

COMMITTEE MEETING

May 2, 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 May 2, 2024, at 9:00 a.m. by Erik Heagle, the Conservation, Sanitation, Zoning Administrator in Room #264, County Board Room of the Administration Building.

Board members present in the County Board room #264: Joseph Mumm, Gary Northouse, Brian Lucey, Pat Schroeder, Adam Day, Mark Vosberg, and Larry Jerrett. Adam Day excused. Others present in the County Board room; Erik Heagle, Annette Lolwing, Robert Keeney, Lucas Finley, and Tiffany Ehlen. Zoom: eheagle, Grant County Board Room, Robert Keeney, Shane Drinkwater, Wepkings, Tonya White, Grant County Herald Independent, Emily Schildgen, Jay C. Frazier, and Travis Leeser.

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.

Erik Heagle announced the new officers for the Conservation, Sanitation, and Zoning Committee that were voted in on April 16, 2024. Mark Vosberg is the new Secretary, Gary Northouse, Vice Chairman, and Joseph Mumm as the new Chairman of the CSZ committee.

Approval of May 2, 2024, Agenda

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

Approval of the April 4, 2024, Minutes

Motion by Pat Schroeder, seconded by Gary Northouse to approve the April 4, 2024, minutes. Motion carried.

Approval of Election of Officers on April 16, 2024, Minutes

Motion by Brian Lucey, seconded by Mark Vosberg to approve the April 16, 2024, minutes. Motion carried.

Review & Accept the Bills

Motion by Gary Northouse, seconded by Mark Vosberg to accept the April bills. Motion carried.

Appoint SAA Representative & Alternate

Pat Schroeder will be the SAA representative, and Joe Mumm will be the SAA alternate.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ24-06 Jay C. Frazier, Watterstown Twp., is requesting to change the zoning classification on PIN:060-00394-0000 +/- 0.51 ac. from FP to A-2 to allow for the continued use of a non-farm residence.

In Favor: Watterstown Twp. approved on March 12, 2024. Jay C. Frazier

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 Brian Lucey.

Motion carried. See Attachment A Worksheet.

Chairman Mumm opened the Public Hearing

RZ24-07 Leaser Living Trust, Harrison Twp., are requesting to change the zoning classification on PIN:020-00404-0000 & 020-00393-0000 +/- 46.5 ac. from FP to A-2 to allow for the continued use of a non-farm residence.

In Favor: Harrison Twp., approved on March 19, 2024. Travis Leaser.

In Opposition: None

In Interest: Travis Leaser will be selling off some property with the house and rezoning it to make it conforming into a non ag use.

Committee Discussion: Robert Keeney wanted to verify that this request is for both parcels. Yes, it is.

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 B Worksheet.

Approval to Hire CSZD Administrator

Erik Heagle's job description has already been posted. This is just the concurrence that we need from committee to approve it. Motion by Larry Jerrett, seconded by Pat Schroeder to approve the hiring of a CSZD Administrator. Motion carried.

Appointment of Interim Administrator for Signatory Purposes

According to the Ordinance, it states that the Zoning Administrator signs off on all the zoning permits. Erik spoke with Robert Keeney and Corp Counsel. Corp Counsel, Ben Wood, stated that the committee would be able to appoint someone to sign. It was recommended that Lucas Finley be the signatory authority person to sign all the zoning permits. Motion by Gary Northouse, seconded by Mark Vosberg to approve Lucas Finley with signature authority for zoning permits. Motion carried.

Robert Keeney asked who will have signature authority for sanitation? The individuals that have official licensing through DSPS have the authority to sign off. This will be Jim Bergles.

Zoning/Sanitation Report

Erik presented the Zoning/Sanitation report.

Sanitation – There were 41 sanitation permits issued in 2023, in 2024 there are 86 so far.

Zoning permits last year (2023) we were sitting at 83, and in 2024 to date we have 50 zoning permits.

Erik has been working on file and form organization for the team, cleaning up the shared drive, going through roles & responsibilities. Zoning is still busy with permits and follow ups. Sanitation is still busy with installs. Traci is getting lots of 3-year maintenance forms in already. Enforcement is still a work in progress. Erik has a sanitation court trial on May 16th. Erik's last day in the office is on May 9th.

FPP Zoning Certification Update

Tiffany Ehlen, GIS specialist in Grant County, has been doing a lot of work on the FPP maps. We had the Farmland Preservation Plan up-date, then we had done the map amendment, now they are working on the FP zoning certification. Tiffany and Erik were looking at parcels that had discrepancies. They were looking at the wrong attribute table. Tiffany and Erik are now comfortable on the county end. Tim, with DATCP wants our office to do another map amendment for FP before we can get the FP zoning certified. The FP zoning

certification does not need to go before the CSZ committee or have a public hearing, it can just be approved by the state. The FP plan amendment will still need to have the 30 day notice to bring it to committee for approval and to the County Board for approval. With all the work and all the transparency Tim has had between himself, Erik, and Tiffany he could possibly do the approvals of those concurrent with each other. Just the FP zoning certification would be contingent on County Board approving the next map amendment. Erik has put together the Public Notice, just need to change the dates. All the applications have been completed by Erik on the FP map amendment. We just need to wait for Southwest WI Regional Planning Commission (SWWRPC). Jaclyn will run the LEESA modeling and get the new maps updated for us. SWWRPC stated that they will help us towards the end of May. Erik already has the public notice ready to go, just need to change the dates. Tiffany can produce the new map for us and the new GIS data. This will then be sent up to Tim to get that approved. We will just be waiting for SWWRPC to complete the LEESA data, rerun the maps, then ship all this up to DATCP for approval. We will then go through the public notice again. Hopefully have everything completed in July. Tiffany shared some clarification on the layers that SWWRPC were using. They took the parcel geometry from our tax parcels and plugged in our zoning data/zoning attribute, the tabular data that goes in the fields. Grant County has a completely separate layer from our tax parcels that get thrown in and maintained by the zoning department. The reason that the 2 separate maps didn't match up is because there were 2 different layers being used. The two layers will basically be combined and almost start over with the data that they have, but it will match the Farmland Preservation Certification information that gets submitted. They will view the changes after that with the geometries in the GIS. The zoning data will be changed. The FP zoning certification needs to be done by the end of the year.

