

# COMMITTEE MEETING

January 4, 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 January 4, 2024, 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. Pat Schroeder left at 9:45. Others present in the County Board room; Erik Heagle, Annette Lolwing, Robert Keeney, Shane Drinkwater, Lucas Finley, and Jeff Braudt & guest. Zoom: eheagle, Grant County Board Room, Robert Keeney, Shane Drinkwater, Tonya White, 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 January 4, 2024, Agenda**

Motion by Pat Schroeder, seconded by Joe Mumm to approve the agenda. Motion carried.

## **Approval of the December 7, 2023, Minutes**

Motion by Brian Lucey, seconded by Adam Day to approve the December 7, 2023, minutes. Motion carried.

## **Review & Accept the Bills**

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

## **Public Hearing for Conditional Use Permits**

Chairman Northouse opened the Public Hearing

#CUP24-001 Jeffrey Braudt, Boscobel Twp. is requesting a Conditional Use Permit on PIN: 006-00322-0000 of +/- 11.53 ac. to allow for the continued use of nonmetallic mining under Chapter 3.14 (2) (a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Boscobel Twp. approved on November 22, 2023. Jeffrey Braudt.

In Opposition: None

In Interest: The original permit was issued in January 2019. This has a 5-year expiration date which is to be renewed in January of 2024. 3 conditions were placed by the township. 1) Truck traffic will operate only from 7 a.m. – 5 p.m. (except for extreme heat) 2.) The mining site shall not be used for any concrete/asphalt operations, 3.) Shall only be used for removal of sand, gravel, and black dirt. The CSZD recommends an additional condition that the latest survey of the quarry be registered with the Register of Deeds office to separate the quarry site from the residence on the property. The quarry and the residence currently have 2 different zoning classification (A2 and M-2) unable to classify the separation of A-2 and M-2 until the survey is recorded.

Committee Discussion: Pat Schroeder asked if the conditions were the same as before? No, they are the not same conditions. Porter Wagner asked what does the term extreme heat mean? No definition was decided. Erik Heagle stated that there was no correspondence brought forward from the public. Robert Keeney asked if there were any concerns from the neighboring landowners. Erik stated that there were no concerns reported. Joe Mumm asked if

there is a timeline that the survey needs to be recorded to the Register of Deeds office? Erik stated that is up to the committee to determine. It was suggested to make April 1, 2024, the deadline to have the survey recorded. Chairman Northouse closed the Public Hearing.

Motion by Pat Schroeder to recommend approval of the Conditional Use Permit with all 4 of the conditions that are listed, 3 conditions from the township and 1 condition from the CSZD, seconded by Porter Wagner. Motion carried. See Attachment A Worksheet.

### **Zoning/Sanitation Report**

Sanitation - Sanitation permits issued in 2022 were 168 permits, in 2023 – 151 permits.

Zoning permits at this time last year (2022) we were sitting at 271, in 2023 to date we are at 310 zoning permits.

Justin Johnson's last day working for the CSZD was Friday, December 29<sup>th</sup>.

Traci will be out of the office starting on Monday, January 8, 2024, for 2 to 8 weeks.

We have not received any applications for the Zoning Technician position.

Justin worked on getting several order for corrections sent out prior to him leaving. Citations will be issued soon.

### **Public Hearing on Farmland Preservation Plan Map Amendment**

Erik opened the Public Hearing.

Erik mentioned that last August, the CSZD committee approved the Farmland Preservation Plan Map. Justin and Erik were working with a landowner and noticed that the parcel of interest was surrounded by cropland and was not labeled as FP. Erik contacted Southwest WI Regional Planning and they realized that they had used the wrong attribute table on the maps. There is nothing changing with the text or language. The only thing that is changing is the color coding of the maps. Erik did not receive any public comments or concerns. Larry Jerrett's questions that he asked were related to the AEA (Ag Enterprise Area). This needs to get approval from the CSZC, then on to County Board for approval, then it goes to DATCP for verification.

Gary Northouse closed the Public Hearing.

Motion by Adam Day, seconded by Joe Mumm to approve the Farmland Preservation Plan Map Amendment and to move it on to County Board for their approval. Motion carried.

### **Farmland Preservation Program**

Erik has reported that last month we had 20 +/- Notice of noncompliance that were issued. In January, 16 of them have come into compliance by submitting their Nutrient Management Plan, therefore the CSZD issued 16 cancellations of Notice of noncompliance. The CSZD will be offering the Farmer Written Class on January 16<sup>th</sup> through the 18<sup>th</sup> for recertification. There are 11 or 12 landowners that are signed up for the class at this time.

**County Cost Sharing:** Beginning Balance \$22,507.83/Ending Balance \$42,507.83

Erik presented a 1-month extension request for Louis Kieler, for his 2 well decommissionings. Motion by Adam Day, seconded by Joe Mumm to approve the 1-month extension. Motion carried.

**2024 DATCP Cost Sharing:** Beginning Balance/Ending Balance \$71,200.00

### **Storage Permit Approval:**

None to report.

