

COMMITTEE MEETING

June 6, 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 June 6, 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, Gary Northouse, Brian Lucey, Pat Schroeder, Mark Vosberg, and Larry Jerrett. Adam Day excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Lucas Finley, Brady Bartels, Darrell Blessen, and Sheryl Hess. Zoom: Grant County Board Room, Robert Keeney, Shane Drinkwater, Emily Schildgen, and Justin Stuehrenberg.

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 June 6, 2024, Agenda

Motion by Gary Northouse, seconded by Mark Vosberg to approve the agenda. Motion carried.

Approval of the May 2, 2024, Minutes

Motion by Pat Schroeder, seconded by Mark Vosberg to approve the May 2, 2024, minutes. Motion carried.

Review & Accept the Bills

Motion by Gary Northouse, seconded by Pat Schroeder to accept the May bills. Motion carried.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ24-08 Amy Hearn, South Lancaster Twp., is requesting to change the zoning classification on PIN:056-00059-0000 +/- 0.46 ac. from A2 to R1 to allow for the use of a detached garage.

In Favor: South Lancaster Twp. approved on April 17, 2024.

In Opposition: None

In Interest: None

Committee Discussion: Brian Lucey asked what the shed will be used for? Lucas stated for storage.

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 Gary Northouse.

Motion carried. See Attachment A Worksheet.

Chairman Mumm opened the Public Hearing

RZ24-09 Justin Stuehrenberg, Watterstown Twp. is requesting to change the zoning classification on PIN:060-00643-0000 +/- 5.22 ac. from A2 to R3 to allow for the use of a lodge-type dwelling.

In Favor: Watterstown Twp. approved on April 16, 2024. Justin Stuehrenberg.

In Opposition: None

In Interest: None

Committee Discussion: Robert Keeney asked if this was for a bed and breakfast or for personal use only? Lucas stated that it will be a partial Airbnb. Robert asked if he needed a conditional use permit as well. Lucas stated that he does not because he is rezoning to R3. This does allow for the maximum of 5 persons, Justin mentioned that the most he would put in the cabin would be 4 people at a time.

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse to recommend approval of the rezone request for Justin Stuehrenberg to the full County Board, seconded by Brian Lucey. Motion carried.

Chairman Mumm opened the Public Hearing

RZ24-10 Town of Lima, Lima Twp. are requesting to change the zoning classification on PIN:030-00380-0000 +/- 1.32 ac. from FP to C1 to allow for the continued use of the town hall and town shop.

In Favor: Lima Twp. approved on February 14, 2024.

In Opposition: None

In Interest: None

Committee Discussion: Pat asked if this was by passed for a long time? Yes, it has. Brian Lucey asked if this gets rezoned would it now meet the setbacks? Yes, since the remodel of the salt shed that was built in the same footprint, this will allow it to be current with the zoning.

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 Gary Northouse. Motion carried. See Attachment B Worksheet

Chairman Mumm opened the Public Hearing

RZ24-11 Wilbur O. Martin, Liberty Twp. is requesting to change the zoning classification on PIN:028-00904-0000 +/- 2.29 ac. from FP to A2 to allow for the use of a non-farm residence.

In Favor: Liberty Twp. approved on April 16, 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 C Worksheet

Chairman Mumm opened the Public Hearing

RZ24-12 Dan R. Washburn Living Trust Dated June 25, 2020, Millville Twp. is requesting to change the zoning classification on PIN:036-00081-0020 +/- 12.5 ac. from FP to A2 to allow for the continued use of a non-farm residence.

In Favor: Millville Twp. approved on April 15, 2024

In Opposition: None

In Interest: Wants to construct a detached garage.

Committee Discussion: None

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey, 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 Gary Northouse. Motion carried. See Attachment D Worksheet

Chairman Mumm opened the Public Hearing

RZ24-13 Randall E. Addison, Wingville Twp. is requesting to change the zoning classification on PIN:062-00256-0000 & 062-00272-000 +/- 16.27 ac. from FP to A2 to allow for the use of a non-farm residence.

In Favor: Wingville Twp., approved on May 10, 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 E Worksheet

Chairman Mumm opened the Public Hearing

RZ24-14 Sheryl Hess, Paris Twp. is requesting to change the zoning classification on PIN:046-00191-0000 +/- 7.9 ac. from FP to A2 to allow for the use of a non-farm residence.

In Favor: Paris Twp. approved on May 14, 2024. Sheryl Hess. Darrell Blessen.

In Opposition: None

In Interest: Replacement of the existing home on the property. Darrell Blessen attended to receive information of what is happening with this rezone.

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 Pat Schroeder.

Motion carried. See Attachment F Worksheet

Public Hearing for Conditional Use Permit

Chairman Mumm opened the Public Hearing

#CUP 24-003 Kinga & Andrej Pater, Muscoda Twp. are requesting a Conditional Use Permit on PIN:042-00440-0000 of +/- 2.84 ac. to allow for the construction of a single-family home within 1 mile of a public sewer and water supply under 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp. approved on April 9, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey to recommend approval of the Conditional Use Permit, seconded by Mark Vosberg.

Motion carried.

Zoning/Sanitation Report

Annette presented the Zoning/Sanitation report.

Sanitation – There were 61 sanitation permits issued in 2023, in 2024 there are 59 so far.

Zoning permits last year (2023) we were sitting at 110, and in 2024 to date we have 109 zoning permits.

Farmland Preservation Program

Brady reported that Patrick Yelinek, Clifton Twp., has voluntarily opted out of the Farmland Preservation Program. They don't want to do the Nutrient Management Plan. Chris & Pamela Kreul, Mt Ida Twp., have voluntarily opted out of the Farmland Preservation Program. They don't want to do the Nutrient Management Plan.

Brady reported that he has 2 Cancellation of Notice of Noncompliance for A's Triple Creek Farm LLC, Fennimore, and Daniel & Bernadine Schaefer, Potosi Twp. They have both submitted their Nutrient Management Plans and are back in compliance. Motion by Pat Schroeder, seconded by Gary Northouse to approve the Schaefer's and A's Triple Creek Farm LLC to come back in the Farmland Preservation Program. Motion carried.

2024 SWRM Schedule of Awards – Allocations and Extensions Grant

Annette reported that last summer when Erik was working on the budget DATCP gave him an estimated dollar amount of how much money they anticipated that our county would receive for his 2024 budget for Staff & Support and for Cost Sharing. The final numbers have come through and the cost sharing still came in as \$71,200.00 and the Staff and Support came in as \$127,784.00.

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

None

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

None

Storage Permit Approval:

None.

CSZD Administrator Report

Meetings

- May 23, 2024 – SAA meeting in Madison. Annette attended in person; Pat Schroeder attended via Zoom.
- May 21, 2024 – Lucas attended the County Board Meeting.

Information

- Tyler Munis Training on May 28th. Annette and Traci attended. Specialized on Reports
- WI Fund – May 31st was the deadline to submit payment request for septic systems that have been installed. Annette submitted 11 applications, requesting \$63,104.00. There were 2 applicants that didn't get their septic system installed by May 31st. Not sure if or when these 2 individuals will even get their septic systems installed yet this year.
- We had interviews on May 30th for the Administrator, County Soil Conservationist, and for the Zoning Technician. There are 2 applicants that we would like to bring back for a second interview that will take place at 11:00 on June 6th.

Continuous Improvement

We are continuing our office team meeting in the morning; Robert Keeney also attends when he has a chance.

NRCS Report: Mike Adams

Joe Mumm read Mike's NRCS Report.

- EQIP
 - Last month Mike said we had a chance of getting more money – we did. We have an additional 4 preapprovals to obligate, but not much else is going on for EQIP
- EQIP-2 – very limited sign up. May 17th application deadline.
 - Received 1 application for grazing.
- CSP
 - Preapprovals have been announced, obligation deadline is July 19th.
- CRP
 - Wisconsin Waterfowl Association is still working on status reviews
 - New process from the state office has some hiccups, so we are waiting on more guidance on how

to proceed with new sign ups.

- Human Resources
 - New Soil Conservation Technician – Mark Davenport started on May 6th. He has been involved with 4 dam constructions, grazing infrastructure, compliance reviews, CRP etc. He is off to a fast start!
 - Mark Puett, Soil conservationist, has accepted a position as a NRCS Resource Conservationist in Elkhorn, WI

FSA Report: Emily Schildgen

Emily stated that the big thing going on now is Crop Reporting. Maps were requested to be back to the FSA office by June 17th. They need to have the crop reports loaded in their system and signed by the producer by July 15th.

If you have prevent plant – hopefully not as prevalent in this area as it is in the Northern part of the state. The prevent plant provisions are that the producer must contact the office within 15 days if you want it for FSA purposes. FSA just needs some kind of verification within 15 days of that final plant date for that commodity. Corn for grain end plant date is May 31st. Corn for silage end date is June 5th, and soybeans is June 15th.

CRP – Grassland signup opened on June 5th. This has an extremely low rental rate. We typically don't see much of that in Grant County. They do have 2 more continuous batching periods through the end of the year, tomorrow June 7th, and the other is July 12th.

COC elections for LA3 which covers Southeast corner of the county is up for election this year. Katie Roth is currently our representative from that area and will not be running this time. Anyone in that area that is eligible to vote is eligible to run for office. Nominations open June 17th.

The date for the next meeting will be on Tuesday, July 2nd at 9:00 a.m. Motion by Pat Schroeder, seconded by Gary Northouse to approve the date change from July 4th to July 2nd. Motion carried.

Motion by Gary Northouse, 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: 6/6/24 Landowner: Town of Lima

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/drive Other side 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 +/- 1.32 AC is currently being used for town hall/town 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 No damaged development

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: Only +/- 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: 6/6/24 Landowner: Wilbur O Martin

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: None of the land is in prime farmland Currently used as yard/residence

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 +/- 2.29 AC is being split for a non-farm residence.

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: None 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: 6/6/24 Landowner: Dan R. Washburn Living Trust Dated June 25 2020

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: None of the land is in prime farmland
Currently wooded land & non-farm residence

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 +/- 12.5 ac is going to continue to be used for a non-farm residence

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 No planned development

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: None of the rezone is listed as prime farmland

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: 6/6/24 Landowner: Randall E Addison

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: 2.9 ac in prime farmland currently used as pasture/vacant land. Other 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 +/- 16.27 ac is planned to be used for a non-farm residence

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: Only 2.9 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: 6/6/24 Landowner: Sheryl Hess

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: 2.4 ac in prime farmland currently used as vacant pasture/yard. Other 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 +/- 7.9 ac is planned to be used for a non-farm residence

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: Only 2.4 ac of the rezoned is listed as prime

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