

GRANT COUNTY
CONSERVATION SANITATION AND ZONING DEPT
150 West Alona Lane, Suite #1, Lancaster, WI 53813 608/723-6080
Conservation, Sanitation & Zoning Committee Agenda

THE GRANT COUNTY CONSERVATION, SANITATION AND ZONING COMMITTEE will call the meeting to order on Thursday, August 6, 2026, at 9:00 a.m. in Grant County Board Room #264 in the Administration Building. Please use the following procedures to access the meeting remotely. Log into this site:

<https://co-grant-wi.gov.zoom.us/j/89968616919?pwd=ZCwLjUeJn3fRgubOttt4ZITwR3Zhj4.1>

Call in number will be 1-312-626-6799, Meeting ID: 899 6861 6919, Passcode 699496. Please use the following procedures to access the meeting remotely. Please contact our office at 608-723-6080 with any questions.

Consideration will be given and/or action taken on any or all of the following agenda items:

1. Call to Order
2. Open Meeting Law
3. Roll Call
4. Approval of Agenda
5. Approval of July 2, 2026, Minutes
6. Review and Accept Bills
7. NRCS Report - Mike Adams
8. FSA Report - Emily Schildgen
9. Zoning/Sanitation Report - Keith
10. Discussion and Possible Action – Public Hearing for Rezones.
 - #RZ26-11, Hickory Grove Township, applicant, to rezone 2.99 acres, more or less, from (A2) Agricultural 2 to (M1) Light Industrial in the Town of Hickory Grove. PIN:024-00330-0000
 - #RZ26-12, Nathan & Kaitlyn Budack, applicants and landowner, to rezone 1.55 acres, more or less, from (FP) Farmland Preservation to (A2) Agricultural 2 in the Town of South Lancaster. PIN:056-00765-0000
 - #RZ26-13, John & Leanna Gingerich, applicants and landowner, to rezone 4.64 acres, more or less, from (FP) Farmland Preservation to (A2) Agricultural 2 in the Town of Clifton. PIN:012-00108-0010
11. Discussion and Possible Action – Public Hearing for Conditional Use Permits.
 - #CUP26-015, John & Leanna Gingerich, applicants and landowners, for a conditional use permit for 4.64 acres, more or less of PIN:012-00108-0010 in the Town of Clifton.
 - #CUP26-016, Mari Schneider, applicant and landowner, for a conditional use permit for 70.0 acres, more or less of PIN:056-00188-0000, 056-00194-0000, 056-00419-0000, 056-00419-0010, 056-00422-0000, 056-00422-0010 in the Town of South Lancaster
12. Discussion and Possible Action – #PPA26-002, Preliminary Plat Request for George Lazarus, applicant and landowner, 47.37 acres more or less, PIN:050-00901-0000 (pt), 050-00893-0000 (pt) to allow the use of a subdivision in the Town of Platteville.
13. Discussion and Possible Action - CSM Review Process - Keith
14. Lighting Ordinance/Dark Skies
15. Definition of Construction – Keith
16. Discussion of Temporary Housing During Construction Phase - Keith
17. Discussion of Minimum Acreage for FP - Keith
18. County Cost Sharing – Brady
19. SWRM Cost Sharing – Brady
20. Farmland Preservation – Brady
21. Waste Storage Permit - Brady
22. CSZD Report – Keith
23. Set Date for Next Meeting
24. Adjourn

PUBLIC HEARING ORDER

- | | | |
|----------------------------|-----------------------------------|-----------------------------------|
| a. Open Hearing | d. Public Statement in Favor | h. Committee Discussion |
| b. Zoning Office Statement | e. Public Statement in Opposition | i. Close Hearing |
| c. Applicant's Statement | f. Public Statement in Interest | j. Recommendation to County Board |
| | g. Applicant's Rebuttal | |

COMMITTEE MEETING

July 2, 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 July 2, 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, Absent. Others were present in the County Board room; Annette Lolwing, Keith Lane, Brady Bartels, Adam Reed, Shane Drinkwater, Robert Keeney, Nate Dreckman, Ben Wood, Randall Nolt, Merlin Nolt, Isaac Shanley, George Lazarus, Aaron Austin, and Tom Weigel. Those on Zoom: Tonya White, Keith Lane, Emily Schildgen, Mike Adams, Robert Keeney, County Board Room, Jim Bergles, Shane Drinkwater, Andrea Noethe, Wepking's, and Konrad Strzalka.

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 July 2, 2026, Amended Agenda

Motion by Brian Johnsrud, seconded by Brian Lucey to approve the amended agenda. Motion carried.

Approval of June 4, 2026, Minutes

Motion by Lynn Kirschbaum, seconded by Roger Lange to approve the June 4, 2026, minutes. Motion carried.

Review & Accept the June Bills

Motion by Brian Johnsrud, seconded by Roger Lange, to accept the June bills. Motion carried.

NRCS Report – Mike Adams

Mike reported that NRCS has been working on approximately 100 CRP contracts. Re-enrolls, new signups, and CREP.

FSA Report – Emily Schildgen

See Attachment A Worksheet.

Discussion & Possible Action on Wingville Adoption of Data Center Interim Zoning

Keith mentioned that Wingville Township has adopted an Ordinance establishing Interim Zoning in the Town of Wingville, Grant County Wisconsin. Ben Wood, Corporation Council, explained that Wingville Township placed a 2-year interim zoning ordinance to preserve existing uses until a comprehensive zoning ordinance is prepared and in place within 1 year by the Conservation, Sanitation, and Zoning Department. The Grant County moratorium is good for one year, after that one year expires the moratorium may be extended. Motion by Brian Lucey, seconded by Lynn Kirschbaum to refer the decision to full county board. Motion carried.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of June 2025, there were 15 sanitary permits issued including 4 reconnect/modifications. Year to date 2025, there were 58 permits issued. For the month of June 2026, there were 17 sanitation permits issued including 3 reconnect/modifications. Year to date 2026 there were 65 sanitary permits issued.

Zoning permits: For the month of June 2025, there were 46 zoning permits issued. Year to date in 2025 there were 147 zoning permits issued. Total project costs were \$3,581,223.00, of that total \$1,525,000.00 were just new homes. For the month of June 2026, there were 46 zoning permits issued. Year to date for 2026 there were 163 zoning permits issued. Total project costs were \$4,089,650.00 of that total \$2,318,000.00 were just new homes.

Discuss Previous FP Rezones

Keith was asked to do a review on how the CSZ committee voted on rezones coming out of FP between the years 2020 – 2025. These were checked for prime farmland and the percentage of prime farmland of the rezone was in prime farmland. In those 5 years there was at least one rezone that was approved with having over 50% of prime farmland soil present. It was suggested that each rezone out of FP, which is over 50% prime farmland, would be looked at by the CSZ Committee.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

#RZ26-09 George Lazarus, Platteville Twp., is 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, Tom Weigel, Aaron Austin, Platteville Township-Tom Weigel stated that George Lazarus and Aaron Austin have been more than cooperative to work with and are in favor of the rezone. Isaak Shanley, neighbor of the subdivision, spoke in favor of the rezone.

Applicant Statement: Aaron Austin spoke on behalf of George Lazarus. Proposed 9 lots. The subdivision was approved at the Platteville Town board meeting. Lots were made a little larger. Lots are along a current road.

In Opposition: None

In Interest: None

Committee Discussion: Joe Mumm mentioned that farmland preservation is put there to preserve the farmland. The frustrating part about that is, there is no penalty to opt out of the Farmland Preservation Program.

Chairman Mumm closed the Public Hearing.

Motion by Brian Johnsrud, seconded by Brian Lucey, opposed by Roger Lange 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 B 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. Merlin Nolt and Randall Nolt. Randall Nolt spoke in favor of the rezone for the establishment of their private school proposal.

In Opposition: None

In Interest: Keith Lane brought up the discussion about green space for schools. There is no legal minimum green space required. Keith also reached out to the power company regarding the distance from a substation to the proposed school. There is nothing found in the CSZD ordinance, and nothing was noted with Scenic Rivers Energy Coop. This parcel of land has more than 50% prime farmland.

Committee Discussion: Brian Lucey asked if there was any other zoning bracket that they can be placed in, so they don't have to do a Conditional Use Permit? Other options were looked at but the CSZ department thought that this was the best option for the school to meet setbacks and keep it in the same ownership.

Chairman Mumm closed the Public Hearing.

Motion by Brian Johnsrud, seconded by Lynn Kirschbaum 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 Lynn Kirschbaum. Motion carried. See Attachment C Worksheet.

Public Hearing for Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP26-011 Keith & Ruth Nolt, Hickory Grove Twp., are requesting a Conditional use Permit on PIN:024-00203-0000 (pt) +/- 6.5 acres to allow for a school under section 3.07 (2) (C) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Hickory Grove Township approved on May 5, 2026. Merlin Nolt and Randall Nolt

In Opposition: None

In Interest: No conditions were set by the Township.

Committee Discussion: None

Chairman Mumm closed the Public Hearing

Motion by Brian Johnsrud to recommend approval of the Conditional Use Permit with no conditions placed by the Township, however, approval will be contingent on the rezone RZ26-10 which needs to be approved by the full County Board, seconded by Brian Lucey. Motion carried. See Attachment D Worksheet.

Chairman Mumm opened the Public Hearing

#CUP26-014 John & Catherine Youngbauer, Muscoda Twp., are requesting a Conditional use Permit on PIN:042-00121-0000 +/- 2.167 acres to allow for an accessory structure prior to the establishment of a principal structure under section 3.07 (2) (a) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Muscoda Twp. approved on May 13, 2026.

In Opposition: None

In Interest: There were no conditions set by the Township.

Committee Discussion: Joe Mumm asked what kind of structure is being built. Adam Reed replied post frame building is approximately 40' by 36'. Adam stated that John is 40' from the west boundary line.

Chairman Mumm closed the Public Hearing

Motion by Brian Lucey, to recommend approval of the Conditional Use Permit with no conditions set by the Township, seconded by Lynn Kirschbaum. Motion carried. See Attachment E Worksheet.

Definition of Construction

Keith handed out a couple of different definitions of construction for the committee to review. He would like to add this to our ordinance of when construction is considered the start of construction?

This is the draft version that was discussed. For the purpose of this section, start of construction shall be when any earth disturbing activity takes place that will lead to the installation of footings, piers, posts, pilings or foundations. Earth disturbing activity for the purpose of soil evaluation or testing shall not be considered the start of construction. This is not intended to include agricultural fence installation. If the site is within the Floodplain or Shoreland setbacks, the Floodplain and/or Shoreland permits must be obtained prior to any earth disturbing activities. Keith will be setting this up in ordinance form.

Development of Temporary Housing During Construction Phase

Keith brought up discussion of the development of temporary housing during construction phase. This would be for the construction of a primary residence. Keith will move forward to get the temporary housing during construction phase put in ordinance form.

Discussion of Minimum Acreage for FP

Keith mentioned that a while back they changed the minimum acreage to stay in FP to 3.0 acres. An acre and a half is too small to meet the state requirements. Is 3.0 acres enough to make a primary income on it? The

income is \$6,000.00 per year or a rolling average of \$18,000.00 in 3 years. Would the committee like to leave it as 3.0 acres or what acreage would you like to see? Will bring this back for further discussion.

Discussion of Minimum Acreage for Land Divisions

Keith mentioned that this falls into the CSM land split requirements. If you are doing a land division an acreage minimum should be in place. If you are splitting below that acreage minimum that the CSM must be reviewed by County and submitted by the County. Bob Keeney would like a licensed surveyor to review all the CSM's.

County Cost Sharing: Beginning Balance \$37,604.00/ Ending Balance \$37,604.00
None to report.

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 \$57,674.41
Brady Bartels presented final approval request for 2026 DATCP cost sharing on a grassed waterway for Karen Yelinek, Clifton Twp., \$825.59. Motion by Roger Lange, seconded by Brian Lucey to approve payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

Brady presented final approval request for 2026 DATCP cost sharing on a stream crossing & access road for Mark & Renee Vosberg, Hazel Green Twp., \$13,500.00. Motion by Roger Lange, seconded by Lynn Kirschbaum to approve payment. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

CSZD Report

Conservation: July 2026 overview...

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

1. Steve has completed 50 NMP site reviews out of the 98 total reviews.
2. Brady, Steve & Keith continue to work on NPRA site reviews, deadline is July 31st.
3. Is anyone going on the SAA tour in Dane County next month?

Zoning:

1. Lucas and Adam are continuing to do post and pre-construction site inspections.
2. An order for correction (OFC) has been issued on the Stitzer school house situation and on the Rockville Campground.
3. Had a Board of Adjustment meeting on June 24th. Project was approved to build inside a road setback.

Sanitation:

1. Keith mentioned that Catalist was supposed to go live in August. They were also supposed to have a practice program site for the staff to work on but that has not happened.

The next meeting will be on August 6, 2026, at 9:00 a.m.

Motion by Roger Lange, seconded by Brian Johnsrud to adjourn the meeting at 11:35 a.m. Motion carried.

Respectfully Submitted by Annette Lolwing

FSA Notes – July CSZD Meeting

Assistance for Specialty Crop Farmers (ASCF) program opened on June 8, 2026. This program is the equivalent of the FBA program we recently had, but specifically for specialty crop producers. The National office put out a list of specialty crops that are eligible for the program each at one of 4 payment levels. Producers had to have reported their 2025 crops by April 24, 2026 to be eligible for this program. Grant County will have about a dozen applications.

Supplemental Disaster Relief Program (SDRP) is for producers who suffered a crop or quality loss in calendar year 2023 or 2024 due to a disaster event. This program initially opened in August 2025 with multiple stages of the program opening throughout the last year. The deadline of August 12, 2026 for all stages of this program was recently announced.

COC Election nominations opened on June 15, 2026 and run through August 3, 2026. This year LAA #2 is up for election which is the northeastern part of the county and includes Waterstown, Muscoda, Castle Rock, Hickory Grove, Marion, Mount Ida, Fennimore, Wingville, Clifton, Liberty, and North Lancaster townships. Currently Mark Loy is the representative for LAA 2 and he has agreed to run for another term.

Important dates to remember (previously discussed):

May 15 – August 1: Conservation Reserve Program (CRP) – Primary Nesting Season (PNS)

July 15, 2026: Spring crop reporting deadline

August 3, 2026: COC election nominations due for LAA #2

August 7, 2026: Assistance for Specialty Crop Farmers (ASCF) signup deadline

August 12, 2026: SDRP signup deadline

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)

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)

BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR KEITH & RUTH NOLT
PIN:024-00203-0000(Pt), HICKORY GROVE TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Keith & Ruth Nolt own property located within the NE ¼ of the NW ¼ of Section 10, T7N, R2W in Hickory Grove Township, Grant County, WI. Such property consists of tax parcel numbers . PIN:024-00203-0000(pt).
2. On April 15th, 2026, the Conservation, Sanitation and Zoning Department (CSZD) discussed onsite the permitting required for a school house on PIN:024-00203-0000(pt) which included obtaining a Rezone, Conditional Use Permit, and Zoning Permit.
3. On May 5th, 2026, the Hickory Grove Township Town Board recommended approval for the CUP. 3 were in favor, 0 opposed, and 0 abstained. No conditions were placed by the Town Board on the permit.
4. On May 13th, 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 July 2nd, 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 JOHN & CATHERINE YOUNGBAUER
PIN:042-00121-0000, HICKORY GROVE TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. John & Catherine Youngbauer own property located within the SE ¼ of the SE ¼ of Section 02, T8N, R1W in Muscoda Township, Grant County, WI. Such property consists of tax parcel number PIN:042-00121-0000.
2. On April 14th, 2026, the Conservation, Sanitation and Zoning Department (CSZD) discussed the permitting required for an accessory structure prior to a principal structure on PIN:042-00121-0000 which included obtaining a Conditional Use Permit and Zoning Permit.
3. On May 13th, 2026, the Muscoda Township Town Board recommended approval for the CUP. 3 were in favor, 0 opposed, and 0 abstained. No conditions were placed by the Town Board on the permit.
4. On May 15th, 2026, the CSZD office received the completed application.
5. On June 18th, 2026 and June 25th, 2026, a public notice was published in the County's official newspaper for the CUP request.
6. On July 2nd, 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.

NOTICE OF PUBLIC HEARING BEFORE THE GRANT COUNTY
CONSERVATION, SANITATION & ZONING COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, August 6, 2026 at 9:00 a.m. in Grant County Board Room #264 in the Administration Building, 111 S Jefferson St., Lancaster, WI 53813 to consider the following items. If you are interested in reviewing the detailed land descriptions or would like to request additional information, please contact the Grant County Conservation, Sanitation & Zoning Dept. (608) 723-6080. If you would like to provide written comment for the committee members, it must be submitted to our department five business days prior to the public hearing.

If you would like to participate in the meeting but can't attend in person, please utilize the following Zoom link or dial-in info:

<https://co-grant-wi-gov.zoom.us/j/89968616919?pwd=ZCwLjUeJn3fRgub0ttt4ZlTW3Zhj4.1>

Dial In: 1 312 626 6799

Meeting ID: 899 6861 6919

Passcode: 699496

PETITION #RZ26-11: Rezone Request for Hickory Grove Township, PIN:024-00330-0000 to change the zoning classification from Agricultural 2 (A2) to Light Industrial (M1) for a pole shed with office space and a township recycling area. This is for ± 2.99 ac located in the NE ¼ of the NW ¼ of Section 16, T7N, R2W in Hickory Grove Township.

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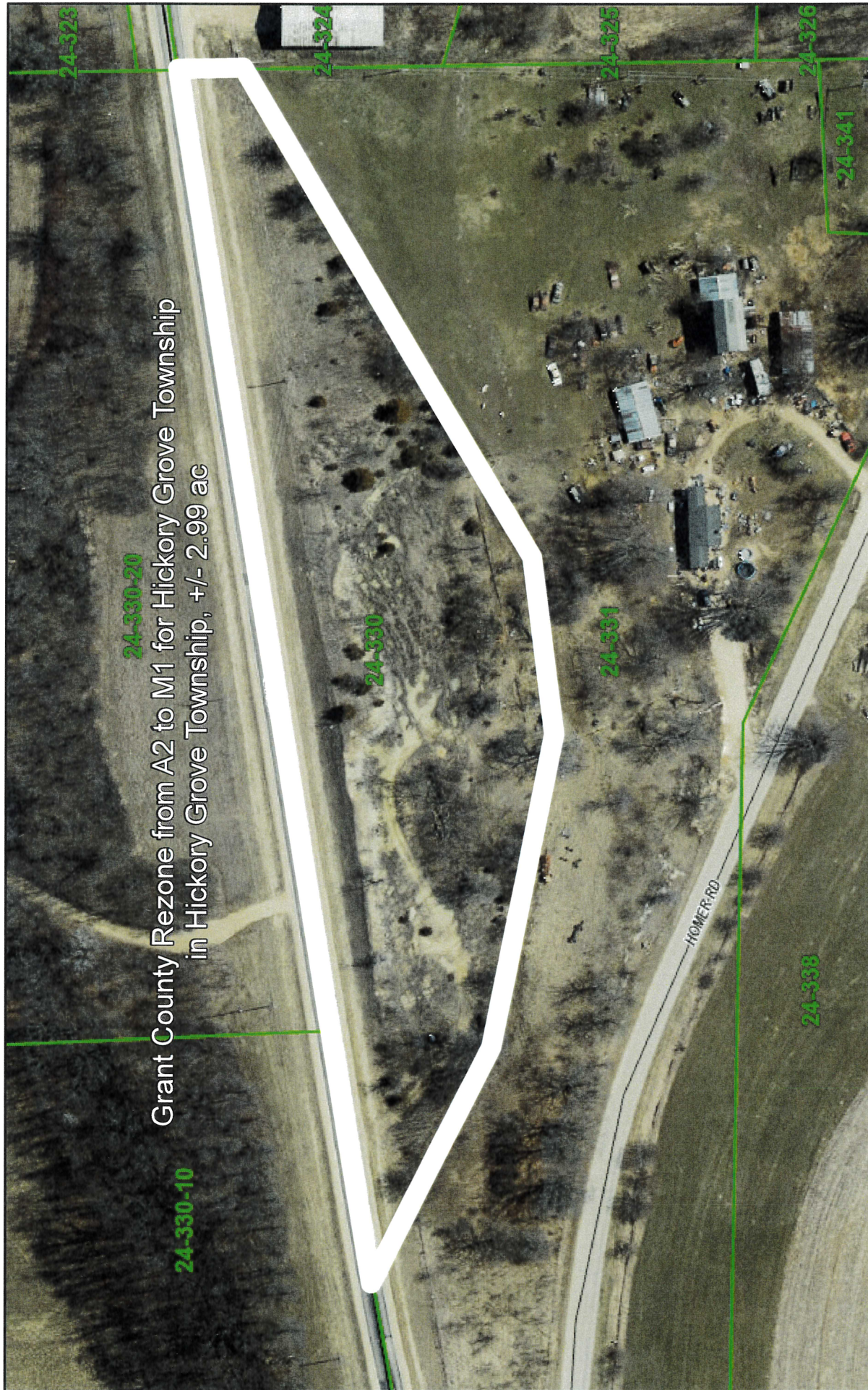
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Lucas Finley, Zoning & Sanitation Technician
Conservation, Sanitation & Zoning Dept.

Published: 7/23/26 and 7/30/26

Parcel Reference Map



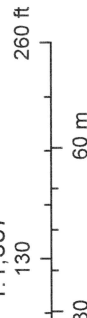
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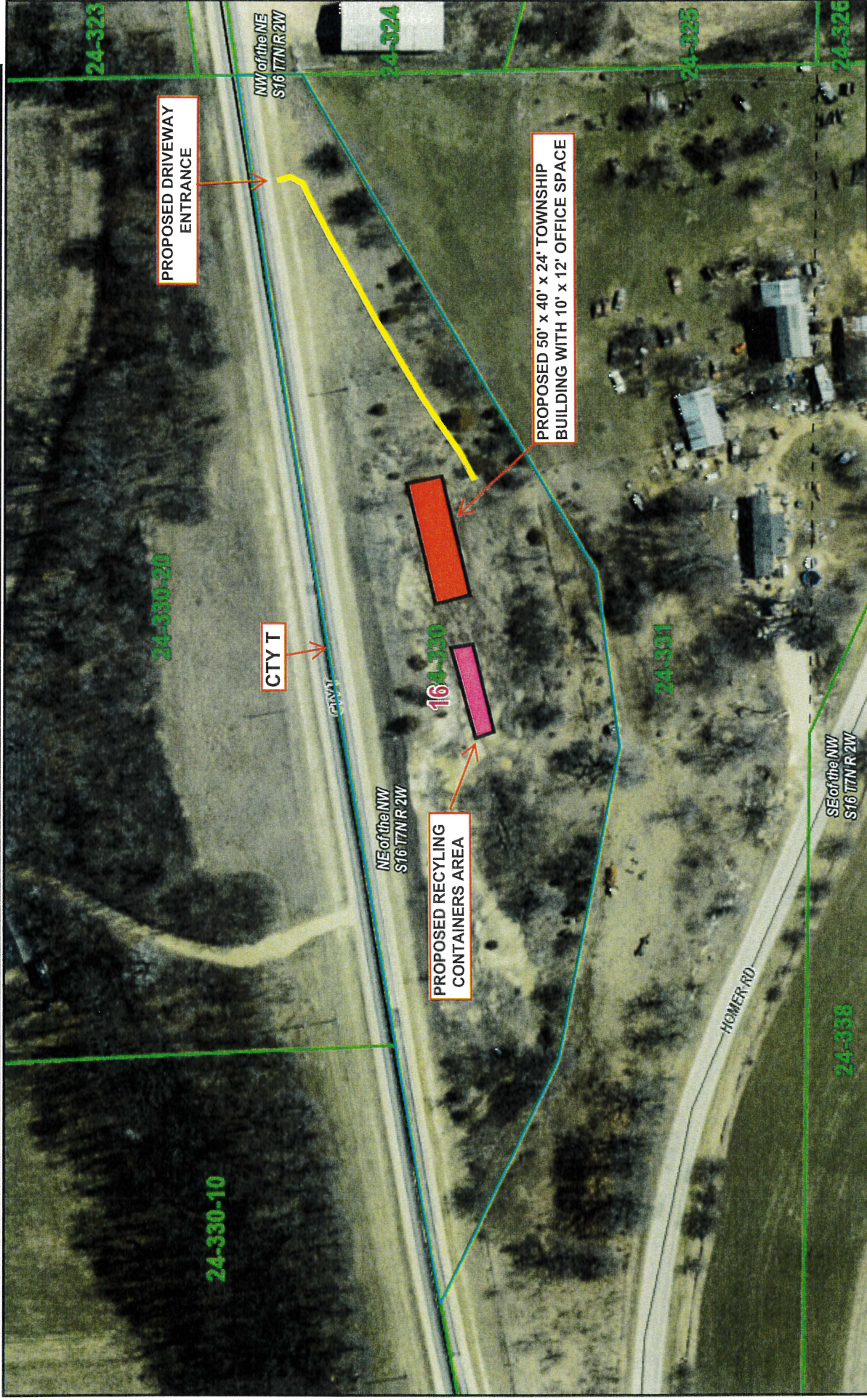
Tax Parcels



1:1,387



PIN 024-00330-0000



PROPERTY ADDRESS: ** FIRE NUMBER TO BE APPLIED FOR
MAILING ADDRESS: 15292 DRY HOLLOW ROAD
FENNIMORE, WI 53809
TOWNSHIP: HICKORY GROVE
CURRENT ZONING DISTRICT: AGRICULTURAL A-2
PROPOSED ZONING DISTRICT: LIGHT INDUSTRIAL M-1

REQUIRED BUILDING SETBACKS:
LIGHT INDUSTRIAL M-1 ZONING DISTRICT

- 1) FROM CENTERLINE OF COUNTY ROAD T > 70'
- 2) FROM LEFT & RIGHT PROPERTY LINES > 40'
- 3) FROM REAR PROPERTY LINE > 40'

**** NOT TO SCALE**



**NOTICE OF PUBLIC HEARING BEFORE THE GRANT COUNTY
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<https://co-grant-wi-gov.zoom.us/j/89968616919?pwd=ZCwLjUeJn3fRgub0ttt4ZlTwR3Zhj4.1>

Dial In: 1 312 626 6799

Meeting ID: 899 6861 6919

Passcode: 699496

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Lucas Finley, Zoning & Sanitation Technician
Conservation, Sanitation & Zoning Dept.

Published: 7/23/26 and 7/30/26

Parcel Reference Map

Grant County Rezone from FP to A2 for Nathan & Kaitlyn Budack
in South Lancaster Township, +/- 1.55 ac



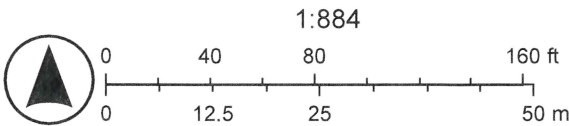
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PLSS and Control

 Approximate

 Survey Grade

 Tax Parcels



MAY 15 2025 55049

PLAT OF SURVEY

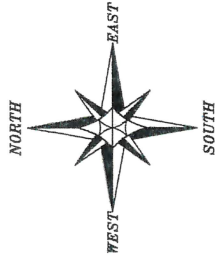
Prepared for: NATHAN BUDACK

LEGEND

- Section Corner
- 3/4" x 18" rebar set with cap
- 1/2" x 4 3/4" Steel
- Cotton Gin Spike set
- ◆ 4' Wood lath set
- ⊗ Existing well
- ⊖ Existing l.p. tank
- ⊖ Existing septic vent
- ⊖ Existing septic tank
- ⊖ Coniferous tree
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Existing dead line
- Edge of field
- Existing structure
- Existing improvement

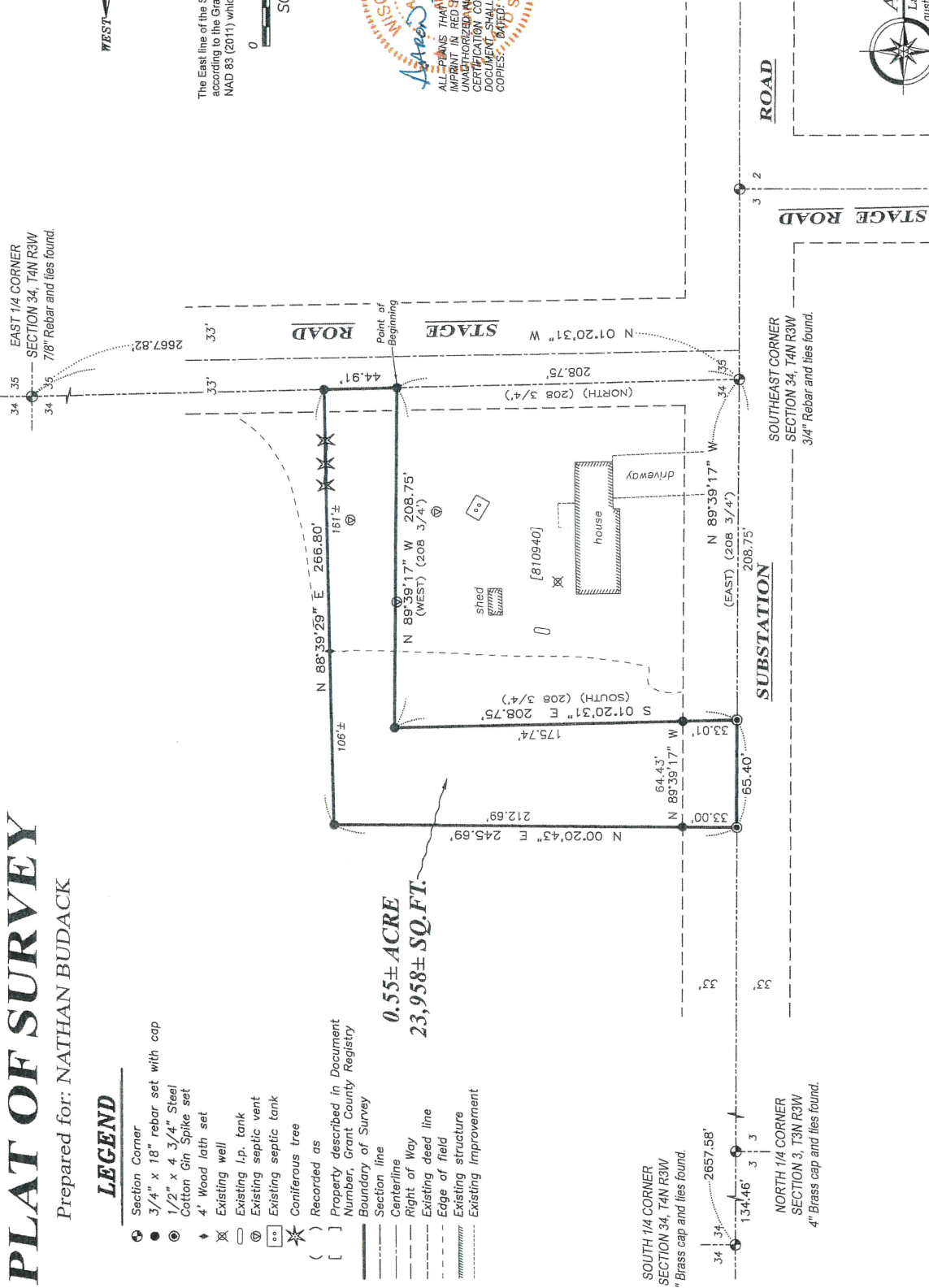
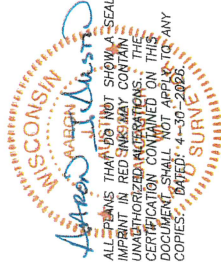
0.55± ACRE
23,958± SQ. FT.

EAST 1/4 CORNER
SECTION 34, T4N R3W
7/8" Rebar and ties found.



The East line of the SE 1/4 of Section 34 bears N 01°20'31" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 60'



SOUTH 1/4 CORNER
SECTION 34, T4N R3W
4" Brass cap and ties found.

NORTH 1/4 CORNER
SECTION 3, T3N R3W
4" Brass cap and ties found.

ROAD

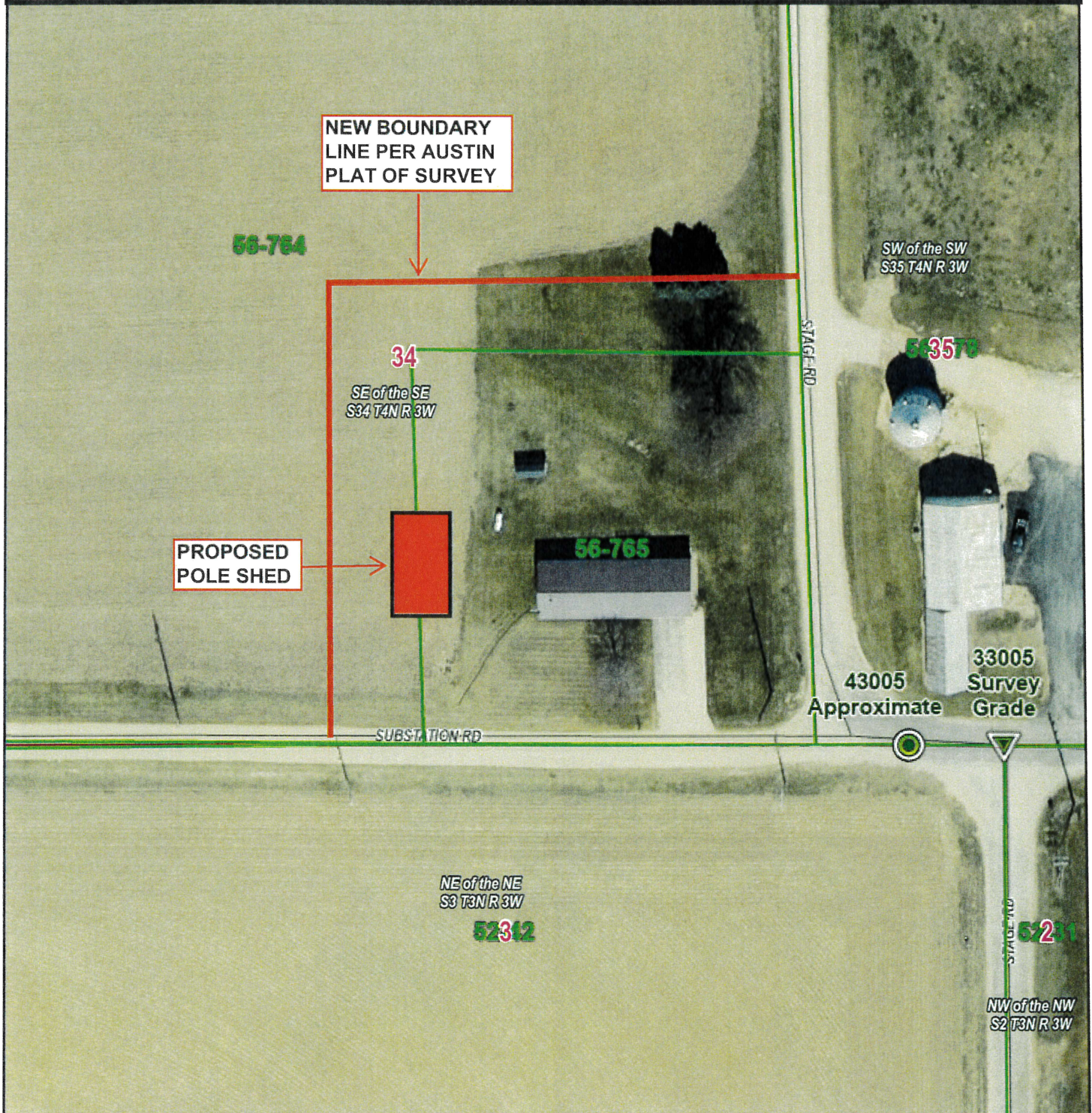
STAGE ROAD

SOUTHEAST CORNER
SECTION 34, T4N R3W
3/4" Rebar and ties found.



Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813
H:\PLAT\T4NR3W\34\265018-BUDACK SHEET 1 OF 2

OWNER: NATHAN W. & KAITLYN BUDACK
PIN 056-00765-0000



ADDRESS: 5602 SUBSTATION ROAD
LANCASTER, WI 53813
TOWNSHIP: SOUTH LANCASTER
ZONING DISTRICT: FARMLAND PRESERVATION

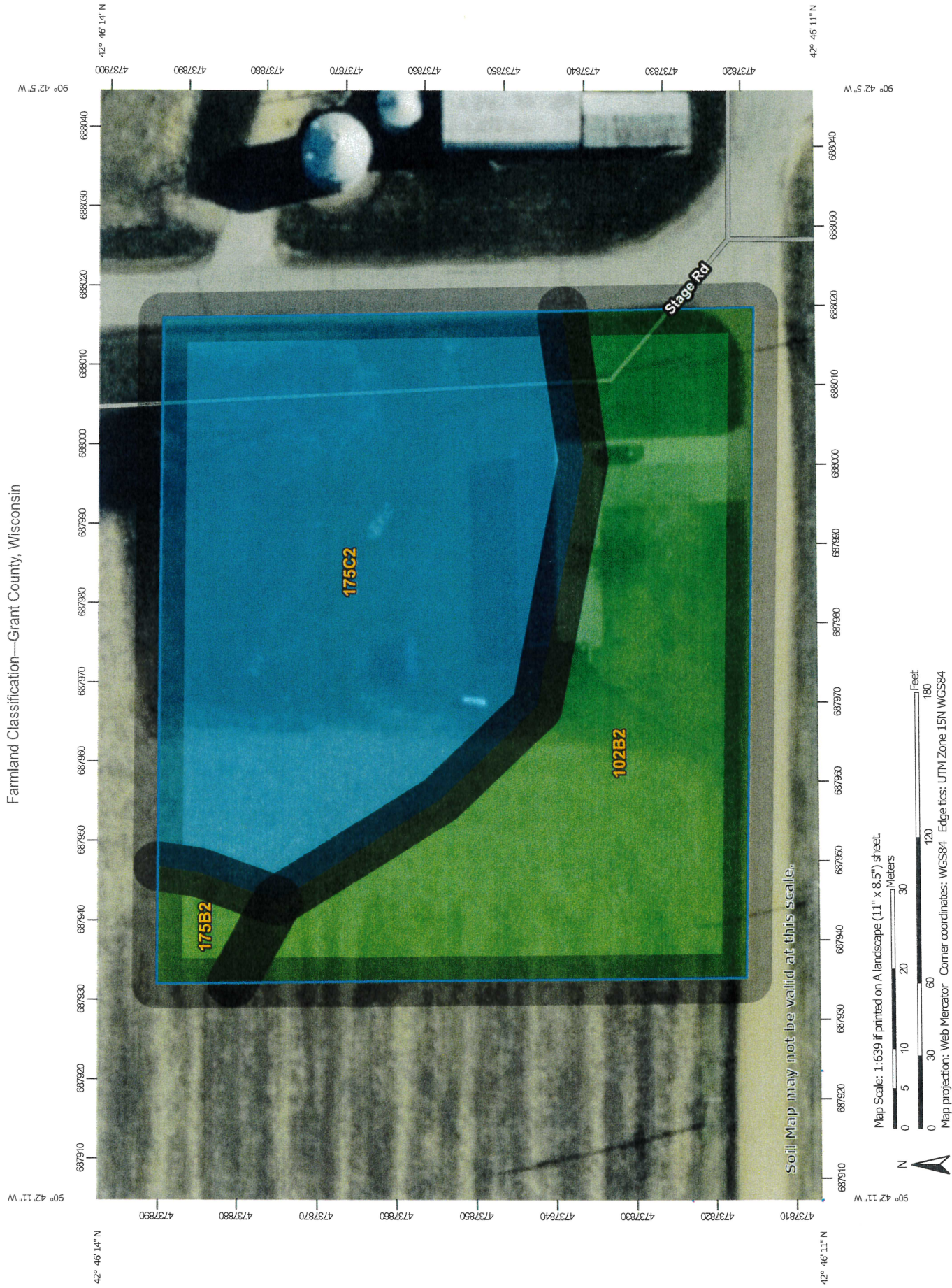
PROPOSED REZONE FROM FARMLAND
PRESERVATION TO AGRICULTURE A-2
TO ALLOW FOR A 54' x 50' x 24' ACCESSORY
POLE SHED STRUCTURE TO BE BUILT.



NORTH

**** NOT TO SCALE**

DRAFTED BY ADAM REED ON 07/06/2026



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102B2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland	1.5	33.1%
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	Farmland of statewide importance	3.0	65.2%
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	Not prime farmland	0.1	1.7%
Totals for Area of Interest			4.6	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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Meeting ID: 899 6861 6919

Passcode: 699496

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Lucas Finley, Zoning & Sanitation Technician
Conservation, Sanitation & Zoning Dept.

Published: 7/23/26 and 7/30/26

Parcel Reference Map

12-108

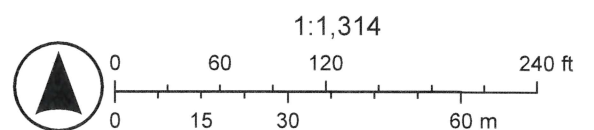
Grant County Rezone from FP to A2 for John & Leanna Gingerich
in Clifton Township, +/-4.64 ac

12-108-10

12-121

7/16/2026, 1:53:47 PM

 Tax Parcels



PLAT OF SURVEY

FOR: JOHN J GINGERICH
LEANNA GINGERICH
11928 ANNATON RD
STITZER, WI 53825

PARCEL DESCRIPTION:

Being part of the SW 1/4 of the NE 1/4 of Section 6, T5N, R1W, Town of Clifton, Grant County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 6; thence S 89°49'09" W, 1778.30' along the south line of the NE 1/4; thence N 0°38'02" W, 40.16' to the POINT OF BEGINNING; thence S 89°34'21" W, 238.64' along the centerline of Louies Lane; thence S 89°08'00" W, 211.36' along the centerline of Louies Lane; thence N 0°38'02" W, 450.00'; thence N 89°21'58" E, 450.00'; thence S 0°38'02" E, 450.00' to the POINT OF BEGINNING; containing 4.64 acres, more or less.
Parcel is subject to a public right of way easement for Louies Lane.
Parcel is subject to any easements of record and/or usage.

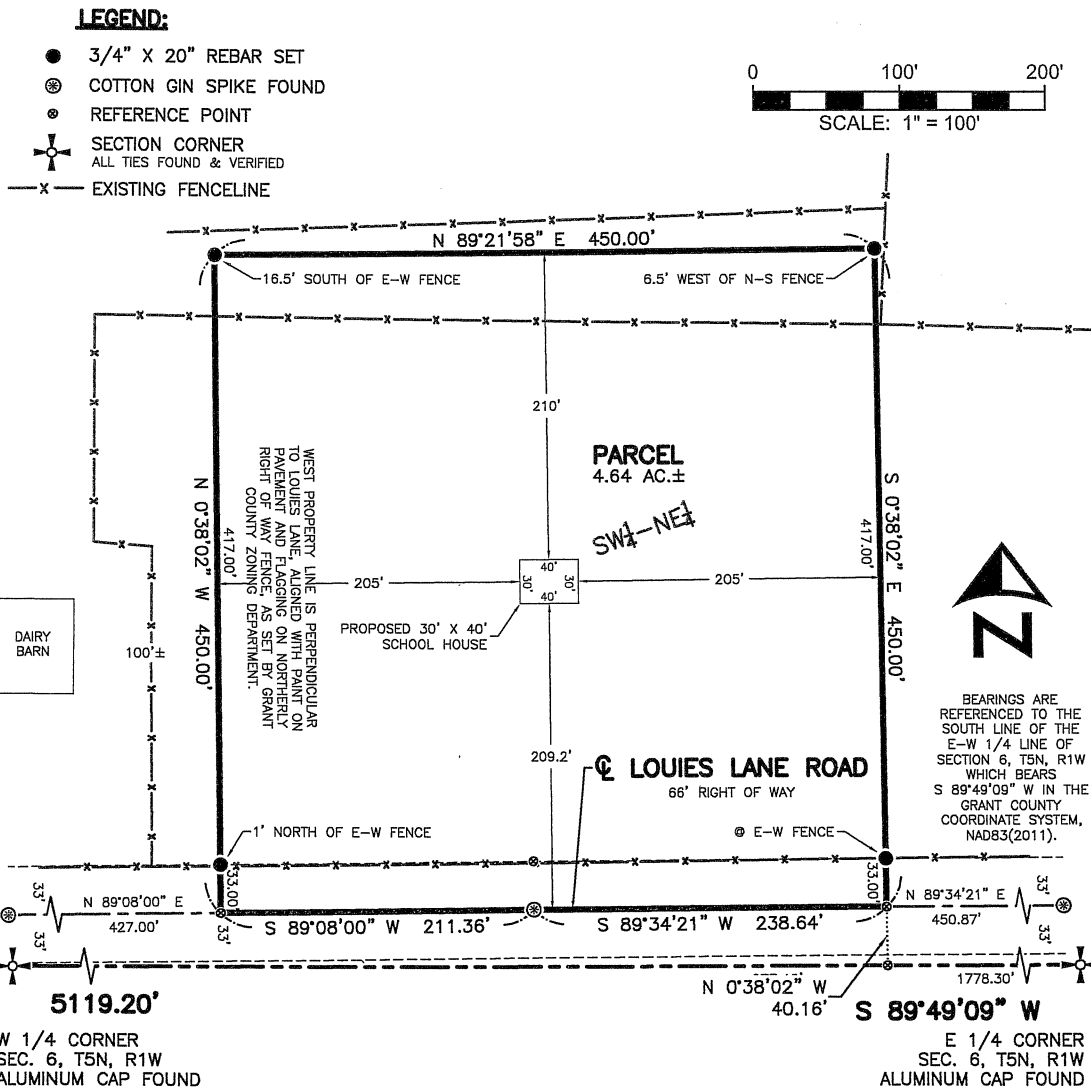
SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

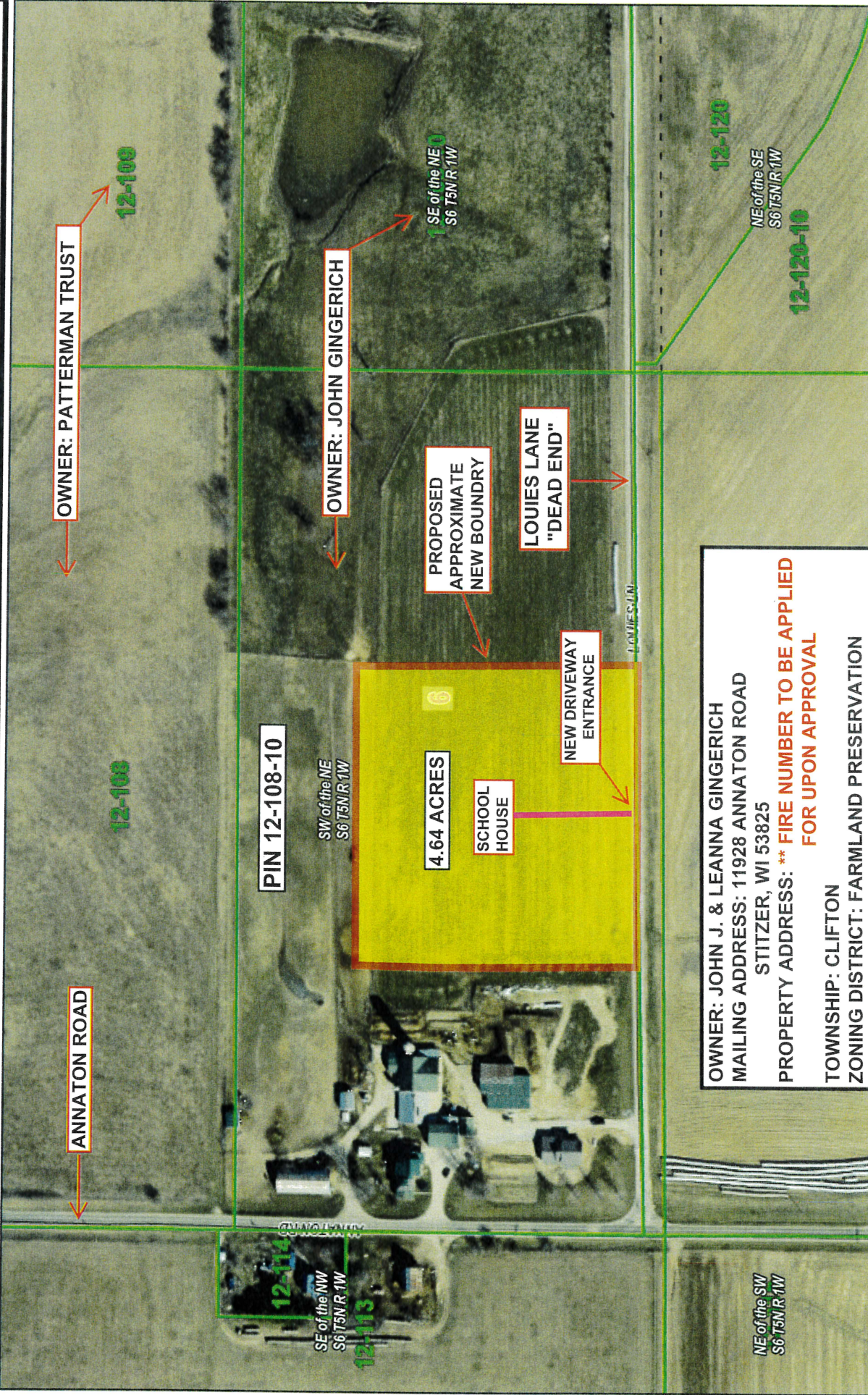
PRELIMINARY #1

7/3/2026

Michael G. Rochon, PLS No. S-2767 Date



OWNER: JOHN J. & LEANNA GINGERICH PIN 012-00108-0010 (PT)



OWNER: PATERMAN TRUST

12-108

OWNER: JOHN GINGERICH

PROPOSED APPROXIMATE NEW BOUNDARY

LOUIES LANE "DEAD END"

NEW DRIVEWAY ENTRANCE

PIN 12-108-10

4.64 ACRES

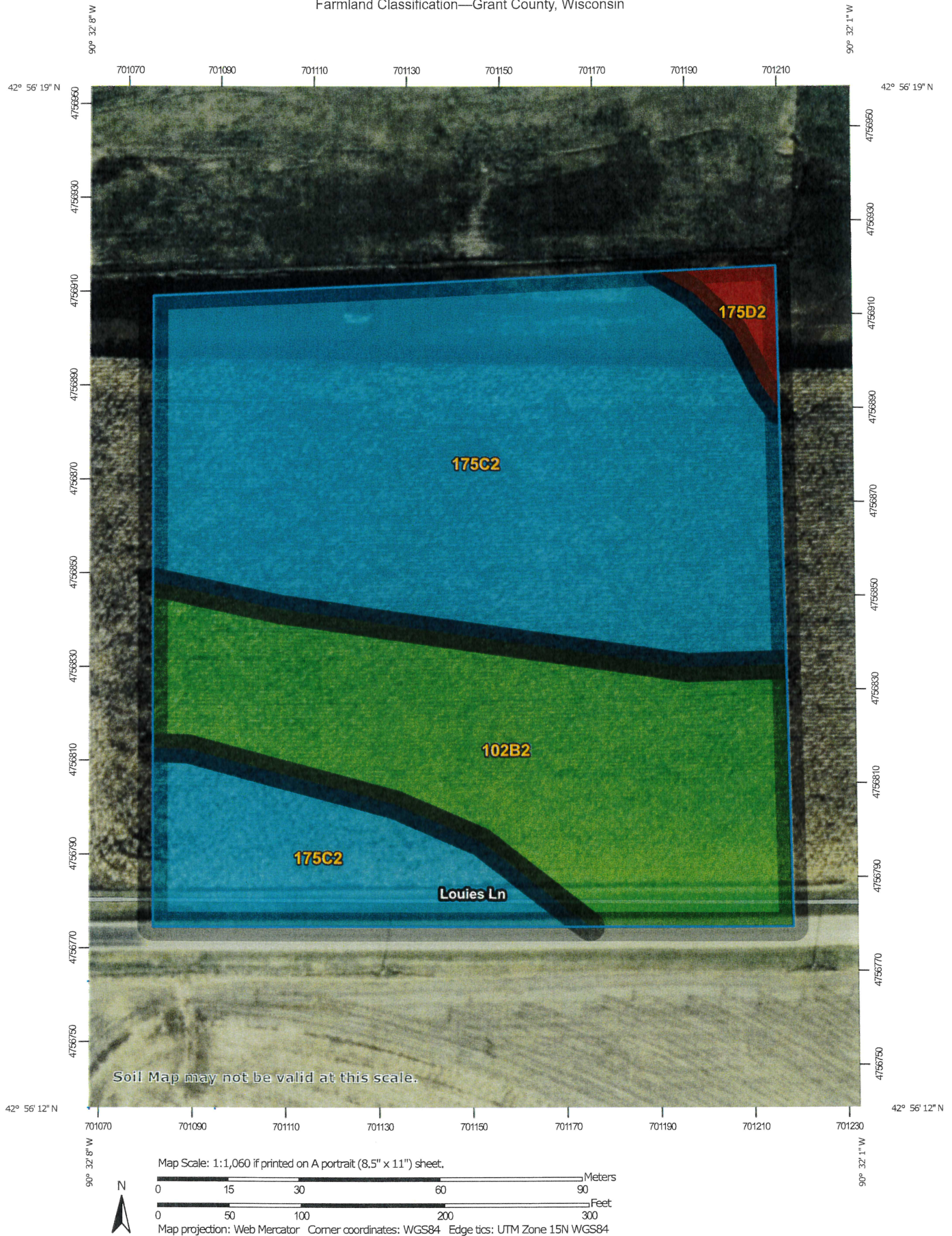
SCHOOL HOUSE

OWNER: JOHN J. & LEANNA GINGERICH
MAILING ADDRESS: 11928 ANNATON ROAD
STITZER, WI 53825
PROPERTY ADDRESS: **** FIRE NUMBER TO BE APPLIED FOR UPON APPROVAL**
TOWNSHIP: CLIFTON
ZONING DISTRICT: FARMLAND PRESERVATION

REQUIRED BUILDING SETBACKS
**** PROPOSED AGRICULTURAL A-2 ZONING**
**** PER SECTION 3.07 (2)(c)**
PARCEL MUST CONTAIN AT LEAST 4 ACRES
1) FROM CENTERLINE OF ROAD > 200'
2) FROM LEFT & RIGHT PROPERTY LINES > 200'
3) FROM REAR PROPERTY LINE > 200'

**** NOT TO SCALE**
NORTH

Farmland Classification—Grant County, Wisconsin



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
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175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	Farmland of statewide importance	0.8	52.5%
Totals for Area of Interest			1.6	100.0%

Description

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Tie-break Rule: Lower

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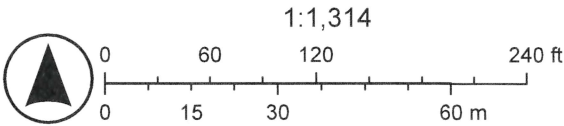
Published: 7/23/26 and 7/30/26

Parcel Reference Map



7/16/2026, 1:55:07 PM

 Tax Parcels



BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR JOHN & LEANNA GINGERICH
PIN:012-00108-0010, CLIFTON TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. John & Leanna Gingerich own property located within the SW ¼ of the NE ¼ of Section 06, T5N, R1W in Clifton Township, Grant County, WI. Such property consists of tax parcel number PIN:012-00108-0010.
2. On June 4th, 2026, the Conservation, Sanitation and Zoning Department (CSZD) discussed the permitting required for a school house on PIN:012-00108-0010 which included obtaining a Rezone, Conditional Use Permit, and Zoning Permit.
3. On July 8th, 2026, the Clifton Township Town Board recommended approval for the CUP. 3 were in favor, 0 opposed, and 0 abstained. No conditions were placed by the Town Board on the permit.
4. On July 20th, 2026, the CSZD office received the completed application.
5. On July 23rd, 2026 and July 30th, 2026, a public notice was published in the County's official newspaper for the CUP request.
6. On August 6th, 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.

NOTICE OF PUBLIC HEARING BEFORE THE GRANT COUNTY
CONSERVATION, SANITATION & ZONING COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, August 6, 2026 at 9:00 a.m. in Grant County Board Room #264 in the Administration Building, 111 S Jefferson St., Lancaster, WI 53813 to consider the following items. If you are interested in reviewing the detailed land descriptions or would like to request additional information, please contact the Grant County Conservation, Sanitation & Zoning Dept. (608) 723-6080. If you would like to provide written comment for the committee members, it must be submitted to our department five business days prior to the public hearing.

If you would like to participate in the meeting but can't attend in person, please utilize the following Zoom link or dial-in info:

<https://co-grant-wi-gov.zoom.us/j/89968616919?pwd=ZCwLjUeJn3fRgub0ttt4ZlTwR3Zhj4.1>

Dial In: 1 312 626 6799

Meeting ID: 899 6861 6919

Passcode: 699496

PETITION #RZ26-11: Rezone Request for Hickory Grove Township, PIN:024-00330-0000 to change the zoning classification from Agricultural 2 (A2) to Light Industrial (M1) for a pole shed with office space and a township recycling area. This is for ± 2.99 ac located in the NE ¼ of the NW ¼ of Section 16, T7N, R2W in Hickory Grove Township.

PETITION #RZ26-12: Rezone Request for Nathan & Kaitlyn Budack, PIN:056-00765-0000, PIN:056-00764-0000 (pt) to change the zoning classification from Farmland Preservation (FP) to Agricultural 2 (A2) for the use of a non-farm residence and a pole shed. This is for ± 1.55 ac located in the SE ¼ of the SE ¼ of Section 34, T4N, R3W in South Lancaster Township.

PETITION #RZ26-13: Rezone Request for John & Leanna Gingerich, PIN:012-00108-0010 to change the zoning classification from Farmland Preservation (FP) to Agricultural 2 (A2) for the conditional use of a school. This is for ± 4.64 ac located in the SW ¼ of the NE ¼ of Section 6, T5N, R1W in Clifton Township.

PETITION #CUP26-015: Conditional Use Permit Request for John & Leanna Gingerich, PIN:012-00108-0010 to allow for a school under section 3.07 (2) (c) of the Grant County Comprehensive Zoning Ordinance. This is for ± 4.64 ac located in the SW ¼ of the NE ¼ of Section 6, T5N, R1W in Clifton Township.

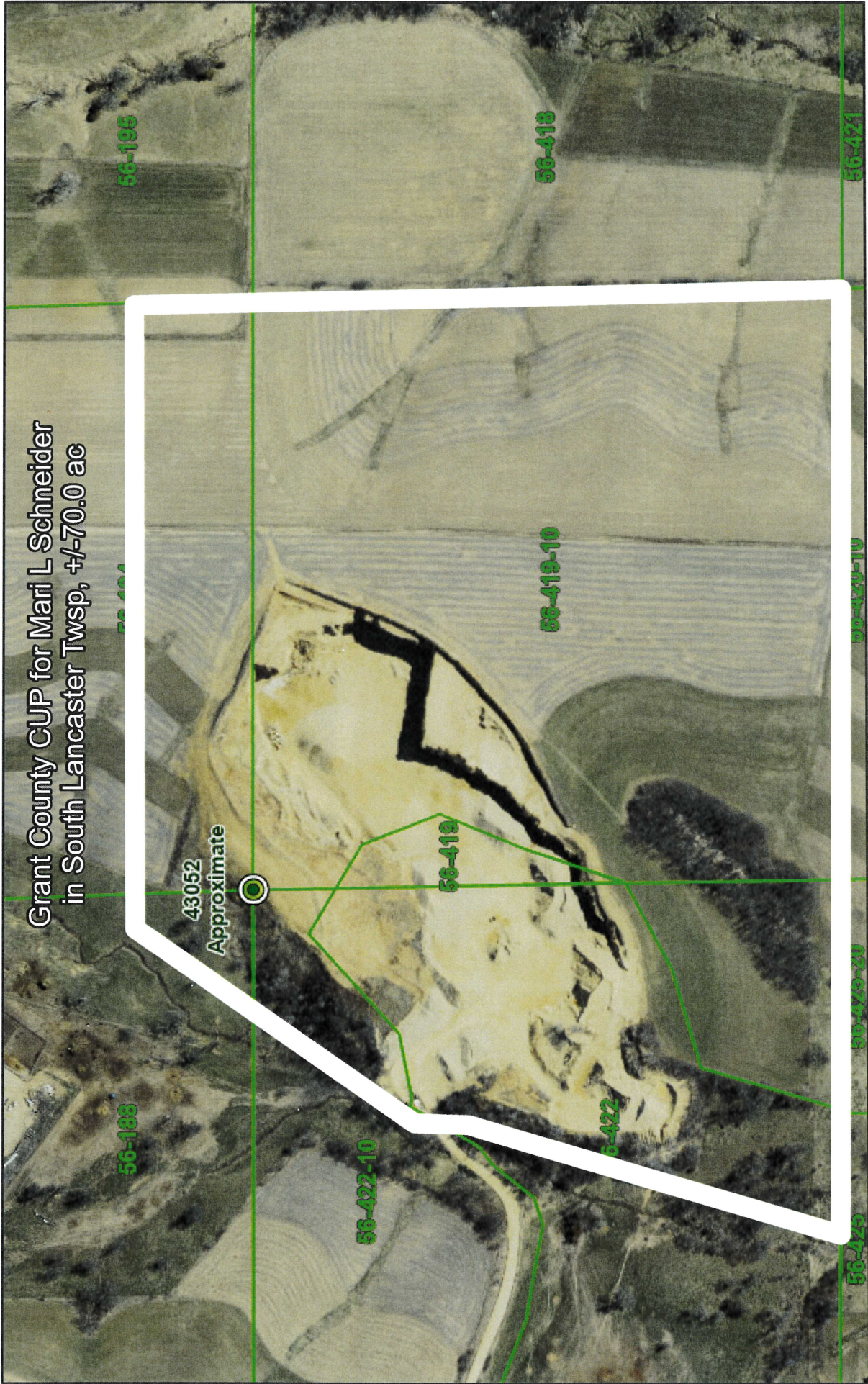
PETITION #CUP26-016: Conditional Use Permit Request for Mari L Schneider, PIN:056-00188-0000, PIN:056-00194-0000, PIN:056-00419-0000, PIN:056-00419-0010, PIN:056-00422-0000, PIN:056-00422-0010 to allow for the continued use of non-metallic mining under section 3.05 (E) (3) of the Grant County Comprehensive Zoning Ordinance. This is for ± 70.0 ac located in the SE ¼ of the SW ¼ & SW ¼ of the SE ¼ of Section 7 and NW ¼ of the NE ¼ & NE ¼ of the NW ¼ of Section 18, T4N, R3W in South Lancaster Township.

PETITION #PPA26-002: Preliminary Plat Request for George Lazarus, PIN:050-00901-0000 (pt), PIN:050-00893-0000 (pt), to allow for the use of a subdivision. This is for ± 47.37 ac located in the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ of Section 30, T3N, R1W in Platteville Township

Lucas Finley, Zoning & Sanitation Technician
Conservation, Sanitation & Zoning Dept.

Published: 7/23/26 and 7/30/26

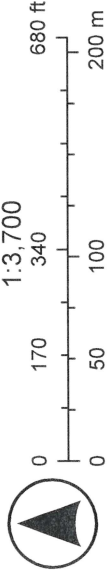
Parcel Reference Map



7/16/2026, 1:17:55 PM

PLSS and Control Tax Parcels

Approximate



BEFORE GRANT COUNTY
CONSERVATION, SANITATION AND ZONING DEPARTMENT

CONDITIONAL USE PERMIT
FOR MARI L SCHNEIDER

PIN:056-00188-0000, PIN:056-00194-0000, PIN:056-00419-0000, PIN:056-00419-0010, PIN:056-00422-0000, & PIN:056-00422-0010, SOUTH LANCASTER TOWNSHIP, GRANT COUNTY, WI

FINDINGS OF FACT

The agency finds that:

1. Mari L Schneider owns property located within the SE ¼ of the SW ¼ & SW ¼ of the SE ¼ of Section 7 and NW ¼ of the NE ¼ & NE ¼ of the NW ¼ of Section 18, T4N, R3W in South Lancaster Township, Grant County, WI. Such property consists of tax parcel numbers PIN:056-00188-0000, PIN:056-00194-0000, PIN:056-00419-0000, PIN:056-00419-0010, PIN:056-00422-0000, & PIN:056-00422-0010.
2. On June 8th, 2026, the CSZD office communicated with Ben Schroeder, BARD Materials, about the active CUP expiring on 8/5/26.
3. On July 8th, 2026, the South Lancaster Township Town Board approved the request for the conditional use permit, 3 voting in-favor, 0 opposed. There were no conditions placed on the permit by the Town Board.
4. On July 14th, 2026, the CSZD office received the completed application.
5. On July 23rd, 2026 and July 30th, 2026, a public notice was published in the County's official newspaper for the CUP request.
6. On August 6th, 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.

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CONSERVATION, SANITATION & ZONING COMMITTEE**

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Dial In: 1 312 626 6799

Meeting ID: 899 6861 6919

Passcode: 699496

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Lucas Finley, Zoning & Sanitation Technician
Conservation, Sanitation & Zoning Dept.

Published: 7/23/26 and 7/30/26

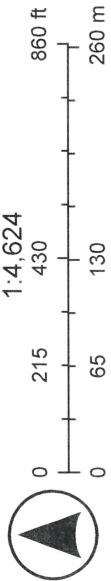
Parcel Reference Map



7/20/2026, 8:30:41 AM



Tax Parcels

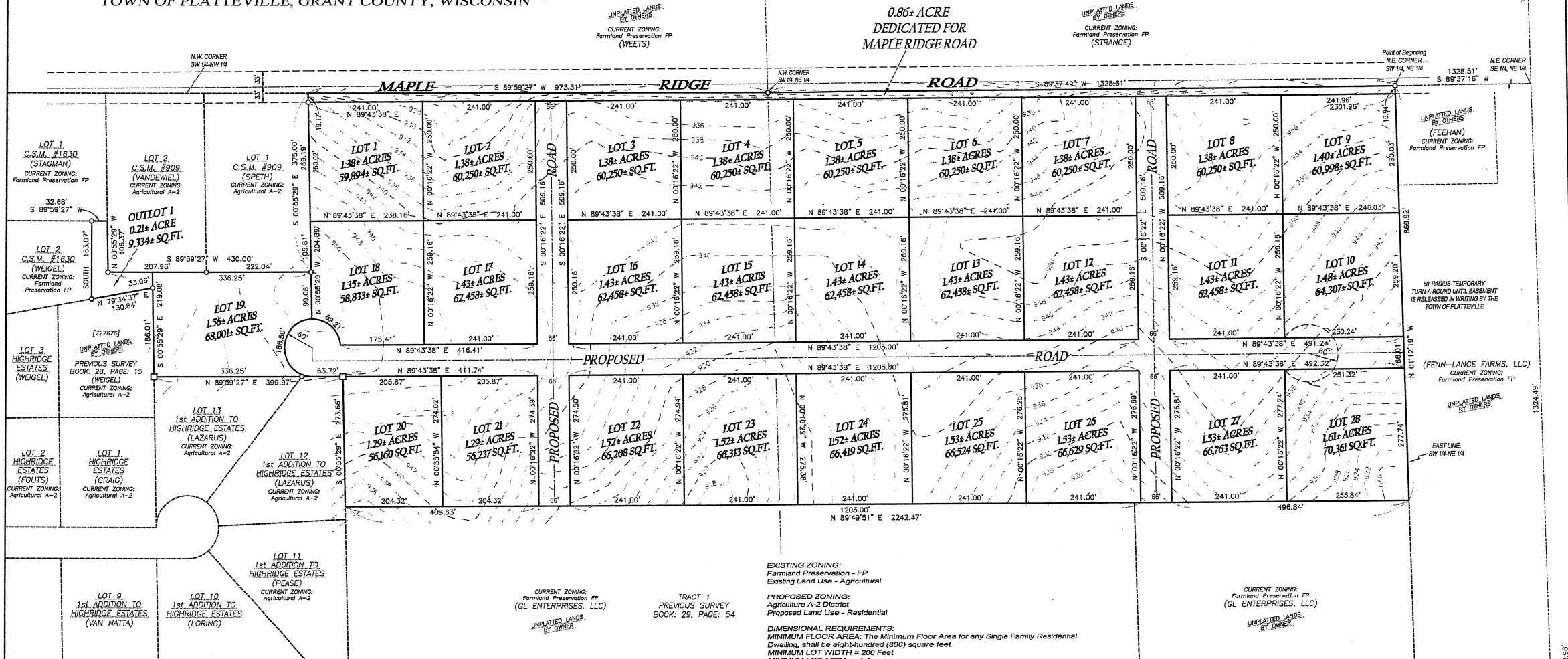


Ayers Associates, City of Platteville

PRELIMINARY PLAT
2ND ADDITION TO
HIGHRIDGE ESTATES

LOCATED IN SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4
AND THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T3N R1W,
TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

OWNER: George Lazarus
P.O. Box 680
Platteville, WI 53188
PHONE: 608-642-1114
EMAIL: GEORGE.LAZARUS@GMAIL.COM



BOUNDARY DESCRIPTION:
Located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, and being described as follows:

That I have made such survey, land-division and plat by the direction of the owner's listed hereon, containing 47.37 acres, more or less, and being described as follows:

Commencing Northeast corner of said Section 30;
thence South 01° 05' 27" East 1324.49 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section;
thence South 89° 37' 16" West 1328.51 feet to the Northeast corner of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4), said corner being the point of beginning;
thence South 89° 37' 49" West 1328.61 feet along the North line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to the Northwest corner thereof;
thence South 89° 59' 27" West 973.31 feet along the North line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) to the Northeast corner of Lot 1 of Certified Survey Map Number 909, recorded as Document Number 645491, Grant County Registry;
thence South 00° 53' 29" East 375.00 feet along the East line of said Lot 1 to the Southeast corner thereof;
thence South 89° 39' 27" West 430.00 feet along the South line of Lot 1 and Lot 2 of said Certified Survey Map Number 909 to the Southwest corner of said Lot 2;
thence North 00° 53' 29" West 106.37 feet along the West line of said Lot 2 to the Southeast corner of Lot 1 of Certified Survey Map Number 1630, recorded as Document Number 745813, Grant County Registry;
thence South 89° 39' 27" West 32.68 feet along the South line of said Lot 1 to the Northeast corner of Lot 2 of said Certified Survey Map Number 1630;
thence South 163.07 feet along the East line of said Lot 2 to the Southeast corner thereof;
thence North 79° 34' 37" East 130.84 feet along the North line of that property as described in Document Number 727676, Grant County Registry;
thence South 00° 53' 29" East 186.01 feet along the East line of said property to the Northwest corner of Lot 13 of the First Addition to HighRidge Estates, recorded as Document Number 772336, Grant County Registry;
thence North 89° 39' 27" East 399.97 feet along the North line of said Lot 13 and along the North line of Lot 12 to the Northeast corner thereof;
thence South 00° 53' 29" East 273.66 feet along the East line of said Lot 12;
thence North 89° 49' 51" East 2242.47 feet to the East line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4);
thence North 01° 12' 19" West 869.92 feet along said East line to the point of beginning.

I, Aaron J. Austin, hereby certify that this Preliminary Plat was prepared by me or under my direct supervision and that this plat is a correct representation of all existing land divisions and features and that I have fully complied with the Grant County Subdivision Ordinance.

Dated this _____ day of _____, 2026.

Aaron J. Austin, PLS 2922
Agent, Austin Surveying, LLC

UNPLATTED LANDS
BY OTHERS
CURRENT ZONING:
Farmland Preservation FP
(WEETS)

0.86+ ACRE
DEDICATED FOR
MAPLE RIDGE ROAD

UNPLATTED LANDS
BY OTHERS
CURRENT ZONING:
Farmland Preservation FP
(STRANGE)

NORTHEAST CORNER
SECTION 30, T3N R1W
3/4" Rebar with Aluminum
Cap and ties found.

Point of Beginning
N.E. CORNER
SW 1/4, NE 1/4
1328.51'
S 89° 37' 16" W

N.E. CORNER
SE 1/4, NE 1/4
1324.49'

UNPLATTED LANDS
BY OTHERS
(FEEHAN)
CURRENT ZONING:
Farmland Preservation FP

60' RADIUS-TEMPORARY
TURN-AROUND UNTIL EASEMENT
IS RELEASED IN WRITING BY THE
TOWN OF PLATTEVILLE

(FENN-LANGE FARMS, LLC)
CURRENT ZONING:
Farmland Preservation FP

UNPLATTED LANDS
BY OTHERS

EAST LINE
SW 1/4 NE 1/4

EXISTING ZONING:
Farmland Preservation - FP
Existing Land Use - Agricultural

PROPOSED ZONING:
Agriculture A-2 District
Proposed Land Use - Residential

DIMENSIONAL REQUIREMENTS:
MINIMUM FLOOR AREA: The Minimum Floor Area for any Single Family Residential Dwelling, shall be eight-hundred (800) square feet
MINIMUM LOT WIDTH = 200 Feet
MINIMUM LOT AREA = 1 Acre
MINIMUM YARDS = As specified for the particular use but not less than Thirty (30) feet for any lot not part of an approved Subdivision or Planned Unit Development.

MAXIMUM BUILDING HEIGHT: Forty (40) feet provided that no area above the third floor above grade shall be accessible to persons other than the owner, employees, workmen, repairmen, or maintenance men.

TRACT 1
PREVIOUS SURVEY
BOOK: 29, PAGE: 54

CURRENT ZONING:
Farmland Preservation FP
(GL ENTERPRISES, LLC)

UNPLATTED LANDS
BY OTHERS

CURRENT ZONING:
Farmland Preservation FP
(GL ENTERPRISES, LLC)

UNPLATTED LANDS
BY OTHERS

LEGEND

- Section Corner
- 3/4" rebar found
- 1.25" Rebar found
- No monument set
- Lot line
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Existing Deed line
- Existing contour
- Property described in Document Number, Lafayette County Registry

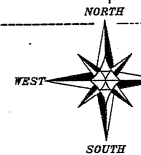
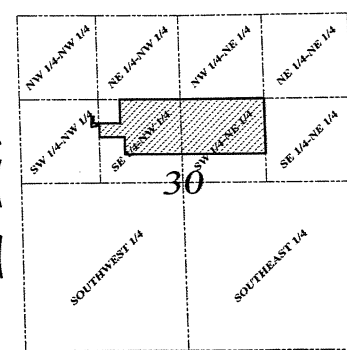


CALL DIGGERS HOTLINE
1-800-242-3511
TOLL FREE
WS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

UNLESS OTHERWISE NOTED
Utility easement - No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s.236.32, Ws. Stats. Utility easements or herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

LOCATION SKETCH

LOCATED IN THE SW 1/4-NW 1/4, SE 1/4 - NW, 1/4
AND THE SW 1/4 - NE 1/4 OF SECTION 30, T3N R1W



The East line of the NE 1/4 of Section 30 bears S 01°05'57" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 120'

**2ND ADDITION TO
HIGHRIDGE ESTATES**
LOCATED IN SECTION 30, T3N R1W, TOWN
OF PLATTEVILLE, GRANT COUNTY, WI

Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 51 E, LANCASTER, WI 53183

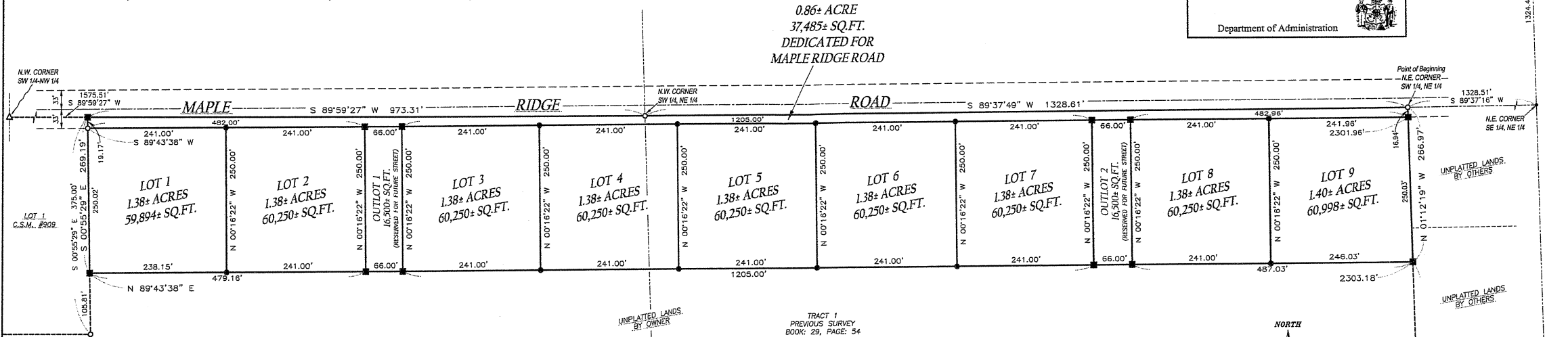
JOB NO: 25s150
H:\CRD\25s150
H:\PLAT\T3N R1W\30\25s150-LAZARUS

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: G. AUSTIN, T. AUSTIN

SHEET 1 OF 1

2ND ADDITION TO HIGHRIDGE ESTATES

LOCATED IN SE 1/4-NW 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 30,
T3N R1W, TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Land Surveyor, hereby certify:
That I have surveyed, divided and mapped the 2nd Addition to Highridge Estates located in the Southeast Quarter (SE 1/4) of the
Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30),
Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin.

That I have made such survey, land-division and plat by the direction of the owner listed hereon, containing 14.06 acres, more or
less, and being described as follows:

Commencing at a 3/4" rebar with an aluminum cap marking the Northeast corner of said Section 30;
thence South 01° 05' 57" East 1324.49 feet along the East line of said Section to the Northeast corner of the Southeast Quarter (SE
1/4) of the Northeast Quarter (NE 1/4) of said Section 30;
thence South 89° 37' 16" West 1328.51 feet to a 3/4" rebar marking the Northeast corner of the Southwest Quarter (SW 1/4) of said
Northeast Quarter (NE 1/4) and the point of beginning;
thence South 89° 37' 49" West 1328.61 feet along the North line of the Southwest Quarter (SW 1/4) of the said Northeast Quarter
(NE 1/4) to a 3/4" rebar marking the Northwest corner thereof;
thence South 89° 59' 27" West 973.31 feet along the North line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW
1/4) to a 1.25" rebar marking the Northeast corner of Lot One (1) of Certified Survey Map Number 909, recorded as Document
Number 645491, Grant County Registry;
thence South 00° 55' 29" East 269.19 feet along the East line of said Lot One (1) to a 1.25" rebar;
thence North 89° 43' 38" East 2303.18 feet to a 1.25" rebar on the East line of the Southwest Quarter (SW 1/4) of said Northeast
Quarter (NE 1/4);
thence North 01° 12' 19" West 266.97 feet along said East line to the point of beginning.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision made thereof.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the
County of Grant, in surveying, dividing and mapping the same. Field work was completed on xx-xx-2026.
Dated this ___ day of ___, 2026.

Aaron J. Austin, PLS-2922
Agent, Austin Surveying, LLC

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as
represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for
approval or objection: Township of Platteville, Grant County Planning and Zoning Committee and the Department of
Administration.

WITNESS, the hand and seal of said owner this ___ day of ___, 2026.

George Lazarus, Owner

STATE OF WISCONSIN)
GRANT COUNTY) SS

Personally came before me on this ___ day of ___, 2026, the above named owners, to me know to be the same
person who executed the foregoing instrument, and acknowledged the same.
(Notary Seal), Notary Public, ___, Wisconsin

My commission expires ___.

COUNTY PLANNING AGENCY APPROVAL CERTIFICATE:

The plat of 2nd ADDITION TO HIGHRIDGE ESTATES, in the Town of Platteville, George Lazarus, owner, is hereby
approved by the County Planning and Zoning Commission.

Dated this ___ day of ___, 2026.

Kieth Lane,
Administrator of Conservation, Sanitation and Zoning Committee

I, hereby certify that the foregoing is a copy of a motion adopted by the County Planning Commission of the County of Grant.

Tonya White, Grant County Clerk

TOWN BOARD APPROVAL CERTIFICATE:

The Plat of 2nd ADDITION TO HIGHRIDGE ESTATES in the Town of Platteville, the owners listed hereon, is hereby approved by
the town board.
Dated this ___ day of ___, 2026.

Thomas Weigel, Town Chairman

I hereby certify that the foregoing is a copy of a motion adopted by the town board of the Town of Platteville.
Dated this ___ day of ___, 2026.

Nathan Niehaus, Town Clerk

STATE OF WISCONSIN)
GRANT COUNTY) SS

I, Nathan Niehaus, being the elected, qualified and acting clerk of the Town of Platteville, Grant County, do hereby certify that the
Town Board of the Town of Platteville, passed by motion on ___, authorizing me to issue a certificate of
approval of the final plat of 2nd ADDITION TO HIGHRIDGE ESTATES, George Lazarus and GL Enterprises, owners, upon
satisfaction of certain conditions, were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE ___ day of
___, 2026.

Dated this ___ day of ___, 2026.

Nathan Niehaus, Town Clerk

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
GRANT COUNTY) SS

I, David Klar, being the duly appointed, qualified and acting treasurer of the Town of Platteville, do hereby certify that in
accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of ___ on
any of the land included in the Plat of 2nd ADDITION TO HIGHRIDGE ESTATES.

Dated this ___ day of ___, 2026.

David Klar,
Town Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
GRANT COUNTY) SS

I, Carrie Treasurer, being the duly elected qualified and acting treasurer of the County of Grant,
do hereby certify that in accordance with the records in my office show no unredeemed tax sales
and no unpaid taxes or special assessments as of ___ on any of the land included in
the Plat of 2nd ADDITION TO HIGHRIDGE ESTATES.

Dated this ___ day of ___, 2026.

Carrie Eastlick,
Grant County Treasurer

County Treasurer, Carrie Eastlick:

CERTIFICATE OF REGISTER OF DEEDS:

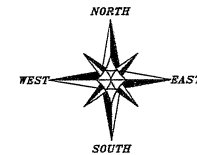
Received for record this ___ day of ___, 2026 at ___ O'clock, ___m.,
and recorded in Plat Cabinet ___ of Plats on page(s) ___.

Andrea Noethe, Register of Deeds

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



The East line of the NE 1/4 of Section 30 bears S 01°05'57" E
according to the Grant County Coordinate System WISCONSIN
NAD 83 (2011) which was determined by G.P.S. observation.

0 100 200
SCALE 1" = 100'

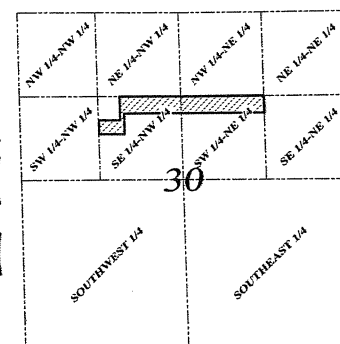
LEGEND

- Section Corner
- 1 1/4" x 24" rebar set
wt=4.30#/l.f.
- 3/4" x 18" rebar set with
cap - wt=1.50 #/l.f.
- 3/4" rebar found
- No monument set
- Lot line
- Section line
- Centerline
- Right of Way
- Existing deed line
- Previously surveyed line

FOR ALL LOTS-UNLESS
OTHERWISE NOTED
Utility easement for all Lots - No poles or buried
cables are to be placed such that the installation
would disturb any survey stakes or obstruct vision
along any lot line or street line. The disturbance
of a survey stake by anyone is a violation of
s.236.32, Wis. Stats. Utility easements as herein
set forth are for the use of PUBLIC BODIES and
PRIVATE PUBLIC UTILITIES having the right to serve
the area.

LOCATION SKETCH

LOCATED IN THE SE 1/4 - NW 1/4 AND
THE SW 1/4 - NE 1/4 OF SECTION 30, T3N R1W



2ND ADDITION TO HIGHRIDGE ESTATES

LOCATED IN SE 1/4-NW 1/4 & THE SW 1/4-NE 1/4
OF SECTION 30, T3N R1W, TOWN OF
PLATTEVILLE, GRANT COUNTY, WISCONSIN

Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53153
JOB NO: 25150 DRAWN BY: AJ AUSTIN
HARDY: 25150 CREW CHIEF: SHANE AUSTIN
H:\PLAT\T3NR1W\30\25150-LAZARUS CREW: O. AUSTIN, T. AUSTIN
SHEET 1 OF 1



Night Skies

Resource Brief

Background Information

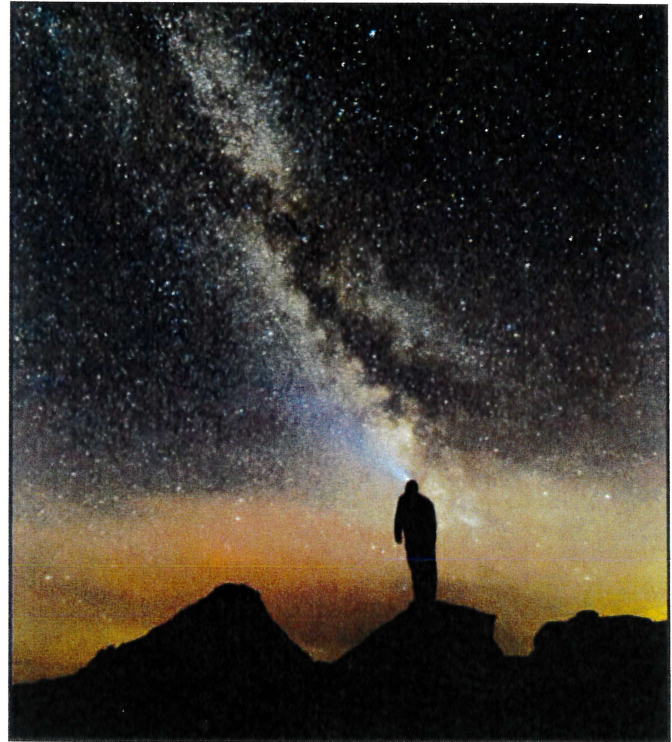
Dark night skies are essential to the rhythms of life on Earth. Living things evolved with cycles of light and dark, stemming from our planet's rotation around its axis as it revolves around the sun. For billions of years, dark night skies pervaded—until recently. Through the use of artificial light at night, humans have altered our ability to see the Earth's dark skies, disrupting the cycle.

Light pollution from human development has a wide range of impacts. Artificial light at night affects the health of animals and plants that rely on natural cues visible only in the dark. Illuminating the night uses large amounts of energy, contributing to climate change. On a more abstract level, eliminating our ability to view the night sky disconnects us from a cultural heritage of using the heavens to navigate, learn about, and interpret our place in the universe.

The International Dark-Sky Association (IDA), founded in 2001, works to mitigate light pollution across the world through education, outreach, and providing resources for policy makers. The IDA offers a designation program to certify and protect places with exemplary night skies. Designated International Dark Sky Places help preserve and protect dark sky sites through responsible lighting policies and public education. These designations bring attention to the importance of protecting dark night skies and provide incentives for both land managers and the public.

Status and Trends

One of the designations the IDA offers is the International Dark Sky Park designation. The IDA defines this status as “a land possessing an exceptional or distinguished quality of starry nights and a nocturnal environment, and that is specifically protected for its scientific, natural, educational, and/or cultural heritage resources, and/or for public enjoyment.” To become an International Dark Sky Park, managers must be able to show strong community support for dark sky protection and meet specific program requirements. A qualifying park should be an exceptional dark sky resource and be accessible to the public at night. The park needs to then meet a series of minimum requirements regarding typical nighttime conditions at the site, establish an outdoor lighting management plan, and commit to dark sky outreach and education.



Low levels of light pollution in Glacier allow visitors to discover spectacular views of the night sky as well as features like the Milky Way, pictured here.

Threats

Most people in the world live under light-polluted skies, with only 20% able to see the Milky Way at night. Human infrastructure has introduced light in places and times at which it does not naturally occur. The intensity, color temperature, and direction of artificial lights have unintended impacts on the environment. A growing body of research points to adverse effects of light pollution on wildlife, plant development, human health, and energy consumption. Light pollution within parks and protected lands can have a measurable impact upon the habitat quality of the park, even if the light itself originates outside of the park's administrative boundary. The National Park Service's Night Skies Team has documented light pollution within some parks, in the form of sky glow, that originated up to 200 miles away.

In 2009, scientists from the National Park Service Night Sky Division measured the quality of Glacier's night skies at Logan Pass using a measurement called the Anthropogenic Light Ratio (ALR). This value compares total sky brightness to natural nighttime light levels. The lower the ALR value, the higher the quality of night sky conditions. The ALR at Logan Pass was 0.17, meaning that the sky there is estimated to be 17 percent brighter than a natural light level—well under the threshold for good conditions as determined by the Night Sky Division. Using a different tool called a Sky Quality Meter, light readings were taken in 2016 throughout Waterton-Glacier. Sky Quality Meters measure total sky brightness in magnitude per square arc-second, on a scale from 7-23, with 23 being the darkest. Waterton-Glacier's Sky Quality Meter results registered between 21-22, further indicating an excellent quality of dark night skies.

Management Strategy

National Park Service management policies emphasize the importance of a natural lightscape to ecosystem function and aesthetics. Dark night skies are valued both as a natural and a cultural feature. They are important to wilderness character and have been identified under the Clean Air Act Amendments as an air quality-related value. Not only do pristine nightscapes enhance visitor experiences, they are also important to wildlife survival and the integrity of the ecosystem.

Waterton-Glacier International Peace Park applied to become a Dark Sky Park in 2016, after working towards this goal since 2006. In 2017, Waterton-Glacier received provisional Gold Tier status as Waterton-Glacier International Dark Sky Park through the IDA. This designation recognizes Waterton-Glacier as the world's first trans-boundary International

Dark Sky Park. Provisional status means that Waterton-Glacier must bring 67% of outdoor lighting into compliance within three years to qualify for full designation, which we anticipate achieving by 2021.

In addition to low levels of light pollution and mitigation of noncompliant lighting, dark sky parks must commit to educating the public about dark sky resources and actively promote the protection of dark skies. Glacier and Waterton provide public opportunities to view the night sky with the help of park and volunteer astronomers. Night sky programs and interpretive materials orient visitors to the park's dark sky resources, demonstrate their value, and introduce ways to help protect them. Through continued education, retrofitting of light fixtures, and advocacy for dark sky-friendly policies, Waterton-Glacier International Peace Park is committed to protecting and preserving this incredible resource for future generations.



The astronomical observatory at the St. Mary Visitor Center is the site of interpretive night sky programs offered every summer in the park.

Resources For More Information

Glacier National Park Staff

- Mark Biel, Natural Resources Program Manager
- Lee Rademaker, Astronomy Interpretation Lead

Documents and web sites

- International Dark-Sky Association — <http://www.darksky.org>
- Indicators and standards of quality for viewing the night sky in the National Parks — <https://go.nps.gov/1vvlhs>
- NPS Night Skies subject site — <https://www.nps.gov/subjects/nightskies/index.htm>
- Waterton-Glacier International Dark Sky Park designation press release — <https://www.nps.gov/glac/learn/news/media17-12.htm>

The Crown of the Continent Research Learning Center

Phone: 406-888-7894, Email: melissa_sladek@nps.gov

Website: www.nps.gov/rlc/crown

improvement. As such, all landscaping shall be continually maintained in a live state. Maintenance shall include periodic and timely watering, fertilizing, pruning and any other such normally required horticulture activity necessary to keep all landscaping in a healthy, safe and aesthetically pleasing state. Recognizing that over time plants may mature and die or otherwise expire because of natural or unnatural causes; maintenance shall include the removal and replacement of dead or dying plants. Such replacement shall occur within the same year in which a plant dies or in the spring planting season of the following year.

- (6) **Location in utility easement.** Planting in easements is at the risk of the property owner. Any plants that must be removed because of utility work within such easements shall be replaced by the property owner at his or her cost.
- (7) **Waiver or modification of landscaping standards.** The Planning and Zoning Committee may waive or modify any of the above standards if supplemental design elements or improvements are incorporated into the project to compensate for the waiver or modification of the particular standard.

SEC. 12.140.07 EXTERIOR LIGHTING STANDARDS

- (1) **Applicability.** The requirements of this Subsection apply to all exterior lighting fixtures over 150 watts except within the A-1, AO-1, A-2, and RR-1 districts where they do not apply to any exterior lighting fixtures. The requirements of this Subsection shall not apply to lighting within public rights-of-way, on public property, on communication towers or airports required to meet federal and state safety regulations, or to the lighting of flags on flagpoles. If a development is proposed in a town that has its own lighting standards that either meet or exceed those in this Subsection, the applicant shall be required to meet the town's standards in lieu of the standards included herein.
- (2) **Orientation of light fixtures.** In no instance shall an applicable exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a residentially zoned property or allowed to direct light skyward. Shielded lighting elements and careful fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane. Search lights are prohibited.
- (3) **Intensity of illumination.** In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 foot-candles above ambient lighting conditions on a cloudless and moonless night. The maximum average on-site lighting level shall be one foot-candle in residential, agricultural, and conservancy zoning districts, and three foot-candles in all other zoning districts.
- (4) **Location of light fixtures.** No light fixture, regardless of wattage, shall be located within required landscaped transitional yard (as specified for particular land uses under [Section 12.140.06\(2\)\(d\)](#)) nor closer than 3 feet from a property line.
- (5) **Prohibited lighting.** Flashing, flickering, moving (such as search spot or search lights) or other lighting that may distract motorists are prohibited, except for any search light deemed necessary by the Federal Aviation Administration. This provision applies to all lighting regardless of wattage. Decorative holiday lighting is excluded from this

"Dark skies" refer to night skies that are largely free from artificial light pollution, allowing natural darkness and clear visibility of stars and celestial objects.

Definition and Importance

A dark sky is an environment where **artificial light is minimized**, preserving the natural night-time darkness that humans and wildlife evolved with  . Most of the world, including 99% of Americans and Europeans, experiences heavily light-polluted skies, which obscure stars and disrupt natural darkness  . Protecting dark skies is crucial for **astronomical observation, ecological balance, and human health**  .

Effects of Light Pollution

Artificial light at night, from streetlights, billboards, and buildings, contributes to **skyglow**, which diminishes star visibility and interferes with circadian rhythms  . Light pollution can lead to **sleep disorders, hormonal imbalances, and increased risk of chronic diseases** in humans, while also affecting nocturnal animals, pollinators, and migratory species  . For example, sea turtle hatchlings can become disoriented by coastal lights, endangering their survival  .

The Dark-Sky Movement

The **dark-sky movement** is a global campaign to reduce light pollution and restore natural night skies  . Initiatives include promoting **responsible outdoor lighting**, using full-cutoff fixtures that direct light downward, and establishing **International Dark Sky Places**, which are areas certified for minimal light pollution  . Organizations like the International Dark-Sky Association educate communities, advocate for legislation, and certify dark-sky friendly lighting  .

Benefits of Preserving Dark Skies

- **Astronomy:** Clearer skies for professional and amateur astronomers  .
- **Energy Efficiency:** Reduces wasted electricity and greenhouse gas emissions  .
- **Wildlife Protection:** Maintains natural behaviors of nocturnal species  .
- **Human Health:** Supports natural circadian rhythms and melatonin production

 dark skies streaming

 dark skies tv

 dark skies youtube

 dark skies netflix

 dark skies full movie free

 dark skies the movie

 dark skies free

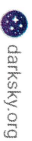
 dark skies film

How to Protect Dark Skies

Communities and individuals can help by **turning off unnecessary lights, using shielded fixtures, and supporting dark-sky legislation** [darksky.org +1](#) . Visiting or supporting **Dark Sky Parks** and participating in initiatives like star counts can also raise awareness and contribute to conservation efforts [cpre.org.uk](#) .

In essence, "dark skies" are not just about seeing stars—they represent a **balance between human activity and the natural night environment**, benefiting both people and the planet [darksky.org +1](#) .

Read less ^



[DarkSky International | Protecting t...](#)



[What Is a Dark Sky? | Appalachian...](#)



[Show All](#)

[International Dark-Sky Association](#)
<https://darksky.org>

DarkSky International | Protecting the night skies for present and ...

Our International Dark Sky Places program works with communities, parks, municipalities, and the public to certify and protect dark ...

Missing: [information](#) | Must include: [information](#)

Find a Place

[What we do](#) [International Dark Sky Places ...](#)

[Dark Sky Place Types](#) · [Dark Sky Places FAQ](#)

What we do

[What we do](#) [Protecting dark skies and the nighttime environment worldwide. ...](#)

Donate / renew

[Make a charitable contribution to support International Dark-Sky Association's ...](#)

What is Light Pollution

[What causes light pollution? Light ...](#)

Who we are

[Who we are](#) [Thanks to more than 193,000 ...](#)

[Chapters](#) · [Partners](#) · [Board of Directors](#)

Get involved

[Get involved](#) [Visit an International Dark Sky Place Our Dark Sky Places program ...](#)

Lighting Codes and Statutes

[Establishing quality requirements for outdoor lighting is an effective way to ...](#)

Advancing Responsible Outd...

[DarkSky supports responsible outdoor lighting](#)

SECTION 3.02 GENERAL PROVISIONS

(6) Definition:

(a) For purposes of this section, start of construction shall be when any earth disturbing activity takes place that will lead to the installation of footings, piers, posts, pilings or foundations. Earth disturbing activity for the purpose of soil evaluation or testing shall not be considered the start of construction. This is not intended to include agricultural fence installation. If the site is within the Floodplain or Shoreland setbacks, the Floodplain and/or Shoreland permits must be obtained prior to any earth disturbing activities.

August 2026 overview

Conservation:

1. Steve has completed 66 NMP site reviews to date. Reviewed 220 NMP to date
2. NPRA site reviews have been completed and submitted to the state.
3. Brady has completed one project this month.
4. Brady Annette and I released the purple loosestrife beetles at three locations. One on the Wisconsin and two on the Mississippi River.
5. Brady is working on planning a soil health field day at Sinsinawa watershed for this fall or next year.

Zoning:

1. Adam has completed 14 preconstruction inspections, 1 post construction site visit for 26 permits. 4 post 2025 permit inspections.
2. I continue to pull Data Center ordinance development information
3. Wednesday's 3-40pm are dedicated to zoning update and data center development
4. BOA meeting for August 17th at 2pm to address a road set-back situation.

Sanitation:

1. Sanitary permits are at 77 total YTD up from 60 last month.
2. Working on the Rockville RV sanitation complaint
3. Resolved a RV hooked into a POWTS situation. Found in notes at the Sanitation allowed it for a temporary hook-up until primary structure was completed back in 2008. Instructed to use a transfer tank until the structure is completed.

Keith Lane

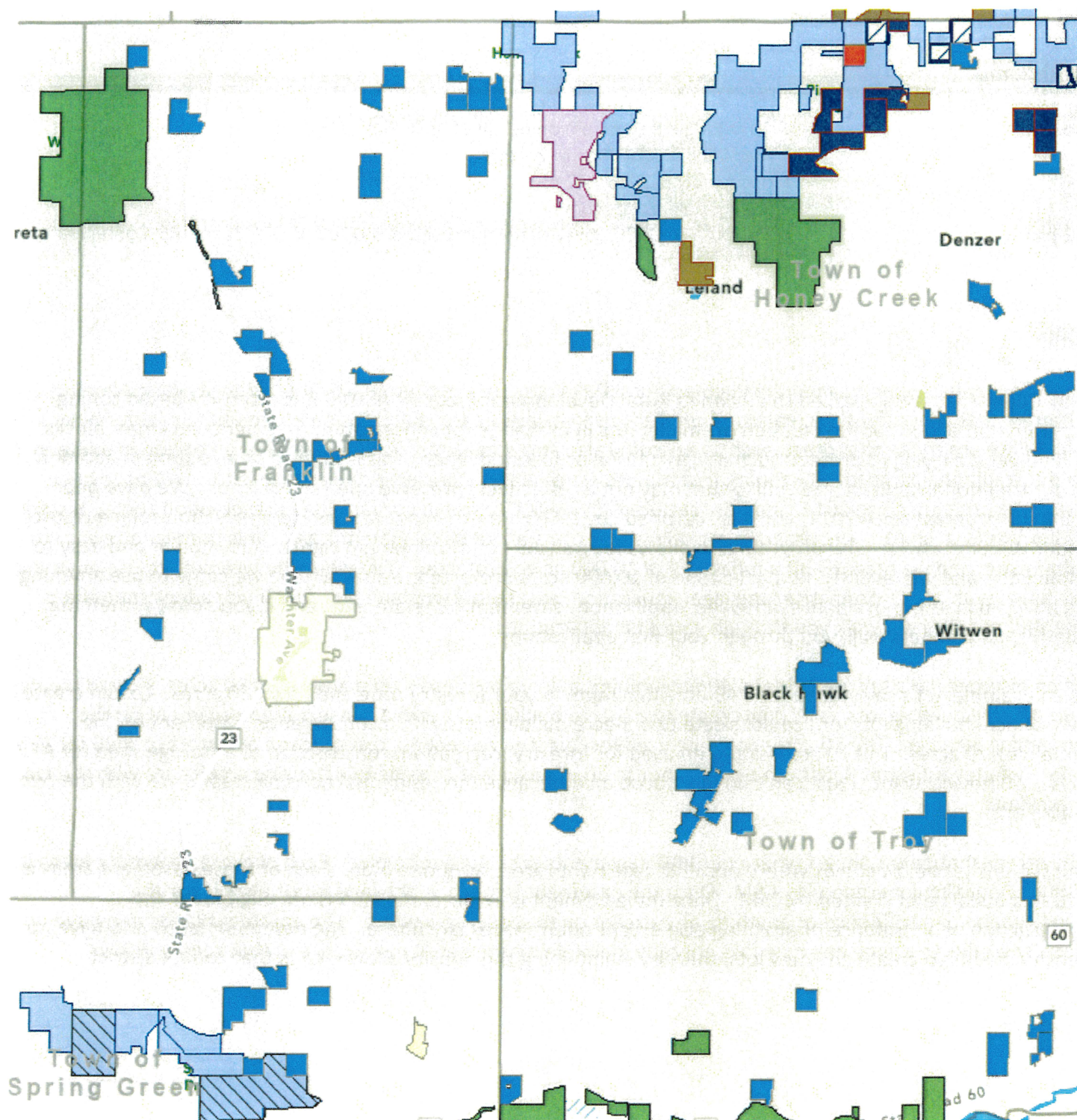
From: wcca@googlegroups.com on behalf of Brian Simmert
<Brian.Simmert@saukcountywi.gov>
Sent: Monday, July 6, 2026 7:42 AM
To: wcca@googlegroups.com
Subject: [EXTERNAL SOURCE] [*Newsletter*] [*Suspicious URL*] [WCCA Board] RE: Conservation Subdivisions

Ruth,

Sauk County has what is called the Planned Rural Development Program (PRD). It is a density-based zoning program that allows for the creation of smaller lots in exchange for conservation easements on larger blocks of land we are trying to protect, such as agricultural or forested lands. This is offered as an option in addition to our traditional large lot size zoning that may not as effectively preserve open space lands. We have been using the program since 2014, and it is “certified” by DATCP to use in our farmland preservation zoning district under Wis Stat. ch 91. The program also allows for transfers of development rights. It is popular and easy to administer, and we recently hit a milestone of 10,000 acres protected. You would be welcome to use anything we have, such as our ordinance language, application, easement template, etc., and if you adopt something like this, we can help walk you through your first applications.

As an example, let's say you adopt a 40-acre minimum in your forestry zone and I own 80 acres. I could create two 40-acre building lots, or I could create two 5-acre building lots with a conservation easement on the remaining 70 acres. The 70 acres could be used for forestry, recreation, construction of a storage shed for ATV toys—whatever I want. I just can't build a house on it because the residential housing credits are with the two 5-acre lots.

The screenshot below shows where our PRD easements are... turquoise blue. Each of these easement areas is tied to a building lot created by CSM. Once the easement is in place, the land is not eligible for the construction of a residence or anything else except open space/agriculture. The easement lands also have no density credits to create any new lots, thereby maintaining the density allowance in that zoning district.



Brian Simmert, AICP

Land Resources and Environment | Planning & Zoning Manager

Address: 505 Broadway, Baraboo, WI 53913

Phone: (608) 355-4834 | Fax: (608) 355-4440

Email: brian.simmert@saukcountywi.gov

From: 'Ruth Hulstrom' via WCCA <wcca@googlegroups.com>

Sent: Thursday, July 2, 2026 4:42 PM

To: 'wcca@googlegroups.com' <wcca@googlegroups.com>

Subject: [WCCA Board] Conservation Subdivisions

CONDITIONAL USE PERMIT PLANNED RURAL DEVELOPMENT

Sauk County Land Resources and Environment
505 Broadway Street – Sauk County West Square Building
Baraboo, WI 53913
(608) 355-3245

Permit No. PRD-26-6

CUP Ordinance Section(s):

Subchapter IX

Zoning: Exclusive Agriculture

SECTION I: GENERAL INFORMATION

Project Location: Section 4 and Section 9 T.9N.- R.5E.

Town of Troy

See also attached PRD map Appendix A

Applicant: Jim Gavin

Property Owner: Plain Land Group LLC

Address: Not Available

City, State, Zip Code: Not Available

Phone: Not Available

SECTION II: STAFF REPORT/BACKGROUND INFORMATION

Jim Gavin, on behalf of Plain Land Group LLC, is requesting approval of an approximately 7.6-acre lot and 4.8-acre lot with already existing residences. If approved, the PRD lot will coincide with the placement of a preservation area easement on approximately 105 acres of prime farmland. The easement area is located in Section 4 and Section 9, T9N, R5E Town of Troy. See appendix A for a map of the general location of the PRD lots and the PRD easement.

SECTION III: CONDITIONAL USE PERMIT STANDARDS – Pursuant to Sauk Co. Code ch. 7, the Agency may approve an application for a CUP after consideration of the following factors:

Conditional Use Standards (general). In reviewing the conditional use, the agency shall follow these standards pursuant to Sauk Co. Code §7.151(6):

Yes No

- ☒ ☐ The establishment, maintenance, or operation of the proposed use may not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
- ☒ ☐ The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use may not change the essential character of the area by substantially impairing or diminishing the use, value, or enjoyment of existing or future permitted uses in the area.

Conditional Use Standards (PRD). In reviewing the conditional use for a PRD, the agency shall follow these standards pursuant to Sauk Co. Code §7.113:

- ☒ ☐ Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
- ☒ ☐ Provision of public services to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide such facilities.
- ☒ ☐ The land proposed for a PRD development area is suitable for development, and will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas or agricultural uses.

Yes No

- ☒ ☐ Does not negatively impact principal and secondary conservation areas as determined in Sauk co. Code ch. 22. For purposes of applying this standard, principal conservation areas shall be protected from residential uses while secondary conservation areas shall be substantially protected from residential uses.
- ☒ ☐ The development as proposed is located to minimize the amount of agricultural and forestland converted.
- ☒ ☐ The development as proposed is consistent with existing or permitted uses on adjacent land.
- ☒ ☐ The development as proposed is consistent with all officially adopted local and county plans and ordinances.
- ☒ ☐ The land affected by the proposed PRD is not productive from an agricultural, forest and conservation perspective.

- ☒ ☐ There is provision of safe and adequate public and emergency vehicle access.

N/A

On lands covered by a Farmland Preservation Agreement, the Agreement has been referred to the Wisconsin Department of Agriculture, Trade and Consumer Protection for determination of potential conflicts between a PRD and the terms of the Agreement and verification of release or modification and release has been provided by the Wisconsin Department of Agriculture, Trade and Consumer Protection for lands within the PRD development areas before the PRD can approved.

SECTION IV: APPROXIMATE ACTIVE AGRICULTURAL ACRES REMOVED (Exclusive Agriculture only)

Calculation for this CUP only:

Participating acres = 117.4 ac.
PRD Lot Acres = 12.4 ac.
Active Agricultural Acres Converted = 2 ac.
5% allowance = 5.87 ac. (under 3.87 acres)

Calculation total for 2026:

Total Participating acres = 190.4 ac.
PRD Lot Acres = 19.4 ac.
Active Agricultural Acres Converted = 5.4 ac.
5% allowance = 9.52 ac. (under by 4.12 acres)

Pursuant to Sauk Co. Code §7.113(k), the Agency may approve an application for a CUP after consideration of the following factor:

Yes No

- ☒ ☐ The total number of active agricultural acres removed for a PRD development area may not exceed 5% of the total participating acres, calculated on an annual basis. By March 1 of each year, the Department shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection a report on the conditional use permits issued for nonfarm residences, information on total participating acres during the previous year, the active agricultural acres removed from residential use, the total number of lots created, and the total number of acres used for rural residential lots. If the number of active agricultural acres removed for residential use is greater than 5% of the total number of participating acres used to calculate density credits, then the Agency will need to reduce the acreage removed in the next year until the standard is met. See Section IV.

SECTION V: FINDINGS OF FACT

Conditional Use Criteria. In reviewing the conditional use, the agency shall consider the following findings pursuant to Sauk Co. Code § 7.151(6):

- (a) The erosion potential of the site based topography, drainage, slope, soil type, and vegetative cover and mitigation of erosion potential.

Finding: The proposed lots are already developed. No additional development will take place.

- (b) The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands

Finding: See response to item "a" above.

- (c) Whether the site has adequate utilities including, if necessary, adequate disposal systems.

Finding: The applicant is aware that they need to apply for and receive permits if any changes are made.

- (d) Whether the site has access to road and highways.

Finding: The proposed lots already has existing access off of County Rd O and School Rd.

- (e) Whether the site has suitable, ingress and egress.

Finding: See response to item 'd' above.

- (f) Whether the site is designed to minimize traffic congestion, and the potential effect on traffic control.

Finding: See response to item 'd' above.

Additional Findings of Fact.

The Town of Troy has not provided a recommendation on the PRD request at this time.

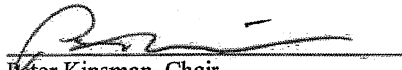
SECTION VI: CONDITIONS OF THE CONDITIONAL USE PERMIT

1. The Property Owner shall submit a fully executed Preservation Area Easement for recording within twelve (12) months from the date of issuance of this Conditional Use Permit. For the purpose of clarification, a fully executed Preservation Area Easement means that the easement has been agreed to by any lending institution which has a financial interest in the affected property and has been signed by the property owner, appropriate town official and appropriate officials representing Sauk County.
2. The Property Owner shall submit a final Certified Survey Map for approval and recording within twelve (12) months from the date of issuance of this Conditional Use Permit.
3. The Agency and/or Zoning Administrator must approve the final Certified Survey Map within twelve (12) months from the date of issuance of this Conditional Use Permit.
4. Failure to comply with the standards and conditions of this Conditional Use Permit as well as the restrictions provided within the Preservation Area Easement may result in the revocation of said permit and order for removal of any structures thereby permitted by said Conditional Use Permit by the Land Resources and Extension Committee of the Sauk County Board of Supervisors.

SECTION VII: LAND RESOURCES AND EXTENSION COMMITTEE DECISION

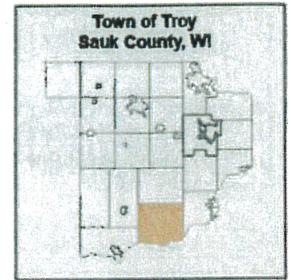
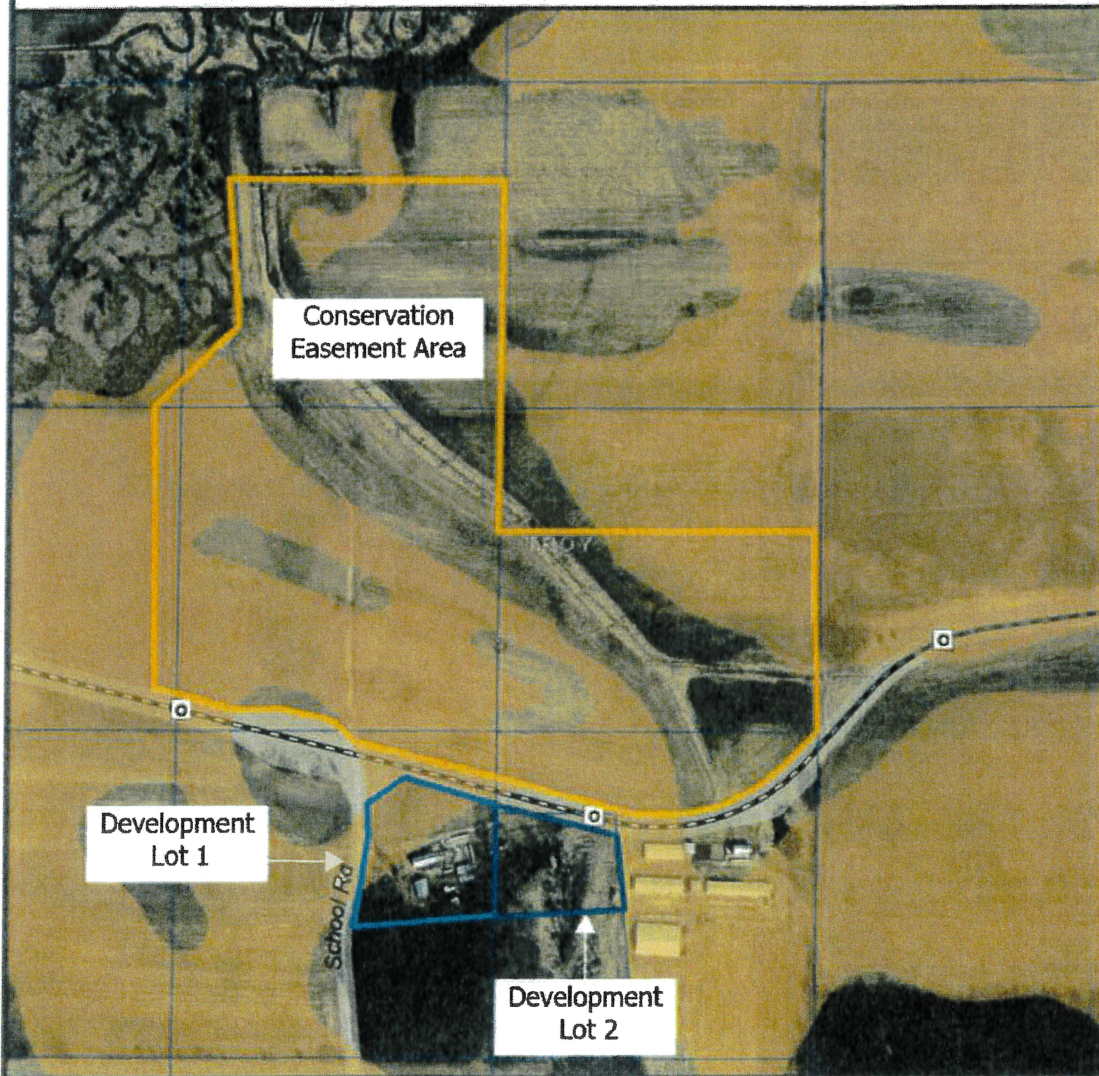
Based on the above standards and findings, the Agency finds that that Planned Rural Development ☒ *Is* ☐ *Is Not* in the public interest.

This Conditional Use Permit is hereby ☒ approved ☐ denied by the Agency this May 14, 2026. Furthermore, the Land Resources and Extension Committee hereby authorizes the Zoning Administrator to sign the Preservation Area Easement on behalf of the Agency to execute said easement.


Peter Kinsman, Chair
Land Resources and Extension Committee

PRD-26-6 PLG LLC

E8395 School Rd



0 220 440 880 Feet

Exhibit A

Legend

Primary Conservation Areas

- Class I

Roads

- Town
- County
- State
- Federal
- Interstate

Municipal Boundaries

- Municipal Boundaries
- Tax Parcels
- PLG LLC
- Road ROW

Sauk_Co_2025.sld

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

FOR INFORMATIONAL PURPOSES ONLY
Sauk County does not warrant the
accuracy of the data or the results
and makes no warranty with respect to
its correctness or reliability. Only intended
to be used as a guide to the general
accuracy of the collection.





Mary Zins <mazins@tds.net>

To: Micaela Walters



Reply



Reply all



Forward



...

Wed 5/13/2026 11:23 AM

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

The board approved Mr. Gavin's request for a PRD.

From: "Micaela Walters" <micaela.walters@saukcountywi.gov>

To: "Mary Zins" <mazins@tds.net>

Sent: Wednesday, May 13, 2026 10:50:27 AM

Subject: Re: Jerry Kaufman

Hello Mary,

Did the town provide a recommendation for Jim Gavin on behalf of the PLG LLC for their PRD's?

Thanks,



Micaela Walters

Land Resources & Environment | Land Use/Sanitation

Technician

Phone: (608) 355-4835

Email: micaela.walters@saukcountywi.gov

Address: 505 Broadway, Baraboo, WI 53913

Sauk County Planned Rural Development Program PRESERVATION AREA EASEMENT

THIS PRESERVATION AREA EASEMENT is entered into between Plain Land Group LLC, hereinafter referred to as Grantor, and Sauk County, a political subdivision of the State of Wisconsin, Grantee, and the Town of Troy, additional Grantee, Grantee and additional Grantee hereinafter collectively referred to as Grantees, as a component of the Conditional Use Permit issued to Grantor on May 14, 2026 by the Sauk County Land Resources and Extension Committee as part of the Sauk County Planned Rural Development (hereafter PRD) program, this document being considered a "Conservation Easement" pursuant to the provisions of Wis. Stat. §700.40(1)(a).

WHEREAS, the Grantor is the owner of fee simple title of certain real estate, and the Grantees desire to obtain a Preservation Area Easement on said real estate for the purposes delineated below; and,

WHEREAS, the Sauk County PRD program permits the creation of a PRD development area after approval of a conditional use permit by the Sauk County Land Resources and Extension Committee in exchange for an agreed upon Preservation Area Easement as defined by provisions in the Sauk County Zoning Ordinance, the Sauk County Land Division and Subdivision Regulations Ordinance, Sauk County Farmland Preservation Plan and the Town of Troy Comprehensive Plan developed in accordance with Section 66.1001 of the Wisconsin Statutes; and,

WHEREAS, the Grantor acknowledges that the creation of lots as part of a PRD requires the placement of a Preservation Area Easement established in accordance with the provisions of Sauk Co. Code Ch. 7, Subchapter IX in effect at the time of the signing of this Easement and the Town of Troy's Comprehensive Plan, whichever is more restrictive, for a minimum specified period of 20 years; and,

NOW, THEREFORE, for and in consideration of the establishment of a PRD and the mutual terms and conditions contained herein, Grantor hereby grants and conveys, with general warranty of title, to Grantees, and each entity's successors and assigns, a Preservation Area Easement for a period of 20 years on the following described real estate, situated in the County of Sauk, State of Wisconsin, to wit:

The Southwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southwest Quarter, Section 4, part of the Northeast Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter, Section 9, Town 9 North, Range 5 East, Town of Troy, Sauk County, Wisconsin, containing 112.61 acres, more or less.

This is not homestead property.

CONVEYANCE: The Grantor conveys and warrants to the Grantees a Preservation Area Easement for 20 years over the Property. The scope of this Preservation Area Easement is set forth in this agreement.

PURPOSE OF THIS PRESERVATION AREA EASEMENT:

A. The Grantor is fee simple title owners of the Property, and is committed to maintaining and protecting Sauk County's rural character by preserving important ecological and working landscape elements including large contiguous woodlands and agricultural fields, productive agricultural lands, environmental corridors, river and stream corridors, wetlands, scenic vistas, flood plains, shore lands and any other elements identified in the applicable comprehensive plan(s) adopted in accordance with Wis. Stat. §§ 59.69(2) or (3), 60.22(3), 62.23(2) or (3), or 66.1001, the Sauk County Zoning Ordinance, Sauk County Land Division and Subdivision Regulations Ordinance and the Sauk County Farmland Preservation Plan meeting the standards of Wis. Stat. ch. 91. Lands identified as such shall be designated under a Preservation Area Easement. No structure may be built on land identified as being subject to a Preservation Area Easement except for structures that have a use consistent with agricultural uses or other structures with the approval of the Town of Troy and Sauk County. In any case, no structure(s) utilized for human habitation shall be permitted on lands under a Preservation Area Easement and all uses shall comply with the applicable zoning ordinance in effect at the time this Easement is entered into.

Recording Area

Name and Return Address:

Sauk County Dept. of
Land Resources and
Environment
505 Broadway
Baraboo, WI 53913

Part of 036-0500-00000, part of
036-0635-00000, 036-0630-00000,
part of 036-0629-00000, part of
036-0631-00000, and part of 036-
0632-00000

Parcel Identification Number

Sauk County Planned Rural Development Program PRESERVATION AREA EASEMENT

THE PARTIES AGREE TO THE FOLLOWING TERMS OF THIS RESTRICTIVE COVENANT:

1. PROHIBITED ACTIONS. During the term of this Preservation Area Easement, any activity on or use of the property in violation of the zoning district in which it is located is prohibited. Any use not consistent with Sauk Co. Code § 7.109 is prohibited.

2. PERMITTED USE OF THE LAND. Nothing herein shall be construed as limiting the right of the Grantor to sell, give or otherwise convey the Lands, provided that such conveyance is subject to the terms of this Preservation Area Easement in accordance with the Sauk County Land Division and Subdivision Regulation Ordinance. The Grantor acknowledges that the use of the property will abide by all of the provisions of the Sauk County Zoning Ordinance as it applies during the course of this Preservation Area Easement and thereafter with the exception that no structure may be erected or otherwise utilized for human habitation.

3. BINDING EFFECT: MODIFICATION. The Grantor confers rights contained herein upon the Grantees to maintain the agriculture and open space values of the Property. The restriction and covenants contained herein shall run with and benefit and bind the Property, and extend to, and benefit and bind, all occupants, lessees, and owners of every kind of interest or estate in the Property, and their heirs, representatives, successors, assigns, and devisees.

The restrictions and covenants contained herein are for the benefit of the public as provided in Wis. Stat. § 236.293, and shall not be released or waived except in conformance with the Sauk County Ordinances Chapters 7 & 22.

4. TERM AND RENEWAL.

a. Initial Term. The initial term of this Easement shall be 20 years. The Preservation Area Easement may be waived by Grantee and additional Grantee at their sole discretion if there is a recognition that such easement no longer meets its original intent to preserve specified lands as expressed in the applicable comprehensive plan(s) or the Sauk County Farmland Preservation Plan, whichever is more restrictive.

b. Renewal. At the end of the initial term, the Preservation Area Easement shall automatically renew on the anniversary date the easement was originally recorded with the Sauk County Register of Deeds for additional increments of 10 years, in compliance with the provisions of the then current density policy in the applicable comprehensive plan or the Sauk County Farmland Preservation Plan, whichever is more restrictive. This Preservation Easement shall continue to automatically renew for terms of ten (10) years until the applicable density policy becomes less restrictive or it is waived by the Grantee and additional Grantee pursuant to subsection (a) above.

5. GRANTEES RIGHTS AND REMEDIES. This section addresses cumulative rights and remedies of the Grantees and limitations on these remedies.

Grantees Right to Monitor. Grantees shall have the right to enter upon the property at reasonable times to monitor compliance and otherwise enforce the terms of this Easement. Grantees shall provide Grantor or Grantor's successors, reasonable notice of such entry unless Grantees determine that immediate entry is required to prevent, terminate or mitigate violation of this Easement.

6. ENFORCEMENT. This section addresses the rights of Grantees to enforce this Easement. The Grantees may enforce this Easement jointly or severally on their own behalf and in their own name.

a. Notice. If Grantees determine that a violation of this Easement has occurred or is threatened, Grantees shall give notice to Grantor of such violation and demand that corrective action sufficient to cure the violation be taken. Where the violation involves injury to the property resulting from any use inconsistent with the terms or the purpose of this Easement, Grantees shall demand that the Grantor restore the Property to its prior condition in accordance with a plan approved by Grantees.

b. Injunctive Relief. If Grantor fails to cure the violation within 30 days after receipt of notice of a violation from Grantees, where the violation cannot be cured within a 30 day period, Grantor fails to begin curing such violation within a 30 day period, or Grantor fails to diligently continue to cure such violation until completion, Grantees may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation by temporary or permanent injunction, and to require the restoration of the property to the condition that existed prior to any such injury. If the court determines that the Grantor has failed to comply with this Preservation Area Easement, then the Grantor also agrees to reimburse all reasonable costs and attorney fees incurred by the Grantee compelling such compliance.

Sauk County Planned Rural Development Program PRESERVATION AREA EASEMENT

c. **Delay in Enforcement.** A delay in enforcement shall not be construed as a waiver of the Grantees' right to enforce the terms of this Preservation Area Easement.

d. **Grantor's Absence.** If the Grantees determine that this Preservation Area Easement is, or is expected to be, violated, the Grantees will make good-faith efforts to notify the Grantor. If, through reasonable efforts, the Grantor cannot be notified, and if the Grantees determine that circumstances justify prompt action to mitigate or prevent impairment of the Preservation Area Easement, then the Grantees may pursue lawful remedies without prior notice and without awaiting the Grantors' opportunity to cure. The Grantor agrees to reimburse all costs associated with this effort.

e. **Cumulative Remedies.** The preceding remedies of the Grantees are cumulative. Any, or all, of the remedies may be invoked by the Grantees if there is an actual or threatened violation of this Preservation Area Easement.

7. OWNERSHIP COSTS AND LIABILITIES. In accepting this Preservation Area Easement, the Grantees shall have no liability or other obligation for costs, liabilities, taxes or insurance of any kind related to the Property. The Grantees and each of the respective trustees, officers, employees, agents and members have no liability arising from injury or death to any person or from physical damage to any property on the Property or otherwise. The Grantor agrees to defend the Grantees against such claims and to indemnify the Grantees against all costs and liabilities relating to such claims during the tenure of the Grantor's ownership of the Property. The Grantor is responsible for posting the Property's boundaries and for discouraging any form of trespass that may occur.

8. NOTICES. For purposes of this agreement, notices may be provided to either party, by personal delivery or by mailing a written notice. Notice to Grantor shall be sufficient if sent to the name(s) and address shown on the current real estate tax records. Notice to Grantees shall be addressed to the Sauk County Clerk and notice to additional Grantees shall be addressed to the Town Clerk. Service will be complete upon depositing the properly addressed notice with the U.S. Postal Service with sufficient postage.

9. SEVERABILITY. If any portion of this Preservation Area Easement is determined to be invalid, the remaining provisions will remain in force.

10. SUCCESSORS. This Preservation Area Easement is binding upon, and inures to the benefit of, the Grantor and the Grantees' successors in interest. All subsequent owners of the property are bound to all provisions of this Preservation Area Easement to the same extent as the current property owner.

11. TERMINATION OF RIGHTS AND OBLIGATIONS. A party's future rights and obligations under this Preservation Area Easement terminate upon transfer of that party's interest in the Property. Liability for acts or omissions occurring prior to transfer will survive the transfer.

12. WISCONSIN LAW. This Preservation Area Easement will be construed in accordance with Wisconsin Law.

13. ENTIRE AGREEMENT. This Preservation Area Easement, any attached documents set forth the entire agreement of the parties and supersedes all prior discussions and understandings.

**Sauk County Planned Rural Development Program
PRESERVATION AREA EASEMENT**

Dated this ____ day of _____, 2026

GRANTOR
PLAIN LAND GROUP, LLC a Wisconsin Limited
Liability Company

GRANTEES
SAUK COUNTY

OBED GINGERICH, Member

MICAELA F. WALTERS, Land Use and Sanitary Technician
Authorized by the Land Resources and Extension Committee on
May 14, 2026.

_____(SEAL)
REBECCA C. EVERT, County Clerk

ACKNOWLEDGMENT

Personally came before me this ____ day of _____, 2026, Obed Gingerich came to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Sauk County, Wisconsin

My Commission expires _____.

ACKNOWLEDGMENT

Personally came before me this ____ day of _____, 2026 the above named Micaela F. Walters and _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Sauk County, Wisconsin

My Commission expires _____.

**Sauk County Planned Rural Development Program
PRESERVATION AREA EASEMENT**

ADDITIONAL GRANTEE:
TOWN OF TROY

Bradley Anderson, Town Chair

ACKNOWLEDGMENT

Personally came before me this ____ day of
_____, 2026 the above named Bradley Anderson,
to me known to be the person who executed the foregoing
instrument and acknowledged the same.

Notary Public, Sauk County, Wisconsin.
My Commission expires _____.

THIS INSTRUMENT WAS DRAFTED BY:
Sauk County Land Resources and
Environment Department



Land Resources & Environment Department
505 Broadway, Baraboo, Wisconsin 53913
(608) 355-3245 www.co.sauk.wi.us

April 17, 2026

Brad Anderson
Troy Town Chair
E7571 County Rd B
Spring Green, WI 53588

RE: PRD Plain Land Group LLC

Dear Mr. Anderson:

According to Subchapter IX of the Sauk County Zoning Ordinance, Jim Gavin submitted a complete application for a Conditional Use Permit for a Planned Rural Development (PRD) on behalf of the Plain Land Group LLC. The proposal meets the requirements of Sauk County's PRD program and meets the Town of Troy's Density Policy.

Enclosed, for your information and review is copy of a draft map of the property showing the proposed location of the PRD lot and Preservation Area Easement Area.

Please review this information and as appropriate consider taking Town Board action on the following items:

1. Consider approval of the Conditional Use Permit for a Planned Rural Development and which includes the following evaluations:
 - Approval of the PRD lot location based upon the protection of principal and secondary conservation areas as defined by the Sauk County Zoning Ordinance and any additional provisions provided for in the Town's Comprehensive Plan;
 - Approval of the lands to be affected by a Preservation Area Easement, the easement of which protects principal and secondary conservation areas and any additional provisions provided for in the Town's Comprehensive Plan;

The owner of this property or agent will be contacting you in order to make arrangements for town review. If you have any questions, please feel free to contact me.

Sincerely,

Micaela Walters
Land Use and Sanitation Technician

cc. Mary Zins, Town of Troy Clerk

Encl

CONDITIONAL USE PERMIT PLANNED RURAL DEVELOPMENT

Sauk County Land Resources and Environment
505 Broadway Street – Sauk County West Square Building
Baraboo, WI 53913
(608) 355-3245

Permit No.

PRD-26-6

CUP Ordinance Section(s):

Subchapter IX

Zoning: Exclusive Agriculture

SECTION I: GENERAL INFORMATION

Project Location: Section 4 and Section 9 T.9N.- R.5E.

Town of Troy

See also attached PRD map Appendix A

Applicant: Jim Gavin

Property Owner: Plain Land Group LLC

Address: Not Available

City, State, Zip Code: Not Available

Phone: Not Available

SECTION II: STAFF REPORT/BACKGROUND INFORMATION

Jim Gavin, on behalf of Plain Land Group LLC, is requesting approval of an approximately 7.6-acre lot and 4.8-acre lot with already existing residences. If approved, the PRD lot will coincide with the placement of a preservation area easement on approximately 105 acres of prime farmland. The easement area is located in Section 4 and Section 9, T9N, R5E Town of Troy. See appendix A for a map of the general location of the PRD lots and the PRD easement.

SECTION III: CONDITIONAL USE PERMIT STANDARDS – Pursuant to Sauk Co. Code ch. 7, the Agency may approve an application for a CUP after consideration of the following factors:

Conditional Use Standards (general). In reviewing the conditional use, the agency shall follow these standards pursuant to Sauk Co. Code §7.151(6):

Yes No

- ☒ ☐ The establishment, maintenance, or operation of the proposed use may not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
- ☒ ☐ The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use may not change the essential character of the area by substantially impairing or diminishing the use, value, or enjoyment of existing or future permitted uses in the area.

Conditional Use Standards (PRD). In reviewing the conditional use for a PRD, the agency shall follow these standards pursuant to Sauk Co. Code §7.113:

- ☒ ☐ Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
- ☒ ☐ Provision of public services to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide such facilities.
- ☒ ☐ The land proposed for a PRD development area is suitable for development, and will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas or agricultural uses.

Yes No

- ☒ ☐ Does not negatively impact principal and secondary conservation areas as determined in Sauk co. Code ch. 22. For purposes of applying this standard, principal conservation areas shall be protected from residential uses while secondary conservation areas shall be substantially protected from residential uses.
- ☒ ☐ The development as proposed is located to minimize the amount of agricultural and forestland converted.
- ☒ ☐ The development as proposed is consistent with existing or permitted uses on adjacent land.
- ☒ ☐ The development as proposed is consistent with all officially adopted local and county plans and ordinances.
- ☒ ☐ The land affected by the proposed PRD is not productive from an agricultural, forest and conservation perspective.
- ☒ ☐ There is provision of safe and adequate public and emergency vehicle access.

N/A

On lands covered by a Farmland Preservation Agreement, the Agreement has been referred to the Wisconsin Department of Agriculture, Trade and Consumer Protection for determination of potential conflicts between a PRD and the terms of the Agreement and verification of release or modification and release has been provided by the Wisconsin Department of Agriculture, Trade and Consumer Protection for lands within the PRD development areas before the PRD can be approved.

SECTION IV: APPROXIMATE ACTIVE AGRICULTURAL ACRES REMOVED (Exclusive Agriculture only)

Calculation for this CUP only:

Participating acres = 117.4 ac.
PRD Lot Acres = 12.4 ac.
Active Agricultural Acres Converted = 2 ac.
5% allowance = 5.87 ac. (under 3.87 acres)

Calculation total for 2026:

Total Participating acres = 190.4 ac.
PRD Lot Acres = 19.4 ac.
Active Agricultural Acres Converted = 5.4 ac.
5% allowance = 9.52 ac. (under by 4.12 acres)

Pursuant to Sauk Co. Code §7.113(k), the Agency may approve an application for a CUP after consideration of the following factor:

Yes No

- ☒ ☐ The total number of active agricultural acres removed for a PRD development area may not exceed 5% of the total participating acres, calculated on an annual basis. By March 1 of each year, the Department shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection a report on the conditional use permits issued for nonfarm residences, information on total participating acres during the previous year, the active agricultural acres removed from residential use, the total number of lots created, and the total number of acres used for rural residential lots. If the number of active agricultural acres removed for residential use is greater than 5% of the total number of participating acres used to calculate density credits, then the Agency will need to reduce the acreage removed in the next year until the standard is met. See Section IV.

SECTION V: FINDINGS OF FACT

Conditional Use Criteria. In reviewing the conditional use, the agency shall consider the following findings pursuant to Sauk Co. Code § 7.151(6):

- (a) The erosion potential of the site based topography, drainage, slope, soil type, and vegetative cover and mitigation of erosion potential.

Finding: The proposed lots are already developed. No additional development will take place.

- (b) The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands

Finding: See response to item "a" above.

- (c) Whether the site has adequate utilities including, if necessary, adequate disposal systems.

Finding: The applicant is aware that they need to apply for and receive permits if any changes are made.

- (d) Whether the site has access to road and highways.

Finding: The proposed lots already has existing access off of County Rd O and School Rd.

- (e) Whether the site has suitable, ingress and egress.

Finding: See response to item 'd' above.

- (f) Whether the site is designed to minimize traffic congestion, and the potential effect on traffic control.

Finding: See response to item 'd' above.

Additional Findings of Fact.

The Town of Troy has not provided a recommendation on the PRD request at this time.

SECTION VI: CONDITIONS OF THE CONDITIONAL USE PERMIT

1. The Property Owner shall submit a fully executed Preservation Area Easement for recording within twelve (12) months from the date of issuance of this Conditional Use Permit. For the purpose of clarification, a fully executed Preservation Area Easement means that the easement has been agreed to by any lending institution which has a financial interest in the affected property and has been signed by the property owner, appropriate town official and appropriate officials representing Sauk County.
2. The Property Owner shall submit a final Certified Survey Map for approval and recording within twelve (12) months from the date of issuance of this Conditional Use Permit.
3. The Agency and/or Zoning Administrator must approve the final Certified Survey Map within twelve (12) months from the date of issuance of this Conditional Use Permit.
4. Failure to comply with the standards and conditions of this Conditional Use Permit as well as the restrictions provided within the Preservation Area Easement may result in the revocation of said permit and order for removal of any structures thereby permitted by said Conditional Use Permit by the Land Resources and Extension Committee of the Sauk County Board of Supervisors.

SECTION VII: LAND RESOURCES AND EXTENSION COMMITTEE DECISION

Based on the above standards and findings, the Agency finds that that Planned Rural Development ☒ *Is* ☐ *Is Not* in the public interest.

This Conditional Use Permit is hereby ☒ approved ☐ denied by the Agency this **DATE**. Furthermore, the Land Resources and Extension Committee hereby authorizes the Zoning Administrator to sign the Preservation Area Easement on behalf of the Agency to execute said easement.

Chair
Land Resources and Extension Committee

SAUK COUNTY LAND RESOURCES & ENVIRONMENT

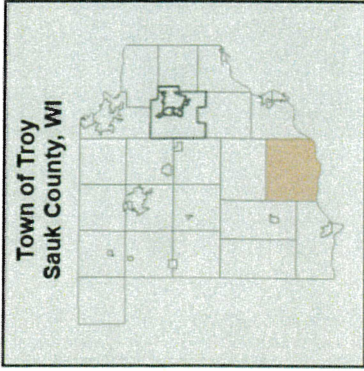


Exhibit A

Legend

Primary Conservation Areas

- Class 1

Roads

- Town
- County
- State
- Federal
- Interstate

Municipal Boundaries

- Tax Parcels
- PLG LLC
- Road ROW

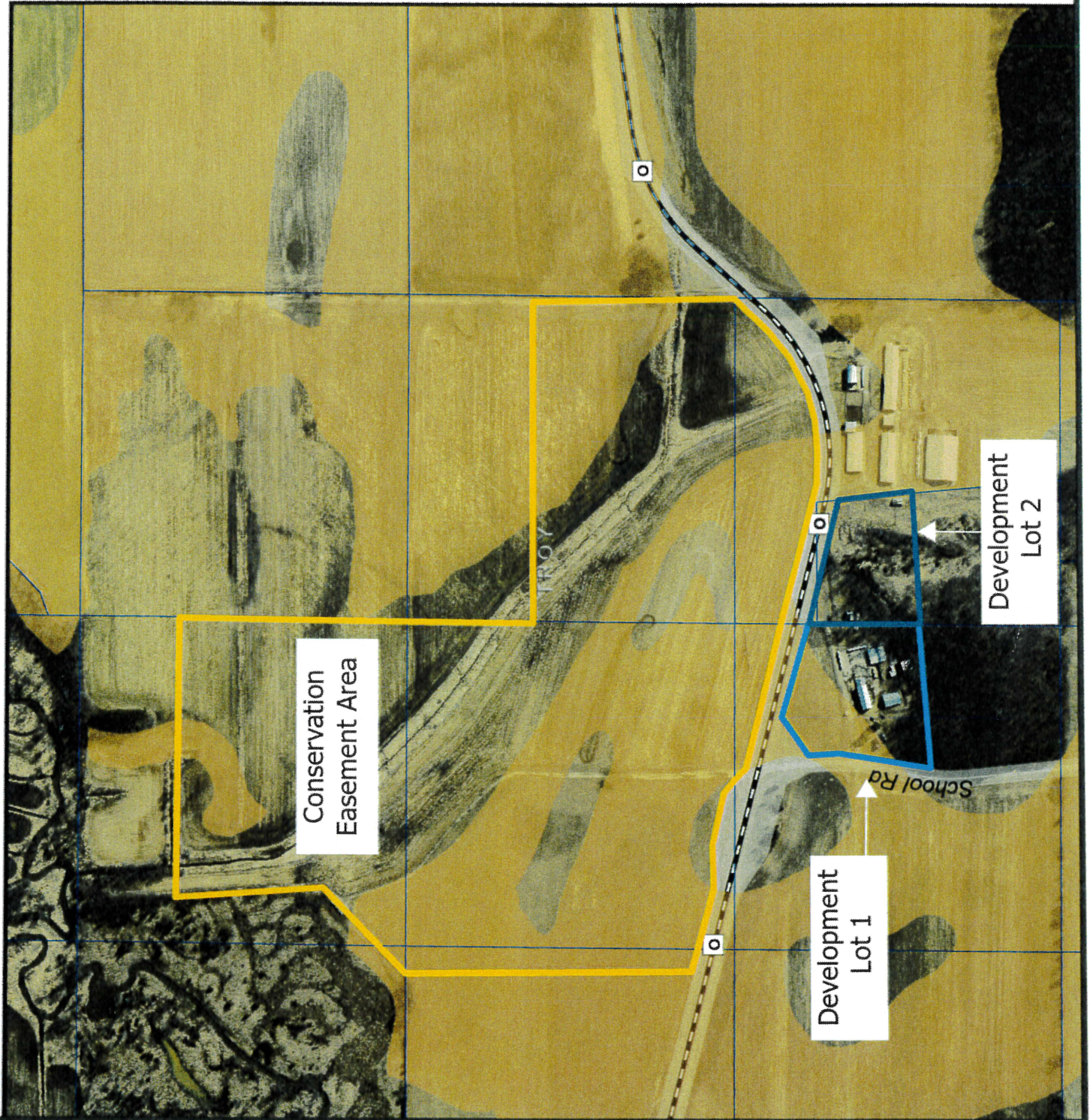
Sauk_Co_2025.sid

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



FOR INFORMATIONAL PURPOSES ONLY
Sauk County does not warrant the accuracy or reliability of the data and makes no warranty with respect to its correctness or validity. Data contained in this map is intended for informational purposes only and is not to be used for any other purpose.



CITY OF JEFFERSON, WISCONSIN
ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY'S ZONING CODE IN ORDER TO
REGULATE CONSTRUCTION AND OPERATION OF DATA CENTERS**

WHEREAS, it has come to the attention of the City's Common Council that data centers have become frequently more common in the State of Wisconsin; and

WHEREAS, there is no mention or regulation of data centers in the City's zoning code; and

WHEREAS, the City's Common Council have come to the conclusion that it is in the best interest of the City that the City's zoning code be amended so the City will be prepared should there be a proposal to construct a data center inside the City's legal boundaries.

NOW THEREFORE, the Common Council of the City of Jefferson, Wisconsin does hereby adopt the following ordinance (all references are to the City's zoning code):

Section 1. Zoning District of Data Centers. Section 300.02.53(B)(HI) Heavy Industrial Zoning District is amended to include data centers as a principal use.

Section 2. Definition and Regulation of a Data Center. Section 300.03.14 is amended to include as Paragraph F, the definition of a Data Center and the regulation of same:

(F) Data Center.

(1) A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

(2) Regulations:

(a) All activities, except loading and unloading, shall be conducted entirely within the confines of a building except for Large-Scale Public Services and Utilities as regulated by Section 300.03.12F.

(b) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works to determine if there is sufficient capacity to handle the proposed Data Center land use.

(c) A noise, traffic, utility, or other similar impact study may be required as determined by the Building/Zoning Inspector or Plan Commission.

(d) Facility shall be surrounded by a bufferyard with a minimum opacity of 1.0 along all borders of the property abutting properties which are not zoned HI.

(e) All buildings shall be located a minimum of 250 feet from residentially zoned property.

- (f) Exterior Building Design Standards. See Section 300.07.40.
(g) Minimum and maximum required parking: one space per employee on the largest work shift.

Section 3. Off-Street Parking for Data Centers. Figure 300.06.06a in Section 300.06.06 is amended to require all data centers to have a minimum of one off street parking space per employee on the largest work shift. Figure 300.06.06a in Section 300.06.06 is further amended to require all data centers to have no more than 1.5 off-street parking spaces for each employee on the largest work shift.

Section 4. Permitted Land Uses. Section 300.03.05 is amended to show that data centers are a permitted use in a Heavy Industrial (HI) Zone.

Section 5. Effective Date. This ordinance shall become effective upon passage and publication as required y law.

Approved: _____
Dale Oppermann, Mayor

Date Approved: _____
Date signed: _____

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Jefferson, Wisconsin at a meeting held on _____ day of _____, 20____ and was published as required by law.

Sarah Copsey, City Clerk

Data Center Sample Ordinance

Intent.

The intent of this ordinance is to provide requirements for data center developments that provide transparency, accountability, and encourage data centers to be “good neighbors” by protecting critical habitats, public health, and quality of life.

Definitions.

Closed loop system: A system that constantly reuses and recycles water within its operation, significantly reducing the draw on external water sources and minimizing wastewater discharge. A closed loop system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

Data Center. A physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting technological applications and services, or for storing and managing the data associated with technological equipment, applications, systems or services.

Data Center, Campus: A data center campus shall include a singular development that has more than one (1) data center with a total development area of a minimum of 500,000 square feet.

Data Center, Major: A major data center shall be between 100,000 square feet and 499,999 square feet.

Data Center, Medium: A medium data center shall be between 20,000 square feet and 99,999 square feet.

Data Center, Minor: Minor data centers shall be under 20,000 square feet. If data center development meets the definition of a minor data center but requires a substation, the data center development shall be classified as a medium data center.

Dark Sky Lighting: Outdoor lighting designed to minimize vertical illuminance generated from the site through glare and energy waste by directing light downward. Lighting following these principles include but are not limited to, shielded fixtures, warm toned light, and motion sensors.

Load: The total power consumed by servers, storage, cooling, ventilation, generators, and other networking devices that operate within a data center.

Substation: An electric utility facility that converts higher voltages to lower voltages within, or separate from, a data center to deliver sufficient power at maximum efficiency; may operate independently as a dedicated site once directly connected to a transmission line(s).

Square footage, data centers: The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as

substations, electrical yards, mechanical yards, generators, generator pads, and all other exposed equipment, located within the property boundaries.

1) Supplemental Requirements.

a) Permitted Locations

- i) No data center shall be permitted within 500 feet of the property line of any mixed-use or residentially zoned parcel.
- ii) No data center shall be permitted within 500 feet of the property line of any publicly owned parks, trails, waterbodies, and/or environmentally sensitive lands or wildlife habitats.
- iii) No data center shall be permitted in locations with wetlands requiring Section 404 permits or within 100-year floodplains.
- iv) No data center shall be permitted in conservation opportunity areas (COA) as identified by the 2025 Georgia Statewide Wildlife Action Plan, or any subsequent successor plan.
- v) Major data centers and campus data centers shall maintain a minimum transitional buffer of 100 feet along all property lines abutting any property used for or zoned non-industrial.
- vi) Major data centers and campus data centers shall provide a 40-foot-wide landscaped buffer. The landscape buffer shall be located along all property lines. The landscape buffer may be within the 100-foot transitional buffer and shall include a minimum 8-foot-high wall. A minimum of one native canopy tree shall be planted for every 30 feet of property frontage if the subject site abuts publicly accessible right-of-way or non-industrially zoned properties. These improvements may be located within the required 100-foot transitional buffer.

b) Operations

- i) Substations, generators, generator pads, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the primary data center building and a public road or right-of-way and shall be screened from all adjacent public streets, private streets, trails, and parks.
- ii) All lighting shall have a "Dark Sky" design. There shall be no spillover from the fixture onto surrounding properties, including the street. All light fixtures, hoods, and/or poles shall have a permanent black finish.
- iii) All cooling and ventilation equipment shall operate on a closed-loop system.
- iv) Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public road or right-of-way, unless located on the rooftop of a data center building.
- v) Substations associated with the operation of a data center shall only be permitted in the heavy industrial zoning districts, and shall be subject to the following requirements:
 - (1) The substation shall be at least fifty (50) feet from any public right-of-way.
 - (2) The substation shall be screened from any adjoining property or public or private street with a minimum eight (8) foot tall decorative brick-faced wall.
 - (3) Vehicle storage and service equipment may not be collocated with the substation.

c) Noise and maintenance

- i) Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.
- ii) Any generators on the property, permanent or temporary, shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.
 - (1) Testing for these generators shall not exceed 10 hours per month.
 - (2) Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
 - (3) Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
 - (4) A generator testing log demonstrating compliance with these regulations shall be submitted as part of the annual compliance report to the Director of Planning and Sustainability or his/her/their designee.
- iii) Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only. In no circumstances shall generators operate for more than 72 hours consecutively.

2) Application Requirements

All applications for any new data center shall, in addition to any other application requirements of this code, provide the following information:

- a) Prior to an application for a land disturbance permit, the applicant shall provide written confirmation that the applicable utility service providers have agreed to provide service. The applicant must comply with all applicable laws, regulations, and ordinances pertaining to its activities at the site.
- b) A noise impact assessment shall be required as part of the permitting process for any proposed data center and shall be assessed at a distance of 500 feet from the data center property line. The noise impact assessment shall:
 - i) Define the scope of the assessment, including the geographic area, the noise sources to be studied, and the specific objectives of the assessment.
 - ii) Measure pre-operation ambient noise, existing background noise, and provide acoustic mitigation strategies to ensure the post construction noise levels do not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from all property lines.
- c) A water conservation plan shall demonstrate that water usage will not significantly strain the local water supply. The water conservation plan shall specifically demonstrate:
 - i) The vulnerability of the project and project site to water scarcity and drought.
 - ii) Anticipated disturbance of public services, including but not limited to: transport, communication, sanitation, fresh water, and electricity supply.
 - iii) A description of effective water conservation programs.
 - iv) A drought contingency plan and practices that will ensure compliance with the state's drought management rules and regulations, and any limitations imposed by the state.

- v) The adoption of advanced low-water or water-free cooling systems that align with the regional drought and water-scarcity planning of the applicable water planning district. This includes but is not limited to the operation of a closed-loop system.
- d) A report on water demand projections based on data center's water budget. This report shall also include the expected source of water, the average daily water withdrawal, and the maximum expected water withdrawal.
- e) Energy Consumption and Sustainability Plan: An Energy Consumption Sustainability Plan shall contain the estimated energy load before construction and the daily operational load once constructed. This assessment shall outline:
 - i) Estimates of peak electricity demand and strategies for mitigating strain on local power infrastructure.
 - ii) Proposed improvements or alternatives to minimize the need for additional transmission lines and the designated power provider. The use of sustainable alternatives for on-site water or power generation, such as solar panels, rooftop cisterns, small-scale wind turbines, or other renewable energy sources which shall offset at least 10% of total power or water usage.
 - iii) A decommissioning plan, in the event data infrastructure is not sold or transferred, for recycling all on-site electronic infrastructure through certified recyclers.
 - iv) Planned use of sustainable practices to limit or offset the center's use of power and water.
 - v) A natural disaster resilience plan, in the event of a hurricane or other natural disasters.
- f) A lighting plan shall show compliance with "Dark Sky design" principles, demonstrating that there will be no spillover onto surrounding properties. A conceptual lighting plan shall be submitted with the initial application.
- g) A transmission line impact assessment shall identify the need for new or upgraded transmission lines to meet the data center's electricity requirements. This assessment shall include the potential environmental impact on public land, including tree removal from county-owned land and rights-of-way. This plan shall also include information on any planned substation's location and shall show the screening mechanism(s), which shall include a minimum of an eight (8) foot tall decorative brick-faced wall if potentially visible from a public or private right-of-way.
- h) A tree preservation and reforestation plan shall outline plans to minimize tree removal and enhance native urban forestry efforts.
- i) A stormwater management plan shall address how the site's development and operation shall manage stormwater runoff, as well as any mitigation measures to prevent negative impacts on local water systems and adjacent properties.
- j) The owner and/or operator shall submit an annual compliance report that details any changes to, and continuation of all, assessments submitted with an application and demonstrating compliance and monitoring of all application requirements and conditions no later than the first of January of each year. The burden of showing compliance with all supplemental requirements of this section and/or conditions of zoning is the responsibility of the applicant and/or owner of the property or use.
- k) Parking requirements will only apply to the portion of the data center building that is utilized for office space. Parking requirements will be based on a staffing plan provided by the applicant to inform the minimum number of parking spaces needed.

- l) Applicant shall submit a community benefit report that includes the quantifiable data on the post construction staffing plan and job opportunities, tax revenue, and any community improvement plans the applicant will implement to mitigate and/or counterbalance the negative impacts from the data center construction and/or operations.

3) Use Table

Use	Size	LI (If two Industrial Zones)	HI or if only one Industrial Zone	DRI Required
Minor Data Center	Less than 20,000 square feet, and does not require a substation for operation.	S(Rural)	S	-
Medium Data Center	Less than 99,999 square feet, or less than 20,000 square feet and requires a substation for operation.	—	S	-
Major Data Center	Less than 499,999 square feet.	—	S (Rural Only, Not Permitted in Urban Areas)	-
Campus Data Center	Over 500,000 square feet.	—	S (Rural Only, Not Permitted in Urban Areas)	X



Fact sheet

Decommissioning Wind and Solar Energy Systems in Wisconsin

Introduction

A growing demand for electricity has created more opportunities for the development of wind and solar energy projects. These projects are often located in rural areas and can provide numerous benefits to nearby communities, including lease payments to landowners, tax revenue to fund infrastructure and services, and the creation of both permanent and temporary jobs.

Wisconsin's desire for renewable energy growth is evident. In 1999, Wisconsin enacted Act 9, becoming the first state with a renewable portfolio standard.¹ The law set a target to supply 10% of the state's consumption from renewable energy sources by 2015. Building on these efforts, in 2019, the state established a goal to achieve 100% carbon-free electricity consumption by 2050. This goal focuses on transitioning to renewable sources like wind and solar, along with enhancing energy efficiency and economic growth.²

To take advantage of the potential benefits of wind and solar energy, county officials can enact siting or zoning standards that help capture the benefits of new development while ensuring projects are built in a way that works best for local communities. One way this can be done is by planning for decommissioning, which is the process of removing energy infrastructure at the end of its operational life.

End of operational life: what's next for wind and solar projects?

As projects reach the end of their operational lifespans—estimates range from 25 to 40 years for wind energy and 25 to 35 years for solar energy—owners may seek to cease generation at a facility and decommission the system, but various alternatives to decommissioning are available.

- *Extending the performance period* means continuing the operation past the original planned performance period. Cost savings and revenue opportunities come along with this, as well as the benefits of leveraging existing land use, infrastructure, and interconnections. However, challenges arise when working with older equipment, including lack of expertise and difficulty finding parts.
- *Full decommissioning* indicates removal of a project at the end of its operational lifespan. This can involve recycling, disposal, or repurposing of project infrastructure. While repurposing and recycling offer financial and environmental benefits, infrastructure is often disposed of in landfills, which has environmental drawbacks.



Learn more about the decommissioning options for wind and solar energy projects at cfra.org/publications/fact-sheet-decommissioning-wind-and-solar-energy-systems

¹ "RPS Compliance." Public Service Commission of Wisconsin, psc.wi.gov/Pages/ServiceType/Energy/Renewables/RpsCompliance.aspx. Accessed February 2026.

² "State of Wisconsin Clean Energy Plan." Wisconsin Office of Sustainability and Clean Energy, Great Plains Institute, and Slipstream Inc., April 2022, osce.wi.gov/Documents/Clean%20Energy%20Plan%20-%20DML%20-%20Summary%20%281%29.pdf. Accessed February 2026.



Solar decommissioning

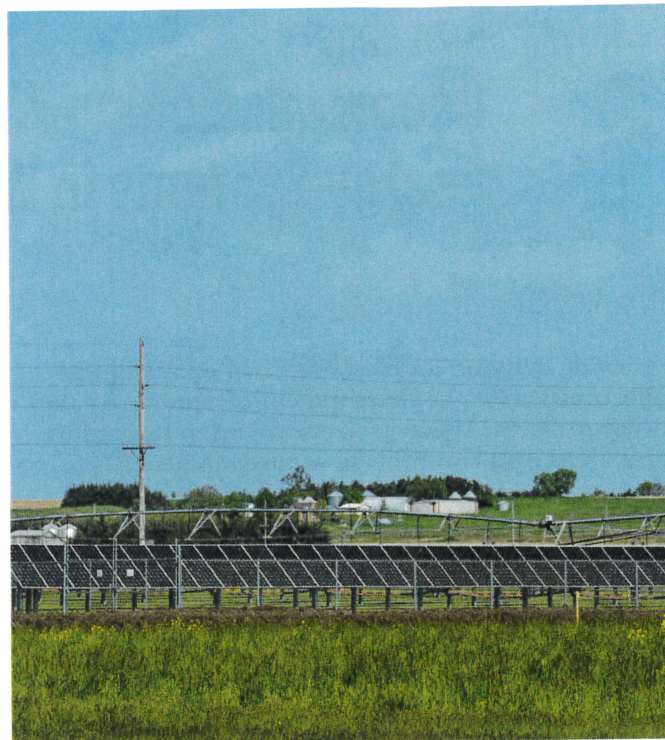
Wisconsin has no statewide solar energy system siting rules. Thus, it is up to local governments to regulate them. Taking the time to develop well-planned local policies can help ensure solar projects are appropriately sited, and that community development and environmental goals are balanced.

Local governments should plan ahead for solar decommissioning and create ordinances that spell out expectations and obligations. This ensures financial responsibility for decommissioning falls to the project owner and not the county and landowners.³

With a majority of solar installations being decades away from being retired, project decommissioning plans may need to be revised over time. Periodic plan reviews allow local governments to accommodate necessary changes in decommissioning cost estimates, technology changes, and the availability of recycling services.⁴

Counties should require a decommissioning plan as part of the application and approval process to ensure the land will be restored and the associated costs will be covered once a project is no longer operating. In addition, counties should require the project developer/owner to notify the county of their intent to stop using the facility, and that should be the trigger for decommissioning to begin.⁵

The Center for Rural Affairs maintains a library of model ordinances, which includes decommissioning recommendations. Find them at cfra.org/model-clean-energy-ordinances.



Utilizing Joint Development Agreements for decommissioning

In the context of energy projects, a Joint Development Agreement (JDA) is a legal arrangement between local municipalities, such as towns or counties, and a project developer that establishes rights, duties, and obligations of each party involved in the collaborative development effort.⁶ A JDA in Wisconsin will typically clarify that the project remains under the jurisdiction of the Public Service Commission of Wisconsin (PSCW), ensuring regulatory and environmental oversight. Local governments also have an opportunity to help shape how the project interacts with roads, drainage systems, and wildlife. In addition, JDAs can be used to clarify requirements for decommissioning and ensure that its cost is covered by the project owners.

³ Kolbeck-Urlacher, Heidi. "Decommissioning Solar Energy Systems Resource Guide." Center for Rural Affairs, June 20, 2022, cfra.org/decommissioning-solar-energy-systems. Accessed February 2026.

⁴ Ibid.

⁵ "Model Clean Energy Ordinances." Center for Rural Affairs, cfra.org/model-clean-energy-ordinances. Accessed February 2026.

⁶ "Joint Development Agreement: A General Guide." Contracts Counsel, contractsounsel.com/t/us/joint-development-agreement. Accessed February 2026.



Example: JDA for Vista Sands Solar⁷

A JDA between Vista Sands Solar LLC and several towns, a village, and Portage County, Wisconsin, outlines agreements for road use and repair, establishes how utility-shared revenue payments will be allocated, and contains considerations for project setbacks, vegetation, and erosion control. The agreement also includes assurances for decommissioning, outlining a tiered financial model that ensures the cost of decommissioning is fully covered by the project owners.

- At least 90 days prior to the start of project construction, Vista Sands Solar will provide the county financial assurance to cover 10% of the estimated costs of the decommissioning plan filed with the PSCW. By the 10th year in operation the project shall provide 70% of the costs, and by the 15th year in operation it shall provide 100% of the estimated costs of decommissioning.

In addition, the JDA outlines that the financial assurance and the decommissioning plan filed with the PSCW shall survive the termination of the JDA until decommissioning is complete as determined by PSCW. This provides a further safeguard that local governments will not be responsible for any costs associated with decommissioning. The JDA also requires that on or before the 20th year in operation, the parties associated with the agreement will review and update the decommissioning plan, and after that will continue to update it every five years until decommissioning is complete. Additionally, the agreement stipulates that if the parties involved in the JDA mutually determine the cost of decommissioning is more than described in the decommissioning plan, financial assurance should be increased to cover the increased costs.

Wind decommissioning: PSC-128

In 2010, the PSCW adopted Wisconsin Administrative Code Chapter 128, also known as PSC 128, which set statewide wind energy system siting rules.⁸ The rules set a regulatory baseline that local governments cannot exceed in restrictiveness, if they choose to regulate wind energy systems.⁹

The rules were created to provide consistent, statewide standards for local governments (city, town, village, county) regarding the regulation of wind energy systems up to 100 megawatts (MW) in size.¹⁰ Wind energy systems 100 MW in size or greater are under the siting jurisdiction of the PSCW, and are not directly subject to these rules.¹¹ PSC 128 is comprehensive and includes notice requirements, siting and noise criteria, shadow flicker, construction, operation, and decommissioning.¹²

Subchapter two of the rule outlines the owner requirements for wind energy systems, which include decommissioning. The decommissioning section breaks down the requirements and process for decommissioning, provides guidance on who is financially responsible to cover the cost of activities related to decommissioning, and site restoration expectations.¹³ Importantly, it highlights several opportunities for political subdivisions (local governments) to enact standards related to decommissioning.

7 "Vista Sands Solar Joint Development Agreement." Town of Grant, Portage County, Wisconsin, June 20, 2024, cdn.townweb.com/townofgrant-portage.wi.gov/wp-content/uploads/2024/07/Vista-Sands-Solar-JDA-Execution-Version-38001469.1.pdf. Accessed February 2026.

8 "Wind Siting Rules." Public Service Commission of Wisconsin, psc.wi.gov/Pages/ServiceType/Energy/Renewables/WindSitingRules.aspx. Accessed February 2026.

9 "Wind Siting-Frequently Asked Questions." Public Service Commission of Wisconsin, July 1, 2014, psc.wi.gov/SiteAssets/WindSitingFAQs.pdf. Accessed February 2026.

10 Johnson Phillips, Sarah. "Wisconsin Wind Siting Rules Effective Today." Stoel Rives, LLP, March 16, 2012, [lawofrenewableenergy.com/2012/03/articles/renewable/wind/wisconsin-wind-siting-rules-effective-today](https://www.lawofrenewableenergy.com/2012/03/articles/renewable/wind/wisconsin-wind-siting-rules-effective-today). Accessed February 2026.

11 "Wind Farms in Wisconsin." RENEW Wisconsin, renewwisconsin.org/wind-farms. Accessed April 2026.

12 Ibid.

13 "PSC 128.19 Decommissioning." Wisconsin State Legislature, February 2011, docs.legis.wisconsin.gov/code/admin_code/psc/128/ii/19. Accessed February 2026.





PSC 128 outlines the following wind decommissioning regulations

1. Determining end of useful life, extensions, and timeline.¹⁴
 - » **Determining the end of a project's useful life.** Decommissioning should be done at the end of a project's useful life, which is defined as a system generating no electricity for a continuous 360-day period. A wind energy system is presumed to be at the end of its useful life if it generates no electricity for 540 days, and if the owner does not request an extension to return the project to service, or the political subdivision denies an extension request.
 - » **Extension requests.** A political subdivision may accept or deny project owner requests to extend the period up to 540 days if the project owner can demonstrate that the project will operate again in the future. Project owners must also do at least one of the following: show an ongoing good-faith effort to return the wind system to service; demonstrate that the system is being used for ongoing research or development purposes; or demonstrate it is being used for educational purposes.
 - » **Completing decommissioning.** When decommissioning is required, the project owner must begin decommissioning within 360 days after the system has reached the end of its useful life, and it must be completed by 540 days after the end of its useful life. Once complete, the project owner must file a notice of completion with the political subdivision and the Public Service Commission, which has 360 days to determine whether the owner has met all decommissioning requirements.
2. Establishing financial responsibility for wind energy projects with a nameplate capacity of one megawatt or larger.¹⁵
 - » **Financial assurance mechanisms.** Financial assurances are required and ensure that funds are available for decommissioning. An owner may choose to provide a bond, deposit, escrow account, irrevocable letter of credit, or some combination of these financial assurances.
 - » **Project owner responsibilities.** Wind energy project owners are responsible for maintaining proof of their ability to fund the actual cost of decommissioning and ensuring necessary funds for decommissioning are available through the life of the project and completion of decommissioning.

¹⁴ Ibid.

¹⁵ Ibid.



PSC 128 outlines the following wind decommissioning regulations, continued

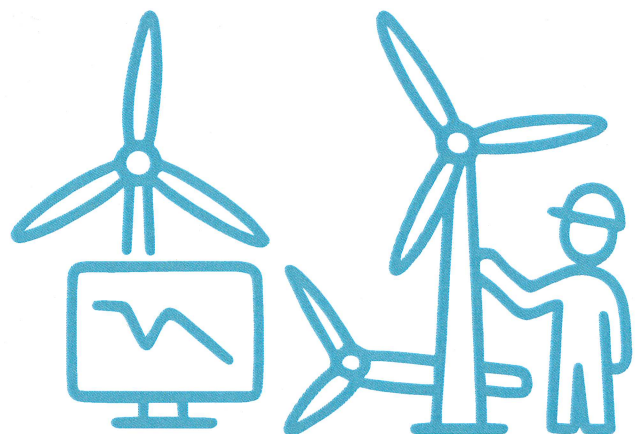
3. Local opportunities for establishing financial responsibility and assurance.¹⁶

- » In addition to previously listed requirements, a political subdivision may require a project owner to:
 - Provide financial assurance of the owner's ability to pay for the actual and necessary cost to decommission the wind project before commencing major construction activities. If requiring financial assurance, they may:
 - ✓ Provide up to three cost estimates to decommission that are prepared by an agreed-upon third party;
 - ✓ Establish financial assurance that puts the political subdivision in a secured position, with funds restricted to wind project decommissioning until completion is confirmed or the funds are otherwise released, whichever occurs first;
 - ✓ And/or establish financial assurance that allows the political subdivision to access funds for decommissioning if the project owner does not decommission the project when required.
 - Provide substitute financial assurance of the project owner's choosing (from the approved mechanisms above) if concerns arise regarding the viability of the existing assurance.

A political subdivision may not require the amount of the financial assurance to exceed the average cost estimate provided. Instead, it may periodically request information from the project owner regarding the industry costs for decommissioning. If a political subdivision determines the expected cost to decommission has changed by 10% or more (higher or lower) compared to earlier estimates, it can adjust the required financial guarantee up or down to match the new cost. Financial assurance cannot be adjusted more often than once in a 5-year period.

4. Site restoration responsibilities.¹⁷

- » If the wind energy system is constructed on *land owned by a person other than the owner of the system*, the owner of the project is responsible for ensuring the property is restored to the preconstruction condition, unless otherwise provided in a contract signed by an affected landowner, considering any modifications needed to comply with Department of Natural Resources requirements.
- » If the wind energy system is constructed on a *brownfield—defined as abandoned, idle, or underused industrial or commercial facilities or sites, the expansion or development of which is adversely affected by actual or perceived environmental contamination*—the project owner is responsible for restoring the property to eliminate effects caused by the wind energy system, except for the effects of environmental remediation activities (as defined in Wisconsin state statute 238.13 (1) (d)).



¹⁶ Ibid.

¹⁷ Ibid.



Recommendations for decommissioning

As county officials look to enact siting or zoning standards for wind and solar energy ordinances, *while ensuring they are not more restrictive than the state*, we recommend they:

- Include a requirement for decommissioning plans in their ordinances, outlining the obligations and methods developers will use to decommission projects, remove materials, and restore sites.
- Ensure that decommissioning plans include expected timelines for completion of tasks.
- Require the project developer to notify the county of its intent to stop using the facility once it has been determined the system will be fully retired.
- Work with a knowledgeable, independent party to determine the real projected cost of decommissioning for a project and use that to set amounts for financial assurances.
- Include a provision that the project owner is responsible for the costs of decommissioning, ensuring the county and landowners do not bear these costs.
- Determine if standards exist for decommissioning at the state level prior to county officials drafting any requirements and address any additional decommissioning related issues through an ordinance.
- Consider how they want to regulate disposal into landfills and encourage recycling or repurposing of wind and solar components.



Keith Lane

From: Tiana Snyder <tiana.snyder@TNC.ORG>
Sent: Wednesday, July 15, 2026 7:35 AM
Subject: [EXTERNAL SOURCE] Fall Renewable Energy Academies & Renewable Energy Cohort

Good morning!

This past spring, we learned together through the Renewable Energy Cohort where we covered a wide range of topics relating to navigating solar and wind energy in our state.

We're offering additional opportunities for Wisconsin communities to navigate solar and wind energy with confidence including a one-day in-person [Renewable Energy Academy](#) OR the virtual [Renewable Energy Cohort](#).

These programs are designed for elected officials, planning and zoning staff, economic development professionals, and others involved in local decision-making. We'd invite you to share these learning events with those who may benefit from learning about these topics! If you registered for the Spring Cohort and could not attend sessions, feel free to choose an option that works for you.



Fall Renewable Energy Academies *(In-Person)*

Join us for a **one day in-person** Fall Renewable Energy Academy in a region near you!

In person workshops will be held:

- **September 15** in Dodgeville, Iowa County
- **October 7** in Stevens Point, Portage County
- **November 5** in Ashland, Ashland County

Fall Renewable Energy Cohort (Virtual)

This **virtual series** will take place weekly on Thursdays from Sept. 17 - Oct. 8 (12:00 PM to 1:30 PM).

- **September 17:** Wisconsin's Energy Landscape & Community Engagement
- **September 24:** Community Priorities in Locally Permitted Projects
- **October 1:** State Regulatory Process & Joint Development Agreements
- **October 8:** Local Government Actions

[Learn More or Register for a Renewable Energy Academy](#)

[Register for the Fall Renewable Energy Cohort](#)

For the Fall, there is no registration cap for the Renewable Energy Cohort, but space may be limited for in person Academies. Feel free to share these events with others who may benefit!

Kindly,
Tiana Snyder

Tiana Snyder

*Renewable Energy and Climate Social
Science Fellow*

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Upcoming out of office:

July 19 - July 25

Keith Lane

From: Agriculture Water Quality Program <agwater@extension.wisc.edu>
Sent: Tuesday, July 28, 2026 8:00 AM
To: Keith Lane
Subject: [EXTERNAL SOURCE] [*Newsletter*] Scholarships available!



Wisconsin Water and Soil Health Conference Returns December 15–16

The [Wisconsin Water and Soil Health Conference](#) returns to the Kalahari Resort and Convention Center in Wisconsin Dells this December 15–16. Farmers, consultants, Extension, and agency staff come together for two days of real data, on-farm research, and conversations worth having.

Registration opens in September. We'll share details as soon as they're live. In the meantime, mark your calendar and get your scholarship application in.

90 Scholarships Available for First-Time Farmer Attendees!