

COMMITTEE MEETING

August 6, 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 August 6, 2026, at 9:00 a.m. by Joe Mumm, the Conservation, Sanitation, Zoning Committee Chairman in Room #264, County Board Room of the Administration Building.

Board members present in the County Board room #264: Joe Mumm, Roger Lange, Brian Lucey, Brian Johnsrud, Lynn Kirschbaum, and Ron McKelvey. Others were present in the County Board room; Annette Lolwing, Keith Lane, Brady Bartels, Adam Reed, Lucas Finley, Shane Drinkwater, Robert Keeney, Nate Dreckman, Aaron Austin, Steve Morgan, Ben Schroeder and Tim Hirst. Those on Zoom: Emily Schildgen, Mike Adams, Robert Keeney, County Board Room, Jim Bergles, Shane Drinkwater, Keith Lane, Grant County Herald Independent, and Tonya White.

Certification of Open Meeting Law

Annette Lolwing sent the agenda to the County Clerk's office to post in the Administration Building, Courthouse, and on the County website. An agenda was also posted in front of the Ag Service Center Building. An 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 August 6, 2026 Agenda

Motion by Brian Johnsrud, seconded by Lynn Kirschbaum to approve the agenda. Motion carried.

Approval of July 2, 2026, Minutes

Motion by Roger Lange, seconded by Brian Johnsrud to approve the July 2, 2026, minutes. Motion carried.

Review & Accept the July Bills

Motion by Lynn Kirschbaum, seconded by Roger Lange, to accept the July bills. Motion carried.

NRCS Report – Mike Adams

Mike reported that NRCS has been working on approximately 100 CRP contracts and to get conservation plans completed. NRCS is working on certifying CSP practices from last year.

FSA Report – Emily Schildgen

See Attachment A Worksheet.

Zoning/Sanitation Report

Keith presented the Zoning/Sanitation report.

Sanitation permits: For the month of July 2025, there were 2 reconnects, 1 modification & 16 sanitary permits issued. Year to date 2025, there were 75 permits issued. For the month of July 2026, there were 2 reconnects & 17 sanitation permits issued. Year to date 2026 there were 82 sanitary permits issued.

Zoning permits: For the month of July 2025, there were 27 zoning permits issued. Year to date in 2025 there were 174 zoning permits issued. Other project costs were \$1,518,501.00, \$1,639,405.00 were just new home construction. For the month of July 2026, there were 25 zoning permits issued. Year to date for 2026 there were 186 zoning permits issued. Other project costs were \$870,000.00. \$2,547,000.00 were just new home construction.

Public Hearing for Rezones

Chairman Mumm opened the Public Hearing

#RZ26-11 Hickory Grove Twp., Hickory Grove Twp., is requesting to change the zoning classification on PIN:024-00330-0000 +/- 2.99 ac. from A2 to M1 for a pole shed with office space and township recycling area. In Favor: Hickory Grove Twp. approved on July 21, 2026. Brian Johnsrud stated that it is a much-needed facility.

Applicant Statement: None

In Opposition: None

In Interest: Thomas Ralston would like to have an item added to the rezone. The following: the stone ledge that runs south of County Highway T in an east to west direction is to be retained and to be maintained permanently into perpetuity. This statement was acknowledged and signed by Gary Northouse, Hickory Grove Township Chairman.

Committee Discussion: None

Chairman Mumm closed the Public Hearing.

Motion by Brian Johnsrud, seconded by Brian Lucey to approve the rezone and to take it to the full County Board. Motion carried.

Chairman Mumm opened the Public Hearing

#RZ26-12 Nathan & Kaitlyn Budack, South Lancaster Twp., are requesting to change the zoning classification on PIN:056-00765-0000 and 056-00764-0000 (pt) +/- 1.55 ac. from FP to A2 for the use of a non-farm residence and a pole shed.

In Favor: South Lancaster Twp. approved on July 8, 2026.

In Opposition: None

In Interest: None

Committee Discussion: Joe Mumm mentioned the new boundary line on the plat of survey. There are 2 parcels. Did the Budack's purchase more land? Yes, they did purchase land from the neighbor.

