



Conditional Use Conforms to Zoning Ordinance

The applicant is requesting a conditional use permit for a communal manure digester system on parcel W-382. This parcel is currently zoned Agricultural – Farmland Preservation (AG-FP). Per the Town’s zoning ordinance under Article XXVIII, Section 1, E. Conditional Uses, (2) Certain Agricultural and Agriculture-Related Conditional Uses, (b) Certain Agricultural Conditional Uses and Agriculture-Related Conditional Uses Include: 10. An ethanol plant, bio-diesel plant, **communal manure digester**, pelletizing plant or other facility **that processes raw agricultural commodities, agricultural by-products or agricultural wastes (received directly from farms) to produce bulk fuel or other bulk products**, the proposed conditional use meets the requirements of the zoning ordinance since it is a communal manure digester that receives the manure directly from farms.



Application Summary

The applicant is requesting a conditional use permit for a communal manure digester system on parcel W-382. This parcel is currently zoned Agricultural – Farmland Preservation (AG-FP) and a communal manure digester is an allowed conditional use.

Community Benefits

- Pay the Town their portion of property taxes for the project
 - o \$60,000,000 * \$2.95/\$1,000 mill rate = \$177,000/yr. to the Town
 - o Project does not require sewer or water service or utilize the schools
 - o Additional revenue source for the Town with little cost for the Town
- Creates up to 20 new full-time positions in the Town
 - o 8-10 full-time plant positions
 - o 3-4 management positions
 - o 5-7 full-time truck driver positions
- Over \$25 million in work for local contractors during construction
 - o General Contractor is Miron Construction in Neenah
- On-going work for local subcontractors to support plant operations
 - o Electricians, welders, mechanical and HVAC contractors, civil contractors, landscape contractors, etc.
- Supports equipment manufacturers in northeast Wisconsin
 - o Durr Megtec – De Pere, WI
 - o FEECO – Green Bay, WI
 - o Patz – Pound, WI
- Additional positive economic impact to community during construction and operation
 - o Local gas stations, restaurants, hardware stores, hotels, etc.
- Located on land directly across from the landfill and is surrounded by trees on three sides
- Odor reduction

Farm Benefits

- Reduce volume of manure for storage and land application by 50%
- Gives farms additional options to help them manage their manure
- Improves the sustainability of farming in the Town and surrounding communities
 - o Help farms remain viable amid increased regulation and low milk prices
- Reduce odor associated with manure storage and land application
- Reduce ground water use

Environmental Benefits

- Project helps preserve agricultural land in Town
- Improve air quality with reduced methane emissions from lagoons
- Protect surface and ground water quality