gary Northouse approved Erik to sign off on the grant funding application.

Program Update: Jasmine Wyant

Jasmine gave a presentation on the Upper Sugar River Watershed Invasives. Her title is: Invasive Species Program Coordinator. Jasmine is the designated agent to work with invasive species in Grant County. Her main goal is to Educate, Monitor and Keep an understanding of how our invasive species and what are present in Grant County and what they are doing to control them. Jasmine's roll is to educate the public and to gather both volunteer and partnership to get a bigger impact of what just one person can do. One of the goals in Grant County is the clean boats - clean waters program. This is a growing project in the state and is partnering with J&R Aquatic Animal Rescue. This group comes in and sets up a day to take in any exotic pets that you can't take care of anymore or don't want anymore for whatever reason can surrender them. The grant funding application was passed by the contingency of the board.

Fee Schedule Review

Erik reported that the 2X after-the-fact fees have not had much of a deterrence to those individuals. Erik is asking for a 5X after-the-fact fee. The minimum zoning fee now is \$100.00. Porter Wagner made a motion to put it at 7X the after-the-fact fee or correct the problem. Porter rescinded his motion due to the lack of a second. Motion by Porter Wagner to approve the 5X after-the-fact permit fee, seconded by Gary Northouse. Motion carried.

Farmland Preservation Program

Erik has 1 cancellation of Notice of compliance with Carl Kite. He has come into compliance with his NMP. Brady Bartels and Erik spoke with DATCP and they recommended that we should be sending out notices of noncompliance sooner. Letters of noncompliance will be sent out to 28 landowners. If they get their NMP completed by the end of the year they can come back into compliance and receive their tax credit for the year.

County Cost Sharing: Beginning Balance \$18,043.22/Ending Balance \$13,350.11

Erik presented final approval request for county cost sharing on 2 waste facility closures for B&G Farms Inc. Cassville Twp., \$3,273.75. Motion by Adam Day, seconded by Porter Wagner to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

Erik presented final approval request for county cost sharing on a well decommissioning for Nikolaus & Katelyn Bognar, Potosi Twp., \$419.36. Motion by Joe Mumm, seconded by Porter Wagner to approve payment. Roll Call 7 Yes, 0 No, 0 Absent. Motion carried.

Erik presented final approval request for county cost sharing on a well decommissioning for Larry & Lucinda Horning, Clifton Twp., \$1,000.00. Motion by Pat Schroeder, seconded by Adam Day to approve payment. Roll Call: 7 Yes, 0 No, 0 Absent. Motion carried.

2023 DATCP Cost Sharing: Beginning Balance/Ending Balance \$0.00

2021 MDV Cost Sharing: Beginning Balance \$0.00/Ending Balance \$0.00

Storage Permit Approval:

None to report.

Review and Decision on Van Bids

On November 7, 2023, Erik sent out letters to approximately 7 car dealerships requesting a sealed bid on a minivan. Erik requested that in the estimate to include the government rate if applicable. Erik received 3 sealed bids back. We were budgeted for 2023 in the capital outlay projects of \$40,000. Fillback: 2 van quotes. One van is just over \$41,000, (2024) and the other van is just under \$39,654.50 (2024). The availability for the van will need to be ordered. These prices are both for Chrysler Pacifica's. Kunes turned in a quote for a (2023) Chrysler Pacifica, \$44,532.00. Les Mack turned in a quote for a (2024) Chrysler Pacifica, \$40,685.00. Joe Mumm asked if this price included tax, title and license out the door? There will be no tax. Yes, title and license is included in the price. Motion by Pat Schroeder, seconded by Joe Mumm to go with the lowest bid of \$39,654.50 from Fillback. Motion carried.

CSZD Administrator Report

Meetings

- November 14, 2023 – Executive & County Board
- November 15, 2023 – Land Info Meeting
- November 20, 2023 – Tyler Munis Training
- November 29, 2023 – Meeting with new DNR NR 151 compliance rep Jake and CAFO Specialist Claire O'Connell
- Continuing with Leadership Training

Information

- Recommendation letter with Steve & Jon for culvert grant. Erik was contacted by Trout Unlimited about our interest in them adding us to a grant proposal to locate culverts in the county. Erik brought in Steve Braun and Jon Knautz in the mix and Steve wrote a letter of support on our behalf in our Emergency Management Plan, the talk of surveying culverts in the county. Highway was also looking into doing that as well. This will most likely be trout stream related but we will know more info later. No cost at all to Grant County on this.
- Court hearings on January 4th, sanitation and BOA
- Giving a presentation at WL+W in March on renewables with Columbia County.
- Working on our Farmland Preservation Comp Zoning re-certification.
- FP public hearing on the map updates coming next month.

