

# COMMITTEE MEETING

November 6, 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 November 6, 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, Larry Jerrett, Pat Schroeder, Gary Northouse, and Roger Lange. Brian Lucey, Excused. Others present in the County Board room; Annette Lolwing, Keith Lane, Lucas Finley, Brady Bartels, Adam Reed, Nate Dreckman, Robert Keeney, Jasmine Wyant, and Greg Cerven. Zoom: County Board Room, Robert Keeney, Tonya White, 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 November 6, 2025, Agenda**

Motion by Gary Northouse, seconded by Roger Lange to approve the agenda. Motion carried.

## **Approval of October 2, 2025, Minutes**

Motion by Pat Schroeder, seconded by Gary Northouse to approve the October 2, 2025, minutes. Motion carried.

## **Review & Accept the October Bills**

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

## **NRCS Report – Mike Adams**

No Report – NRCS is on Furlough.

## **FSA Report – Emily Schildgen**

Keith Lane reported that the office has 2 staff members in office and is open from 8:00 to 4:30 Monday-Friday.

## **Zoning/Sanitation Report**

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of October 2024, there were 21 sanitary permits issued. There were 119 sanitary permits issued year to date. For the month of October 2025, were 17 sanitary permits issued. Year to date there were 118.

Zoning permits: For the month of October 2024, there were 29 zoning permits issued. There were 224 zoning permits issued year-to-date. For the month of October 2025, there were 14 zoning permits issued. There were 260 zoning permits issued year to date.

### **Public Hearing for Rezones**

Chairman Mumm opened the Public Hearing

RZ25-18 Matthew R H Lenz, Ellenboro Twp., is requesting to change the zoning classification on PIN:014-00094-0000 and 014-00097-0000 +/- 1.22 ac. From FP to R3 for a mobile home park.

In Favor: Ellenboro Twp. approved on October 1, 2025.

In Opposition: None

In Interest: None

Applicant Rebuttal: None

Committee Discussion: Roger Lange asked how many units are allowed on this property? Lucas Finley stated that there can be up to 5 units.

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 Gary Northouse.

Motion carried. See Attachment A Worksheet.

### **Public Hearing for Conditional Use Permits**

Chairman Mumm opened the Public Hearing

#CUP25-013 Matthew R H Lenz, Ellenboro Twp. is requesting a Conditional Use Permit on PIN:014-00094-0000 & 014-00097-0000 +/- 1.22 ac. to allow for a Mobile Home Park under Section 3.10(2)(e) of the Grant County Comprehensive Zoning Ordinance.

Applicant's Statement: None

In Favor: Ellenboro Twp. approved on October 1, 2025.

In Opposition: None

In Interest: No conditions were placed on #CUP25-013

Applicant's rebuttal: None

Committee Discussion: Joe Mumm asked what conditions could be placed on this CUP, the mobile home park? Robert Keeney stated that through a county aspect would be the restrictions on driveways.

Chairman Mumm closed the Public Hearing.

Motion by Gary Northouse to recommend approval of the Conditional Use Permit, seconded by Roger Lange.

Motion carried. See Attachment B Worksheet.

### **WDACP 2026 Budget**- Greg Cerven

Greg presented the 2026 WDACP budget of \$23,802.00. Motion by Gary Northouse, seconded by Pat Schroeder to approve the 2026 WDACP budget. Motion carried.

### **WDACP – Set 80% Harvest Date** – Greg Cerven

The 80% Harvest Date deadline for all crops harvested in Grant County was set for November 6, 2025. Motion by Pat Schroeder, seconded by Gary Northouse. Motion carried.

### **WDACP – Set Commodity Prices** – Greg Cerven

Commodity prices that were set for 2025 WDACP: Corn set at \$3.99/bu., Soybeans set at \$10.18/bu., Alfalfa hay set at \$180/ton, Organic corn set at \$7.51/bu., and Organic Hay was set at \$194.30/ton. Motion by Pat Schroeder, seconded by Gary Northouse to approve the 2025 commodity prices. Motion carried.

### **WDACP – Deer Donation** – Greg Cerven

Greg reported that the Fennimore Butcher Shop will be accepting deer for the Deer Donation Program again this year. They are equipped to accept 50 deer this year.

### **WDACP – Service Contract Between Greg Cerven and Grant County** – Greg Cerven

Greg presented a service contract between himself and Grant County for the next 5 years. Motion by Gary Northouse, seconded by Larry Jerrett to approve the service contract. Motion carried.

**WDACP – Plan of Administration with WI DNR** – Greg Cerven

Greg also presented the Plan of Administration with WI DNR for the next 5 years with Grant County. Motion by Larry Jerrett, seconded by Roger Lange to approve the Wisconsin Wildlife Damage Program Plan of Administration. Motion carried.

**Upper Sugar River Watershed Association** – Jasmine Wyant

Jasmine gave a presentation of what the Upper Sugar Watershed has been doing in Grant County in 2025. Motion by Gary Northouse, seconded by Roger Lange to approve the Cooperative Agreement for Grant County Calendar Year 2026 and to sign the application form for Upper Sugar to ask DNR for funding. Motion carried.

**CSZD Jeep**

Keith mentioned that the jeep has some ongoing transmission issues. Keith was instructed that he could sell the 2015 Jeep Patriot.

**Project Documentation Submitted to CSZD – Policy Change** – Keith mentioned that the department will be going paperless with the zoning inspections, zoning permits, zoning inspections, and sanitation inspections.

**Website Migration** – Keith mentioned that the new website migration should go live around November 12<sup>th</sup>. We will have our own web page and content.

**County Cost Sharing:** Beginning Balance \$26,419.27 / Ending Balance \$22,225.39

Brady presented a final approval request for county cost sharing for cover crop for Tim & Cathy Miller, Mt. Ida Twp., \$600.00. Motion by Pat Schroeder, seconded by Gary Northouse to approve the Miller's payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

Brady presented a final approval request for county cost sharing for 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 payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

Brady presented a final approval request for county cost sharing for a well decommissioning project for Mitchell & Kay Iverson, Platteville Twp., \$593.88. Motion by Roger Lange, seconded by Pat Schroeder to approve Iverson's payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

Brady presented a final approval request for county cost sharing for cover crop for Lane Valley View Farm LLC, Little Grant Twp., \$1,000.00. Motion by Gary Northouse, seconded by Roger Lange, to approve Lane Valley View Farm LLC's payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried

Brady presented tentative approval request for county cost sharing for a well decommissioning for Rhonda Ackerman, Mt. Ida Twp., \$1,000.00. Motion by Pat Schroeder, seconded by Gary Northouse to approve Rhonda's request. Motion carried

**2024 DATCP Cost-Sharing Requests:** Beginning Balance \$37,689.04 / Ending Balance \$17,189.04

Brady presented a final approval request for 2024 DATCP cost sharing for a stream crossing for Nick & Jessica Leibfried, Harrison Twp., \$20,500.00. Motion by Gary Northouse, seconded by Larry Jerrett to approve the Leibfried's payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

**2025 DATCP Cost-Sharing Requests:** Beginning Balance \$31,647.18/ Ending Balance \$49,272.62

Brady presented tentative approval request for 2025 DATCP cost sharing for a stream crossing for Herman Maier, Fennimore Twp., \$5,646.20. Motion by Gary Northouse, seconded by Roger Lange to approve Herman's request. Motion carried

Brady presented a final approval request for 2025 DATCP cost sharing for 2 stream crossings and access roads for Laura Daniels, Wingville Twp., \$8,242.50. Motion by Pat Schroeder, seconded by Roger Lange to approve Laura's payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

**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 November overview notes that were handed out.

1. Keith reported that Steve Smith is out on 3 more FPP Spot Checks. This leaves 3 individuals that he has tried to contact but has heard nothing from them.
2. Producers that need assistance with updating their NMP, there will be a Snap 2/3 training with Kory Stalsberg, SWTC, that will be starting on November 7<sup>th</sup>. Our staff will be assisting with the training.
3. Annette, Brady & Keith attended the SAA meeting in Madison.
4. There is a Nitrogen Optimization workshop in Darlington, November 19<sup>th</sup> from 9:00 to noon.

**Zoning:**

1. Adam Reed has completed site visits for 17 post-construction sites from 2024
2. The CSZD office has had contact with the Whitetail Wind Energy Project regarding the Conditional Use Permits and other permits that were signed. They do need an updated zoning permit.
3. ATC is replacing a pole on the North side of Hwy 18 right across from the Bridgeport boat launch. The original pole was placed on an island, and the island is no longer there.
4. Keith supplied the Southwest Regional Planning Non-metallic mining field quarry review report.
5. Keith reported that the Remington Fields LLC, dog kennel site, has moved into citation.
6. Keith would like to see that if an individual has an outstanding violation within our department that they will not be allowed to receive any additional permits until the Order for Correction has been taken care of.

**Sanitation:**

1. Keith has been out with Jim a lot the last couple of weeks going over reviews on installs. Keith would like to get his POWTS permit obtained this winter.
2. There are 5 of our long-term offenders that have come off the list.
3. There were approximately 300 late 3-year maintenance forms sent out. They have a deadline of January 9<sup>th</sup> to get their systems inspected, otherwise they move into citation.
4. The Army Corps approved 3 individuals down along the river permission to get their septic system installed.

The next meeting is scheduled for December 4, 2025, at 9:00 a.m. in the County Board room.

Motion by Gary Northouse, seconded by Pat Schroeder to adjourn the meeting at 10:29 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 11/4/25 Landowner: Matthew R H Lenz

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 +/- 1.22 ac are planned to be used for a small mobile home park

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)

Attachment B Worksheet

BEFORE GRANT COUNTY  
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT  
FOR MATTHEW R H LENZ  
PIN# 014-00094-0000 & 014-00097-0000, ELLENBORO TOWNSHIP, GRANT COUNTY, WI

**FINDINGS OF FACT**

The agency finds that:

1. Matthew Lenz owns property located within the SW ¼ of the NE ¼ of Section 5, Township 4 North, Range 2 West, Ellenboro Township, Grant County, WI. Such property consists of tax parcel numbers PIN:014-00094-0000 & PIN:014-00097-0000
2. On July 31<sup>st</sup>, 2025, the Conservation, Sanitation and Zoning Department (CSZD) discussed the permitting required for a mobile home park on PIN: 014-00094-0000 & 014-00097-0000 which included obtaining a Rezone and Conditional Use Permit since the current FP zoning does not allow for mobile home parks.
3. On October 1<sup>st</sup>, 2025, the Ellenboro Township Town Board recommended approval for the CUP. 3 were in favor, 0 opposed, and 0 abstained. No conditions were placed by the Town Board on the permit.
4. On September 24<sup>th</sup>, 2025, the Conservation, Sanitation and Zoning Department (CSZD) received a completed Rezone application and Conditional Use Permit application to allow for a mobile home park under 3.10 (2) (e) of the Grant County Comprehensive Zoning Ordinance.
5. On October 23<sup>rd</sup> and October 30<sup>th</sup>, 2025, a public notice was published in the County's official newspaper for the CUP request.
6. On November 6<sup>th</sup>, 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:
  - (1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - (2) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
  - (4) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
  - (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
  - (6) That adequate prevention and control of water pollution including sedimentation are being provided;
  - (7) That adequate measures will be taken to sustain existing topographic and drainage features and vegetation cover on the site;
  - (8) That adequate location of the site with respect to flood plains and floodways of bodies of water;
  - (9) That adequate consideration of erosion potential of the site based upon degree and direction of slope, soil type and vegetation cover;
  - (10) That location factors are considered which address:
    - (a) Domestic uses shall be generally preferred;
    - (b) Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source; and
    - (c) Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase the possibility.
  - (11) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Conservation, Sanitation & Zoning Committee; and
  - (12) In the case of nonmetallic mining, the Conservation, Sanitation, & Zoning Committee shall also consider any reclamation plan submitted for the property and the reclamation plan's provisions for maintaining lateral support and for depth of the quarry pursuant to the standards set forth in Wisconsin Administration code Chapter NR 136.
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider the following criteria: