

COMMITTEE MEETING

April 3, 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 April 3, 2025, at 9:02 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, Mark Vosberg, and Gary Northouse. Brian Lucey was on Zoom. Adam Day, Absent, Pat Schroeder and Larry Jerrett were Excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Lucas Finley, Adam Reed, Keith Lane, Brady Bartels, Nick Lange, Shane Drinkwater, Lester Jantzen, Gloria Hurtz, Quentin Hurtz, Skyler Hagen, Cheryl Huggins, and Harold Lewis. Zoom: Robert Keeney, Emily Schildgen, Shane Drinkwater, Wepking's, Alyssa Nemeroff, Tonya White, Brooks Whalen, Jacobs (Jamestown Twp.), 1-262-691-9327, Drew Frey, Laine Riley, Caden Weber, and Chris Conway.

Certification of Open Meeting Law

Annette Lolwing sent the amended agenda to the County Clerk's office to post in the Administration Building, Courthouse, and on the County website. An amended agenda was also posted in front of the Ag Service Center Building. An amended agenda was also sent to Bob Middendorf, WGLR. Media notices were sent to the County Clerk's office, Herald Independent, Muscoda Progressive, Boscobel Dial, Fennimore Times, and Bob Middendorf.

Approval of April 3, 2025, Amended Agenda

Motion by Gary Northouse, seconded by Mark Vosberg to approve the amended agenda with the change in RZ25-08 to be read A2 & C2 to R1, change the definition of single-family residence to single-family dwelling and make the change from Reddy Ag to Nutrien. Motion carried.

Approval of the March 10, 2025, Minutes

Motion by Mark Vosberg, seconded by Brian Lucey to approve the March 10, 2025, minutes with the correction of the minutes for the yes and no vote for the definition of single-family residence to single-family dwelling. It has already been updated in the minutes. Motion carried.

Review & Accept the Bills

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

NRCS Report – Mike Adams

Keith Lane gave the NRCS report.

- EQIP – just finished obligating contracts from first round of preapprovals.
 - Some construction is beginning on waterways and stream restoration.
- CSP – working on ranking applications, ranking deadline April 28th.
- HR
 - Bill Kletecka is done with detail at Area office, back in Lancaster now.
 - Mark Davenport was previously let go with probationary firings, he is going to start back in Lancaster on Monday, April 7th.
 - Heartland Contracts have been terminated, so we are still short staffed.

FSA Report – Emily Schildgen

Emily Schildgen reported that the ARC/PLC program sign up deadline is April 15th. This is the crop subsidy program that we have had the same program in the Farm Bill since 2014. Grant County is around 98% done with the sign-up.

About 2 weeks ago there was a new program that was announced. It is called the Emergency Commodity Assistance Program (ECAP). Emily is expecting around 1,100 applications for this program in Grant County. FSA has already completed around 350 applications. Most of those 350 have been paid, depending on when they got approval. The deadline is August 15th to sign up for the program. When this program was announced the state office would be mailing out all the applications to the producers based on what was reported on their 2024 crop reports last summer. There is a per acre payment rate for the commodities: corn, soybeans, wheat, and oats for our area. It is paying on 85% of that payment rate. If after the deadline sign up in August there is some money remaining that was allocated for the program there could be an additional payment up to that additional 15%. National office to date has still not mailed out the applications. If any producer wants to get signed up right away, they need to contact the FSA office. The FSA office can run those contracts, and the producers can sign digitally or in person whatever works best for producers.

Emily mentioned that crop reporting is just around the corner. Spring crop reporting deadline is July 15th. The plan for the office is to have maps prepped and out in the mail to everybody by May 9th.

Emily reported that her office is short 2 people currently and a third going on maternity leave in May.

Emily mentioned that she will not be at our meeting next month. She is taking a trip to see her sister overseas. She will be out of the office for a couple of weeks the end of April beginning of May.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: There were 13 sanitary permits issued in March 2025 compared to 10 sanitary permits issued in March 2024.

Zoning permits: There were 26 zoning permits that were either completed or in process in March 2025, compared to the 15 zoning permits that were completed in March 2024. Lots of zoning and sanitation permits coming in. People are getting their permits in place, so they are ready to build in the spring.

No Board of Adjustments scheduled at this time.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ25-07 Jamestown Twp., Jamestown Twp., is requesting to change the zoning classification on PIN:026-00927-0000 +/- 5.35 ac. from A2 to M1 to light industrial to build a new town garage on the site.

