MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING July 13, 2026

On Monday, July 13, 2026, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Wray Wright, Lois Wilson and Sandy Bubke. Absent: Marv Hausman and Angela Lyons. Guests: Frank Huseman, NEW Cooperative Inc. and Darlene Bowman, landowner.

The Board of Adjustment meeting was called to order by Nancy McGrain at 9:00 a.m. Nancy opened the public hearing for the following special use permit request made by NEW Cooperative Inc.

A Special Use Permit Application has been submitted for NEW Cooperative, Inc. on behalf of Jared Ehrp. The application is to place a new 500,000-gallon Liquid Fertilizer storage tank at the Mapleton facility, located at 38594 State Highway 175. This is a permitted use according to Monona County Zoning Regulations, Chapter 100, Section 100.15 Principal Permitted Uses in the Agribusiness District (A-2).

Frank was asked to discuss the application request for the storage tank. Frank shared the engineer drawings of the tank. Wray asked about what tanks exist on site. There are existing tanks near the existing shed, and this new tank will be hooked to them underground. This tank will be a vertical tank with a liner inside the tank and an earthen berm around the tank. This berm will be the 3rd layer of protection for a spill and will be large enough to contain the entire tank. Frank then explained the State's requirement for issuing a permit for the tank.

Darlene Bowman owns the land to the North of NEW Coop and had questions about what the tanks will look like, what type of protection will be put in place to contain spills, what is the leakage percentage, and if this is dangerous to breathe in and what the smell is like. Frank responded to Darlenes questions. There is an Emergency Action Plan in place in case of a leak or spill. This liquid is not as dangerous as Anhydrous Ammonia or Propane. There is less change of leakage in the Winter.

Construction of the tanks will begin in late summer 2026 and should be ready to use Spring 2027. The tanks will be filled around October or November and the fertilizer will be used in March – April, during planting season. The tanks will be empty after that until the tank is filled again.

With no other discussion, Nancy closed the public hearing at 9:40 a.m.

Nancy called for a motion. Wray made a motion to approve the Special Use Permit for NEW Coop to put up a new 500,000-gallon liquid nitrogen tank at the Mapleton facility, seconded by Lois, roll call vote:

Nancy – Yes
Wray – Yes
Lois - Yes

Motion carried to approve the special use permits for NEW Cooperative. Sandy will prepare a letter and resolution and call Nancy to come and sign it.

The meeting was audio recorded.

Wray made a motion to approve the Public Hearing meeting minutes dated April 21, 2025, seconded by Lois, motion approved.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment