

**Land Use Committee
Meeting Minutes
June 3, 2025**

The meeting was called to order by Committee Chairman Koch at 9:18 a.m.

Members present for roll call were Owen DuCharme and Chad Sime. Kate Krachey and Mary Kuhn were absent. Members of the community were also present.

Motion by Sime, second by DuCharme to approve the April 8, 2025, minutes as mailed. Motion carried unanimously.

Property Lister report, Gigi Collins: Collins informed the committee that the new server is here, there were several issues with connections, but they have all been resolved. Contours slow the system down but have been added to the program. Collins added we will still have to refer to LIDAR for some things. Arc-pro has been added to Collins' PC. Collins told the committee she will be attending a training and wants to make sure it works well with the server. Collins also added that she attended a GIS meeting. Collins talked about shielding for judges, stating Crawford County was the only county that had added shielding. The other seven counties had procedures established.

Collins informed the committee that in the last couple of months there have been a lot of property owners / neighbors' grievances.

Collins updated the committee stating the delinquent tax sales are final. The county is hoping to have another one before the end of the year. Collins stated she received final budget figures; auditors have made a few journal entries. Collins informed the committee that she has received ten assessment rolls. The townships received are Utica, Scott, Clayton, Prairie du Chien and Wauzeka.

CSM: Michael Krueger and Ed Herreid, Town of Clayton: Collins stated that this CSM is a change of outer boundaries. Motion by Sime, second by DuCharme to approve the CSM as presented contingent upon the reviewing agencies approval. Motion carried unanimously.

CSM: Simon/Clara Bontrager and Leb Brown, Town of Scott: Collins stated this is a repeat from last year, splitting and creating an out lot. Collins will discuss with Marks the removal of verbiage on the CSM. Motion by Sime, second by DuCharme to approve the CSM as presented contingent upon the reviewing agencies approval. Motion carried unanimously.

Motion by DuCharme, second by Sime to approve vouchers as presented. Motion carried unanimously.

Surveyors report, Rich Marks: Marks was absent. Collins reported on Marks' behalf that the Town of Clayton Assessor's Plat has been published. It has been in the clerk's office for 30 days for signatures. No one stopped in to sign the plat. Marks will take the plat around for signatures to be ready for the county board meeting on June 18th.

Motion by DuCharme, second by Sime to approve vouchers as presented. Motion carried unanimously.

LCD Sanitation & Zoning Technician report, Becky Nagel: Nagel reported her numbers for the month: 17 soil tests, 18 POWTS installs, 19 Sanitary permits, 4 county permits, and 7 zoning permits. Nagel stated Troester worked on two permits for stream bank, and the office had a few inquiries on what people can and can't do.

In April Avery Flute, DNR, visited. The purpose of the visit was to go over the properties in the county, mainly on the Ambro and County K, specifically what they can and can't do. Nagel and Roberts attended the WCCA meeting making connections. Nagel reported that the next office project is working on pumping reports, failed systems, and location of drain fields. The large mailing was in March; no reminders will be sent out in July.

Koch asked to be reminded of any future POWTS funding? Nagel reported, nothing yet. WCCA has an advocate there. Koch has been reaching out to Sen. Howard Marklein for other items, he will add POWTS funding. Stating "To keep water clean, we should invest in POWTS".

Received a Letter from FEMA regarding the Kickapoo - formal community meeting - adopt maps, flood plain ordinance will follow. Maps hinge from the flood ordinance.

Floodplain and Shoreland Zoning Ordinance discussion/update: floodplain needs to be updated regardless, (FEMA letter), talk to Sara so we don't have to do it twice. Make it clearer and more concise. Krachey and Sime had some questions. Some wording was changed. Koch asked the information be resent to the committee members for their review and make recommendations. Committee approval is required prior to sending it to the DNR.

Troester will email the draft, as well as the changes. Highlighting the sections that have flexibility. The committee will review at the July meeting.

Discussion of Industrial Scale Solar and Wind Projects, Gary Koch, Committee Chairman: Koch shared a letter he received on where projects may go in the future. Koch explained that companies are going to expand wind and solar. Like what has been built in Iowa and Grant counties. These companies may be under the radar to property owners on where they'd like to place facilities. Property owners and municipalities need to be educated on the infrastructures to carry those facilities. Making people aware of these issues will get people to talk about it. Dubuque County has been struggling with new regulations. There is a big push to restrict wind facilities. Rep. Travis Tranel is looking assist communities in adequately regulating wind and solar energy throughout the state. The hope is to protect land, fertile crop land, and environmental protection. Koch feels it is necessary for the property owners to be aware. Property owners who are unaware should be asking questions. The concern for issues created by the big voltage as these are generational, locked into 50 years.

Property owners need to understand the long-term impact of a 650' tower, the decibel of sound created by generators, and other factors that may affect their property. Towns and villages must enact if they don't want these towers and or panels in their towns and villages. The towers and panels have become prevalent everywhere. Battery storage facilities also.

DuCharme stated we need to be vigilant for the next generation, what are they going to do with the old (30 year) solar panels, generators, and towers once they are no longer in use.

Troester shared that he has reached out to local municipalities in anticipation of this topic. Troester has heard from 7 townships. Zoned townships that he has heard from are Bridgeport, Freeman, Haney, Utica, and Prairie du Chien. Municipalities of Clayton, Scott, Seneca are not zoned. The remaining municipalities Troester has heard from and are zoned are DeSoto and Mt Sterling, and un-zoned Lynxville. DuCharme asked "is there anything the county can do on its own?" Troester replied "it is tough without county zoning".

Public Comment: Gillian Pomplun stated she has been following the remapping project; she has attended meetings on the subject. Pomplun asked to be kept apprised of upcoming meetings.

The next meeting date is Tuesday, July 8, 2025.

Motion by Sime, second by DuCharme to adjourn at 9:59 a.m. Motion carried unanimously.

Respectfully submitted



Amy Opprieht
Clerk