

GRANT COUNTY CONSERVATION, SANITATION, & ZONING COMMITTEE MEETING

November 7, 2019

9:00 a.m.

Grant County Conference Room (#266)

Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on November 7, 2019 at 9:00 a.m. by Dwight Nelson, the Conservation, Sanitation, and Zoning Committee Chairman, in the Grant County Conference Room #266, 111 S. Jefferson St., Lancaster.

Board members present: Dwight Nelson, Lester Jantzen, Mike Lieurance, Gary Northouse, and Gabe Loeffelholz. Others present: Lynda Schweikert, Annette Lolwing, Justin Johnson, Joe Schmelz, Bob Keeney, Nathalie Schattner, Greg Cerven, Justin Donahue, and Brady Vondra.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to Karla Schwantes and Linda Gebhard to post in the Courthouse in the Administration Building, and on our website, 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 November 7, 2019 agenda. Motion carried.

Approval of the October 1, 2019 Minutes

Motion by Gary Northouse seconded by Gabe Loeffelholz to approve the October 1, 2019 minutes. Motion carried.

Review & Accept the Bills

Motion by Mike Lieurance, seconded by Gary Northouse to accept the bills. Motion carried.

Public Hearing for Rezone

Chairman Nelson opened the Public Hearing

#19-21 Myron Tranel, Platteville Twp., is requesting to change the zoning classification on PIN: 050-00732-0000, of +/- 1.15 ac. from FP to A2 to allow for the use of a proposed accessory structure (shed) associated with a nonfarm residence.

In Favor: Platteville Twp. approved on September 19, 2019. Justin Donahue was present and spoke in favor of the request.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Gabe Loeffelholz 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.

Motion carried. See Attachment A Worksheet.

Chairman Nelson opened the Public Hearing

#19-22 Harrison Twp, Harrison Twp., is requesting to change the zoning classification on

PIN: 020-00360-0020, of +/- 10.0 ac from FP to C1 to allow for the use of a proposed Town hall/shop.

Lester Jantzen excused himself from the discussion & vote.

In Favor: Harrison Twp. approved on September 10, 2019. Harrison Town vote was 3 in favor to 0 opposed.

In Opposition: None

In Interest: None

Committee Discussion: None

Dwight Nelson closed the Public Hearing

Motion by Gabe Loeffelholz, seconded by Mike Lieurance 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.

Lester Jantzen Abstained. Motion carried. See Attachment B Worksheet.

Public Hearing for Conditional Use Permits

Chairman Nelson opened the Public Hearing

#CUP 19-018 Brady Vondra, Platteville Twp., is requesting a Conditional Use Permit on PIN: 050-00143-0010 of +/- 12.63 ac. to allow for the use of an agri-business activity of storing seed under Chapter 315 Subsection 3.07 (2) (i) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Platteville Twp., approved on October 14, 2019. Brady Vondra was present and spoke in favor of the request.

In Opposition: None

In Interest: Justin received a phone call from Kay Ackmann wondering if there was any environmental assessment completed on the property for the seed impact. She was invited to attend the meeting to ask this question but did not show.

Committee Discussion: Dwight asked if it was all farm land around the parcel area? Yes, there is. Justin noted that the structure needs to be 100' away from any property line. Lester Jantzen asked if there was a building site on the Northeast corner of the parcel? No building site, just pastureland. Gabe Loeffelholz asked what kind of seed will be stored in the structure? Brady responded that there will be corn, seed corn, soybeans, alfalfa, and wheat.

Dwight Nelson closed the Public Hearing

Motion by Gary Northouse, seconded by Lester Jantzen to approve the Conditional Use Permit to allow for the use of an agri-business activity of storing seed under Chapter 315 Subsection 3.07 (2) (i) of the Grant County Comprehensive Zoning Ordinance. Motion carried. See Attachment C Worksheet.

Public Hearing for Amendment to Shoreland Zoning Ordinance Chapter 316

Lynda opened that Public Hearing

She reported that in 2018 the Shoreland Zoning Ordinance was revised to meet the shoreland standards.

A revision in the ordinance was: if you are building something with impervious surfaces in a shoreland zone you can not have more than 15% impervious surface along the shoreland, if you wish to increase that amount you would need to do mitigation. Grant County set a goal of 5 points and different conservation practices that could be done within the shoreland zone that could bring improvements to the shoreland zone to decrease the impervious affect. After a year of implementing the new changes it was felt that there needs to be some changes. 1. Reducing the impervious surface to less than 15% on the lots. If you remove a structure on your property to make an improvement you would gain 4 points. Will now revise it to 5 points. 2. Increasing or establishing a no-till setback at least 20' from the ordinary high-water mark was only given 3 points. Will now revise it to 5 points. 3. Increasing the shoreland setback. Right now, there is a 35' buffer required if established. If someone is willing to make that buffer larger than the 35', before they would receive 1 point per percent. Will revise to 1 point per each 10' of buffer increase. 4. Installation of a rain garden or other engineered systems. If the landowner is willing to capture every 5% of impervious surface captured, they would receive 1 point. 5. Removal of non-conforming accessory structures, had a disclaimer that listed retaining walls and exempt structures did not qualify for these points. If a landowner is willing to remove something that was non-conforming or exempt, they would receive points for it. .

Dwight Nelson closed the Public Hearing

Discussion & Possible Action on Amendment to Shoreland Zoning Ordinance Chapter 316

Motion by Gary Northouse, seconded by Gabe Loeffelholz to accept the changes to the Shoreland Zoning Ordinance Chapter 316 and recommend approval to the full County Board. Motion carried.

Zoning and Sanitation Report

Lynda reported that the final deadline for the 3-year maintenance was October 31st. There are still 80 people that have yet to come into compliance for their 3-year maintenance for 2019. Sanitary citations will be scheduled after the 3-year maintenance second notice deadline of October 31st. These 80 individuals will now be issued a citation. There are still around 6 individuals that have never come into compliance. Those failing systems that came in on the 3-year maintenance will also be issued citations.

There is a Basics of Zoning Workshop for local planning and zoning officials that was held on November 6th in Platteville at the Public Library, from 5:30 to 7:45 p.m. Justin, Lynda, Lester Jantzen, Dwight Nelson, and Bob Keeney attended the workshop. Peg Walsh and Russ Raeder from the Board of Adjustments also attended.

The Board of Adjustments approved MKRW, LLC, request was to decrease the easement requirement from 66' down to 50', not to exceed 300' as it crosses that part of the property. The Township is willing to take over the road if constructed to standards.

The year to date report on the maintenance fee is down a little, but the holding tanks are not included in this total which they were included in the totals for 2018. The fees are higher because we increased the fee from \$15.00 to \$25.00. The landowner numbers are down in 2019. There were 138 zoning permits in 2018, and 148 in 2019. Motion by Lester Jantzen, seconded by Mike Lieurance to accept the Zoning and Sanitation report. Motion carried.

Wildlife Damage Budget – Greg Cerven

Greg Cerven presented the 2020 WDACP Budget. The budget is the same as 2018, at \$23,802.00. Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve the 2020 WDACP budget. Motion carried.

Set Commodity Prices for WDACP – Greg Cerven

Greg Cerven provided the current commodity prices for Corn, Soybeans, Alfalfa Hay, and Mix Hay.

In 2018, the price of Corn was \$3.42/bu. Motion by Gary Northouse, seconded by Lester Jantzen to approve the current market price of \$3.65/bu. Motion carried.

In 2018, the price of Soybeans was \$8.52/bu. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve the current market price of \$8.96/bu. Motion carried.

In 2018, the price of Alfalfa Hay was \$142/ton. Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the current market price of \$190/ton. Motion carried.

In 2018, the price of Mixed Hay was \$84.58/ton. Motion by Gabe Loeffelholz, seconded by Gary Northouse to approve the current market price of \$125/ton. Motion carried.

County Cost Sharing – Starting \$6,107.96/Ending Balance \$6,027.61

Lynda presented an extension request from Tim Klaas, Mt. Ida Twp., \$1,000.00 to February 6, 2020 for their well decommissioning project. Motion by Lester Jantzen, seconded by Gary Northouse to approve the extension request to February 6th, 2020. Motion carried.

Lynda presented 3 cancellation requests for cover crops due to not getting planted by deadline date. Kevin Bausch, Cassville Twp., \$248.16; A&R Farms, Potosi Twp., \$1,000.00; and Heath & Lindsey Mumm, Cassville Twp., \$253.08. Motion by Gary Northouse, seconded by Mike Lieurance to approve all 3 cover crop cancellation requests. Motion carried.

Lynda presented final approval for county cost sharing on a well decommissioning project for Dennis Schmidt, North Lancaster, Twp., \$825.51. Motion by Gabe Loeffelholz, seconded by Gary Northouse to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning project for Richard Veech, Ellenboro Twp., \$1000.00. Motion by Mike Lieurance, seconded by Lester Jantzen to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a well decommissioning project for Clinton Henry, Ellenboro Twp., \$407.25. Motion by Gary Northouse, seconded by Lester Jantzen to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on a grade stabilization project for Matt & Becki Mumm, Waterloo Twp., \$5,000.00. Motion by Gabe Loeffelholz, seconded by Mike Lieurance to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 1st year rye cover crop for Darren Katzung, Wyalusing Twp., \$1,000.00. Motion by Gary Northouse, seconded by Mike Lieurance to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 1st year rye cover crop for Mark Mumm, Bloomington Twp., \$250.00. Motion by Lester Jantzen, seconded by Gabe Loeffelholz to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 1st year rye cover crop for Andrew & Kaleena Fosselman, Mt. Ida Twp., \$824.45. Motion by Gabe Loeffelholz, seconded by Gary Northouse to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 1st year rye cover crop for James & Clarissa Busch, Smelser Twp., \$532.62. Motion by Gary Northouse, seconded by Lester Jantzen to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 1st year rye cover crop for Winch's Pine Grove Farms LP, Fennimore Twp., \$1,000.00. Motion by Gary Northouse, seconded by Mike Lieurance to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented final approval request for county cost sharing on 3rd year and final year for rye cover crop for Rick Clark, Mt. Hope Twp., \$448.00. Motion by Mike Lieurance, seconded by Gabe Loeffelholz to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval request for county cost sharing on 3 well decommissionings for; Cozy Acres Mobile Home Park, LLC, Marion Twp., \$400.00; Randy Reynolds, Waterloo Twp., \$720.00; and for Bradley Weigel, Lima Twp., \$676.00. Motion by Mike Lieurance, seconded by Lester Jantzen to approve all 3 requests. Motion carried.

SWRM Cost Sharing

2018 DATCP Cost Sharing – Beginning/Ending Balance \$14,172.20

Lynda reported that Doug Schauuff's grade stabilization structure got built this fall, but Richard Keene's grassed waterway did not get built. Lynda is asking DATCP for a waiver request to move this project to 2020 because of the unusually wet weather that we received.

2019 DATCP Cost Sharing – Beginning Balance \$17,563.00/Ending Balance \$1,4063.00

Lynda presented a final approval request for 2019 DATCP cost sharing on a grade stabilization structure for Larry Yager, Waterloo Twp., \$7,350.00. Motion by Mike Lieurance, seconded by Gary Northouse to approve payment. Roll Call: 5 Yes, 0 No, 0 Absent. Motion carried.

Lynda presented tentative approval request for 2019 DATCP cost sharing on a stream crossing for Thomas & Mary Oyen, Lima Twp., \$3,150.00. Motion by Gary Northouse, seconded by Gabe Loeffelholz to approve the Oyen's request. Motion carried.

Storage Permit Approval

None to report.

Budget Update

Lynda gave an update on the budget. There will be a split cost of living increase: 1% January and 1% in July. There will be a delay in hiring a Soil Conservationist until March 2020. This came to a 7.8% increase for our budget from 2019. Motion by Mike Lieurance, seconded by Gary Northouse to approve the budget update report. Motion carried.

NACD Dues

Lynda reported that we have \$775.00 in the budget for the NACD dues. The NACD offers the poster contest theme, soil stewardship information, the activity booklets for the schools, and the Contribution Agreement for Grant County and the USDA/NRCS. The funds from the contribution agreement are what is funding the ground water study. Motion by Gary Northouse, seconded by Mike Lieurance to approve paying the full dues of \$775.00. Motion carried.

CSZD Administrator Report

Lynda reported on the following meetings.

- October 3rd Lynda attended the WCCA Meeting – (WI County Code Administrator).
- October 16th Lynda attended the WLW Legislative/Administrative Committee Meeting.
- October 17th Lynda met with the new Invasive Species Coordinator Matt Wallrath.
- October 24th Lynda, Mike, Annette and Erik attended the SAA meeting in Madison.

Lynda reported that she wrote of letter of support for the UW Platteville Study of the POWTS systems stating that this would definitely benefit the results of our ground water study. The UW-Platteville farm is doing some septic system renovations, and also installing a couple of monitoring wells to see what kind of contamination may be coming from the septic system that they have out at the UWP farm.

Continuous Improvement Update

None to report

NRCS Report – Joe Schmelz

Joe reported that they don't have any EQIP application deadline announced yet.

Joe reported that the fall weather has not been cooperative with getting practices installed. Joe usually does around 25-30 contract modifications per year and this year he already has 25 modifications done.

Joe reported that he has around 50 EQIP applications that have been turned in.

Joe reported that they don't have an application deadline for CSP. NRCS is making CSP payments for the FY 2019 contracts.

Joe reported that there still is the GCI's (Grassland Conservation Initiative) sign up available until November 8th. There are only 19 applications in the state of WI. Payment rate is \$18.00/acre for 5 years. Not a very high paying program rate.

Joe reported that they did have an announcement for a pathway student for this coming summer. Joe stated that the state office will be doing the selection for the interns instead of the local field offices.

FSA Report – Nathalie Schattner

Nathalie reported on the MFP (Market Facilitation Program), the second round, the 2019 program deadline is December 6th.

- The 2020 milk contracts are due on December 13th. Approximately half of the participants locked in to a 5-year contract and will need to pay \$100.00 administration fee.
- The 2019 and 2020 ARC/PLC deadline dates are staggered. Those participants enrolled in 2019 are due on March 15th. They will be mailing out postcards the first week in December to try and get everyone in between December 15th and March 15th, and any updates will be completed between March 15th and June 15.
- The fall crop reporting deadline is November 15th. This is only for the fall seeded crops for insured hay. Established hay does not need to be reported in the fall.
- COC Election ballots have been mailed out and are due back to the office on December 2nd. This ballot includes: Woodman, Millville, Wyalusing, Patch Grove, Mt. Hope, Bloomington, Little Grant, Glen Haven, Beetown, South Lancaster, Cassville, Waterloo, and Potosi Townships.
- There is no information on the General CRP sign up that they were anticipating for the beginning of December. The FSA staff will be participating in a 3-day CRP training.
- Still have not received any information on the 2nd or 3rd round of payments for the MFP. They were approved for \$44.00 per/acre. The first payment was a half payment and was guaranteed money.

Forestry Report – Brandon Sieck

No Report

Motion by Lester Jantzen, seconded Gabe Loeffelholz to adjourn to Thursday, December 5, 2019 at 9:00 a.m.
Motion carried.

Respectfully Submitted by Annette Lolwing for Lester Jantzen.

Attachment A Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/10/19

Landowner: Myron Tranel

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:

Non-farm residence already established

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: Per Township Participation Form on 9/9/19

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

Prime Farmland Soil present, but development is already present

- 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

1.15 acres being split off of ± 330 acres in base farm tract

- 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

Accessory structure being proposed near non-farm residence

- 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 planned

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:

Non-farm residence already established

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

Gary/Case

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 10/22/19 Landowner: Harrison Township

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Planning 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:

No prime farmland soil present

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: per Township Participation Form on 9/10/19

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

No prime farmland soil present

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 Town Hall will be located across from current Town Hall

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

Proposed rezoned acreage is 10.0 acres

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 being proposed

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: No prime farmland Soil present.

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

Gabe/Mike

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR BRADY VONDRA.

7178 STATE ROAD 81, PLATTEVILLE TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Brady Vondra owns the property located within the NE ¼ of the NW ¼ of Section 5, Platteville Township, Grant County, WI. Such property consists of tax parcel number PIN: 050-00143-0010
2. On July 23rd, 2019 Brady inquired to the Conservation, Sanitation and Zoning Department (CSZD) about what zoning permits would be required for building a pole shed to store seed for his agri-business. As a result of the property being zoned as Agricultural-2 (A-2), a conditional use permit would be required for this proposal under 3.07 (2) (i) of the Comprehensive Zoning Ordinance in addition to a comprehensive zoning permit.
3. On October 14th, 2019 the Platteville Township Town Board recommended approval for the CUP request to allow for the use of an agri-business activity of storing seed on +/- 12.63 acres. 3 were in favor and 0 opposed. There were no conditions placed on the permit by the Town Board.
4. On October 16th, 2019, the department received an application for a conditional use permit request to allow for the use of an agri-business activity of storing seed.
5. On October 24th, 2019 and October 31st, 2019, a public notice was published in the County's official newspaper for the CUP request.
6. On November 7th, 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.