

## COMMITTEE MEETING

January 8, 2026

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 8, 2026, 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, Larry Jerrett, Brian Lucey, Gary Northouse, and Roger Lange. Pat Schroeder, Excused. Others present in the County Board room; Annette Lolwing, Keith Lane, Lucas Finley, Brady Bartels, Adam Reed, Nate Dreckman, Robert Keeney, Anna Slaughter, Drew Frey and Harold Lewis. Zoom: County Board Room, Robert Keeney, Shane Drinkwater, Mike Adams, Emily Schildgen, Jeremy Krachey, Herald Independent, and 262-758-2021-Wayne Starrett.

### **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 January 8, 2026, Agenda**

Motion by Gary Northouse, seconded by Brian Lucey to approve the agenda. Motion carried.

### **Approval of December 4, 2025, Minutes**

Motion by Gary Northouse, seconded by Larry Jerrett to approve the December 4, 2025, minutes. Motion carried.

### **Review & Accept the December Bills**

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

### **NRCS Report – Mike Adams**

Mike mentioned that they just got done making payments from last year for EQIP and CSP. The CSP and EQIP sign up deadline is January 15th. CSP and EQIP participants are participating in the annual Tree Sale. NRCS will be working with the Regenerative Agriculture Initiative Pilot program with CSP & EQIP.

### **FSA Report – Emily Schildgen**

Emily Schildgen went over her report that she had passed around. She went over the Supplemental Disaster Assistance Program (SDRP) – Stage 1 and Stage 2. She also reviewed the Farmer Bridge Assistance Program (FBA/Bridge) and the County Committee (COC) elections. See Attachment A

### **Zoning/Sanitation Report**

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of December 2024, there were 2 sanitary permits issued. There were 129 sanitary permits issued year to date. For the month of December 2025, 2 sanitary permits were issued. Year to date there were 121.

Zoning permits: For the month of December 2024, there were 17 zoning permits issued. There were 266 zoning permits issued year-to-date. For the month of December 2025, there were 13 zoning permits issued. There were 287 zoning permits issued year to date.

### **Public Hearing for Rezones**

Chairman Mumm opened the Public Hearing

RZ26-01 Danny & Julie Raese, Watterstown Twp., are requesting to change the zoning classification on PIN:060-00321-0000 +/- 24.20 ac. from FP to A2 for a detached garage.

In Favor: Watterstown Twp. approved on December 9, 2025.

In Opposition: None

In Interest: None

Applicant Rebuttal: 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 Roger Lange.

Motion carried. See Attachment B Worksheet.

### **Public Hearing for Preliminary Plat**

Chairman Mumm opened the Public Hearing

#PPA26-001 Preliminary Plat request for Frey Real Estate Holdings LLC, Boscobel Twp. to allow for the use of a subdivision on 006-00287-0000, 006-00303-0000, and 006-00304-0000 (pt) +/- 21.0 ac.

In Favor: Boscobel Twp. approved on December 2, 2025. Drew Frey & Jeremy Kratchey

In Opposition: Harold Lewis concern with excessive traffic and affect on trout stream. Wayne Starrett, concerned with fast traffic.

In Interest: None

Applicant Rebuttal: Drew stated that he will be living there and is also vested in that property.

Committee Discussion: Robert Keeney asked if this will ever make it to the County Board. No, it will not. Brian was just asking for clarification of what was being approved today at this meeting. Moving this up the ladder to the state level. The Preliminary Plat will also need to be presented to the Department of Administration for review and approval.

Chairman Mumm closed the Public Hearing

Motion by Gary Northouse, seconded by Brian Lucey to approve the Preliminary Plat and allow it to move forward to the next stage. Motion carried.

### **Public Hearing for Ordinance Amendment**

Chairman Mumm opened the Public Hearing

#26-01 Ordinance Amendment request to Chapter 315 Section 3.02 of the Grant County Comprehensive Zoning Ordinance to establish the denial of permits for outstanding violations or orders for correction.

- (a) No permit shall be issued to any person, firm, or corporation who or which is in violation of or has an outstanding order for correction in relation to any ordinance administered by the Grant County Conservation, Sanitation, or Zoning Departments until such violation and/or order for correction has been corrected and/or dismissed, unless the issuance of such permit will result in compliance being achieved.

Motion by Gary Northouse, seconded by Roger Lange to move this Ordinance Amendment on to the full County Board. Motion carried.

### **Pursue a Junk Ordinance**

Keith reported that we have had numerous requests to establish a county junk ordinance. Grant County does not have a junk ordinance. Consensus of the committee is that the junk ordinance should start at the local level, the “Township”.

### **Better Define Ordinance Definition**

Anna Slaughter presented her request for a definition change for Section 3.28 Definitions: 22) Highway – 43) Right-of-way and 51) Street as she finds these definitions unclear and inaccurate because she has an issue with a neighbor driving in the road ditches (road right-of-way) on her property. The committee will wait until the Appellate Court Case decision is made.

### **Approval to Hay a CREP Perpetual Easement Field**

Annette presented the request to hay a CREP perpetual Easement for Barry Brodbeck/BJB Cattle Company, LLC. This is for 3.3 acres. This will be tabled until we receive more information from DATCP.

### **County Cost Sharing:** Beginning Balance \$28,067.75 / + (\$20,000.00 Budgeted) Ending Balance \$48,067.75

Brady presented an extension request for county cost sharing on a well decommissioning for Jack Pagenkopf, Fennimore Twp., \$392.00. Motion by Gary Northouse, seconded by Roger Lange to approve the extension request to July 1, 2026. Motion carried.

Brady presented an extension request for county cost sharing on a well decommissioning project for Matt & Juliette Schneider, Watterstown Twp., \$1,000.00. Motion by Larry Jerrett, seconded by Roger Lange to approve the extension request to July 1, 2026. Motion carried.

### **2025 DATCP Cost-Sharing Requests:** Beginning Balance \$49,272.62/ Ending Balance \$49,272.62

None to report

### **2026 DATCP Cost-Sharing Requests:** Beginning Balance \$72,000.00 / Ending Balance \$72,000.00

None to report

### **FPP Report – Brady Bartels**

Nothing to report

### **Storage Permit Approval – Brady Bartels**

Nothing to report.

### **CSZD Report**

#### **Conservation: November overview...**

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

1. Steve & Brady assisted in the SWTC NMP course that was completed on December 12<sup>th</sup>. 9 students signed up for the class: 3 were first time, 6 were re-certified.
2. Have completed the extension of 2025 DATCP funding into 2026. We will be receiving \$72,000.00 for 2026 DATCP cost sharing.
3. Brady and Keith have started working with the MDV funding pool for 2026. There is \$115,000.00 to be used in 4 different HUC 8's.
4. The last Nutrient Management class will be at the Youth and Ag Building on January 27<sup>th</sup> and 28<sup>th</sup>. 9 people have signed up.
5. We have 3,100 trees that have been pre-ordered. This is running about 30% behind last year. We have ordered 500 tree tubes and will be selling them to the public.

**Zoning:**

1. Adam Reed has completed 3, 2023 post construction inspections, 15, 2024 post construction inspections, 6, 2025 preconstruction, and 19, 2025 post construction inspections.

**Sanitation:**

1. Keith and Jim will be working on the Private Onsite Wastewater Treatment System Ordinance in the permit renewal section 25-24. Currently someone who has a failing system can keep renewing their replacement permit for \$50 instead of installing the new system. We would like to change to: Permit renewals for new construction are a \$50 fee and carry for another two years. No renewals are available for no-new construction.
2. Had 3 POWTS installed: 2 holding tanks, and one in-ground system in sand.
3. Notices were sent out to plumbers to finish open projects so the permits can be closed and filed.
4. A tablet has been set up by the IT department for field inspections. This will be ready for the 2026 construction season.
5. Jim and Keith will be preparing for the sanitation 3-year audit in 2026.
6. Jim and Keith have been out conducting field visits on outstanding, long-term, 3-year maintenance returned forms to verify use and occupancy to start updating files.
7. There was no additional information on the floodplain ordinance.

There have been questions on the data centers. A flyer was made to post on the website to help explain the process in zoned and un-zoned townships.

The next meeting is scheduled for February 5, 2026, at 9:00 a.m. in the County Board room.

Motion by Gary Northouse, seconded by Roger Lange to adjourn the meeting at 10:38 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing

FSA Notes – January CSZD Meeting

**Supplemental Disaster Assistance Program (SDRP)** provides disaster relief payments to eligible producers who suffered revenue, quality, or production losses to crops, trees, bushes, or vines due to qualifying disaster events in calendar years 2023 and 2024.

- **Stage 1** applications were mailed to insured producers who had an indemnity payment back in July 2025. No information on quality loss claims for this stage at this point, but that is to be coming.
- **Stage 2** is for producers who experienced losses of crops, trees, bushes, and vines that were not indemnified. These losses are also known as uncovered or shallow losses. Stage 2 is for insured and non-insured producers and also allows for insured producers with shallow losses and insured producers to apply for any quality losses they experienced due to a qualifying disaster event in 2023 or 2024.

Both Stages require producers to complete an application that includes the producer providing which qualifying disaster event they experienced causing the loss of the crop, their share in the crop, and agreeing to take out crop insurance on that crop for the next 2 insurable years. Producers who had revisions to their crop insurance or do not have crop insurance will need to provide production amounts and evidence to COC's satisfaction for their application. The deadline for both stages of the program is April 30, 2026.

**Farmer Bridge Assistance Program (FBA/Bridge)** was announced via a national office press release in early December 2025. More detailed information on the program is forthcoming, but what is known at this time is that the program will pay a rate per acre based on acres planted and reported during 2025 crop reporting or by December 19, 2025. According to the press release, producers will be mailed pre-filled applications in February with plans to have payments beginning the week of February 28. Payment rates per acre were posted to USDA's website on December 31, 2025 and can be viewed here:

<https://www.fsa.usda.gov/resources/programs/farmer-bridge-assistance-fba-program>

**County Committee (COC) elections** typically take place in November. Due to the government shutdown in October and November 2025, the election schedule was revised. Producers in LAA 1 (townships of Woodman, Millville, Mount Hope, Patch Grove, Wyalusing, Bloomington, Little Grant, South Lancaster, Beetown, Glen Haven, Cassville, Waterloo, and Potosi) had ballots mailed to them on Monday, January 5. Ballots must be either be dropped off at the office or postmarked by February 2, 2026 to be counted. If someone does not get a ballot and feels they should have, they can reach out to the office for a ballot. Gary Mayne of Lancaster is on the ballot for LAA 1.

The office will be very busy with behind the scenes work the next few months as trainings are beginning for background work that needs to be completed for programs and program changes that were included in the One Big Beautiful Bill Act (OBBBA) that was passed in July 2025. I will continue to share information on programs and signups as it becomes available.

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 1/5/26 Landowner: Danny & Julie Raese

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: 2.0 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 ± 24.2 ac are used for non-farm residence & accessory 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 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)