

COMMITTEE MEETING

April 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 April 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: Gary Northouse, Pat Schroeder, Brian Lucey, Joe Mumm, Adam Day, and Larry Jerrett. Porter Wagner excused. Others present in the County Board room; Erik Heagle, Annette Lolwing, Robert Keeney, Shane Drinkwater, Lucas Finley, and Elijah Demmer. Zoom: eheagle, Grant County Board Room, Robert Keeney, Shane Drinkwater, Wepkings, Mike Adams, Adam Decker, Sara Kriz and 1-563-557-5716.

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 April 4, 2024, Agenda

Motion by Pat Schroeder, seconded by Adam Day to approve the agenda. Motion carried.

Approval of the March 5, 2024, Minutes

Motion by Pat Schroeder, seconded by Brian Lucey to approve the March 5, 2024, minutes. Motion carried.

Review & Accept the Bills

Motion by Adam Day, seconded by Joe Mumm to accept the March bills. Motion carried.

Public Hearing for Rezones

Chairman Northouse opened the Public Hearing

RZ24-05 Mike & Bonnie Boge, Jamestown Twp., are requesting to change the zoning classification on PIN:026-00414-0000 +/- 0.57 ac. from FP to R1 to allow for the continued use of a non-farm residence.

In Favor: Jamestown Twp. approved on January 16, 2024.

In Opposition: None

In Interest: The Boge's are planning to tear down the existing attached garage because of some foundation issues. They are primarily rebuilding in the same footprint not encroaching on the side yard setback, but they may go backward or forward. They are planning to install a second story to the new garage structure.

Committee Discussion: Brian Lucey asked if the setbacks are very clear for what they want to do? Yes, they are. The side yard setback is 16' 5", to add a second story on top of the garage they will need an 18-foot setback.

Mike and Bonnie have applied for a variance to build with a lesser restriction than the 18-foot setback.

Chairman Northouse closed the Public Hearing.

Motion by Joe Mumm, 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 Adam Day. Motion carried. See Attachment A Worksheet

Public Hearing for Conditional Use Permit

Chairman Northouse opened the Public Hearing

#CUP24-002 Dyersville Ready Mix Inc., Paris Twp., are requesting a Conditional Use Permit on PIN:046-00727-0000 & 046-00731-0000 of +/- 59.73 ac. to allow for the continued use of a nonmetallic mining under Chapter 315 Subsection 3.14 (2) (a) of the Grant County Comprehensive Ordinance.

In Favor: Paris Twp. approved on February 13, 2024. Elijah Demmer.

In Opposition: None

In Interest: The Paris Twp. did request 1 condition to be placed on this CUP. This is the same condition as last time. Before blasting Bard will notify the neighbors. Dyersville Ready Mix Inc. does operate as BARD materials. Elijah Demmer showed a map of what the future plans are for the Haverland Quarry. This is a 5-year Conditional Use Permit. Adam Decker attending on Zoom stated that within the last 3 years he has never been notified of any blasting. Adam would like to see the map with the proposed project. He has nothing against it. Just requesting some information. Email address: decker.cetech@gmail.com

Committee Discussion: Brian Lucey asked Elijah how they notify the neighborhood of the blasting? Elijah stated that they make phone calls and send out emails. Elijah stated that they notify the neighboring landowners with a 30-day notice prior to blasting. Pat Schroeder suggested to Elijah that they make telephone contact directly with the landowners and not just leaving a message on a voice mail.

Motion by Adam Day to recommend approval of the Conditional Use Permit with the one condition in place, seconded by Brian Lucey. Motion carried.

Zoning/Sanitation Report

Erik presented the Zoning/Sanitation report.

Sanitation – There were 19 sanitation permits issued in 2023, in 2024 there are 33 so far.

Zoning permits last year (2023) we were sitting at 50, and in 2024 to date we have 33 zoning permits.

Jim received his full POWTS certification. He went to meet with the state to review his test, he found an answer that the state ended up counting it as a correct answer which allowed him to pass.

Erik reported that the 3-year maintenance forms went out the week of March 18th. There were 2,831 3-year maintenance forms and 283 holding tank forms. Holding tanks are required to at least be inspected each year. Working on enforcement for zoning, two intake dates on April 1 and April 8. The staff have been working with a few landowners to help them come into compliance. Hopefully, they will be starting the enforcement on the Sanitation side. They are trying to find some time to do final checks on expired permits.

Farmland Preservation Program

Erik has reported that Andrew & Janet Yoose have voluntarily opted out of the Farmland Preservation Program. Brady is starting to get several Nutrient Management Plans turned in. Will be starting the FPP spot checks soon.

County Cost Sharing: Beginning Balance \$36,328.83/Ending Balance \$34,971.96

Erik presented tentative approval request for county cost sharing on a well decommissioning for Jim & Clarissa Busch, Smelser Twp., \$600.00. Motion by Joe Mumm, seconded by Adam Day to approve Busch's request. Motion carried.

Erik presented final approval request for county cost sharing on a well decommissioning for Joe & Diane Hrubes, Clifton Twp., \$756.87. Motion by Pat Schroeder, seconded by Joe Mumm to approve payment. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

2024 DATCP Cost Sharing: Beginning Balance \$71,200/Ending Balance \$64,731.50

Erik presented tentative approval request for 2024 DATCP Cost-sharing on a Grade Stabilization Structure for Joe & Jodi Klaas, Hazel Green Twp., \$6,468.50. Motion by Adam Day, seconded by Pat Schroeder to approve the Klaas's request. Motion carried.

Discussion & Action of NRCS Memorandum of Agreement:

Erik received an updated copy of the NRCS Memorandum of Agreement. Erik did ask to have the vehicle use agreement removed from the agreement. We have our own fleet of vehicles. They were asking for an annual report at the end of the fiscal year. Their fiscal year starts October 1st. NRCS and the Conservation, Sanitation, and Zoning Department do their Annual Report in the Spring. Erik requested to only do one Annual Report just in the Spring. Motion by Pat Schroeder seconded by Adam Day to approve and support the NRCS Memorandum of Agreement. Motion carried.

Storage Permit Approval:

None.

CSZD Administrator Report

Meetings

- March 3 – 6, 2024 – WL+W Conference
- March 14, 2024 – POWTS Service Providers meeting at Youth & Ag – Erik did not attend.
- March 18, 2024 – Platteville Township meeting – Township voted for a 6-month moratorium on wind energy projects, approved.
- March 19, 2024 – County Board
- March 21, 2024 – WL+W Technical Committee Meeting -on Zoom
- March 26, 2024 – CSZD Team Meeting & Met with the Extension Crop & Soil educator: Jordyn Sattler
- March 27, 2024 – NRCS/DATCP Tech Update meeting

Information

- Conference went great. Per tech committee and many others, Erik's presentation was one of the best and most attended. He missed out on seeing some other breakout sessions due to individuals wanting to continue the presentation conversation after the presentation. Already been asked to be on a few upcoming committees on this.....
- Platteville Township approved a 6-month moratorium on wind energy projects. Eric, along with a few other county board members were invited to the meeting to have some discussion before the Township voted on it. Passed 2-0.
- Still no real bites on the open positions. Any thoughts?
- BOA hearing on April 4th. There are 2 on the agenda. Looks like more BOA hearings will be coming up.
- Tri County soils judging is coming up next week. (14 schools with over 160 participants signed up), tree sale coming up on the 18th & 19th.
- Word from the POWTS meeting was that a few service providers are still not happy with the deadline dates. We already extended it a month.....
- Erik reached out to Fillback Ford for an update on the van, we have a vin number but no word yet on an ETA to the dealer.
- At the end of the legislative session Act 64 which is the towns' ability to opt out of zoning was passed, there was a lot of discussion from WCCA group, and a lot of talk between the WCCA and the WI Counties Association.

Continuous Improvement

Continued trainings for engineering certifications, POWTS, and computer trainings.
Trying to find time to train Lucas and Brady more.

NRCS Report: Mike Adams

Mike reported that NRCS has 28 EQIP contracts that were obligated. Still working on a few more. They still had some late preapprovals.

CSP ranking deadline got moved back a couple of weeks.

Next week they are having the Wisconsin Waterfowl Association down. They will be completing the CRP status reviews. There will be an in-field training for them to know how to fill out an LTP-13 and what needs to be on the status review.

Mike mentioned that NRCS will be having a civil rights review in the office. Some people from Washington DC will be here to check on the posters and to make sure we have everything that we are supposed to have in the office. Also, to make sure that they are equally serving the clients. They wanted some farmers and some board members to interview, they didn't tell NRCS what board they wanted them to be from.

FSA Report: Emily Schildgen

Erik Heagle read Emily Schildgen's report.

1) CRP

- a. The first round of continuous offer batching came back. The office is working through that list to notify producers this week of acceptance or not.
- b. We also found out that there will be 2 other batching sets for continuous offers – 1 set will have an April 12th deadline with the 2nd deadline being May 10th.

2) Dairy Margin Coverage (DMC) – this is the annual dairy subsidy program. I usually tell people it works like insurance for your milk. As with the previous years under the 2018 Farm Bill, there is a \$100.00 non-refundable administrative fee for the catastrophic, \$4.00 margin coverage or producers can elect a higher coverage level for a premium fee. The premiums are due by September 30, but producers do have the option to have it removed for 2024 sign up. The 2024 sign up closes on Monday, April 29, 2024.

3) The FSA office has started doing preparation work for crop reporting!! The office will again be mailing maps to producers to get filled out for their crop certification. The plan is to have all maps mailed to producers by May 1 so producers should keep an eye out for those maps the end of April and beginning of May.

The next meeting is scheduled for May 2, 2024, at 9:00 a.m. in the County Board room. Motion by Adam Day, seconded by Joe Mumm. Motion carried.

Respectfully Submitted by Annette Lolwing for Porter Wagner

Attachment A Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 4/4/24 Landowner: MIZUE & BONNIE ROBE

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: SITE HAS BEEN RESIDENTIAL, STATING AS RESIDENTIAL - ~~USE~~

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:

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: NO AG USE CURRENTLY OR PLANNED

5 The CSZC recommends approval to the Grant County Board of Supervisors (Circle one)