

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

June 6, 2019

9:00 a.m.

EOC/Training Room-Community Services Building
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on June 6, 2019 at 9:00 a.m. by Dwight Nelson, the Conservation, Sanitation, and Zoning Committee Chairman, in the EOC/Training Room in the Community Services Building, 8820 Hwy 35/61/81.

Board members present: Dwight Nelson, Lester Jantzen, Gary Northouse, and Gabe Loeffelholz. Mike Lieurance was excused. Others present: Lynda Schweikert, Annette Lolwing, Justin Johnson, Kevin Lange, Bob Keeney, Troy Maggied, Ben Schroeder, Alan White, David Swanson, Bonita Gotzinger, Dan Dressens and Joe Schmelz.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to Karla Schwantes and Linda Gebhard to post in the Courthouse and in the Administration Building, an agenda was sent to Bob Middendorf, WGLR, an agenda was also posted in front of the Ag Service Center Building. Media notices were sent to Karla Schwantes, Linda Gebhard, Herald Independent, Tri County Press, Platteville Journal, Muscoda Progressive, Boscobel Dial, and Bob Middendorf.

Approval of Agenda

Motion by Lester Jantzen, seconded by Gary Northouse to approve the June 6, 2019 agenda with the change of Rezone Petition #19-98 to #19-08. Motion carried.

Approval of the May 2, 2019 Minutes

Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the May 2, 2019 minutes. Motion carried.

Review & Accept the Bills

Motion by Lester Jantzen, seconded by Gary Northouse to accept the bills. Motion carried.

Public Hearing for Rezone

Chairman Nelson opened the Public Hearing

#19-07 Parkside Estates LLC, Jamestown Twp., is requesting to change the zoning classification on PIN: 026-00212-0010, of +/- 4.0 ac. from A2 to R1 to allow for the creation of 4 outlots less than 200' in width. In Favor: Jamestown Twp. approved on May 7, 2019. Dan Dressens, Delta 3 Engineering, registered and spoke in favor.

In Opposition: None

In Interest: None

Committee Discussion: Dwight Nelson asked how do you access the outlots. You would access those 4 outlots off of Kaiser Boulevard.

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz to recommend approval of the rezone to the full County Board. Motion carried.

Chairman Nelson opened the Public Hearing

#19-08 Kieler Mall, Inc., Jamestown Twp., is requesting to change the zoning classification on PIN:026-00313-0000, of +/- .51 ac. from C2 to C1 to allow for the reduction of setbacks to property lines.

In Favor: Jamestown Twp. approved on May 7, 2019. Dan Dressens registered and spoke in favor.

In Opposition: None

In Interest: Had received 3 phone calls from individuals asking for more information regarding the rezone.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Lester Jantzen, seconded by Gabe Loeffelholz to recommend approval of the rezone to the full County Board. Motion carried.

Chairman Nelson opened the Public Hearing

#19-09 James Tollefson, Hickory Grove Twp., is requesting to change the zoning classification on PIN: 024-00560-0000, of +/- 1.04 ac. from FP to A2 to allow for the use of a nonfarm residence.

In Favor: Hickory Grove Twp. approved on April 16, 2019.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gabe Loeffelholz, seconded by Lester Jantzen 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. Gary Northouse Abstained. Motion carried. See Attachment A Worksheet.

Chairman Nelson opened the Public Hearing

#19-10 Lester Vondra, South Lancaster Twp., is requesting to change the zoning classification on PIN:056-00502-0000, of +/- 2.0 ac. from C1 to A2 to allow for the use of a nonfarm residence.

In Favor: South Lancaster Twp., approved on May 8, 2019.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz to recommend approval of the rezone to the full County Board. Motion carried.

Public Hearing for Conditional Use Permits

Chairman Nelson opened the Public Hearing

#CUP 19-006 Dyersville Ready Mix Inc., Paris Twp. are requesting a Conditional Use Permit on PIN: 046-00727-0000 & 046-00731-0000 +/- 59.73 ac. to allow for the use of nonmetallic mining under Chapter 315 Subsection 3.14 (2) (a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Paris Twp., approved on February 12, 2019. Ben Schroeder, BARD Materials, registered and spoke in favor.

In Opposition: None

In Interest: This a 5-year renewal. The Paris town board did bring forth the current condition that the Dyersville Ready Mix Inc. is required to contact the local residences before blasting occurs.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for the use of nonmetallic mining under Chapter 315 Subsection 3.14 (2) (a) of the Grant County Comprehensive Zoning Ordinance. The CUP will expire 06/06/2024 with the following condition that the Dyersville Ready Mix will contact the "Residents and Jim Wiederholt prior to blasting". Motion carried. See Attachment B Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-007 Bonita Gotzinger, Liberty Twp. is requesting a Conditional Use Permit on PIN:028-00308-0050 +/- 6.0 ac. to allow for the use of a nonfarm residence under Chapter 315 Subsection 3.06 (2) (b) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Liberty Twp., approved on April 16, 2019. Bonita Gotzinger registered in favor.

In Opposition: None

In Interest: This is a CUP under A1 Zoning for a new home to be built.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for the use of a nonfarm residence under Chapter 315 Subsection 3.06 (2) (b) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment C Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-008 Alan White, Harrison Twp. is requesting a Conditional Use Permit on PIN:020-00803-0025 +/- 2.67 ac. to allow for the use of a non-agricultural related mobile home, under Chapter 315 Subsection 3.06 (2) (j) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Harrison Twp., approved on April 15, 2019. Alan White registered and spoke in favor.

In Opposition: None

In Interest: Received 1 phone call from a person of interest as to what was going on with the site.

Committee Discussion: Dwight asked about the access to the mobile home. Access is off of County Road O.

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for the use of a non-agricultural related mobile home, under Chapter 315 Subsection 3.06 (2) (j) of the Grant County Comprehensive Zoning Ordinance. Lester Jantzen Abstained. Motion carried. See Attachment D Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-009 Thomas Pierick, Muscoda Twp. is requesting a Conditional Use Permit on PIN: 042-00025-0000 +/- 1.021 ac. to allow for the use of a non-agricultural related mobile home within 1 mile of an existing public water supply & sewage collection system, under Chapter 315 Subsection 3.06 (2) (j) & 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp., approved on May 8, 2018.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Lester Jantzen, seconded by Gary Northouse to approve the Conditional Use Permit to allow for the use of a non-agricultural related mobile home within 1 mile of an existing public water supply and sewage collection system under Chapter 315 Subsection 3.06 (2) (j) and 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment E Worksheet.

Public Hearing Agricultural Enterprise Area

Lynda Schweikert opened the Public Hearing for the Agricultural Enterprise Area. An AEA is a designation regarding Farmland Preservation. Farmland Preservation landowners are only allowed to participate in zoned townships or if the land is covered under the AEA. Castle Rock Township is unzoned and there are several landowners that had long term FPP agreements that are now expiring and they would like to continue to participate in the Farmland Preservation Program. An AEA requires 5 landowners to sign petitions that state that they are in favor of the AEA, and the land must be contiguous. Lynda has been working with Troy Maggied, Southwest Regional Planning, to update the Farmland Preservation Plan and map, to make sure that Castle Rock Township is included in the Farmland Preservation Plan. Lynda has developed a petition to submit to DATCP from the committee stating that their intentions of developing an AEA.

In Favor: Lynda did receive 5 petitions from landowners wishing to support the AEA, along with a petition from the township in support of the AEA.

In Opposition: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Lester Jantzen to approve the AEA petition and to forward it onto DATCP. Motion carried.

Zoning and Sanitation Report

Lynda presented the permits year to date compared to last year. We are 190 maintenance fees behind what we were last year. Sanitary permits are up 18 compared to 2018. Septic installations are down due to the wet weather. Lynda handed out a listing of names with Orders for Corrections for Sanitation in 2017, 2018, and 2019. She also handed out a listing of names with Orders for Corrections for Zoning in 2018 and 2019. The 3-year maintenance plead not guilty and went to court on May 22, 2019. The judge extended their time to have their 3-year maintenance done by June 21, 2019. The Stewart Garage court case has been given a 90 day extension in order to assist the case in being settled. No BOA at this time. Motion by Lester Jantzen, seconded by Gary Northouse to accept the Zoning and Sanitation Report. Motion carried.

County Cost Sharing – Starting/Ending Balance \$15,416.77

SWRM Cost Sharing

2018 DATCP Cost Sharing – Beginning Balance \$21,271.75/Ending Balance \$18,701.92

Lynda presented final approval request for 2018 DATCP cost sharing on a sinkhole treatment project for Larry and Donna Haines, Liberty Twp., \$2,569.83. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve payment. Roll Call: 4 Yes, 0 No, 1 Excused. Motion carried.

2019 DATCP Cost Sharing – Beginning Balance/Ending Balance \$7,563.00

Storage Permit Approval

None to report.

CSZD Administrator Report

Lynda reported that on May 8, 2019 the SWIGG study was invited to speak at the task force. The SWIGG study was asked to speak for 45 minutes. They also had 45 minutes of questions.

Lynda attended the UW Water Symposium on May 7th.

Lynda attended the SAA meeting on May 23rd in Madison.

Lynda will be attending a meeting with DNR on June 7th in Dodgeville regarding the ground water study. DNR will be coming to Iowa County on June 25th to discuss the SWIGG Study.

Lynda reported that on June 12th at 12:00 p.m. at the Youth and Ag Building, the Grant County Watershed Pride group, which is the farmer lead watershed group will be having a meeting. Lynda and Joe will be meeting with Matt Otto, NRCS, on some proposed Demonstration Farms.

Lynda reported that on June 14th Southwest Regional Planning will be completing Non-Metallic Mining spot checks.

Lynda reported that she will be attending the Professional Dairy Producers Tour of Grant County on June 25th and presenting on their panel.

Lynda reported that the Tri County Farm Bureau will be meeting on June 18th.

Lynda reported that on June 26th and 27th she will be attending Media Relations Training.

Lynda gave a SWIGG update. The results of the second round of water samples have been released. There was a total of 529 people participated in the second round, with 24% participation. There were 280 water samples from Grant County. A better response than in the 1st round in the fall. The Nitrates stayed the same at 16% in the fall, and 15% in the spring. E-Coli was 4% in the fall and 2% in the spring, and Coliform was 34% in the fall and 16% in the spring. The first round of water testing was to get a baseline inventory of where the contamination is occurring in the tri county area. We will now continue with the source sampling that will be done in the spring, summer, fall and winter. This study will look at the source pathogens, to determine whether it be swine, bovine, or human. The SWIGG study will now be looking at the well construction report. Hoping for the source sampling to be completed by December of 2019. July 1st they will be starting the Roundtree formation investigation. A separate grant was obtained to do that part of the study.

Lynda gave a vehicle update. Erik's truck had the windshield replaced. Kevin's truck needs new brakes and Randy's truck and Brad's jeep need new tires.

Lynda reported that she received an email from the DNR that a Trout Fisherman wanted to share a compliment. He wanted to thank everyone for their efforts for the much improved water quality in the Castle Rock Creek since the manure spill.

Lynda has written a letter of support for Ramsar Designation of Lower Wisconsin State Riverway. What a Ramsar site is; it is an international Ramsar convention of wetlands of identified areas of international importance. They feel that the Lower Wisconsin State River way is the most biologically diversified water courses in the nation. Ramsar comes from Iran the first Ramsar was signed in Iran on 1971.

Lynda also wrote a letter of support for Small Grains Demonstration Farms network. Black Sand Grainery is working with farmers and agencies to promote cover crops and small grains. It is to help stop soil erosion and promote soil health. Along with the letter of support Lynda also gave \$1,000 of in-kind match of labor.

Lynda reported on the budget asking for full funding of conservation. Lynda thought we had great support. Republican Senator that is on the Task Force asked for the full funding of conservation. Mike Lieurance had spoke with Senator Marklein and felt that he was in support of the full funding request for conservation. They came out with 9.4 million dollars for conservation this year. At this time we are just staying at status quo with an increase of \$475,000 across the 72 counties. Lynda also asked for support of an additional ground water geologist for the geological natural history society, that position was not funded in the budget.

Lean Update

Lynda reported that she has completed all the staff yearly evaluations. During the evaluation the Continuity of work binders were discussed making sure that their workload list is up to date and will continue to work on the process mapping.

FPP Report

Kevin reported that he missed last month's meeting because he was busy sorting 11,725 trees that went to 106 customers. In 2018 we had sold 12,825 trees, with 119 customers. In 2017 there were 10,230 trees sold.

Kevin reported that he delivered the Arbor Day Trees, either a Swamp White Oak or Blue Spruce tree, to 18 different schools, 358 activity booklets to 8 elementary schools. Delivered 2,065 litanies to 9 churches.

Kevin reported that we have been notified by the Farm Service Agency that they will start taking CREP sign ups on June 3rd.

Kevin has been working on Farmland Preservation Spot checks.

NRCS Report – Joe Schmelz

Joe reported that the EQIP Sign up for 19-3 is closed. Had 27 high priority applications for \$1.283 million. Majority of that sign up was cover crops on 10,000 acres of cropland.

- All of sign up 19-2 have all been funded. There were 35 contracts that have been signed, around \$600,000.

- Had an additional 13-16 applications that were high priority that were not selected for funding.

Joe reported that the Grant, Iowa and Lafayette County local work group will be having their meeting on August 7th in Darlington at the Lafayette County Multi Purpose Building. This is the meeting that the priorities of how we can allocate the funds for the 3 pools, Cropland, Pastureland, and Forest that are shared with Grant, Lafayette, and Iowa County. A lot of the cropland applications did not get funded because of the high cover crop sign up. May need to look at not making cover crops a high priority in the cropland pool. They have a separate soil health pool of funding that they can use for cover crops.

- The CSP application deadline was a couple of weeks ago. Field walk overs will be done on those CSP applications. The rankings for these applications will be done in July. They are field verifying the enhancements that were scheduled for this year, with monarch and tree plantings.

- NRCS is 80% through their compliance reviews, 40 landowners, with 8 left to do.

- There is a tentative offer out to a pathway student.

- Lynda received notice of the Operational Agreement that National has formalized a memorandum of understanding templates. They will be visiting all of the states and hope to have all those in place by the end of the calendar year.

FSA Report – Nathalie Schattner

No Report

Forestry Report – Brandon Sieck

No Report

Motion by Gary Northouse, seconded by Lester Jantzen to adjourn to Tuesday, July 2, 2019 at 9:00 a.m. Meeting to be held in the EOC/Training Room at the Community Service Building. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen.

Attachment H Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 5/13/19 Landowner: James Tollefson

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:

Residence established on non-prime farmland soil

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:

Township Participation Form dated 4/16/19

3. The rezoning is substantially consistent with the Grant County farmland preservation plan policy.

5.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. ☒ Yes No

see comment #1

5.2 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

Proposed parcel is 1.04 acres

5.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. ☒ Yes No

Residence already established on proposed parcel

5.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. Yes No ☒ N/A

Not a platted subdivision

5.5 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 ☒ N/A

No ag-related development proposed

- 5 The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

6.4 Located in a Farmland preservation zoning district

6.5 Covered by a Farmland Preservation Agreement

6.6 Covered by an agricultural conservation easement

6.7 Otherwise legally protected from nonagricultural development

☒ Yes or No

Explain:

Residence located on non-prime farmland soil.

- 7 The CSZC ☒ recommends does not recommend approval to the Grant County Board of Supervisors
(Circle one)

Gabe/Lester

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR DYERSVILLE READY MIX INC.
LOCATED IN THE NE ¼ OF THE NW ¼ & NW ¼ OF THE NW ¼ OF SECTION 26,
T2N, R2W, IN PARIS TOWNSHIP

FINDINGS OF FACT

The agency finds that:

1. Dyersville Ready Mix Inc. owns the property located within the NE ¼ of the NW ¼ & NW ¼ of the NW ¼ of Section 26, T2N, R2W, in Paris Township, Grant County, WI. Such property consists of tax parcel numbers 046-00727-0000 and 046-00731-0000
2. On November 21st, 2018 our department issued BARD Materials a letter notifying them that the current Conditional Use Permit expires on 7/1/19. Therefore, another CUP needs to be applied for to continue the existing use of nonmetallic mining.
3. On February 12th, 2019 the Paris Township Town Board recommended approval for the CUP request to allow for the continued use of a nonmetallic mine on +/- 59.73 acres. 3 were in favor and 0 opposed. The following condition from the CUP issued in 2014 will still apply which is:
 - "Residents and Jim Wiederholdt must be contacted prior to blasting"
4. On February 15th, 2019, the department received an application for a conditional use permit request to allow for the continued use of a nonmetallic mine.
5. On May 23rd, 2019 and May 30th, 2019, a public notice was published in the County's official newspaper for the CUP request.
6. On June 6th, 2019, the CSZC reviewed the CUP request through a public hearing and determined findings **approving** or **denying** 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 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 CSZC finds that the conditional use **does or does not** meet the following criteria:
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider 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.
 - (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.

BEFORE GRANT COUNTY
CONSERVATION, SANTIATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR BONITA GOTZINGER
LOCATED AT 11395 LIBERTY RIDGE ROAD

FINDINGS OF FACT

The agency finds that:

1. Bonita Gotzinger owns the property located within the NW ¼ of the SW ¼ of Section 9, T5N, R2W, in Liberty Township, Grant County, WI. Such property consists of tax parcel numbers 028-00308-0050
2. On March 26th, 2019 our department issued Bonita Gotzinger a letter notifying her that a conditional use permit and comprehensive zoning permit is required for her proposed home.
3. On April 16th, 2019 the Liberty Township Town Board recommended approval for the CUP request to allow for a nonfarm residence on +/- 6.0 acres. 3 were in favor and 0 opposed. No conditions were placed by the Township on the permit.
4. On April 23rd, 2019, the department received an application for a conditional use permit request to allow for the use of a nonfarm residence.
5. On May 23rd, 2019 and May 30th, 2019, a public notice was published in the County's official newspaper for the CUP request.
6. On June 6th, 2019, the CSZC reviewed the CUP request through a public hearing and determined findings **approving or denying** 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 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 CSZC finds that the conditional use **does or does not** meet the following criteria:
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider 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.
 - (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.

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR ALAN WHITE
LOCATED AT 3987 COUNTY ROAD O

FINDINGS OF FACT

The agency finds that:

1. Alan White owns the property located within the NE ¼ of the SW ¼ of Section 33, T3N, R2W, in Harrison Township, Grant County, WI. Such property consists of tax parcel numbers 020-00803-0025
2. On August 13th, 2018 the Conservation, Sanitation and Zoning Department (CSZD) received a complaint of a mobile home that was placed on a property without the proper zoning or sanitation permits.
3. On August 21st, 2018, CSZD staff confirmed that the mobile home was on the property. CSZD staff confirmed that no zoning or sanitation permits have been issued.
4. On October 26th, 2018, an order for correction was issued requiring Mr. White to obtain:
 - a) Sanitary permit
 - b) Conditional use permit
 - c) Shoreland zoning permit
 - d) Comprehensive zoning permit
5. On April 15th, 2019 the Harrison Township Town Board recommended approval for the CUP request to allow for a non-agricultural related mobile home on +/- 2.67 acres. 3 were in favor and 0 opposed. No conditions were placed by the Township on the permit.
6. On April 16th, 2019, the department received an application for a conditional use permit request to allow for the use of a non-agricultural related mobile home.
7. On May 23rd, 2019 and May 30th, 2019, a public notice was published in the County's official newspaper for the CUP request.
8. On June 6th, 2019, the CSZC reviewed the CUP request through a public hearing and determined findings **approving** or **denying** 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 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 CSZC finds that the conditional use **does or does not** meet the following criteria:
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider 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.
 - (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.

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR THOMAS PIERICK
LOCATED AT 622 GREENTREE TRAIL

FINDINGS OF FACT

The agency finds that:

1. Thomas Pierick owns the property located within the SW ¼ of the SE ¼ of Section 2, T8N, R1W, in Muscoda Township, Grant County, WI. Such property consists of tax parcel numbers 042-00025-0000
2. During the week of April 2nd through April 6th, our department received an inquiry from Mr. Pierick in regards to permit requirements for a 16' x 80' mobile home. The following permits are required:
 - a) Sanitary
 - b) Conditional use
 - c) Comprehensive zoning – contingent on the mobile home being expanded to 24' in width per requirements under Subsection 3.04
3. On August 23rd, 2018 the Conservation, Sanitation and Zoning Department (CSZD) received a complaint of a mobile home that was placed on a property without the proper zoning or sanitation permits.
4. On August 28th, 2018, CSZD staff confirmed that the mobile home was on the property. CSZD staff confirmed that no zoning or sanitation permits have been issued.
5. On October 26th, 2018, an order for correction was issued requiring Mr. White to obtain:
 - a) Sanitary permit
 - b) Conditional use permit
 - c) Comprehensive zoning permit
6. On May 8th, 2018 the Muscoda Township Town Board recommended approval for the CUP request to allow for a non-agricultural related mobile home within 1 mile of a public sewer and water supply on +/- 1.021 acres. 3 were in favor and 0 opposed. No conditions were placed by the Township on the permit.
7. On April 17th, 2019, the department received an application for a conditional use permit request to allow for the use of a non-agricultural related mobile home within 1 mile of a public sewer and water supply.
8. On May 23rd, 2019 and May 30th, 2019, a public notice was published in the County's official newspaper for the CUP request.
9. On June 6th, 2019, the CSZC reviewed the CUP request through a public hearing and determined findings **approving** or **denying** 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 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 CSZC finds that the conditional use **does** or **does not** meet the following criteria:
2. The agency under Ch. 315 Subsection 3.27 (5) (c) shall consider 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.
 - (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.