Farmland Preservation Program

Erik has reported that Dennis & Debra Lundell have voluntarily opted out of the Farmland Preservation Program. Renters don't want to follow a Nutrient Management Plan.

County Cost Sharing: Beginning Balance \$34,971.96/Ending Balance \$33,578.62

Erik presented final approval request for county cost sharing on a well decommissioning for Casey & Angela Updike, Hickory Grove Twp., \$744.48. Motion by Gary Northouse, seconded by Brian Lucey to approve payment. Roll Call 6 Yes, 0 No, 1 Excused. Motion carried.

Erik presented final approval request for county cost sharing on a well decommissioning for Wilma M. Landon Irr. Trust, Little Grant Twp., \$648.86. Motion by Pat Schroeder, seconded by Gary Northouse to approve payment. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

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

Storage Permit Approval:

None.

CSZD Administrator Report

Meetings

- April 4, 2024 – BOA, 2 were scheduled. Both passed. Next BOA is May 7, 2024, 4 are scheduled.
- April 10, 2024 – Partner Meeting in Dodgeville. Counties, DATCP, NRCS, DNR were some involved.
- April 16, 2024 – County Board
- April 17, 2024 – Meeting with Shane, Traci, and the people from Catalis. Another meeting scheduled for May 6, 2024
- April 17, 2024 – Meeting with Tiffany (GIS) & Jaclyn (SWWRPC) on FP Plan and Zoning discrepancies.
- April 24, 2024 – Land Info
- April 24, 2024 – New Parcel Explorer Training for the team by Tiffany.
- April 29, 2024 – Team Meeting
- April 30, 2024 – Site visit with DNR

Information

- Tri-County soils judging contest was on April 11th. Over 140 students from 15 schools.
- Tree Sale was on April 18th & April 19th. There were 9,743 trees sold to 132 customers. Lots of single orders this year.
- BOA on May 7th. There are 4 on the agenda.
- We are going to need to do another FP map amendment as stated.
- If we have any left over SWRM bond funding this year that we can't spend, Chippewa County will take the funds.
- Annual Report will be done by end of May.
- Erik's last meeting – Thanked the committee for everything.

NRCS Report: Mike Adams

Erik read Mike's NRCS Report.

- EQIP
 - April 30th NRCS finished obligating EQIP contracts. There is still a chance they will pass along more funds, and they will need to do more contracts, but for now they are done.
 - NRCS obligated 37 contracts totaling over \$1.6 million in funds.
 - No other county in our local work group (Grant, Iowa, Green, Lafayette) obligated more than \$1.0 million.
 - The next highest in contract numbers was Lafayette with 21 (compared to our 37)
- EQIP-2 – Is a very limited sign up. May 17th application deadline. Not all fund pools are available.
- CSP
 - Ranking deadline, Friday, May 3rd. Sounds like this could potentially get pushed back due to some counties needing extra time. We have around 20 applications.
- CRP
 - Wisconsin Waterfowl Association has agreed to complete status reviews. They have completed the in-field training last month so they will be handling these this year.
 - Finally getting time to work on new sign ups as they come over from FSA.
- HEL Compliance
 - Mike is at training in Richland Center today. NRCS will be completing compliance reviews in May/June after planting.
- Human Resources
 - New Soil Conservation Technician will be starting May 6th.

FSA Report: Emily Schildgen

Emily reported that they are deep in maps. The FSA's goal is to have all the producer maps in the mail by Friday, May 3rd. FSA would like the producer maps filled out and returned back to the office by June 17th, so they have time to get them loaded for the July 15th deadline.

Emily reported that the last CRP continuous batching date is May 10th. FSA is trying to get those last requests in or any reenrollments in the continuous HELI program (Highly Erodible Land Initiative).

Emily reported that she will be getting an intern this summer from the UW-Platteville. Kendra will be starting on May 20th.

The next meeting is scheduled for June 6, 2024, at 9:00 a.m. in the County Board room. Motion by Gary Northouse, seconded by Larry Jerrett. Motion carried.

Respectfully Submitted by Annette Lolwing for Mark Vosberg

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/12/24 Landowner: JAY C FARRER

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: 0.1 AC IN PRIME FARMLAND CURRENTLY USED AS YARD. OTHER SOIL TYPES NOT PRIME

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 1/2 0.1 AC TO BE ADDED TO ADJOINING PARCEL TO THE SOUTH ALREADY IN A-2

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 N/A

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: ONLY 1/2 0.1 AC OF THE REZONE IS 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: 5/2/24 Landowner: LEESER LEVING TRUST

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: CURRENTLY, ONLY 1/5 AC OF BOTH PARCELS ARE CROPPABLE, THE REST ARE WOODS

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: NOT NEARLY ANY USE IS NON-AG. SOME OF THE LAND IS ALSO PLANNED TO BE SOLD.

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

NO DEVELOPMENT IS PROPOSED AT THESE FARMS

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 N/A

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: ALL OF THE FARM GROUND IS UTILIZED AS CROP. A NON FARM RESIDENCE MAY BE PLANNED IN THE FUTURE. LANDOWNER IS PRE-RUNNING FOR A SALE.

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

(Circle one)