

COMMITTEE MEETING

June 4, 2026

9:00 a.m.

Room #264, Grant County Board Room, Administration Building
Lancaster, Wisconsin

The Grant County Conservation, Sanitation & Zoning Committee meeting was called to order on June 4, 2026, at 9:00 a.m. by Joe Mumm, the Conservation, Sanitation, Zoning Committee Chairman in Room #264, County Board Room of the Administration Building.

Board members present in the County Board room #264: Joe Mumm, Roger Lange, Brian Lucey, Brian Johnsrud, Lynn Kirschbaum, and Ron McKelvey. Others present in the County Board room; Annette Lolwing, Keith Lane, Brady Bartels, Lucas Finley, Adam Reed, Shane Drinkwater, Robert Keeney, Nate Dreckman, Molly Mangan, Mark Lasko, Konrad Strzalka, Randall Nolt, Keith Nolt, Leon Martin, Drew Frey, Isaac Shanley, and Jake Yager. Those on Zoom: Tonya White, Keith Lane, Emily Schildgen, Robert Keeney, Jason Walter, County Board Room, Jane Patterson, Admin, Jim Bergles, and Herald Independent.

Certification of Open Meeting Law

Annette Lolwing sent the amended agenda to the County Clerk's office to post in the Administration Building, Courthouse, and on the County website. An amended agenda was also posted in front of the Ag Service Center Building. An amended agenda was also sent to Bob Middendorf, WGLR. Media notices were sent to the County Clerk's office, the Grant County Herald Independent, Muscoda Progressive, Fennimore Times, Boscobel Dial and Bob Middendorf.

Approval of June 4, 2026, Amended Agenda

Motion by Lynn Kirschbaum, seconded by Roger Lange to approve the amended agenda. Motion carried.

Approval of May 7, 2026, Minutes

Motion by Roger Lange, seconded by Brian Lucey to approve the May 7, 2026, minutes. Motion carried.

Review & Accept the May Bills

Motion by Brian Lucey, seconded by Brian Johnsrud, to accept the May bills. Motion carried.

NRCS Report – Mike Adams

None

FSA Report – Emily Schildgen

See Attachment A Worksheet.

Discussion & Possible Action – Data Center Moratorium Resolution

Keith Lane and Robert Keeney explained the Data Center Moratorium Resolution to the Conservation, Sanitation, and Zoning Committee. This is a 12-month moratorium. The moratorium is to buy some time for the Conservation, Sanitation, and Zoning Department to be able work on the zoning ordinance regarding data centers. Motion by Lynn Kirschbaum, seconded by Brian Johnsrud to move this Data Center Moratorium on to the full County Board. Motion carried.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of May 2025, there were 8 sanitary permits issued. Year to date 2025, there were 44 permits issued. For the month of May 2026, there were 11 sanitation permits issued. Year to date for 2026 there were 45 sanitary permits issued.

Zoning permits: For the month of May 2025, there were 20 zoning permits issued. Year to date in 2025 there were 104 zoning permits issued. For the month of April 2026, there were 11 zoning permits issued. Year to date for 2026 there were 116 zoning permits issued.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

#RZ26-08 Dutch Springs LLC, Potosi Twp., is requesting to change the zoning classification on PIN: 052-00716-0000 +/- 1.0 ac. from FP to R2 for a cabin and less than 50% agricultural use.

In Favor: Potosi Twp. approved on May 11, 2026. Jason Walter

In Opposition: None

In Interest: None

Committee Discussion: Roger Lange mentioned that the soil types are pretty steep on this parcel.

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey 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, seconded by Roger Lange.

Motion carried. See Attachment B Worksheet

Chairman Mumm opened the Public Hearing

#RZ26-09 George Lazarus, Platteville Twp., are requesting to change the zoning classification on PIN:050-00901-0000 (pt) & 050-00893-0000 (pt) +/- 14.06 ac. from FP to A2 for a proposed subdivision.

In Favor: Platteville Twp. approved on March 9, 2026. Isaac Shanley

In Opposition: None

In Interest: None

Committee Discussion: Brian Johnsrud asked for the definition of; farmland of statewide importance, on the soils map. The definition is that the USDA/NRCS classification for land nearly meets the requirements for prime farmland. Brian Lucey asked how many lots will there be? Lucas stated that there will be 9 lots for this addition. Robert Keeney brought up the question about Farmland Preservation and the buyout provisions for Farmland Preservation for this parcel which has a lot of prime farm ground on it. Keith mentioned that there is future development of the remaining acreage on these parcels. Roger Lange asked if Grant County has any Ag Enterprise Areas? Lucas stated we do in Castle Rock Township. Robert Keeney would like to reconsider the development of prime farmland.

Chairman Mumm closed the Public Hearing.

Motion by Roger Lange, seconded by Lynn Kirschbaum to table the rezone request until more research is done regarding prime farmland conversion. Motion carried. See Attachment C Worksheet

Chairman Mumm opened the Public Hearing

#RZ26-10 Keith & Ruth Nolt, Hickory Grove Twp., are requesting to change the zoning classification on PIN:024-00203-0000 (pt) +/- 6.5 ac. from FP to A2 for the proposed conditional use of a school.

In Favor: Hickory Grove Twp. approved on May 5, 2026. Leon Martin, Keith Nolt, and Randall Nolt.

In Opposition: None

In Interest: None

Committee Discussion: Roger Lange questioned the significant amount of prime farmland soils in this parcel. Robert Keeney asked if there was a distance between a school and a substation? Joe Mumm asked if this would be considered as a commercial building, more than 25,000 cubic feet? No, it won't be more than 25,000 cubic feet. Joe Mumm also asked about the 6.5 acres needed for the school? Lucas stated Yes, they need 6.5 acres for all setbacks. Brian Lucey asked if there was any green space required for a school? Adam Reed stated that there will be no fence around the schoolhouse. They plan to crop as close as they can to the schoolhouse and to the septic system. Brian Lucey asked if there were any regulations regarding green space for a school.

Chairman Mumm closed the Public Hearing.

Motion by Roger Lange, seconded by Brian Lucey to table this rezone as there is more research on the prime farmland to be done regarding this rezone request. Motion carried. See Attachment D Worksheet.

Public Hearing for Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP26-011 Keith & Ruth Nolt, Hickory Grove Twp., we will pass on CUP26-010. CUP26-010 was not discussed because it is contingent of action to be taken on RZ26-10.

Chairman Mumm opened the Public Hearing

#CUP26-012 Kieler Farms, Paris Twp., are requesting a Conditional Use Permit on PIN:046-00058-0000, 046-00279-0000, 046-00280-0000, 046-00053-0000 & 046-00285-0000 +/- 113.0 ac. to allow for the use of nonmetallic mining under section 3.05 (e) (3) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Paris Twp. approved on April 21, 2026. Jake Yager

In Opposition: None

In Interest: There were 3 conditions placed on the mining operation by the township. 1. There is a 5-year expiration. 2. Notify the neighbors prior to blasting. 3. Maintain the road to the current condition.

Committee Discussion: Robert Keeney asked why 5 parcels for the CUP when the quarry is located in 2 parcels. Jake Yager stated that the 5 parcels are for future expansion. Roger Lange mentioned that he was wondering if the quarry will go to the drainage ditch. Jake stated that no, they will not be crossing the drainage areas. Robert Keeney asked if this was a 3 year or a 5-year renewal. Lucas stated that it is a 5-year renewal.

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey, to recommend approval of the Conditional Use Permit with the conditions of the township, seconded by Brian Johnsrud. Motion carried. See Attachment E Worksheet.

Chairman Mumm opened the Public Hearing

#CUP26-013 Eli & Nicole James, Harrison Twp., are requesting a Conditional Use Permit on PIN:020-00111-0000 +/- 28.58 ac. to allow for the continued use of nonmetallic mining under section 3.05 (E) (3) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Harrison Twp. approved on May 18, 2026. Jake Yager

In Opposition: None

In Interest: Harrison township placed a condition that most of the truck traffic should exit to the North.

Conditional Use Permit is good for 5 years.

Committee Discussion: None

Chairman Mumm closed the Public Hearing

Motion by Brian Johnsrud to recommend approval of the Conditional Use Permit, seconded by Lynn Kirschbaum. Motion carried. See Attachment F Worksheet

Public Hearing for Final Plat Approval

Chairman Mumm opened the Public Hearing

#PPF26-001 Frey Real Estate Holdings LLC, Boscobel Twp., is requesting a Final Plat Approval on PIN:006-00303-0000, 006-00303-0030, 006-00287-0000, 006-00304-0000 (pt) +/- 21.0 ac to allow for the use of a subdivision.

In Favor: Boscobel Twp. approved on April 21, 2026. Drew Frey

In Opposition: The final plat has been approved at the state level by the Wisconsin Department of Administration.

In Interest: None

Committee Discussion: Joe Mumm mentioned when this subdivision preliminary plat was complete, there were some questions regarding the driveway and the drainage (stream). The driveway and drainage issues have been addressed.

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey to recommend approval of the Conditional Use Permit, seconded by Brian Johnsrud.

Motion carried.

Definition of Construction

There have been private landowners and contractors that have questioned when is it considered the beginning of construction? Keith would like to have a definition in the ordinance as to when the county feels it is the start of construction. Keith will draft something up to provide it to the committee in July.

Development of Temporary Housing During Construction Phase

Discussion about having temporary housing on site during construction phase of a primary residence. Situations where people are pulling an RV onto a site, or in some cases a mobile home to live in during the construction of their primary residence. How is the wastewater being handled? What is construction? Are there timelines? Winter construction-water freezing? Must have a septic system installed. Keith will be working on a very specific definition in our zoning ordinance to add this type of temporary residency.

County Cost Sharing: Beginning Balance \$38,700.00/ Ending Balance \$37,604.00

Brady presented a tentative approval request for county cost sharing for a well decommissioning project for Dan Hershberger, Clifton Twp., \$256.00. Motion by Roger Lange, seconded by Lynn Kirschbaum, to approve Dan's request. Motion carried.

Brady presented a tentative approval request for county cost sharing for a well decommissioning for David & Renee Schwantes, Beetown Twp., \$840.00. Motion by Roger Lange, seconded by Brian Lucey to approve Schwantes's request. Motion carried.

2025 DATCP Cost-Sharing Requests: Beginning/Ending Balance \$43,625.19

None to Report

2026 DATCP Cost-Sharing Requests: Beginning Balance \$44,236.60 / Ending Balance \$72,000.00

NR151 Progress & Resource Analysis Sample Sites

Keith, Brady, and Steve have gone out to review the sites – drive byes. Landowners with animal citing areas will be receiving a letter. The letter is basically explaining the program and that the CSZD staff will be following up with a phone call to see if they would be interested in supplying information for the survey. This is the first time that the state has run this state-wide survey of meeting the NR151 standards. These sites have all been randomly selected.

CSZD Report

Conservation: June 2026 overview...

Keith went through a few of the highlights from the June overview notes that were handed out.

1. Steve has completed 30 NMP site reviews out of the 98 total reviews.
2. Brady, Steve & Keith have been out on the NPRA site reviews.
3. Brady met with the DNR and the landowner at a stream crossing that was put in without permits and not to standards.
4. Brady went out with MSA Engineering on our MDV (Multi Discharge Variance) funding site. This is for the milkhouse waste that is being discharged to the surface.
5. Keith reviewed 2 different non-point complaints.
6. Brady has had one stream crossing installed so far this spring.

Zoning:

1. Adam has had 13 preconstruction inspections, 1 post construction site visit.
2. Lucas and Keith have been out on two 2026 pre-construction inspections.
3. There have been several zoning/sanitation complaints this month.

4. We have a BOA (Board of Adjustment) meeting scheduled for June 24th @ 2:00 covering a variance for building inside a road setback

Sanitation:

1. Jim has completed 12 installations that have been completed to date.
2. Complaint about campers being pulled into Glen Haven with no septic, just port-a-potties. Is being pursued.
3. Complaint about open sewage in Jamestown Twp. resulted in verifying a failed system and OFC.
4. Working with a landowner across from the Tennyson wayside. We have had multiple complaints on this site. Met onsite with Health Department. Working with the Veterans Office and Health Department to help the landowner address his problems.
5. Working with the Veterans Office to help a landowner that has no power or water. Working with the landowner to get a privy in place.

Notes: There is a Zoning Board of Adjustment & Appeals Workshop, June 25th in Waushara County.

There is also the Southern Area Association's Tour on August 12, 2026, in Madison.

Potosi schools sent a Thank you card for hosting the spring soil judging workshop.


The next meeting will be on July 2, 2026, at 9:00 a.m.

Motion by Lynn Kirschbaum, seconded by Roger Lange to adjourn the meeting at 10:40 a.m.

Motion carried.

Respectfully Submitted by Annette Lolwing

FSA Notes – June CSZD Meeting



Conservation Reserve Program (CRP) – Reminder that we are in the Primary Nesting Season (PNS) which runs from May 15 through August 1 each year. Due to the species nesting in CRP covers, policy prohibits participants from doing work in their CRP fields during this timeframe. If a producer has a noxious weed that would benefit most from spot mowing or spraying during the nesting season, such as wild parsnip, the participant must receive written approval from the office prior to doing any spot mowing/spraying work on their CRP. Spot mowing should be focused on the worst areas (totaling <30% of the cover) and look like a bad haircut. Policy changes over the last few years require more spot checks on CRP contracts that make it important for producers to follow policy while maintaining their CRP cover. Producers are encouraged to reach out to the office if they have any questions about what is and is not allowed within their contract.

Crop Reporting – Maps were mailed to producers no later than the first week of May. The office has begun calling producers to make sure they have received their maps and to get crop reporting appointments set up if people are done planting. The reporting deadline of July 15 may seem far away, but it always comes up very quickly!

Agriculture Risk Coverage/Price Loss Coverage (ARC/PLC) – Secretary Rollins announced on May 26, that beginning June 1 eligible landowners will have the option to review and consider their potential for base increases effective for the ARC/PLC program for 2026. The potential for base increases was authorized in the One Big Beautiful Bill Act (OBBBA) passed in July 2025 and authorizes up to 30 million new base acres to be added to eligible farms. This is the first chance to add base acres since 2002! The Base Allocation Summary notifications can be viewed online at fsa.usda.gov/arc-plc using a Login.gov account or by calling the office to get a copy of it. To be eligible for new base acres a current covered commodity must have been planted or prevented from being planted on the farm during the 2019 through 2023 crop years. The farm's average planted and prevented planted acres during that period must exceed the total existing base acres for all covered commodities on the farm in effect on September 30, 2024. FSA farm total base acres cannot exceed the farm's total cropland acres. If eligible requests exceed the nationwide cap of 30 million acres, USDA will apply an across-the-board, prorated reduction to all approved new base acres. Landowners only need to take action by August 31, 2026 if they want to opt out of the potential base increase or disagree with the cropping history listed in the Base Allocation Summary. More information can be found in the press release here: <https://www.fsa.usda.gov/news-events/news/05-26-2026/usda-announces-base-acre-increase-opportunity-agriculture-risk-price>.

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 6/4/26 Landowner: Dutch Springs LLC

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: 0.0 ac in Prime farmland

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: This ± 1.0 ac are planned to be used for a cabin & existing parcel does not meet the 3.0 ac minimum for FP

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

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

3.2 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

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

3.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. Yes No

3.5 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

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

- 4.1 Located in a Farmland preservation zoning district
4.2 Covered by a Farmland Preservation Agreement
4.3 Covered by an agricultural conservation easement
4.4 Otherwise legally protected from nonagricultural development

Yes or No

Explain: 0 acres in this rezone are listed as prime farmland

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

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 6/4/26 Landowner: George Lazarus

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: 8.9 ac in Prime farmland

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: This ± 14.06 ac are planned to be used for a subdivision & lots would not meet the 3.0 ac minimum for FP

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

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

3.2 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

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

3.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. Yes No

3.5 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

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

- 4.1 Located in a Farmland preservation zoning district
- 4.2 Covered by a Farmland Preservation Agreement
- 4.3 Covered by an agricultural conservation easement
- 4.4 Otherwise legally protected from nonagricultural development

Yes or No

Explain: 8.9 acres in this rezone are listed as prime farmland

5 The CSZC recommends/does not recommend approval to the Grant County Board of Supervisors

(Circle one) tabled

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 6/4/26 Landowner: Keith & Ruth Nolt

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: 3.6 acres in prime farmland

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: This ± 6.5 ac are planned to be used for a private school to meet dimensional & setbacks requirements.

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

- 3.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development. Yes No
- 3.2 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
- 3.3 Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels. Yes No
- 3.4 Non-farm residential development will be directed to existing platted subdivisions and sanitary districts. Yes No
- 3.5 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

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

- 4.1 Located in a Farmland preservation zoning district
 4.2 Covered by a Farmland Preservation Agreement
 4.3 Covered by an agricultural conservation easement
 4.4 Otherwise legally protected from nonagricultural development

Yes or No

Explain: 3.6 acres in this rezone are listed as prime farmland

- 5 The CSZC **recommends/does not recommend** approval to the Grant County Board of Supervisors

(Circle one)
tabled

Attachment E Worksheet

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR KIELER FARMS INC

PIN:046-00058-0000, PIN: 046-00279-0000, PIN:046-00280-0000, PIN:046-00053-0000, & PIN:046-00285-0000, PARIS TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Kieler Farms Inc owns property located within the SE ¼ of the SW ¼ & SW ¼ of the SE ¼ of Section 2, T2N, R2W, and NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 11, T2N, R2W in Paris Township, Grant County, WI. Such property consists of tax parcel numbers PIN:046-00058-0000, PIN: 046-00279-0000, PIN:046-00280-0000, PIN:046-00053-0000, & PIN:046-00285-0000.
2. On August 11th, 2025, the CSZD office began communications with Southwestern Wisconsin Regional Planning Commission (SWWRPC) and Dustin Reynolds (J&N Stone) on updating the reclamation plan and CUP for the Kieler Farms Quarry for the new operations there.
3. On April 21st, 2026, the Paris Township Town Board approved the request for the conditional use permit, 3 voting in-favor, 0 opposed. The town board placed 3 conditions on the CUP which included a 5-year expiration, notifying neighbors prior to blasting, and maintaining the road to current conditions.
4. On April 22nd, 2026, the CSZD office received the completed application.
5. On May 21st, 2026 and May 28th, 2026, a public notice was published in the County's official newspaper for the CUP request
6. On June 4th, 2026, the CSZC reviewed the CUP request through a public hearing and determined the findings of fact to **approve** or **deny** 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 a 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 CSZD 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; and
 - (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 ELI & NICOLE JAMES
PIN:020-00111-0000, HARRISON TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Eli & Nicole James own property located within the SE ¼ of the SE ¼ of Section 5, T3N, R2W in Harrison Township, Grant County, WI. Such property consists of tax parcel number PIN:020-00111-0000.
2. On March 11th, 2026, the CSZD office began communications with Southwestern Wisconsin Regional Planning Commission (SWWRPC) and J&N Stone on updating the reclamation plan and CUP for the Lyle Baker Quarry for the new operations there.
3. On May 18th, 2026, the Harrison Township Town Board approved the request for the conditional use permit, 3 voting in-favor, 0 opposed. The town board placed 1 condition on the CUP which included that most of the truck traffic is to exit to the North.
4. On May 19th, 2026, the CSZD office received the completed application.
5. On May 21st, 2026 and May 28th, 2026, a public notice was published in the County's official newspaper for the CUP request.
6. On June 4th, 2026, the CSZC reviewed the CUP request through a public hearing and determined the findings of fact to **approve** or **deny** 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 a 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 CSZD 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; and
 - (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.