

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

July 2, 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 July 2, 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, Mike Lieurance, and Gabe Loeffelholz. Gary Northouse was excused. Others present: Lynda Schweikert, Annette Lolwing, Justin Johnson, Kevin Lange, Bob Keeney, Dan Dressens, Joe Schmelz, Larry Koschkee, Mathew Honer, Jack Carlson, Wayne Cordts, Dave Washburn, Ryan Ammermann, Eric Hansen, Haley Waller Pitts, Jay Regnier, Dave Roh, Norm Snyder, John Weigel and Jessica Geissbuhler.

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 Mike Lieurance to approve the July 2, 2019 agenda. Motion carried.

Approval of the June 6, 2019 Minutes

Motion by Gabe Loeffelholz, seconded by Lester Jantzen to approve the June 6, 2019 minutes. Motion carried.

Review & Accept the Bills

Motion by Lester Jantzen, seconded by Mike Lieurance to accept the bills. Motion carried.

Notice of Public Hearing Nonmetallic Mining Reclamation Ordinance, Muscoda Twp., +/- 8.12 ac.

Justin Johnson opened the Public Hearing

David Roh, and Dale and Stacy Hagenston, Muscoda Twp. PIN: 042-00460-0000, 042-00480-0000, 042-00478-0000, 042-00474-0000, and 042-00643-0000, Grant County Wisconsin has submitted for a non-metallic mining reclamation plan. Mathew Honer, from the Southwest WI Regional Planning Commission administers the non-metallic mining reclamation program for Grant County. About a year ago they located a sandpit that was in operation. They had been mining sand for sale which states that they will need a mining reclamation plan. The landowner in time is looking at installing a pond. This sandpit mines bedding sand for farmers, they intend to operate the site for another 10 years. Mathew has reviewed the reclamation plan and currently maintains a \$42,000 bond and a letter of credit that the county is able to draw upon if he fails to reclaim his site.

In Favor: None

On Opposition: None

In Interest: A neighbor called in with concerns about the high-water table, and noise in the morning.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Mike Lieurance, seconded by Gabe Loeffelholz to accept the reclamation plan. Motion carried.

Public Hearing for Conditional Use Permits

Chairman Nelson opened the Public Hearing

#CUP 19-004 David Roh & Dale & Stacy Hagenston, Muscoda Twp., are requesting a Conditional Use Permit on PIN: 042-00460-0000, 042-00480-0000 042-00478-0000, 042-00474-0000 and 042-00643-0000 of +/- 62.89 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: Muscoda Twp., approved on October 9, 2018.

In Opposition: None

In Interest: CUP is good for 5 years. No additional conditions were placed on this #CUP aside from what is stated in the Comprehensive Zoning Ordinance.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Lester Jantzen, 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. Motion carried. See Attachment A Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-011 Red Barn Energy, LLC., Wingville, and Clifton Twp. are requesting a Conditional Use Permit to allow for the use of a large wind energy system under Chapter 270 Subsection III 1.1 of the Grant County Wind Energy Siting Ordinance.

In Favor: Clifton Twp., approved on June 12, 2019 and Wingville Twp., approved on June 10, 2018. There were 3 people that registered in favor and wished to speak. There were 4 people registered in favor and wished not to speak. Ryan Ammermann presented on the project. The project has 40 participating landowners, which consists of about 12,000 acres. They plan on permitting up to 29 turbines. They do have 2 Met Towers and 1 Sodar unit that is still operating collecting the wind data. They plan to start construction in the spring of 2020 and be operational by the end of that year. They plan to have approximately 150 construction workers, with 3-8 full time employees. The 99.99 mega watts of power that they will be producing will supply 37,000 homes. They will be making \$12 million in landowner payments, and \$10 million in tax revenue for the county. Eric Hansen registered in favor and wished to speak. Jay Regnier registered in favor and wished to speak.

In Opposition: None

In Interest: Jack Carlson, Wingville Twp., stated that he is in the project area and has 3 concerns: 1. The access roads, are they developed in coordination with the property owners? 2. The planned substation appears to be in a wetland area? 3. Where does the power go from the substation?

Rebuttal by Red Barn Energy, LLC. 1. All roads will be on private land and they are working with the landowners and Township on the location. 2. Substation will be closer to the road and will not be impacting the stream/wetland area. 3. The power goes up into the 138 KV system which connects into the local area grid and gets transported to the area that the power is needed.

Committee Discussion: Dwight asked how the towers would impact the local radio towers? Red Barn doesn't have any issues with the signals. Dwight also asked if the towers need any repair how do you lay out the tubes. Ryan stated that they will work with the landowners if any of the turbines need repair. Dwight also asked about the noise of the 45 DBA, what does that compare to? It compares to a running refrigerator. Mike Lieurance asked about the proficiency of the wind farm? They run about 40% of the year. Turbines are to run 80 to 90% of the time. Dwight Nelson asked what the minimum wind speed will they operate on? The minimum speed is about 3 meters per second, but they usually average at 7 to 7.5 meters per second.

Dwight Nelson closed the Public Hearing

Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve the Conditional Use Permit to allow for the use of a large wind energy system under Chapter 270 Subsection III 1.1 of the Grant County Wind Energy Siting Ordinance. Motion carried. See Attachment B Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-012 Todd Kent, Muscoda Twp. is requesting a Conditional Use Permit on PIN: 042-00575-0020 of +/- 6.25 ac. to allow for the use of a single-family dwelling within 1 mile of an existing public water supply or

sewage collection system under Chapter 315 Subsection 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp., approved on May 14, 2019.

In Opposition: Received 1 phone call in opposition of the CUP.

In Interest: Received 2 phone calls from individuals looking for the overview of what was going on.

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for the use of a single-family dwelling within 1 mile of an existing public water supply or sewage collection system under Chapter 315 Subsection 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment C Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-005 Parkside Estates, LLC, Jamestown Twp., are requesting a Conditional Use Permit on PIN: 026-00212-0010 of +/- 4.0 ac. to allow for an accessory structure before a principal structure, under Chapter 315 Subsection 3.06 (2) (i) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Jamestown Twp., approved on May 7, 2019. Dan Dressens was in attendance and registered to speak in favor of the CUP.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for an accessory structure before a principal structure, under Chapter 315 Subsection 3.06 (2) (i) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment D Worksheet.

Chairman Nelson opened the Public Hearing

#CUP 19-013 Michael & Cathy Brotzman, Jamestown Twp., are requesting a Conditional Use Permit on PIN: 026-00842-0000 of +/- .75 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: Jamestown Twp., approved on June 4, 2019.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve the Conditional Use Permit to allow for an accessory structure before a principal structure, under Chapter 315 Subsection 3.06 (2) (j) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment E Worksheet.

Public Hearing for Rezone

Chairman Nelson opened the Public Hearing

#19-11 Larry Koschkee, Millville Twp., is requesting to change the zoning classification on PIN: 036-00211-0010, of +/- 1.5 ac. from A1 to A2 to allow for the use of a non-farm residence.

In Favor: Millville Twp. approved on May 20, 2019. Larry Koschkee was in attendance and registered in favor.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

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

Chairman Nelson opened the Public Hearing

#19-12 J & C Realty LLC, Jamestown Twp., is requesting to change the zoning classification on PIN:026-00312-0000, and PIN:026-00312-0010, of +/- .32 ac. from R1 to C1 to allow for a continued commercial use on PIN: 026-00312-0010, and to allow for a future beauty shop on 026-00312-0000

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

In Opposition: None

In Interest: None

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.

