

COMMITTEE MEETING

August 1, 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 August 1, 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, Brian Lucey, Pat Schroeder, Mark Vosberg, Larry Jerrett, and Gary Northouse. Adam Day excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Lucas Finley, Brady Bartels, Steve Smith, Adam Reed, Shane Drinkwater, Daryl Hinderman, Jessica Bahr, Nick Hanold, Marilyn-Welter-Blindert, and Amos Fisher. Zoom: Grant County Board Room, Shane Drinkwater, Mike Adams, Emily Schildgen, Ivan Lutz, Wepkings, and Tonya White.

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 August 1, 2024, Agenda

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

Approval of the July 2, 2024, Minutes

Motion by Pat Schroeder, seconded by Brian Lucey to approve the July 2, 2024, minutes. Motion carried.

Review & Accept the Bills

Motion by Pat Schroeder, seconded by Mark Vosberg to accept the July bills. Motion carried.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ24-16 Amos Fisher, Wingville Twp., is requesting to change the zoning classification on PIN:062-00656-0020 +/- 4.01 ac. from FP to A2 to allow for a CUP for a schoolhouse.

In Favor: Wingville Twp. approved on May 20, 2024. Amos Fisher.

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 Pat Schroeder.

Motion carried. See Attachment A Worksheet.

Chairman Mumm opened the Public Hearing

RZ24-17 Ivan Lutz, Liberty Twp., is requesting to change the zoning classification on PIN:028-00672-0000 +/- 30 ac. from FP to A2 to allow for a CUP for a dwelling under 800 square feet.

In Favor: Liberty Twp. approved on May 14, 2024. Ivan Lutz

In Opposition: None

In Interest: None

Committee Discussion: Brian Lucey asked what is the significance of the minimum of 800 square feet? Lucas stated that it is the minimum square feet for a dwelling size requirement for the zoning district that it is currently in. Pat Schroeder asked if this is an after the fact rezone situation? Lucas stated – Yes, it is. This rezone is one of the processes to bring him into compliance.

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 Brian Lucey.

Motion carried. See Attachment B Worksheet

Chairman Mumm opened the Public Hearing

RZ24-18 Justin Lange, Jamestown Twp., is requesting to change the zoning classification on PIN:026-01020-0010(pt) +/- 1.69 ac. from A2 to R1 to allow for the use of a new residence.

In Favor: Jamestown Twp. approved on July 2, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse to recommend approval of the rezone request for Justin Lange to the full County Board, seconded by Mark Vosberg. Motion carried.

Chairman Mumm opened the Public Hearing

RZ24-19 Hinderman Revocable Trust, Paris Twp., are requesting to change the zoning classification on PIN:046-00987-0000(pt) +/- 12.929 ac. from FP to A1 to allow for the use of a substation.

In Favor: Paris Twp. approved on July 23, 2024. Daryl Hinderman, Jessica Bahr and Nick Hanold

In Opposition: None

In Interest: Marilyn-Welter Blindert attended to ask how this substation is going to affect her lot to the east of the potential site? Jessica Bahr explained to Marilyn what was in the application. Marilyn was satisfied with the answer.

Committee Discussion: Bob Keeney asked if any of the lines were going to be in any road rights-of-way or will the lines be cross country? Jessica stated that there will be transmission lines brought to the new substation from the existing substation. At this time, their goal is to stay along the property line.

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 C Worksheet.

Public Hearing Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP24-004 Amos Fisher, Wingville Twp., is requesting a Conditional Use Permit on PIN:062-00656-0020 of +/- 4.01 ac. to allow for the construction and use of a schoolhouse under 3.07 (2) (C) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Wingville Twp. approved on May 20, 2024. Amos Fisher.

In Opposition: None

In Interest: None

Committee Discussion: Pat Schroder stated that the zoning permit still needs to be approved by County Board before they start building the schoolhouse. There is 1 condition placed on this CUP. This rezone must go before the County Board first.

Chairman Mumm closed the Public Hearing.

Motion by Pat Schroeder to recommend approval of the Conditional Use Permit, seconded by Mark Vosberg. Motion carried.

Zoning/Sanitation Report

Annette presented the Zoning/Sanitation report.

Sanitation permits year to date: in 2023 – there were 91 sanitary permits. In 2024-year to date we have 75. In 2023 during the month of July there were 7 sanitary permits, 2 reconnects and 1 revision. In July of 2024 there were 13 sanitary permits, 4 revisions and 3 reconnects.

Zoning permits: January 1 to July 31 in 2023 was 183, and in 2024 there were 151.

We had one zoning court case on July 19th. Case was settled out of court. Landowner signed a statement electronically that nobody will no longer be living at that residence.

Annette reported that the Zoning and Sanitation report that is handed out every month is for the committee to see how many permits have been issued and how many 3-year maintenance forms have been turned in. It also shows the income balance for the beginning of 2023 and 2024 to the current date.

No Board of Adjustments scheduled at this time

Farmland Preservation Program

Brady reported that he has 2 cancellations of Notice of Noncompliance. These 2 landowners: Robert Collins Jr. Mt Ida Twp., and Patrick and Barbara Kroll, Wingville Twp. have turned in a compliant Nutrient Management Plan and will be reinstated into the Farmland Preservation Program.

County Cost Sharing: Beginning Balance \$30,721.76/Ending Balance \$23,756.10

Brady presented an extension request for Dallas & Dena Dietzel, Paris Twp., \$3,000.00, 3-month extension to November 1, 2024, for their manure storage facility closure. Motion by Pat Schroeder, seconded by Gary Northouse to approve the extension request to November 1, 2024. Motion carried.

Brady presented tentative approval request for county cost sharing on rye cover crop for Berning Acres/Matt Berning, Jamestown Twp., \$1,000.00. Motion by Mark Vosberg, seconded by Brian Lucey to approve the Berning's request. Motion carried.

Brady presented tentative approval request for county cost sharing on rye cover crop for Lazy M Farms/Herman Maier, Liberty Twp., \$1,000.00. Motion by Pat Schroeder, seconded by Larry Jerrett to approve the Lazy M Farms request. Motion carried.

Brady presented tentative approval request for county cost sharing on rye cover crop for Mark & Emilie Mumm, Bloomington Twp., \$965.66. Motion by Gary Northouse, seconded by Brian Lucey to approve the Mumm's request. Motion carried.

Brady presented final approval request for county cost sharing for a manure storage closure project for Randy and Kay Waterman, Hickory Grove Twp., \$5,000.00. Motion by Gary Northouse, seconded by Pat Schroeder 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 \$71,200.00

Brady presented a cancellation request from Joe & Jodi Klaas, Hazel Green Twp., \$6,468.50 for a grade stabilization structure. Motion by Pat Schroeder, seconded by Gary Northouse to approve the Klaas's cancellation. Motion carried.

Storage Permit Approval - None
CSZD Administrator Report

Introduction of the new Soil Conservationist: Annette introduced Steve Smith who has accepted the Soil Conservationist position. Steve started on Monday, June 24th. Brady has been working with Steve in his new position.

Introduction of the new Zoning Technician: Annette introduced Adam Reed who has accepted the Zoning technician position. Adam started on July 23rd. Lucas has been working with Adam in his new position.

Meetings

- July 8, 2024 – Had interviews for the CSZD Administrator
- July 16, 2024 – Had 2nd interviews for the CSZD Administrator
- July 23, 2024 – Steve & Brady attended a DATCP overview training in Darlington (Lafayette Cty)
- July 24, 2024 – Annette and Traci attended Tyler Munis Training (Reports)
- July 25, 2024 – Annette and Traci attended Tyler Munis Training (Group Networking)
- July 30, 2024 – Annette attended Tyler Munis Training (Budget Overview)

Information

- August 14-18, 2024 – Grant County Fair – we are working on our booth display
- September 11, 2024 – Southern Area Association Tour of Rock County. Cost is \$20.00, which includes the bus and lunch. Who plans to attend?

Continuous Improvement

None

Joe Mumm brought up the discussion of emailing the committee documents vs sending the committee documents in the USPS mail. Starting September 2024, we will try to go with emailing the committee documents out to the committee members. There will be paper copies on their desk on the day of the meeting.

NRCS Report: Mike Adams

- EQIP
 - There are over 100 people on the list of interest for EQIP projects. Staff needs to get out on site for dams, cover crops, and forestry projects. There will be a November EQIP sign up deadline.
- CSP
 - Bill has been working on the CSP for contracts 2024.
- CRP
 - NRCS's main workload right now is new CRP signups and managed haying. They have completed about 30 managed haying requests for CRP.
- HR
 - Mike reported that they have a new employee: Jake Johnson, started as a soil conservationist to fill in for Mark Puett who took another position with NRCS. He has almost 10 years of experience with FSA working on CRP in Iowa County. Glad to have him and glad to be back to full staff.

FSA Report: Emily Schildgen

- 1) CRP – The managed haying is not an emergency haying situation this year which means that they don't have a drought or a disaster that would result in a 25% reduction in payment of whatever acreage that they are cutting. You cannot hay the same acreage more than once every three years. Usually, FSA does 80-100 managed haying contracts in a year for a non-emergency year. In an emergency year they are closer to 250 CRP managed haying contracts. FSA is working with NRCS to get the conservation plans signed and back to FSA

for the new and reenroll CRP contracts. These CRP contracts need to be signed, reviewed and approved by the end of September.

- 2) The Dairy Margin Coverage (DMC) premiums for that are always due September 1st every year. Typically, a lot of those producers have their premiums that they pay for the program offset by DMC throughout the year. They have not received payments other than January/February. Reminder letters were sent out to the producers to get their premiums paid by September 1st.
- 3) It is clean up time in the office. Grant County did not have a register of landowners for crop reporting this year. All crop reports were completed by July 15th.

Motion by Mark Vosberg, seconded by Larry Jerrett to adjourn the meeting. Motion carried.

The next meeting is scheduled for September 5, 2024, at 9:00 a.m. in the County Board room.

Respectfully Submitted by Annette Lolwing for Mark Vosberg

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 7/31/24 Landowner: Amos Fisher

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:

1.2 ac in prime farmland currently used as farmland

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 +/- 4.01 ac is planned to be used for a school house / farmland

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:

+/- 1.2 ac in the rezone are listed as prime

- 5 The CSZC ☒ recommends / ☐ does not recommend approval to the Grant County Board of Supervisors

(Circle one)

Attachment B Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 7/31/24 Landowner: Ivan Lutz

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: 0.0 ac in prime farmland

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 +/- 30 ac is planned to be used for a dwelling under 800 square feet.

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: 0 ac in the rezone 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: 7/29/24 Landowner: Hinderman Revocable 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: 8.6 ac in prime farmland currently uses as farmland

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 +/- 12.929 ac is planned to be used for an electrical distribution substation

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: +/- 8.6 ac in the rezone are listed as prime

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

(Circle one)