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

In Opposition: None

In Interest: Jacob Simmons asked if they are trying to put residential houses on that property? Lucas stated that it is for a new town shop for Jamestown Township.

Applicant Rebuttal: None

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

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

Chairman Mumm opened the Public Hearing

RZ25-08 Frey Real Estate Holding LLC, Boscobel Twp. are requesting to change the zoning classification on PIN:006-00287-0000, 006-0303-0000, 006-00304-0000(pt), 006-00266-0000(pt) +/- 28.00 ac. from A2 & C2 to R1 for a new proposed subdivision.

In Favor: Boscobel Twp., approved on March 4, 2025. Drew Frey.

In Opposition: Quentin Hurtz claims that he owns the land that the 66' easement is on.

In Interest: Drew Frey stated that his intention is to develop a single-family housing subdivision. Approximately 18 lots with 1 acre in size. They are working with DOT with the driveway onto Hwy 133. Quentin Hurtz asked if this includes his property. Quentin claims that he has property inside the parcel boundaries. The property that is being rezoned is only under Frey Real Estate Holding LLC. Quentin provided quit claim deeds. Quentin claims that he owns the property that the 66-foot-wide access easement is on.

Applicant Rebuttal: Drew Frey stated that the property is all owned by Frey Real Estate Holding LLC. Drew stated that there were a lot of things that did not have clarity. Through the purchase of this property the attorneys did agree that they did purchase all the property. The understanding with the Frey's is that the Hurtz's have an easement across the property to Quentin Hurtz's house and to Hurtz's daughter Tammy's house.

According to the attorney it is the Frey's ground. They have the deed to it. The Hurtz's have a 66-foot-wide easement across it. The Quentin Hurtz's land ownership was never recorded. When Tammy Hurtz built her home a couple of years ago, she needed to acquire an easement across the Kincel's property.

Committee Discussion: Gary Northouse asked what the little circle is? Is this the way the property line goes? The circle is a cul-de-sac between the 2 houses.

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse to table this rezone and screen through the documents to clarify easement vs. ownership until more information is found, seconded by Mark Vosberg. Motion carried.

RZ25-09 Grant County Real Estate Services INC., Platteville Twp. are requesting to change the zoning classification on PIN:050-01056-0000(pt) +/- 4.09 ac. to change the zoning classification from FP to A2 to split off the house and some of the buildings from the crop ground.

In Favor: Platteville Twp., approved on March 10, 2025. Skyler Hagen and Cheryl Huggins.

In Opposition: None

In Interest: Robert Keeney asked about the CSM regarding the easement concern. Keith stated that the easement concerns will be taken care of before the property will be sold. Robert had a concern that the crop ground was going to be land locked. Cheryl Huggins stated that this is not true. There is access off of Blockhouse Road to the crop ground. Larry Kamps purchased the farmland, and Skyler is buying the buildings. He is renting out the house and the outbuildings. Larry Kamps still wanted the option of having an easement coming through the building site. There will be a legal easement for Larry to have access through the driveway to get to the shed and to the cropland.

Applicant Rebuttal: Cheryl Huggins stated that Mr. Kamps and Skyler are both satisfied.

Committee Discussion: None

Chairman Mumm closed the Public Hearing

Motion by Gary, 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

#CUP 25-005 Danielle L. Stelpflug, Potosi Twp. is requesting a Conditional Use Permit on PIN:052-00681-0000 & 052-00683-0000 +/- 14.0 ac. to allow for the continued use of nonmetallic mining under Chapter 3.14 (2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Potosi Twp. approved on February 10, 2025.

In Opposition: None

In Interest: This CUP will be for the continued use of nonmetallic mining for the next 5 years.

Committee Discussion: Joe Mumm asked about the house that is North of the quarry. Joe stated that he is assuming that there is a well there. Lucas mentioned that they submitted a plan as to how far the quarry will be expanding. They will not be mining past that location. They will also need to update their reclamation plan to accommodate the expansion.

Chairman Mumm closed the Public Hearing.

Motion by Mark Vosberg, to recommend approval of the Conditional Use Permit, seconded by Brian Lucey. Motion carried. See Attachment B Worksheet.

Cost Sharing: Beginning Balance \$25,759.00/Ending Balance \$24,171.00

Brady presented final approval request for county cost sharing for a well decommissioning for Kalleen Shaw, Mt. Ida Twp. \$404.00. Motion by Mark Vosberg, seconded by Gary Northouse to approve Kalleen's payment request. Roll Call Vote: 4 Yes, 1 Absent, 2 Excused. Motion carried.

Brady presented tentative approval request for county cost sharing for a well decommissioning for Beverly Loy, Lima Twp., \$944.00. Motion by Gary Northouse, seconded by Mark Vosberg to approve Beverly's well decommissioning request. Motion carried.

Brady presented tentative approval request for county cost sharing for a well decommissioning for Jeremy Winkers, Wingville Twp., \$240.00. Motion by Mark Vosberg, seconded by Gary Northouse to approve Jeremy's well decommissioning request. Motion carried.

2025 DATCP Cost Sharing Requests: Beginning Balance \$59,842.61/Ending Balance \$73,454.00

None to report

FPP Report – Brady Bartels

Brady reported that Mark Nelson, Liberty Twp. has a Cancellation of Notice of Noncompliance due to turning in a compliant Nutrient Management Plan. Motion by Gary Northouse, seconded by Mark Vosberg to approve Mark to be reinstated for the 2025 Farmland Preservation Program. Motion carried.

Storage Permit Approval – Brady Bartels

Brady reported that he has 2 permits waiting for some construction plans to be submitted from the engineers. He also received an email stating that construction of one of the previous permits that we approved will be starting next week.

Can Steve Smith Work as a Seasonal Driver for Nutrien

Steve will strictly be delivering fertilizer. Consensus of the committee was "YES" to allow Steve to work at Nutrien.

Discuss MDV Monies Application and Project Development

Keith was contacted by Foremost Farms about accessing the MDV Grant monies. MDV money is generated off of phosphorus discharge from our various septic systems not meeting current state standards. Over the last 3 years there is a running average of monies available for Grant County have been around \$100,000.00. We have not used the MDV funding since 2021. Platteville sewer and water contacted Keith as well asking why they wrote a \$48,000.00 check that went to Sauk County. Keith will be working with individuals like Foremost and the City of Platteville for developing projects that would qualify under this program. This is typically a 3-year process. Approval, Construction, documentation, approval and release of monies. Applications need to be in by January 2nd of 2026. They get approved pending on if they fall inside of the appropriate HUC 8. Which there are 3 different HUC 8's in Grant County. Keith can only use money generated inside each HUC 8 for practices. If Keith has money generated in the Village of Muscoda, he is not able to use those funds inside of the City of Lancaster's HUC 8. Money must stay in that region. Keith reached out to NRCS for their currently denied EQIP applications that are not going to get funded for their programs. It takes a lot of time to satisfy the state with all the documentation. The state has upped their sewer rates from \$50.00 per pound of phosphorus they are now paying \$66.00 per pound. Mark Vosberg was also asked by the Village of Hazel Green of the similar situation. The projects are not strictly conservation practices but they are tied to phosphorus reduction.

Discuss Small/Large Solar Ordinance Development

Keith was up to the WCCA conference and Columbia County had done a presentation on Solar Ordinance Development. Columbia County put a lot of time and money to put together their County Zoning Ordinance. Keith will be going through the ordinance of what items will apply to Grant County. We already have a wind ordinance in place so this will just cover solar. This would also cover battery energy storage systems, specific to solar construction.

Discuss Conservation Practice for 50-549-30

Keith and Brady went down to a property just Southwest of Platteville. Owner was looking to do some streambank protection. Property is not ag based, and he is looking for funding. This is the first time that we have had a non-ag producer request cost sharing. Is this a project that the committee would support utilizing county funds, or do you want to stay strictly based on ag? This type of project would be eligible for using MDV funding. Try to designate and prioritize the funds towards ag related projects and if there is money left over at the end of the year, we would support non ag related projects.

Discuss Paris Township Complaint Field Visit

Keith received a report from the Paris Township about some signs along the Highway and along Oak Road outside of Dickeyville wondering if they received permits for the signs. Keith, Adam, Brady, and Lucas stopped out to the property to look at sanitation, zoning, and current land use provisions. A large kennel with 48 runs for dogs was constructed for hunting dog training. He also built a horse barn and has 14 temporary animal structures along with 7 coops. The background of this individual was that he was sited for an after the fact permit for a shed that he was building that has not been completed. The shed ended up being a 2 story shouse. Landowner claims that there is no water or sewer to that structure. Paris township is not thrilled that this landowner can receive after the fact permits. It is also going to require a rezone of property because of the kennel business. A POWTS system was installed for the kennel without any permits and should have gone through the state with the permit process. Landowner put a 1500-gallon fiberglass tank in the ground and constructed a few leach arrays off of it not meeting any standards. Keith has reached out to him earlier this week via email and have yet to hear back from him to give us the dimensions of all of his temporary housing for his cattle, for his Bison, goats, and hogs. This landowner ended up with citations to get his permit for a shed a few years back. The LLC is not registered with the State of WI.

Discuss Identified Non-Permitted Surface Mine

Keith reported that when Brady was doing some field research on a property, it was noticed that on the adjacent farm there was a non-permitted non-metallic mine process going on. Southwest Regional Planning is reaching out to get more information to see if the landowner is going to continue the operations. The landowner needs to have permits, and a restoration plan established and in place.

Discuss Catalis Update

Keith and Shane Drinkwater had a conversation with Catalis a couple of weeks ago. Keith stated that his department would like to step back and reassess the product that they were developing for us. Shane will continue to communicate with Catalis to see what the options are. Catalis gave Grant County 3 options. 1. Stay with the current software platform with basically no changes. 2. Develop the software acceptable to the county. The current software platform is not an option. They want to sunset us in 2026 with our current software. 3. They would be reaching out to us to try to convince us that good things will happen moving forward. Keith stated that by working with the group in the last 6 months, he is not impressed. Catalis wants our data which will force the county to pay. Not an ideal situation. Multiple counties are moving away from Catalis. The majority of the state is T-Tech-Transcendent systems.

Discussion City of Lancaster Annexation of Airport

Keith reported that the City of Lancaster annexed multiple properties into the City of Lancaster including the airport. There was an order for corrections placed on the airport property for zoning and development and suggested that they go ahead and annex it to the city and let the city handle their own zoning issues. The

annexation has been completed and the CSZD will rescind the order for correction and return their penalty check.

CSZD Administrator Report

- The Annual Report will be printed on April 3rd and will be out in the local newspapers on April 10th. There will be a virtual or online copy of the Annual Report posted to our Grant County website.
- We had the pumpers and plumbers meeting on March 12th at the Youth & Ag building.
- We are waiting for a response from Laura's Lane Nursery as to whether the tree pick up is on schedule. They still have a lot of frost in the ground.
- Keith was asked by WLWCA to see if he and Steve Smith would sit as a forestry-based judge on the Envirothon. This will be happening on Friday, April 11th in Rosholt WI. This will be the first time that Grant County has participated in the Envirothon event.

The next meeting is scheduled for May 1, 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

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 3/31/25 Landowner: Grant County Real Estate Services 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: 2.5 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 +/- 4.09 ac are planned to be used for non-farm residence/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: 2.5 ac in the rezoned are listed as prime

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

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR Danielle L Stelpflug
6780 Dutch Hollow Rd, Potosi TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Danielle L Stelpflug owns property located within the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼, of Section 29, Township 3 North, Range 3 West, Potosi Township, Grant County, WI. Such property consists of tax parcel numbers PIN:052-00681-0000 & PIN:052-00683-0000.
2. On January 30th, 2025, the CSZD office spoke to J&N Stone LLC about the active CUP expiring on 12/5/24.
3. On February 10th, 2025, the Potosi Township Town Board approved the request for the conditional use permit, 2 voting in-favor, 0 opposed. There were no conditions placed on the permit by the Town Board.
4. On February 28th, 2025, the CSZD office received the completed application.
5. On April 3rd, 2025, the CSZC reviewed the CUP request through a public hearing and determined the findings of fact to **approve** or **deny** the CUP application.

FINDINGS OF FACT AND CONCLUSION

1. The CSZC (hereinafter referred to as the agency) has the authority pursuant to the Grant County Comprehensive Zoning Ordinance Ch. 315 Subsection 3.27 (5) to issue or deny conditional use permits. Prior to granting or denying a conditional use, the agency shall make a findings of fact based on evidence presented, issue a determination whether the standards of the ordinance are met, and require additional conditions, as needed. Based upon the above findings and information provided at the public hearing, the CSZD finds that the conditional use **does** or **does not** meet the following criteria: