

PLAN COMMISSION MEETING MINUTES
TOWN OF GRANT
May 20,2026

PRESENT: Jodi Lomma (Chairperson), Jeanne Eggebrecht, Tom Reitter , Kathy Lee (Commissioners) ,
ABSENT: Sharon Schwab (Commissioners)
ATTENDEES/CITIZENS: None

CALL TO ORDER

The meeting was called to order at 6:31 pm by J. Lomma.

STATEMENT OF PUBLIC NOTICE

It was stated that the agenda was posted at two posting stations (the Grant Town Hall and the Grant Transfer Station) and on the Town's website on May 18, 2026.

ANNOUNCEMENTS AND CORRESPONDENCE

County Board Decision REQ-2026-006 – On May 5, 2026 the Portage County Board of Supervisors considered the request to amend the Town of Grant Zoning Ordinance and zoning map for 14 parcels. The County board approved the request.

J. Lomma received two phone inquiries regarding Town of Grant Data Center zoning status:
4/20/26 – Kaitlyn Federwitz contacted to understand if Town of Grant is working on anything related to Data Centers. J. Lomma provided the status.
4/22/26 – Amy Kolo-Elmhorst contacted to understand what action the Town of Grant is working on related to Data Centers. J. Lomma provided information on the Plan Commission and status of the data center discussions.

The South Wood County Neighbors for Responsible Development and Great Lakes Neighbors United on Data Centers put on a conference on data centers on 4/29/26 in Wisconsin Rapids. J. Lomma viewed the live stream/recorded presentations. The speakers were: Charlie Berens, Prescott Barch, Dr. Brittany Keyes, Amanda Mueller. J. Lomma provided an email summary and links to the Plan Commission members

Property Division request:

Kevin Carlson is splitting his property into 3 parcels. Parcel is located on corner of 80th Street and WW. The Salon, Storage shed and Rental unit will be on 3 separate properties as he is planning to sell the rental and storage sheds. Each parcel is greater than 20,000 square feet minimum for commercial zoning. All properties can remain zoned Commercial if the Rental unit is considered a Rental Residential Unit. Although not defined in the ordinance, a definition from Google was given as “a dwelling, such as an apartment, house or condominium leased to tenants for living accommodations in exchange for payment”. The owner of the rental will need to apply for a conditional use permit within a reasonable timeframe after the land division. The other alternative considered was to rezone the rental to high density residential and consider it a two family home.

CUP Approved – Jared Repinski for Accessory Building greater than 3500 Sq Ft in Low Density Residential. The Grant Town Board approved on May 13, 2026.

A Deputy Zoning Administrator is in the process of being approved. If approved, Darin Meyer will be the Deputy Zoning Administrator from May through October, and Andrea will fulfill the position the remaining months of the year.

J. Lomma participated in the last Portage County subdivision meeting on May 6, 2026. A draft of the subdivision ordinance is available. J. Lomma will review the ordinance and then pass the comments to the plan commission for review.

PLAN COMMISSION APPOINTMENTS

Kathy Lee through 5/31/2028

Tom Reitter through 5/31/2029

Jeanne Eggebrecht through 5/31/2029

APPROVAL OF MINUTES

J. Eggebrecht made a motion to approve the minutes of the April 15, 2026 plan commission meeting. T. Reitter seconded the motion. There was no discussion. The motion passed unanimously.

ZONING ADMINISTRATOR REPORT

The report provided by the Zoning Administrator was reviewed. It was noted that the report indicated that it was for the month of March, when we think it covered April 2026. K. Lee questioned if the CUP for the public hearing should be reported in this report? In the past it was not included, but perhaps it was because the fees were paid to the Town Clerk in the past. The fees charged for this are used to cover the cost of publishing the notices in the newspaper. J. Lomma will follow up with the Zoning Ordinance on both topics.

CONDITIONAL USE PERMIT REVIEW FOR ABC DOG TRAINING/KENNEL

The commissioners reviewed the complaints received, the response from Brett Thompson to the first complaint, the CUP, the Dog Ordinance, the draft letter that will be sent to Brett Thompson, and the location/GIS map of the property. The following points were discussed:

- First complaint from Cassandra Kruger in January 2026, the owner responded with a plan to resolve, and then second complaint in May 2026.
- No specific facts/timing on the barking. Start at 5:30 am and bark all day, but no reference to specific dates. How many days out of a month is this an issue? Is it happening at night as well as during the day?
- Commissioners indicated that this is a very popular business. Is there a capacity issue? There are no restrictions in the CUP on number of dogs allowed.
- A discussion should be had with the owner before action taken to revoke the conditional use permit. Discuss a plan of the actions he can take to help reduce the barking/noise. Suggestion made to request him to attend the next plan commission meeting.
- Only one neighbor has complained. Need an opportunity to hear from other neighbors that are around the property. Suggest within ½ mile or ¾ mile of the kennel.
- Need to define what “quiet” means. No noise is probably not realistic
- Initiating the revocation of his CUP may be too drastic, the Town should meet with him first. Technically he has met the requirements of item 1 in his CUP, as he did provide the abatement measures which were shared with the Town Board.
- Has legal counsel reviewed the letter?

Action: Plan commission would like to add a sentence to the letter inviting the owner to attend the next plan commission meeting to discuss his plan for addressing the barking issues. Inform neighbors within ½ to ¾ radius that they are welcome to attend the meeting as well to share concerns and ask questions. J. Lomma to make the request to the Town Chair who is drafting the letter.

POTENTIAL LAND DIVISION/REZONING REQUEST FROM CRYSTAL KUHN (018210731-10.03)

J. Lomma shared that Crystal Kuhn sent an email to the Town of Grant Chair, Zoning Administrator, and the Clerk on May 6, 2026 indicating that they would like to have a 2 acre parcel split from their 7 acre and rezoned. The reason is that one of their children and family want to build a house on the 2 acres. This would be on the north section of their property.

The Zoning Administrator replied to Ms. Kuhn on May 6, 2026 that the property is zoned commercial. The minimum lot size is 20,000 square feet. Splitting off 2 acres would be acceptable, but commercial properties do not allow for residence unless it is attached to a place of business. She also indicated that she needed to check to see if a new residence could be built on the split since there is already a residence on the property. She provided an alternative option to rezone to Low Density Residential, however, the property is surrounded by transitional agriculture and general agriculture and she would need to check with the plan commission to see if it is possible to rezone to Low Density Residential.

Upon review of the email, J. Lomma inquired to see if there is a business being run from the commercially zoned property at this time. Ms. Kuhn responded that there is no business. However, she wanted to know if the remaining 5 acres could stay commercial as she and her husband want to start a wood working business within the next 2 years.

J. Lomma reported that she spoke to the Portage County Planning and Zoning Committee about this request. Rezoning just the 2 acres to Low Density Residential would not be recommended, as this would be considered "spot zoning". They recommended rezoning the whole parcel to Low Density Residential, unless there is a reason it is zoned commercial. The Future Land use map does show this as commercial, so if this is changed, the Future Land Use map should be updated as well.

J. Lomma also requested additional information from Ms. Kuhn on the woodworking business to better understand if this would be permitted as an incidental business or if it would require a Conditional Use Permit.

In addition, on the Parcel Finder the parcel is listed as 5.9 acres. This will have to be resolved via the certified survey map.

Portage County Planning and Zoning also indicated that before the land division will be recorded, any outstanding taxes will need to be brought current.

Rezoning would be addressed with the Town of Grant, but must be approved by Portage County. The Land Division will be run through Portage County as Town of Grant follow the County Subdivision ordinance.

Options that the Plan Commission reviewed:

- 1) Rezone just the 2 acres to Low Density Residential and retain the Commercial zoning for the remaining acreage of the Kuhn parcel under the Grandfathered clause
- 2) Rezone the entire Kuhn parcel to Low Density Residential before the land division

Discussed Grandfathering of the parcel as Commercial. The new 2 acre parcel would not be able to be grandfathered. Only the existing Kuhn home on the original parcel can be grandfathered. However, since she is making a request to make a change, J. Lomma felt that the zoning rules should apply.

Discussed if the Town would request the property to be rezoned, or if the rezoning request should come from the resident. If the Town makes the request to rezone, it could be comprehensive in nature to address the land use of both the Kuhn and West 018210731-10.04 properties. If resident makes the request, they will need to pay for the public hearing.

Actions:

- 1) **The Plan Commission would not recommend option #1, as it results in spot zoning of the 2 acre parcel**
- 2) **The Plan Commission recommends that the parcel should be rezoned to Low Density Residential first, then the land division could be completed.**
- 3) **The Plan commission also recommended that West property could be rezoned to Low Density residential based on land usage as he has indicated that he does not have a business, and has not pursued a conditional use application.**

K. Lee made a motion that parcels 018210731.10.04 and 018210731.10.03 be rezoned to Low Density Residential and that the future land use map in the Comprehensive Plan be changed to reflect the change. This would be requested by the Town. J. Lomma seconded the motion. Discussion ensued. The motion was approved unanimously.

RECONSIDERATION REQUEST – SOLAR OVERLAY RATIONALE AND UPDATED SOLAR MAP

Rod Sutter completed the update of the map to include Vista Sands Solar implementation on 4/29/26. J. Lomma removed the sentence indicating that a second solar implementation was early in the permitting process. The request for Portage County Planning and Zoning to reconsider the addition of the revised map and solar implementation into the County Comprehensive plan was sent on 5/12/2026. On 5/20/26, Kristen Johnson replied back that because the map was updated, the Planning and Zoning could not reconsider the request. She indicated that we would need to conduct a public hearing, have the plan commission pass a resolution, and have the board approve an ordinance before they could reconsider this. This response was forwarded to Town of Grant Counsel for review.

DATA CENTER MORATORIUM

The following information was received from Lynn Markham, land use specialist for UW Extension:

While the City of Madison moratorium cites 62.23(7)(am) for statutory authority, it seems that 66.1002 also applies, which says in part that cities, villages and towns may only adopt a moratorium if at least one of the following applies:

- (a) The municipality's governing body adopts a resolution stating that a moratorium is needed to prevent a shortage in, or the overburdening of, public facilities located in the municipality and that such a shortage or overburdening would otherwise occur during the period in which the moratorium would be in effect, except that the governing body may not adopt such a resolution unless it obtains a written report from a registered engineer stating that in his or her opinion the possible shortage or overburdening of public facilities justifies the need for a moratorium.**
- (b) The municipality's governing body adopts a resolution stating that a moratorium is needed to address a significant threat to the public health or safety that is presented by a proposed or anticipated activity specified under sub. (4), except that the governing body may not adopt such a resolution unless it obtains a written report from a registered engineer or public health professional stating that in his or her opinion the proposed or anticipated activity specified under sub. (4) presents such a significant threat to the public health or safety that the need for a moratorium is justified.**

Based on this, I(L. Markham) now recognize why communities would choose to not use a moratorium, and instead get *the basics (definition and list data centers in some district)* on the books and add conditions/standards later.

Action: The commissioners agreed that it would be in the Town’s best interest to proceed with updating the zoning ordinance to include the basics of a data center and add conditions/standards later. In parallel, we will investigate how other communities have met this statute when issuing moratoriums

DATA CENTER ORDINANCE

J. Lomma shared a draft of the newest zoning ordinance with Data Center updates. The Commissioners reviewed the changes and suggested updates. The changes are captured below, with updates in bold.

1) Under section III Districts

- changed the number of districts from eight to nine
- added Industrial **2** Data Center as # 8
- Moved conservancy district to #9
- Added the sentence “The Industrial **2** Data Center district is an unmapped floating zone and will not appear on the Zoning Map until a parcel owner petitions to apply it to a specific parcel through the rezoning process

2) Under R-1 Low Density Residential District Data Centers added as a prohibited use

3) Under R-2 High Density Residential District, Data Centers added as a prohibited use

4) Under A-1 Exclusive Agriculture District, Data Centers added as a prohibited use

5) Under A-2 Transitional Agriculture District, Data Centers added as a prohibited use

6) Under A-3 General Agriculture District, Data Centers added as a prohibited use

7) Under Commercial District, Data Centers added as a prohibited use

8) Under Industrial District, Data Centers added as a prohibited use

9) Industrial 2 Data Center District added with the following information:

- Intent: It is the intent of this District to provide appropriately located, designed, and regulated areas for data center developments/cloud computing infrastructure and related digital technology facilities. The objectives of this district include: **To** direct development to areas with proven access to high capacity fiber optic networks, robust electrical grids and sufficient water supply ensuring these facilities do not overburden community utility services. To protect residential neighborhoods, **farmland**, and environmentally sensitive areas from adverse effects such as noise, vibration, glare and air quality. To ensure the buildings are harmonious with surrounding environment.
- Permitted uses: 1. General Farming
- Conditional uses: 1. Data Centers
- Height Yard area and other requirements: See Appendix A and specific conditions identified in a conditional use permit

10) Conservancy District: Data Centers added as a prohibited use

11) Under Definitions:

- Added Data Center. Data center means establishments used primarily for the storage, management, processing and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations
- Floating Zone – A floating zone (or unmapped zone) is a flexible zoning district written into a **town’s zoning ordinance** but omitted from the official zoning map. It “floats” above the community until a property owner petitions to apply it to a specific parcel, “landing” the zone **after public hearings are conducted and approval received by the Town Board as well as the County Board of Supervisors.**

12) Appendix A:

- Add **I2** Industrial Data Center. Under Maximum Height Residential the entry will be **Conditional**, Under Maximum Height Accessory the entry will be **Conditional**, Under minimum Floor area the entry will be 720 sq. ft. Under minimum lot area, the entry will be 20,000 Sq Ft (matching the lowest value in the table) Under Minimum lot width, the entry will be **Conditional**, Under Minimum Side yard the entry will be **Conditional**, and Minimum Rear Yard the entry will be **Conditional**

FUTURE MEETING DATES AND SUGGESTED AGENDA ITEMS:

6/17/2026 – Plan Commission Meeting

POSSIBLE FUTURE TOPICS

- Discussion with ABC Dog Training on Ordinance
- Rezoning request for Kuhn/West properties
- Data Center Ordinance
- Fee Schedule
- Private burial plot ordinance

ADJOURNMENT

The meeting was adjourned at 9:18 pm

Respectfully submitted,

Jodi Lomma

Plan Commission Chair

Approved 6/17/2026