

COMMITTEE MEETING

January 2, 2025

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 2, 2025, 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, Pat Schroeder, Mark Vosberg, Larry Jerrett, and Gary Northouse. Brian Lucey, Absent. Adam Day, Excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Lucas Finley, Adam Reed, Keith Lane, Brady Bartels, Nate Dreckman, Lester Jantzen, Annie Slaughter, and Shane Drinkwater. Zoom: Robert Keeney, Emily Schildgen, Mike Adams, Jim Bergles, Harrison Twp, Shane Drinkwater, and Roley Behm.

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 2, 2025, Amended Agenda

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

Approval of the December 5, 2024, Minutes

Motion by Mark Vosberg, seconded by Larry Jerrett to approve the December 5, 2024, minutes. Motion carried.

Review & Accept the Bills

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

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: There were 2 sanitary permits issued in December 2024 compared to 3 sanitary permits issued in December 2023.

Zoning permits: There were 18 zoning permits that were either completed or in process in December 2024, compared to the 12 zoning permits that were completed in December 2023.

No Board of Adjustments scheduled at this time.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ25-01 Pyramid Oil of America INC., Harrison Twp., are requesting to change the zoning classification on PIN:020-00423-0000 & 020-00424-0000 +/- 51.26 ac. from FP to A2 to make the parcel conforming with the total current and future land use.

In Favor: Harrison Twp. approved on September 17, 2024. Roley Behm

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 A Worksheet.

Public Hearing for Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP25-001 Michaela L. Beyer, Ellenboro Twp., is requesting a Conditional Use Permit on PIN:014-00378-0010 of +/- 6.59 ac. to allow for an accessory structure before a principal structure is established under 3.07 (2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Ellenboro Twp. approved on April 5, 2024.

In Opposition: None

In Interest: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

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

Motion carried.

Chairman Mumm opened the Public Hearing

#CUP25-002 Rick & Christy Hoffman, Muscoda Twp., are requesting a Conditional Use Permit on PIN:042-00764-0000 of +/- 4.7 ac. to allow for an accessory structure before a principal structure is established under 3.07 (2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp. approved on November 12, 2024.

In Opposition: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse to recommend approval of the Conditional Use Permit, seconded by Mark Vosberg.

Motion carried.

Discussion of the Definition of a Single-Family Residence in the Number Allowed at the End of an Easement Access - Nick Lange has asked for this to be presented at the February 6, 2025, committee meeting.

County Cost Sharing: Beginning Balance \$8,067.75/Ending Balance \$28,067.75

Allocated Carryover + \$20,000 Budgeted Amount = \$28,067.75.

2024 DATCP Cost Sharing Requests: Beginning Balance \$0.00/Ending Balance \$0.00

FPP Report

Brady Bartels reported that he has a Cancellation of Notice of Noncompliance with Farmland Preservation Program for Ricky Parker, Millville & Patch Grove Twp. Ricky has turned in a Nutrient Management Plan and would like to re-enroll back into the program. Motion by Pat Schroeder, seconded by Gary Northouse to approve Ricky Parker's Cancellation of Notice of Noncompliance. Motion carried.

Brady reported that he has 3 Notice of Noncompliance with the Farmland Preservation Program for Robert Kunkel Revocable Trust Dated August 3, 2020, Jamestown Twp., Randell & Betty Bussan, Clifton Twp., and Barbara Stofflet, Hickory Grove Twp. All 3 landowners have signed the voluntary opt out of the Farmland Preservation Program. Motion by Gary Northouse, seconded by Pat Schroeder to approve the 3 Notice of Noncompliance. Motion carried.

Brady reported that the CSZD received a complaint of a landowner that put up a dike or a dam across an intermittent stream that flowed into a class 2 trout stream. Brady has been in contact with the DNR contact person that sent it to us. He stated that the landowners have contacted them back and a site visit will be put into place. Progress is being made. Brady has requested to be on site when the DNR meets with the landowner. Pat, Joe, and Keith will meet with the landowner on site on Saturday, January 4, 2025, just to look at the site.

CSZD Administrator Report

Meetings

- December 6th, 2024 – Steve & Brady helped at the Southwest Tech with the Nutrient Management Plans.
- December 17th & 18th, 2024 – Steve, Brady, and Keith attended a Land & Water Soil Health Conference in WI Dells.
- December 31st, 2024 – Brady, Adam, & Lucas went to Iowa County Zoning Dept. to go over FEMA floodplain and shoreland. We do not have to change our current ordinance.

Information

- Complaint on Charles Vesback. Complaint came in on December 27th to the DNR, our staff were on site on December 29th to check on the complaint. This was a VTA – Vegetative Treatment Area. Charles had a grassed waterway/filter in place to separate the solids from the liquids. The liquid/water flows through the vegetative area and solids get taken up by the vegetation and the water filters through the system.
- The 2025 Tree Sale is well on it way. Have around 13 orders that have come in selling around 1,000 trees. Will be getting the tree sale order form and tree descriptions put on our County Website.
- Steve Smith.....As of 12/30 at 10:30 am, He has completed all the spot checks except 1. He was unable to reach anyone at the last property to complete the spot check. He is waiting on approximately 60 NMP's. However, that number may be deceiving as some of them have not submitted one in more than 4 years but have not been formally removed from the program. He has added 2 landowners to FPP in November and December. He will have reviewed 156 of the 607 Certificates of Compliance, making any needed updates. These updates will take effect in 2025.
- Posters will be judged at the end of the meeting today.

Continuous Improvement

None to report.

NRCS Report: Mike Adams

Mike Adams reported that they have been working on EQIP which they have been working on the last 2 months. They have a deadline of February 7th to have everything submitted with cost estimates complete to put in for people to get cost share.

Bill Kletecka is still on detail as an Area Resource Conservationist. He is not quite halfway done with his detail. He is working out of Richland Center at this time.

FSA Report: Emily Schildgen

Emily reported that about 3 weeks ago the agency announced a new program. Marketing Assistance for Specialty Crop Program. This program is for specialty crop producers. Fruits, vegetables, and floriculture. The products must be commercially marketed by the producer. It is a simple program that needs 2024 or 2023 gross sales numbers is what the producers need for the sign up. It is a very quick turn around with this program. It opened December 11th and will close on Wednesday, January 8th. There is a set pool of money based on the number of applications will be based on what that base factor is for it. Trying to get the word out to those individuals that are at the local farmer's

markets. There is a lot of talk around the community about the farm act changes that are in the continuing resolution. The FSA unfortunately doesn't have any information on that at this time.

The next meeting is scheduled for February 6, 2025, at 9:00 a.m. in the County Board room.

Motion by Gary Northouse, seconded by Mark Vosberg to adjourn the meeting. Motion carried.

Respectfully Submitted by Annette Lolwing for Mark Vosberg

Attachment A Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 12/31/24 Landowner: Pyramid Oil of America Inc.

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: 1.0 ac in prime farmland 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: This ± 51.26 ac are planned to be used for general recreation non-farm structures

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: 1.0 ac in the rezone listed as prime

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

(Circle one)