### **Approval to Pay WL+W Dues**

Erik mentioned that the WL+W Dues are due to be paid. Motion by Pat Schroeder, seconded by Adam Day to approve paying the WL+W dues of \$1,572.47. Motion carried.

## **CSZD Administrator Report**

### **Meetings**

- December 12, 2023 – Executive Committee
- December 15, 2023 – WL+W Technical Committee (Virtual)
- December 18, 2023 – WCCA Southwest District Meeting in Darlington-Erik, Justin, Jim, and Lucas
- December 19, 2023 – County Board
- December 22, 2023 – Met with Shane on upgrading our permit system to Catalis. Waiting to hear back from them on a few questions, implementation in July.

### **Information**

- Court hearings coming up – 2 on January 4<sup>th</sup> and 1 on January 5<sup>th</sup>.
- Jim took his soils test on December 20<sup>th</sup>. Waiting on results.
- Erik will be out of the office from January 10<sup>th</sup> to the 16<sup>th</sup>.
- Moving the March meeting to the first Tuesday?
- WL+W Conference is open for sign up, 4 of us will be attending (Erik, John, Brady, Annette)  
John will be presenting on AutoCAD tips & tricks. Erik will be presenting on renewable energy and possibly FPP.
- Working on FP Zoning recertification
- Spending more time with Lucas and zoning to help get him comfortable in the role.
- We have some interest accrued from our MDV funding (\$9,505.07), working on ideas on spending it.
- Working on DATCP annual report.
- Working on scheduling the soils judging contest at Majestic View Farms.
- John is looking into purchasing (getting quotes) on GPS equipment.
- John and Brady were terminated out of their computers since December 31<sup>st</sup>.

## **Continuous Improvement**

Erik & Justin have completed their Professional Leadership Academy training on 12/22. 12-week course.

### **NRCS Report: Mike Adams**

Erik gave the NRCS report. EQIP – Currently working on screening and ranking approximately 50 EQIP applications. Ranking is due on February 2<sup>nd</sup>. Then the state office will let us know which contracts were preapproved for funding and can be obligated as contracts. Not sure what fund pools will be available for spring sign up, but application batching date is likely going to be in May 2024 for EQIP-2.

CSP – CSP Classic – application batching date is February 9, 2024.

Other – Arthur Mack, soil conservation technician has taken a position with NRCS back in Michigan where he is originally from. We will be advertising his position at some point, but it's hard telling when that will happen.

### **FSA Report: Emily Schildgen**

Emily reported that FSA has opened the 2024 ARP/PLC sign up, deadline is March 15<sup>th</sup>. Have not heard anything on the dairy margin coverage program 2024. Still working on the Livestock Forage Protection Program. The pasture program for the drought that we had this past summer. The deadline for this is January 30<sup>th</sup>. They still have over 80 on their waiting list. They have already gone through around 590 applications so far.

The Farm Loan Agency is hiring 2 employees for Farm Loan Program Technicians.

The next meeting is scheduled for February 1, 2024, at 9:00 a.m. in the County Board room. Motion by Adam Day, seconded by Joe Mumm. Motion carried.

Motion by Adam Day, seconded by Joe Mumm to adjourn the meeting. Motion carried.

Respectfully Submitted by Annette Lolwing for Porter Wagner

BEFORE GRANT COUNTY  
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT  
FOR Jeff & Jennifer Braudt  
16979 US Hwy 61 S, Boscobel TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Jeff & Jennifer Braudt own property located within the SE ¼ of the SE ¼, of Section 34, Township 8 North, Range 3 West, Boscobel Township, Grant County, WI. Such property consists of tax parcel number PIN:006-00322-0000.
2. On January 3<sup>rd</sup>, 2019, the Conservation, Sanitation and Zoning Committee approved the reclamation plan and conditional use permit with conditions, to allow for the use of nonmetallic mining under Chapter 315.14 (2)(a) of the Grant County Comprehensive Zoning Ordinance. The approved permit expires on January 3<sup>rd</sup>, 2024.
3. On October 25<sup>th</sup>, 2023, the CSZD office sent a letter to the Braudt's regarding the need for the permit renewal.
4. On November 11<sup>th</sup>, 2023, the Boscobel Township approved the request for the conditional use permit, 4 voting in-favor, 0 opposed. 3 conditions were placed by the township: 1) Truck traffic will operate only from 7am-5pm (except for extreme heat), 2) The mining site shall not be used for any concrete/asphalt operations, 3) Shall only be used for removal of sand, gravel, and black dirt.
5. On November 22<sup>nd</sup>, 2023, the CSZD office received the completed application.
6. After review, the CSZD office recommends the additional condition of the latest survey of the quarry be registered with the deeds office to separate the quarry site from the residence on the property. The quarry and the residence currently have 2 different zoning classifications (A-2 and M-2). We are unable to classify the separation until the survey is recorded, hence the request of the condition.
7. On January 4<sup>th</sup>, 2024, 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:
  - (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.
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider the following criteria: