

COMMITTEE MEETING

December 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 December 4, 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, Absent. Others present in the County Board room; Annette Lolwing, Keith Lane, Lucas Finley, Brady Bartels, Adam Reed, Steve Smith, Nate Dreckman, Robert Keeney, Aaron Austin, and Tanner Austin. Zoom: County Board Room, Robert Keeney, Tonya White, Mike Adams, Keith Lane, and Herald Independent.

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 December 4, 2025, Agenda

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

Approval of November 6, 2025, Minutes

Motion by Pat Schroeder, seconded by Gary Northouse to approve the November 6, 2025, minutes. Motion carried.

Review & Accept the November Bills

Motion by Gary Northouse, seconded by Roger Lange, to accept the November bills. Motion carried.

NRCS Report – Mike Adams

Mike mentioned that they had the shutdown and are now back and are trying to catch up on payments. Still waiting for guidelines to move forward with the delays that they had.

FSA Report – Emily Schildgen

FSA is currently restricted from any outreach.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of November 2024, there were 6 sanitary permits issued. There were 125 sanitary permits issued year to date. For the month of November 2025, were 3 sanitary permits issued. Year to date there were 123.

Zoning permits: For the month of November 2024, there were 17 zoning permits issued. There were 273 zoning permits issued year-to-date. For the month of November 2025, there were 14 zoning permits issued. There were 246 zoning permits issued year to date.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

RZ25-19 Austin Bros LLC, Ellenboro Twp., is requesting to change the zoning classification on PIN:014-00560-0000 (pt.) +/- 4.50 ac. from FP to A2 for a non-farm residence.

In Favor: Ellenboro Twp. approved on November 25, 2025. Aaron Austin and Tanner Austin

In Opposition: None

In Interest: None

Applicant Rebuttal: 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 Gary Northouse.

Motion carried. See Attachment A Worksheet.

Ordinance Update – Outstanding Order for Correction or Citation

Keith Lane mentioned that he would like to update the ordinance with: Denial of permit for outstanding citations or orders. 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 an/or dismissed, unless the issuance of such permit will result in compliance being achieved. Motion by Gary Northouse, seconded by Roger Lange to proceed to the next step of posting the Outstanding Order for Correction or Citation prior to going to the full County Board for approval. Motion carried.

Flood Plain Ordinance Update Approval

The state suggested for us to update the soon to be outdated flood plain ordinance to include Act 172. Act 172 would allow for the landowner to use more than 50% of the assessed value of the structure for the repairs. This would allow more money to be spent than our current standards in what our ordinance allows.

BESS Presentation (Battery Energy Storage System)

Keith handed out some information to the committee.

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

Brady presented a cancellation request for 4 manure storage closures for Gary & Deb Dresen, Cassville Twp., \$5,000.00. Motion by Gary Northouse, seconded by Larry Jerrett to approve the cancellation request. Motion carried.

Brady presented a final approval request for county cost sharing for well decommissioning project for Julie Klinger, Platteville Twp., \$1,000.00. Motion by Pat Schroeder, seconded by Roger Lange to approve the Klinger's payment. Roll Call: 5 Yes, 0 No, 1 Absent. Motion carried.

2025 DATCP Cost-Sharing Requests: Beginning Balance \$26,000.98/ Ending Balance \$49,272.62

Brady presented tentative approval request for 2025 DATCP cost sharing for a grade stabilization structure for the Grant County Farm, South Lancaster Twp., \$13,500.00. Motion by Gary Northouse, seconded by Roger Lange to approve Grant County's cost share request. Pat Schroeder, opposed. Motion carried.

Brady presented tentative approval request for 2025 DATCP cost sharing for a grade stabilization & 2 grass waterways for Brooke Grinde, Potosi Twp., \$13,500.00. Motion by Gary Northouse, seconded by Roger Lange to approve Brooke's request. Motion carried.

FPP Report – Brady Bartels

Brady reported that there were 2 landowners: Peggy Storms and Al Zart that have a Cancellation of Notice of Noncompliance and are ready to be put back into the FPP. These landowners did get their approved Nutrient Management Plans submitted. Motion by Pat Schroeder, seconded by Larry Jerrett to approve the 2 Cancellations of Notice of Noncompliance. Motion carried.

Brady reported that he has 2 FPP landowners; Ed & Dennis Kruser and James Cooley that have voluntarily opted out of the FP program. Motion by Gary Northouse, seconded by Roger Lange to approve the 2 landowners who voluntarily opted out of the FP program. Motion carried.

There were 15 individuals who failed to turn in Nutrient Managements Plans by November 24th. Brady reported that these 15 landowners have been given Notice of Noncompliance in December 2025 as they didn't turn in an approved Nutrient Management Plan. Motion by Larry Jerrett, seconded by Roger Lange to approve those landowners that have been given Notice of Noncompliance letters. Pat Schroeder opposed. Motion carried.

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. Keith reported that Steve Smith has all but 1 of the FPP spot checks completed.
2. Received 213 NMPlans covering 78,243 acres for 2025. We already have 14 producers that have turned in their NMP for 2026.
3. Steve and Brady have been at Southwest Tech helping with the Nutrient Management Plan development classes.
4. Steve, Brady and Keith went over to Lafayette County for a "Navigating Nitrogen" training that was put on by Grant, Iowa and Lafayette Counties.
5. Tree Sale has begun. We have 9 orders in so far.
6. Keith was out with Southwest Regional to review Kowalski-Kieler reclamation plan change. Bard has already restored the area. The final use change to include a stormwater retention pond for the industrial park.
7. Right now, we have more projects planned for next year than we have funding for.
8. We will be starting to take applications for the MDV funding. We will be doing a test run on cover crops.

Zoning:

1. Adam Reed has completed 4, 2024 post construction inspections, 7, 2025 pre and 12 post construction inspections for 2025.
2. Continuing the outreach program with the Amish community.
3. The CSZD staff was out with the DNR for the multi-culvert installation that occurred off Sleepy Hollow Road. The state is concerned that the culverts will not handle the volume of water projected during a heavy rain event. The DNR is working with the landowner.
4. Second Wind Boat Repair: 2 parcels, at least the 635 & 637 parcel are going up for public auction on March 3, 2026. We were going to do an Order for Correction out of A2. (a nonconforming business out of an A2 setting)
5. The Remington Fields (kennel and dog training facility) outside of Dickeyville did not respond to the OFC and has moved into citation.

Sanitation:

1. Keith reported that the septic installs have ceased for the year due to the weather conditions.
2. There were 12 At-Grade reviews that were completed in 2025 bringing in an additional \$3,000 to the CSZD.
3. During the first couple of weeks of November, Keith and Jim went out to visit many septic installs.

The next meeting is scheduled for January 8, 2026, at 9:00 a.m. in the County Board room.

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

Respectfully Submitted by Annette Lolwing

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 12/2/25 Landowner: Austin Bros LLC

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 ± 4.5 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)