Zoning and Sanitation Report

Lynda reported that they have just finished a round of citations where there were 25 failing systems, out of that 25 they only have 7 remaining, had very good compliance. Need to schedule the next round of citations for the 3-year maintenance. There is one court case on the books that is a 90 day extension for the Stewart Garage Case to be settled. Lynda presented the permits year to date compared to last year. We are about 250 behind on maintenance forms compared to last year. Sanitary permits are up 12 compared to 2018. Holding steady on the zoning permits. No BOA at this time. Motion by Mike Lieurance, seconded by Lester Jantzen to accept the Zoning and Sanitation Report. Motion carried.

County Cost Sharing – Starting \$15,416.77/Ending Balance \$14,609.94

Lynda presented final approval request for county cost sharing on a well decommissioning for John Kieler, Hazel Green Twp., \$346.83. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve payment. Roll Call: 4 Yes, 0 No, 1 Excused. Motion carried.

Lynda presented final approval request for county cost sharing on a streambank protection project for Vernon & Wanda Martin, North Lancaster Twp., \$5,000.00. Motion by Lester Jantzen, seconded by Mike Lieurance to approve payment. Roll Call: 4 Yes, 0 No, 1 Absent. Motion carried.

Lynda presented tentative approval request for county cost sharing on a well decommissioning project for Edward & Cindy Runde, Hickory Grove Twp., \$1,000.00. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve the Runde's request. Motion carried.

SWRM Cost Sharing

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

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

Lynda presented final approval request for 2019 DATCP cost sharing on a streambank protection project for David & Maria Drews, Castle Rock Twp., \$10,000.00. Motion by Mike Lieurance, seconded by Lester Jantzen to approve payment. 4 Yes, 0 No, 1 Excused. Motion carried.

Storage Permit Approval

None to report.

CSZD Administrator Report

Lynda reported that she has attended the following meetings.

- June 7th Meeting with DNR in Dodgeville.
- June 12th Grant County Watershed Pride – Matt Otto, NRCS, spoke about Demonstration Farms.
- June 18th Tri County Farm Bureau – she spoke about the SWIGG Study.

- June 25th, Lynda, Mike, and Lester attended the Water Matters Tour of Grant County. Mike and Lester reported that it was a very interesting tour.
- June 26-27 Attended a Media Relations Training

Lynda has been invited to go to the Marshfield Lab where they are currently doing the source testing and to discuss the results of the first round of source testing. The second round of letters will be going out soon for the source testing #2. They plan to start the 2nd round of source testing on August 5th.

Lynda reported that CSZD and NRCS will be putting up a display at the Grant County Fair.

Lynda mentioned that she will be on vacation on July 15th – 19th.

Motion by Mike Lieurance, seconded by Lester Jantzen to accept Lynda's Administrator Report. Motion carried.

Training Report

Training report was covered in the Administrator Report.

Continuous Improvement Update

Nothing to report

FPP Report

Kevin reported that he has 1 voluntary Notice of Noncompliance with Farmland Preservation for Diane Flesch, Wingville Twp. She chose not to develop a DATCP approved NMP. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve the voluntary Notice of Noncompliance. Motion carried.

Kevin reported that he is about done with his FPP spotchecks, and will be starting on CREP after that.

NRCS Report – Joe Schmelz

Joe reported that the EQIP Sign up for 19-3 is closed and hopes to hear of the funding decisions next week. Some of the National and State initiatives came out this week. Grant County didn't have any applications that fell into those pools. Next week we hope to find out about the cover crop, beginning farmer, and the farmstead applications that we have. Had \$1.2 million to \$1.3 million in applications this round.

- Joe reported that the Local Workgroup Meeting for 2019 will be held in Darlington on August 7th.
- NRCS is finishing up on the planning for the CSP 19-1 applications. Have been out looking at all the sites, landowners need to report what practices they intend to do and where? July 19th is the ranking deadline for CSP applications.
- Joe reported that CREP has opened the sign up on June 3rd. Contracts are due by the middle of September.
- NRCS will be getting some managed haying and grazing requests on CRP acres.
- Joe reported that their 38-40 compliance reviews are done, and letters have been sent.
- Joe introduce Jessica Geissbuhler as the new pathway intern. She will be here throughout the summer and throughout the school year until Christmas time.

FSA Report – Nathalie Schattner

No Report

Forestry Report – Brandon Sieck

No Report

Motion by Lester Jantzen, seconded by Mike Lieurance to adjourn to Thursday, August 1, 2019 at 9:00 a.m. Meeting to be held in the Administration Building in the Grant County Board Room #264. Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen.

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR DAVID ROH AND DALE & STACY HEGENSTON
AT 18684 CTY G, MUSCODA, WI 53573

FINDINGS OF FACT

The agency finds that:

1. David Roh and Dale & Stacy Hagenston own the property located within the NE ¼ of the SE ¼ and SE ¼ of the SE ¼, of Section 11, and NE ¼ of the NE ¼ of Section 14, Town of Muscoda Township, Grant County, WI. Such property consists of tax parcel numbers PIN: 042-00460-0000, PIN: 042-00480-0000, PIN: 042-00478-0000, PIN: 042-00474-0000, & PIN: 042-00643-0000
2. On May 23rd, 2018, the Conservation, Sanitation and Zoning Department notified David Roh that a rezone to Heavy Industrial (M-2) and a Conditional Use Permit would be required for a nonmetallic mining operation that was occurring. The Conditional Use Permit would be required under Chapter 315 Subsection 3.14 (2) (a) of the Grant County Comprehensive Zoning Ordinance.
3. On December 18th, 2018 the Grant County Board of Supervisors approved the rezone request.
4. On April 11th, 2019, the Southwestern Wisconsin Regional Planning Commission notified our department that an application for a nonmetallic mining reclamation permit had been completed for the property.
5. On May 23rd, 2019, a public notice was published in the County's official newspaper for the reclamation permit request.
6. On July 2nd, 2019, the CSZC reviewed the reclamation permit request through a public hearing and determined findings **approving** or **denying** the reclamation permit application.
7. On October 9th, 2018 the Muscoda Township Town Board recommended approval for the CUP request to allow for the use of a nonmetallic mine on +/- 62.89 acres. There were no conditions placed on the permit by the Town Board
8. On October 11th, 2018, the department received an application for a conditional use permit request to allow for the use of a nonmetallic mine.
9. On June 13th, 2019 and June 20th, 2019, a public notice was published in the County's official newspaper for the CUP request.
10. On July 2nd, 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
RED BARN ENERGY, LLC
CLIFTON & WINGVILLE TOWNSHIPS

FINDINGS OF FACT

The agency finds that:

1. Red Barn Energy, LLC is proposing to install up to 29 wind turbine generators within the Townships of Clifton and Wingville, Grant County, WI.
2. On May 22nd, 2019, the department received an application for a large wind energy system.
3. On May 29th, 2019, the department confirmed that the application received on May 22nd, 2019 is complete pursuant to Section V 5.1 of the Grant County Wind Energy System Siting Ordinance.
4. On June 6th, 2019, a public notice was published in the County's official newspaper for the large wind energy system permit.
5. On July 2nd, 2019, the CSZC reviewed the large wind energy system permit request through a public hearing and determined findings **approving** or **denying** the large wind energy system permit application.
6. During the weeks of June 10th through June 21st 2019, the Clifton and Wingville Township Town Boards recommended approval for the CUP request to allow for the use of a large wind energy system. There were no conditions placed on the permit by the Town Boards.
7. On June 5th, 2019, the department received an application for a conditional use permit request to allow for the use of a large wind energy system.
8. On June 13th, 2019 and June 20th, 2019, a public notice was published in the County's official newspaper for the CUP request.
9. On July 2nd, 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 TODD KENT
LOCATED AT 18609 OLD HWY P, MUSCODA, WI 53573

FINDINGS OF FACT

The agency finds that:

1. Todd Kent owns the property located within the SW ¼ of the SE ¼ of Section 12 T8N, R1W, in Muscodia Township, Grant County, WI. Such property consists of tax parcel numbers 042-00575-0020
2. On March 26th, 2019 the Conservation, Sanitation and Zoning Department (CSZD) received a complaint of a RV being used as a primary residence on the property. The CSZD confirmed with corporation counsel that the type of use would require the minimum dwelling standards of the ordinance to be met since there was no primary residence established on the site.
3. On April 15th, 2019, zoning staff met with Todd Kent and Kerry Johnson to review the following permits that are required for a home:
 - a) Sanitary – issued on 5/8/19
 - b) Conditional use – required under Chapter 315 Subsection 3.07 (2) (g) of the Grant County Comprehensive Zoning Ordinance.
 - c) Comprehensive zoning
4. On May 14th, 2019 the Muscodia Township Town Board recommended approval for the CUP request to allow for a single family residence within 1 mile of a public sewer and water supply on +/- 6.25 acres. No conditions were placed by the Township on the permit.
5. On May 20th, 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.
6. On June 13th, 2019 and June 20th, 2019, a public notice was published in the County's official newspaper for the CUP request.
7. On July 2nd, 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 PARKSIDE ESTATES, LLC
LOCATED AT KAISER BLVD

FINDINGS OF FACT

The agency finds that:

1. Parkside Estates, LLC owns the property located within the SW ¼ of the SE ¼ of Section 3, T1N, R2W, in Jamestown Township, Grant County, WI. Such property consists of tax parcel numbers 026-00212-0010
2. On April 1st, 2019 the Conservation, Sanitation and Zoning Department (CSZD) notified Delta 3 Engineering that a rezone to R-1 and a CUP would be required for their proposal of four outlots having an accessory structure established prior to the establishment of a principal structure. The rezone would be required to comply with the minimum lot width requirement of the comprehensive zoning ordinance.
3. On June 18th, 2019 the Grant County Board of Supervisors approved the rezone request.
4. On May 7th, 2019 the Jamestown Township Town Board recommended approval for the CUP request to allow for the use an accessory structure before a principal structure, under Chapter 315 Subsection 3.06 (2) (i) of the Grant County Comprehensive Zoning Ordinance. There were no conditions placed on the permit by the Town Board.
5. On May 9th, 2019, the department received an application for a conditional use permit request to allow for the use of an accessory structure before a principal structure.
6. On June 13th, 2019 and June 20th, 2019, a public notice was published in the County's official newspaper for the CUP request.
7. On July 2nd, 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 MICHAEL & CATHY BROTZMAN
LOCATED AT 1156 BADGER RD

FINDINGS OF FACT

The agency finds that:

1. Michael & Cathy Brotzman own the property located within the SW ¼ of the NE ¼ of Section 21, T1N, R2W, in Jamestown Township, Grant County, WI. Such property consists of tax parcel numbers 026-00842-0050
2. On May 8th, 2019 the Brotzmans inquired to our department of what zoning process was needed to build an addition onto their existing mobile home. It was determined that a Conditional Use Permit under Chapter 315 Subsection 3.06 (2) (j) of the Grant County Comprehensive Zoning Ordinance would be required to allow for the use of a non-ag related mobile home. A zoning permit would also be needed.
3. On May 22nd, 2019, zoning staff met with the Brotzmans to determine if the planned addition would meet the 30' property line setbacks. Survey pins were located for the south property line and it was determined that the property line setbacks would be met. The Brotzmans are also registered agents for parcel ID 026-00836-0000 which results in applying the property line setback to the outermost lines.
4. On June 4th, 2019 the Jamestown Township Town Board recommended approval for the CUP request to allow for a nonfarm residence on +/- .75 acres. No conditions were placed by the Township on the permit.
5. On June 5th, 2019, the department received an application for a conditional use permit request to allow for the use of a non-ag related mobile home.
6. On June 13th, 2019 and June 20th, 2019, a public notice was published in the County's official newspaper for the CUP request.
7. On July 2nd, 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.