- Tree Sale Order Forms are out. February 16th is the deadline to order.
- Erik mentioned the FP tax credit payout. They will be switching the tax credit payouts from 3 down to 2. Those landowners that are in an agreement or an ag enterprise area will possibly be going from \$3.00 p/ac. to \$6.00 p/ac. up to \$10.00 p/ac. Those in FP will be going from \$7.50 to \$10.00.

Continuous Improvement

No Report.

NRCS Report: Mike Adams

No Report

FSA Report: Emily Schildgen

Emily reported that they are still working on the Livestock Forage Program. The pasture program for the drought this past summer. The deadline for this is January 30th. They still have over 150 on their waiting list. They have already gone through around 480 applications so far.

The most recent budget at the National level did include a 1-year extension for the Farm Bill. FSA is still under a holding pattern for many of their programs.

FSA has been receiving inquiries about the Cover Crop Program. It is not their program, it is DATCP's program. Applications open December 1st for the Cover Crop Program.

The next meeting is scheduled for January 4, 2023, at 9:00 a.m. in the County Board room. Motion by Joe Mumm, seconded by Porter Wagner. Motion carried.

Motion by Pat Schroeder, seconded by Larry Jerrett to adjourn the meeting. Motion carried.

Respectfully Submitted by Annette Lolwing for Porter Wagner

Attachment A Worksheet

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR Timothy Piparo
COUNTY RD 5, HICKORY GROVE TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Timothy Piparo owns property located within the SE ¼ of the NW ¼, SE ¼ of the SW ¼, and NE ¼ of the SW ¼, of Section 8, Township 7 North, Range 2 West, Hickory Grove Township, Grant County, WI. Such property consists of tax parcel numbers PIN:024-00161-0000 and 024-00162-0000.
2. On July 12th, 2023, the Conservation, Sanitation and Zoning Department (CSZD) received a Zoning Permit application for a cabin and a shed on the above listed parcels.
3. On July 28th, 2023, the CSZD sent a letter to Mr. Piparo regarding the need for a sanitary permit, rezone information, correct zoning permit fees and the need to update his proposed plan to conform with the zoning requirements on minimum principal structure size, as well as the township building inspectors contact information.
4. After back and forth project discussions, a follow up email was sent to Mr. Piparo from the CSZD on September 12th, 2023, giving the options of the rezone and conditional use permit processes. Mr. Piparo had then changed his project proposal to not having any living quarters and just constructing two sheds.
5. On October 10th, 2023, the Hickory Grove Township Town Board recommended approval for the rezone. 3 were in-favor, 0 opposed.
6. On November 2nd, 2023, the Conservation, Sanitation, and Zoning Committee recommended approval for the rezone. 5 were in-favor, 0 opposed, 1 excused.
7. On November 14th, 2023, the Grant county Board of Supervisors voted to approve the rezone.
8. On October 10th, 2023, the Hickory Grove Township Town Board recommended approval for the CUP. 3 were in favor, 0 opposed. No conditions were placed by the Town Board on the permit.
9. On November 23rd and November 30th, 2023, a public notice was published in the County's official newspaper for the CUP request.
10. On December 7th, 2023, the CSZC reviewed the CUP request through a public hearing and determined the findings of fact to **approve** or **deny** the CUP application.

FINDINGS OF FACT AND CONCLUSION

1. The CSZC (hereinafter referred to as the agency) has the authority pursuant to the Grant County Comprehensive Zoning Ordinance Ch. 315 Subsection 3.27 (5) to issue or deny conditional use permits. Prior to granting or denying a conditional use, the agency shall make a findings of fact based on evidence presented, issue a determination whether the standards of the ordinance are met, and require additional conditions, as needed. Based upon the above findings and information provided at the public hearing, the CSZD finds that the conditional use **does** or **does not** meet the following criteria:
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider the following criteria:
 - (1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (2) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
 - (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - (6) That adequate prevention and control of water pollution including sedimentation are being provided;
 - (7) That adequate measures will be taken to sustain existing topographic and drainage features and vegetation cover on the site;
 - (8) That adequate location of the site with respect to flood plains and floodways of bodies of water;
 - (9) That adequate consideration of erosion potential of the site based upon degree and direction of slope, soil type and vegetation cover;
 - (10) That location factors are considered which address:
 - (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; and
 - (c) Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase the possibility.
 - (11) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Conservation, Sanitation & Zoning Committee; and
 - (12) In the case of nonmetallic mining, the Conservation, Sanitation, & 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.