

COMMITTEE MEETING

September 4, 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 September 4, 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, Brian Lucey, Larry Jerrett, Pat Schroeder, Gary Northouse, and Roger Lange. Adam Day, Excused. Others present in the County Board room; Annette Lolwing, Robert Keeney, Adam Reed, Keith Lane, Brady Bartels, Steve Smith, Nate Dreckman, Shane Drinkwater, Lucas Finley, Drew Frey, Lester Jantzen, Chris Olson, and Rhonda Gildersleeve.
Zoom: Robert Keeney, Tonya White, Emily Schildgen, Mike Adams, Shane Drinkwater, and Keith Lane.

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, Muscoda Progressive, Boscobel Dial, Fennimore Times, and Bob Middendorf.

Approval of September 4, 2025, Agenda

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

Approval of August 7, 2025, Minutes

Motion by Pat Schroeder, seconded by Roger Lange to approve the August 7, 2025, minutes. Motion carried.

Review & Accept the July Bills

Motion by Gary Northouse, seconded by Brian Lucey, to accept the August bills. Motion carried.

NRCS Report – Mike Adams

Mike reported on a few items that NRCS is working on:

- CRP – trying to get conservation plans and 1155's to FSA so they have time to approve them by the end of the fiscal year, which is September 30, 2025. NRCS has 16 out of 47 left to do. Mike only has 2 CRP participants that need their conservation plans completed, otherwise just waiting for people to call and make an appointment to stop in. NRCS has been working with Annette on the CREP sign-ups.
- CSP & EQIP – contract reviews are also due by the end of the fiscal year. This is to make sure that all the producers that have EQIP contracts are still associated with that farm.
- Starting October 1, 2025, NRCS will be transitioning to a complete electronic filing system.

FSA Report – Emily Schildgen

Emily Schildgen reported that the fiscal year ends on September 30th. It is clean up time in the office to make sure they have everything.

FSA did have the dairy margin coverage program. The premiums for 2025 were due September 1st.

Supplemental Disaster Relief Program (SDRP) – Stage #1 is going on right now. It is for people who had a crop loss in full or in part for 2023 and 2024 calendar year due to a qualifying disaster event. A list of qualifying disaster events was provided at the August 7, 2025, CSZD committee meeting. Anyone who got an indemnity on their crop insurance would have received one of those stage #1 applications in the mail. There is supposed to be a stage #2 coming for those who did not have crop insurance, or an indemnity triggered. It was initially

slotted for mid-September that has now been pushed back to mid-October. For stage #1 there is no deadline. The deadline will be announced once stage #2 comes out.

CRP – FSA had just shy of 50 offers that were accepted through the sign up this year. This all includes new offers, renewals, & CREP. NRCS is working on the conservation plans for those. Once it comes back to FSA there is a variety of things that need to be done. Map work, making sure that the existing covers are still compliant through site visits and status reviews. Emily must have everything approved by September 30th. Once October 1st starts, the CRP payments will start. FSA is making sure that all eligibility paperwork is completed right now.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of August 2024, there were 13 sanitary permits issued. There were 88 sanitary permits issued year to date. For the month of August 2025, there were 10 sanitary permits issued. For year-to-date there were 83 sanitary permits issued.

Zoning permits: For the month of August 2024, there were 27 zoning permits issued. There were 178 zoning permits issued year-to-date. For the month of August 2025, there were 28 zoning permits issued. For year-to-date there were 209 zoning permits issued.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ25-16 Thomas & Sarah Knockel, Paris Twp. are requesting to change the zoning classification on PIN: 046-00255-0010 of +/- 1.66 ac. from FP to A2 for a non-farm residence.

In Favor: Paris Twp. approved on August 12, 2025.

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

RZ25-17 Alan & Debra Bendorf, Liberty Twp. are requesting to change the zoning classification on PIN:028-00445-0000 of +/- 22.6 ac. from FP to A2 for a non-farm residence.

In Favor: Liberty Twp. approved on August 12, 2025.

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 Roger Lange.

Motion carried. See Attachment B Worksheet

Public Hearing for Conditional Use Permits

#CUP25-010 David Roh & Dale and Stacy Hagenston, Muscoda Twp. are requesting a Conditional Use Permit on PIN:042-00460-0000, 042-00480-0000, 042-00478-0000, 042-00474-0000, and 042-00643-0000 +/- 62.89 ac. to allow for the continued use of Nonmetallic Mining under Section 3.14(2)(a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp. approved on July 9, 2025.

In Opposition: Chris Olson, Muscoda, asked the committee to not allow this mine to operate. This mine is behind a platted subdivision and is in the county. Chris mentioned that the mine is a public nuisance. The dust,

the noise and the large equipment exhaust. Scares away wildlife. Mine operates, sometimes 7 days a week working 10-hour days.

In Interest: Lucas stated that the mine is not going to be expanding outside of its existing mining boundaries. No additional acreage has been added to their reclamation plan. This conditional use permit is an extension of the permit that expired in 2024. Lucas stated that there was a miscommunication where Dave Roh didn't receive the letter for renewal. This conditional use permit will continue from the 2024 expiration date.

Committee Discussion: Gary Northouse asked Chris Olson if he attended his town board meeting when they approved this? Chris stated that Muscoda doesn't make regular announcements of when their town board meetings are held. That is where Chris should have taken his concerns first, was to the town board. Roger Lange asked how long has the mine been at this location? Chris thought that the mine was there for 3 years, but the permit was issued a long time ago. Pat Schroeder asked if the mine was there before or after the subdivision was established. Chris stated the subdivision is approximately 30-35 years old. Chris stated that they hadn't broken ground to the mine until after he had moved in. Gary Northouse mentioned that the township board approved that mine to begin with. Robert Keeney asked about access to the mine. Lucas stated that the access is at the north end. It appears to be public access because Roh's house site is between the 2 small lines on the map. Gary Northouse asked if this was a heavily mined facility? Chris Olson stated "Yes" it is heavily mined. Keith Lane mentioned that the CSZD had received numerous complaints about the pond area being a nuisance as well. That is one reason that Southwest WI Regional Planning Commission, Lucas, and himself met on site. The water that is in the pond was clear at the time. At that point in time SWWRPC and Keith Lane did not find any issues with meeting their requirements with their state permit. They do sand/gravel separation mainly for packing sand. There was no gravel stockpiled on site. Pat Schroeder mentioned that he has a hard time going against the township's approval. Pat and Gary stated the Chris Olson needs to address his concerns with the township before it gets to them public hearing at the CSZD meeting. Joe Mumm mentioned that it is a mine and there will be noise. Rhonda Gildersleeve is also a landowner. Her land is not adjacent to the mine. She hasn't had any issues what Chris is talking about, but her concern is that the wells are quite shallow, and she is wondering if there is any impact on the existing wells. Rhonda received the public notice on the weekend before Labor Day, which she was unable to talk to anyone about it to call any comments in. Rhonda's house was built in 1995 and would precede the mine. Keith stated that the well issue is part of the mine's use plan with the state and would need to be registered and addressed in that agreement with DNR. Brian Lucey asked how long the permit is good for. It expires in 5 years.

Chairman Mumm closed the Public Hearing.

Motion by Pat Schroeder to postpone this Conditional Use Permit until next month, October 2nd, seconded by Gary Northouse. Motion carried.

Approval of Small & Large Solar Energy Ordinance

Keith mentioned that he has received the small and large ordinance back from legal. Keith needs approval from the committee to post for the 30-day public review period before it is taken for approval at the County Board. Motion by Pat Schroeder, seconded by Gary Northouse to approve the small and large solar energy ordinance to move forward and to put it out for the 30-day public review. Motion carried.

Drew Frey – 1,000' Cul de Sac Subdivision Development

Keith stated that in our ordinance with a limitation of Cul de Sac access road is written to be 1,000' in length. In Drew Frey's current map his current length of the access road is 1,190'. In our subdivision plan review, it is the committee that needs to approve the actual plan. Drew worked with DOT to work out acceptable access to the subdivision. The access road going to the south was 1,003' long. This one was shortened to less than 1,000'. They tried to shorten the access road going to the east, but the lots got very triangular and odd shaped, difficult to build on. The access road is roughly 200' longer than what the ordinance allows. Drew really doesn't want to reduce the number of lots. He would then need to charge more per lot to recoup the cost of the project. Drew mentioned that each lot is required to have at least 40' of frontage. Motion by Gary Northouse to approve the 1,190' access road to the east, without sending this on to the Board of Adjustments, seconded by Roger Lange. Motion carried.

Faye Pensel – Rip Rap Discussion – Faye was not in attendance, because of health complications. Faye still has some issues with the July meeting minutes. She still feels that the pond is not a privately owned resource which has public entry to it. Faye replied that if someone would come and ask to fish, she considers that as public access. Keith also went over the July minutes stating that Faye felt that she was quoted as saying that she was not working with the agencies. When Keith read it, it is not her that is not working with the agencies it is our DATCP engineer that is not interested in working on that project. She still feels that she is allowing public access to the pond with the way she has set it up. Keith explained that without public parking or easement to the property that no one could walk on the property without asking for permission is still considered as private. Due to the rain events that happened in August we have enough projects and then some that we are exhausting all of our current funding and into next year's funding to get projects addressed from the erosion issues. There will be no available funds this year and it will be very questionable for funding in 2026. According to a photo that was handed out, there are 2 no trespassing signs at the entrance of Faye Pensel's driveway.

Grant County Farm

Keith and Brady have been out to the site with the DATCP engineer to look at the Grant County farm. They will look at regrading and some additional burning to control the storm water runoff from the hard surface from Orchard Manor and Sheriff's Department. Keith mentioned that during the budgeting process there was approximately \$9,700 sitting in an account. This money came out of the MDV funding; the county project would be a good way to spend that money for the conservation practice of regrading and redeveloping the site.

Kieler Ball Field

Keith and Brady mentioned that Taylor, DATCP Engineer, hasn't gotten any recommendations back to the office yet. There is a significant amount of work that needs to be addressed. Water is coming down through the ball field and through the batting cage and is gouging out part of the hill on the back side of the church. Our office is working with Brian Lucey and the athletic group to see what can be done. Monies can be spent north on the ag areas. We may be able to do some work on the ball field. It is privately owned not ag. As of now they are looking at putting in a retention pond type development with an inlet to pipe that water underneath the ball field and out letting it into a stable environment due east down by the creek. Water is coming across the ag property from the 151-highway interchange.

County Cost Sharing: Beginning Balance \$23,756.10 / Ending Balance \$22,264.10

Brady presented tentative approval request for county cost sharing for a well decommissioning project for Julie Klinger, Platteville Twp., \$492.00. Motion by Pat Schroeder, seconded by Gary Northouse to approve Julie's request. Motion carried.

Brady presented tentative approval request for county cost sharing for rye cover crop for Scott & Carolyn Runde, Hazel Green Twp., \$1,000.00. Motion by Gary Northouse, seconded by Larry Jerrett to approve the Runde's request. Motion carried.

2024 DATCP Cost-Sharing Requests: Beginning Balance \$52,968.12 / Ending Balance \$39,893.52

Brady presented a final approval request for county cost sharing for a streambank protection project for Steve & Karen Wiencek, Millville Twp., \$13,074.60. Motion by Roger Lange, seconded by Brian Lucey to approve payment. Roll Call: 6 Yes, 0 No, 1 Excused. Motion carried.

2025 DATCP Cost Sharing Requests: Beginning Balance \$38,281.56 / Ending Balance before projects were completed 69,763.74.

FPP Report – Brady Bartels

Brady reported that Little Willow Branch LLC, Liberty Twp. voluntarily signed the opt out of Farmland Preservation form. Motion by Pat Schroeder, seconded by Brian Lucey to approve Little Willow Branch LLC opting out of FPP. Motion carried.

Storage Permit Approval – Brady Bartels

Brady reported that he has 2 waste storage permits that he had issued. Marlin Shirk, approximately 80 dairy cows and heifers. Larry Tranel, Tranel Family Farms, this storage permit is for their heifer barn. Both plans meet our required standards. Motion by Gary Northouse, seconded by Brian Lucey for concurrence of Brady's permit approval. Motion carried.

NMP Expectation Letter

Keith reported that this is the final product that will be sent out to the producers and to the plan writers. This is the timeline that was discussed to make sure that we are going to be meeting the new developments with the Nutrient Management Plans timeline with the state. We are going to be monitoring the NMP's for complete and accurate information. Steve Smith stated that April 15th will be the new date for NMP's to be completed for that year's cropping season. This year the NMP's are required to be submitted by November 24th. We would like to have these turned into the office prior to the CSZD committee meeting in December. If they are enrolled in the Southwest Tech NMP class, they may turn their NMP's in when their class is completed.

CSZD Report

Conservation: September overview...

Keith went through a few of the highlights from the September overview notes that were handed out.

1. Keith reported that Steve Smith is over 50% done on his FPP spot checks.
2. Met with DATCP to do CREP re-monumentation on two properties.
3. Discussed the NMP letter that will be sent out.
4. Investigated 2 manure discharge to a waterbody complaints. Manure was piled inside of floodplain setbacks.
5. The 2025 fair was a good fair. Keith thanked the fair board for allowing us to move out of the corner. NRCS supplied us with some good stuff to hand out to the kids. CSZD handed out orange carpenter pencils, and black & white cow pencils along with cow erasers.
6. The committee agreed to participate in the Deer Donation Program again in 2025/2026.

Zoning:

1. Keith mentioned that Whitetail Winds zoning permit has expired. They have sent in a written request for an extension. They were asked to re-apply for their 21 sites underneath a regular zoning permit and pay their \$4,200. The CUP is still active.
2. Paris Twp. Kennel Order for Correction for his signs will expire. We are looking at the Grant County Highway Department to remove them so they can issue the Kennel a bill for sign removal. Keith met with the assessor for that property and gave us his assessed values for the buildings; 2 block structures. Then they used the small building guy on Hwy 81 on the way to Platteville for cost estimates on the 17/18 smaller temporary structures. The Kennel will also need to rezone 4 acres to cover the kennel. There has been no contact with our office, the kennel owner will not respond. If he doesn't come in for his post zoning, he will go directly to citation.
3. Keith was out to the Ellenboro/Henry gravel pit with Southwest WI Regional Planning Commission. The Rutkowski's have done some seeding. There was also some gully erosion. Rutkowski's will then reseed. They have expanded and are working outside of the workspace at the Baker gravel pit. It will require an updated site development plan and restoration plan to bring it back into compliance. A new CUP will need to be issued as well.
4. Keith reported on the Paige LeConte sign on Hwy 151. Advertising her real estate business. They did not receive DOT permits to install the sign. DOT is denying their permit as it does not meet DOT standards.
5. The Board of Adjustments was postponed on August 28th and rescheduled for September 25th @ 1:00 p.m.

Sanitation:

1. No public complaints came in.
2. There will be 2 landowners that will be coming off on our long-term citations list. The next court date for those habitual offenders will be on October 1st.
3. There is an insert which is an ongoing situation with a plumber.

The next meeting is scheduled for October 2, 2025, at 9:00 a.m. in the County Board room.

Motion by Gary Northouse, seconded by Pat Schroeder to adjourn the meeting. Motion carried.

Respectfully Submitted by Annette Lolwing

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/18/25 Landowner: Thomas & Sarah Uneddel

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: 0.8 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 ± 1.66 ac are 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: 0.8 acres in this rezone are listed as prime farmland.

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

(Circle one)

1st Gary 2nd Pat

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/18/25 Landowner: Alan & Debra Bendorf

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 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 ± 22.6 ac are 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: 0 acres in this rezone are listed as prime farmland.

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

(Circle one)

1st Pat

2nd Roger