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.

Motion carried. See Attachment B Worksheet.

Chairman Mumm opened the Public Hearing

#RZ26-13 John & Leanna Gingerich, Clifton Twp., are requesting to change the zoning classification on PIN:012-00108-0010 +/- 4.64 ac. From FP to A2 for the conditional use of a school.

In Favor: Clifton Twp. approved on July 8, 2026.

In Opposition: None

In Interest: None

Committee Discussion: None

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.

Motion carried. See Attachment C Worksheet.

Public Hearing for Conditional Use Permits

Chairman Mumm opened the Public Hearing

#CUP26-013 John & Leanna Gingerich, Clifton Twp., are requesting a Conditional Use Permit on PIN:012-00108-0010 +/- 4.64 acres to allow for a school under section 3.07 (2) (C) of the Grant County Comprehensive Zoning Ordinance.

In Favor: Clifton Township approved on July 8, 2026.

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 #RZ26-13 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

#CUP26-016 Mari L. Schneider, South Lancaster Twp., is requesting a Conditional Use Permit on PIN:056-00188-0000, 056-00194-0000, 056-00419-0000, 056-419-0010, 056-00422-0000, 056-00422-0010, +/- 70.0 acres to allow for the continued use of non-metallic mining under section 3.05 (E) (3) of the Grant County Comprehensive Zoning Ordinance.

In Favor: South Lancaster Twp. approved on July 8, 2026. Ben Schroeder.

In Opposition: None

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

Committee Discussion: None

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.

Discussion and Possible Action on Preliminary Plat Request

Chairman Mumm opened the Public Hearing

#PPA26-002 George Lazarus, Platteville Twp., is requesting a Preliminary Plat Request on PIN:050-00901-0000 (pt), 050-00893-0000 (pt), +/- 47.37 ac. to allow for the use of a subdivision.

In Favor: Platteville Twp. approved on March 9, 2026. Aaron Austin.

In Opposition: None

In Interest: This is the second Addition to HighRidge Estates.

Committee Discussion: Joe Mumm mentioned that there are 2 maps attached. The City of Platteville requested page 1, the full drawing of 28 lots to be done now. Page 2 is the page that the committee will be addressing, the 9 lots only. Robert Keeney wanted the committee to make sure that they were only dealing with page 2, the 9 lots.

Chairman Mumm closed the Public Hearing

Motion by Lynn Kirschbaum, to recommend approval of the Preliminary Plat Request and to send it back to the state, seconded by Brian Johnsrud. Motion carried.

Discussion and Possible Action – CSM Review Process

Robert Keeney mentioned that the County ordinance states that anytime CSM's are created the planning and zoning committee would review them before they are recorded. Robert Keeney mentioned that Grant County should have a licensed engineer surveyor to review them. Need to make an amendment to the ordinance to remove the planning and zoning committee and to add – approval by County surveyor.

A CSM review process is being constructed to make sure the CSM request form is accurate and uniform. The difference in a Plat of Survey vs. CSM is that the Plat of Survey is held by the County as a reference point on a deed. A Certified Survey Map is recorded by the Register of Deeds. This is a legal document. CSM's can

remove a parcel line, add a parcel line, and expand parcels. Aaron Austin mentioned that a Certified Survey Map is a lot that is recorded.

Lighting Ordinance/Dark Skies

Tim Hirst is asking the County to come up with a lighting ordinance to help mitigate nuisance lighting.

Definition of Construction

The definition of construction that was identified at the last meeting is being presented. Motion by Joe Mumm, seconded by Roger Lange to accept the definition of construction and to have it put in the ordinance in Section 3.02 General Provisions, (6) Definition: of Construction.

Development of Temporary Housing During Construction Phase

Keith mentioned they are continuing the work on the Development of Temporary Housing During Construction Phase.

Discussion of Minimum Acreage for FP

Joe Mumm mentioned that at this time we are at a 3-acre minimum for FP. The question is: how are you preserving farmland on 3 acres with a house and yard?

County Cost Sharing: Beginning Balance \$37,604.00/ Ending Balance \$25,872.68

Brady presented tentative approval requests for county cost sharing on cover crops for Shane McLimans, Mt. Ida Twp., for 39.6 acres, \$495.00; Jack McLimans, Mt. Ida Twp., for 22.43 acres, \$280.38; Doug Moris, Mt. Ida Twp., for 17.37 acres, \$217.13; Michael Kelly, Wingville Twp., for 54.34 acres, \$679.25; Larry Reese, Paris Twp., for 85.53 acres, \$1,000.00; Breuer Farms LLC, Little Grant Twp., for 55.17 acres, \$1,000.00; B&B Land and Cattle LLC, Little Grant Twp., for 46.74 acres, \$1,000.00; Lane Valley View Farm, Little Grant Twp., for 133.0 acres, \$1,000.00; Steve Mulrooney, North Lancaster Twp., for 109.65 acres, \$1,000.00, Daniel & Heidi Mulrooney, Fennimore Twp., for 38.5 acres, \$356.25; Doug Zimpel, Marion Twp., 98.17 acres, \$1,000.00; and Mary Mook, Mt. Ida Twp., for 7.91 acres, \$98.88. Motion by Roger Lange, seconded by Lynn Kirschbaum to tentatively approve all 12 cover crop requests. Motion carried.

Brady presented tentative approval request for county cost sharing on a well decommissioning for Brian & Lois Schneider, Castle Rock Twp., \$400.00. Motion by Brian Johnsrud, seconded by Roger Lange to tentatively approve the Schneider's request. Motion carried.

2025 DATCP Cost-Sharing Requests: Beginning \$43,625.19/Ending Balance \$40,953.40

Brady presented final approval request for 2025 DATCP cost sharing for a stream crossing for Debra Kratochwill, Castle Rock Twp., \$2,671.79 and county cost sharing of \$2,987.31 for a total of \$5,659.10. Motion by Roger Lange, seconded by Brian Johnsrud to approve both payments. Roll Call: 5 Yes, 0 No, 1 Excused. Motion carried.

2026 DATCP Cost-Sharing Requests: Beginning Balance \$30,736.60/Ending Balance \$57,674.41

Brady presented tentative approval request for 2026 DATCP cost sharing for a spring development for Crane Revocable Trust, Wingville Twp., \$12,600.00. Motion by Roger Lange, seconded by Brian Johnsrud to tentatively approve the cost sharing request. Motion carried.

Brady presented tentative approval request for 2026 DATCP cost sharing for a grassed waterway for Breuer Farms LLC, Little Grant Twp., \$10,984.61. Motion by Lynn Kirschbaum, seconded by Brian Johnsrud to tentatively approve the cost sharing request. Motion carried.

Farmland Preservation:

Brady presented a cancellation of notice of noncompliance for Kenneth & Karen Pluemer in Clifton and Lima Twp. They have turned in an approved Nutrient Management Plan. Motion by Roger Lange, seconded by Lynn Kirschbaum to approve the cancellation of noncompliance. Motion carried.

Brady presented a notice of noncompliance for Steven Wagner, Fennimore Twp. He signed the voluntarily opting out page. Motion by Lynn Kirschbaum, seconded by Brian Johnsrud to accept the notice of noncompliance. Motion carried.

Waste Storage Permit

Brady was planning to have a waste storage permit, however there are issues with the engineer and plans. No permit to approve for this month.

CSZD Report

Conservation: August 2026 overview...

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

1. NPRA site reviews have been completed and submitted to the state.
2. Brady, Keith and Annette released the purple loosestrife beetles at three locations.
3. Brady is working on planning a soil health field day at Sinsinawa watershed.
4. Grant County had a manure spill in County Highway MS outside of Boscobel. Dump truck had a leak and spread it for about 5 miles.

Zoning:

1. Lucas, Adam and Keith are back to the Wednesday meeting for zoning updates and data center development.
2. In the meeting packet was a Sauk County's Planned Rural Development Program. This is a density-based zoning program that allows for the creation of smaller lots in exchange for conservation easements on larger blocks of land that they are trying to protect.
3. In the meeting packet was an example of the City of Jefferson Ordinance. An Ordinance amending the city's zoning code in order to regulate construction and operation of data centers.
4. Keith continues to pull Data Center Ordinance development information together.
5. Included in the packet is the decommissioning of wind and solar energy systems in Wisconsin.
6. Keith included in the packet are some educational opportunities.
7. In December there is a Wisconsin Water and Soil Health conference at the Kalahari in WI Dells.
8. There is a DNR Land Exchange that is happening by Muscoda. DNR is looking to exchange small acreages for an access easement property to some of their larger CFR property. This is between the DNR and a private landowner.
9. Board of Adjustment meeting scheduled for August 17th at 2 p.m. to address a road set-back situation.

The next meeting will be on September 3, 2026, at 9:00 a.m.

Motion by Brian Johnsrud, seconded by Lynn Kirschbaum to adjourn the meeting at 11:08 a.m.
Motion carried.

Respectfully Submitted by Annette Lolwing

Attachment A Worksheet

FSA Notes – August CSZD Meeting

Conservation Reserve Program (CRP)

NRCS is working on getting us Conservation Plans for new and re-enrolled offers. Once these are signed, they will need to be reviewed to ensure the cover meets current eligibility standards and may need additional spot checks before approval. This will be a focus item for the office over the next month as all contracts need to be approved no later than September 30.

The Primary Nesting Season ended August 2. This means producers can complete any spot mowing/spraying needed to maintain the cover for undesirable species without prior approval from the office. With spot mowing/spraying, it should look like a bad haircut. If the producer finds more than 30% of the cover needs attention that is no longer considered “spot mowing/spraying”, and they would need to reach out to the office *before* mowing the entire cover. This is a common violation of contracts. Annual mowing and/or spraying of the entire cover for cosmetic purposes is also a violation of the CRP-1. The producer should also be looking at what is in their cover before completing spot mowing and spraying at this time of year. Sometimes when completing spot mowing/spraying at this time is not a good practice because it could be spreading noxious weed seeds (such as wild parsnip) making the problem worse instead of helping it.

Payment Eligibility rules within the office for LLCs, Corporations, and Limited Partnerships had changes in the One Big Beautiful Bill Act (OBBBA). In June the office received training on these changes, and they are effective for program year 2026. With spring crop reporting behind us, the office will be reaching out to any entity impacted by these changes to try to get the appropriate information updated before 2026 fiscal year end in September. The office will be asking entities if they are a pass-through entity or not. All LLCs will need to check with this accountant to see if they have an IRS-8832 on file to determine if they are a qualified pass-through entity or not. Corporations will need to know if they are an S-Corp or C-Corp to determine if they are a qualified pass-through entity. Entities can check into this now so they are prepared when the office calls. All Limited Partnerships are automatically considered pass-through entities. All of these operation types will need to have their eligibility paperwork updated and re-signed, potentially by all members depending if they are a qualified pass-through or not.

Important dates to remember (discussed in previous months):

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

August 12, 2026: Supplemental Disaster Relief Program (SDRP) signup deadline

Attachment B Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/4/26 Landowner: Nathan & Kaitlyn Budack

The Grant County Board may not rezone land out of a farmland preservation zoning district unless the Grant County Zoning and Sanitation Committee finds all of the following in writing, after public hearing, as part of the official record of the rezoning:

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.

☒ Yes or No Explain: 0.7 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 ±1.55 ac are planned to be used for a non-farm residence & pole shed

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

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

3.2 Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas. ☒ Yes No

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

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

3.5 Agriculturally-related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be a maximum benefit to agriculture. ☒ Yes No

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

4.1 Located in a Farmland preservation zoning district

4.2 Covered by a Farmland Preservation Agreement

4.3 Covered by an agricultural conservation easement

4.4 Otherwise legally protected from nonagricultural development

☒ Yes or No

Explain: 0.7 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)

Attachment C Worksheet

Review of Standards for Rezoning Land out of Farmland Preservation

Date: 8/4/26 Landowner: John & Leanna Gingrich

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: 1.5 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 ± 4.64 ac are planned to be used for a private school to meet dimensional & setback 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: 1.5 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)

Attachment D Worksheet

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.

Attachment E Worksheet

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.