TOWN OF GRANT
Joint Town Board Meeting
Wednesday, October 21st, 2026
6:11 pm

Board Members Present: Sharon Schwab (Chair), Doug Steltenpohl (Supervisor), Stefanie Schlapa (Clerk), Jodi Lomma (Plan Commission Chair), Tom Reitter (Plan Commission Member), Jeanne Eggebrecht (Plan Commission Member), Kathleen Lee (Plan Commission Member)

Guests Present: Darin Meyer (Zoning Administrator), Marty Rutz, Robert Minten, Nathan Flinders

CHAIR SCHWAB CALLED THE MEETING TO ORDER AT 6:00PM

Statement of Public Notice:
Agenda posted on October 19th, 2026, on the Town Website, at the Town Hall and Transfer Station. Clerk Schlapa provided the affidavit.

Chair Schwab asked persons wishing to speak on an agenda item, to register now. Leo Kruger regarding Truck 22. Jodi Lomma Ordinances and Plan Commission, Financial – Synagro

Discussion and Possible Action On:

1. Public Hearing on Comprehensive Plan amendment: Update Table 9.1 Town of Grant Zoning/Land Use Plan Compatibility Table to add a new floating zoning district Industrial 2 Data Center.
   Tom Reitter – is it a matter of replacing 9.1 outright in the comprehensive plan? Lomma clarifies only the red line changes presented during the public hearing would need to be updated.
   Schwab explains per the Portage County Planning and Zoning department, a resolution is required to accept the changes.

2. **Resolution** – Recommending an Amendment to the Town of Grant Comprehensive Plan (Plan Commission)
   Lomma presents resolution 2026-06.
   MOTION (Lee, Reitter) to make the resolution official and approve the amendment to comprehensive plan as presented. The motion was approved unanimously in a roll call vote.

3. **Ordinance** – Adopting an Amendment to the Town of Grant Comprehensive Plan (Town Board)
   MOTION (Schwab, Steltenpohl) to adopt Ordinance 2026-09. **The motion was approved unanimously in a roll call vote.**

4. Request from Marty Rutz for land division request using Lot-averaging configuration of 39.88 acres

   Marty Rutz is requesting a land division using Lot Averaging on his parcel 018210724-02.01. This parcel is 39.88 acres, located at 13651 Woodland Lane, Bancroft WI. The parcel is zoned Transitional Agriculture, which has a minimum lot size of 10 acres per Town of Grant Zoning

   Based on Portage County Subdivision Ordinance 7.4.5 (2) Lot Averaging, Mr. Rutz can have a maximum of two (2) smaller parcels and one larger remnant parcel, as long as the average acres of the three parcels stays above the minimum of 10 acres.

   Lomma spoke to Dan Bowers at Portage County. For a 39.8-acre parcel – the minimum lot size is 10 acres. Based off the Portage County subdivision ordinance, Marty can have a max of two smaller parcels and one larger remnant parcel.

Rutz explains lot averages can be 2 or 3 acres. Looking at 2 acres in the southeast corner of the property which is currently an alfalfa field. Setbacks would be 16 ft and 30 ft from the building. Son has a job offer to come back to Wisconsin. He is hoping to build a home on the 2 acre area.

This request was reviewed with Dan Bowers, Assistant Director of Portage County Planning and Zoning Department. Mr. Bowers indicated that Mr. Rutz would need to have a certified survey map (C.S.M.) of the entire parcel that would show the proposed land division. If Mr. Rutz chooses to only divide the parcel into two (2) at this time, he would only show that on the C.S.M. When this is submitted to the Register of Deeds, there will be a deed restriction on the remnant parcel that will preserve the ability to create the full number of approved lots, along with a restriction prohibiting further subdivision of the remnant parcel that would take the average minimum lot size below what is allowed via the ordinance.

In the example that Mr. Rutz provided below, he indicates a lot of two (2) acres to be used for a home. The remnant will continue to be used for agriculture, which is the goal of the zoning technique. The lot average calculation would be 37.88 + 2/2 = 19.94, which retains the minimum required lot size of 10 acres. One concern raised is that the new parcel would have to have access to Woodland Avenue, as it is not a through street. Per the picture provided, it appears that the parcel will have access to Woodland Avenue. No other concerns were raised by Mr. Bowers.

Rutz brings up there is a deed restriction – a max of three divisions are available on the property and the larger remnant parcel cannot be split again.

The Portage County Subdivision Ordinance requires a recommendation from the Plan Commission and Town Board of the Town where the subdivision is proposed prior to Planning and Zoning determination. Mr. Bowers said an email would be sufficient for the recommendation. He also said that approving the CSM also constitutes approval from the Town Board, as a Supervisor must sign it before the land division can proceed.

Rutz explains that maybe in the future there would be 10 acre subdivide. Rutz notes if his kids are not interested in the properties that the land could be donated to a conservancy fund. Since the parcel after the possible future division would not have road access.

Lomma explains that typically two acres is not allowed in transitional ag. Lot averaging helps Rutz in this case.

Meyer asks if in the future Rutz were to subdivide 10 acres – does the remnant need easement access? Possibly for fire reasons?

If he were to sell the property, he notes Dane County Conservation League could access the property on the other side. Rutz states he may put a conservation easement but that would be down the line. If it were donated, it would be public ownership/public access.

MOTION (Lomma, Reitter) to recommend approval to Marty Rutz to complete the land division via lot averaging of his parcel to Portage County Planning and Zoning. Perk test prior to building is needed but seems to be a good spot because it has higher elevation for septic. **Unanimous Ayes. Motion carries.**

5. Adjourn

MOTION (Schwab, Lomma) to adjourn. Meeting adjourned at 6:34PM.

Respectfully Submitted by Clerk Stefanie Schlapa

Stefanie Schlapa

Approved: November 16th, 2026