



MONROECOUNTY
PLANNING & ZONING DEPARTMENT
14345 County Highway B, Suite 5, Sparta WI 54656-4509
FAX: 608-366-1809
Administrator-Alison Elliott, 608-269-8939

NOTICE OF MEETING

COMMITTEE: Sanitation, Planning & Zoning, & Dog Control
DATE: June 20, 2016
TIME: 6:00 P.M.
PLACE: Rolling Hills – Auditorium
14345 County Hwy B Sparta, WI 54656,

SUBJECT MATTER TO BE CONSIDERED
Discussion and possible action of the following:

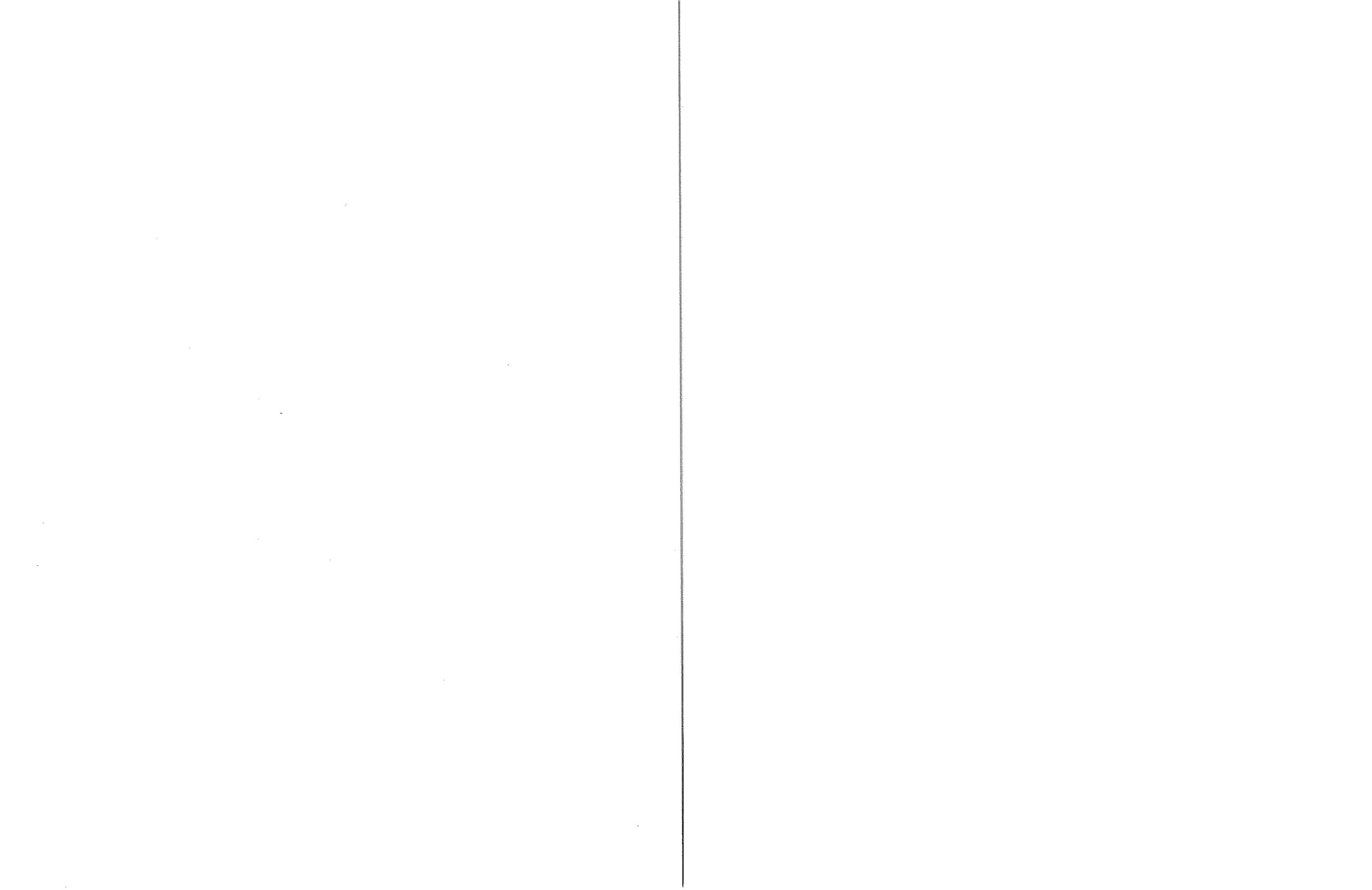
- a. Roll Call
- b. Possible Corrections and Approval of May 16, 2016 Meeting Minutes
- c. Public Comment (3 minutes each)
- d. Public Hearings.

Application for Jordan Olson (Yield PRO Farms LLC) for a **conditional use permit** to build a shed for storage of farm equipment, seed corn and soybean seed business on property located on State Hwy 27 across from Jackrabbit Ave., in part of the NE1/4, of the SE1/4, Section 3, T16N, R4W, in the Town of Leon, part of Tax Parcel ID# 022-00082-0000. The adjoining land use is agricultural and residential.

- e. Final Plat of “The Range”
- f. Dog Control
Change in hours for part time clerical
- g. Sanitation & Zoning
Amendments to the Monroe County Zoning Ordinance Chapter 47
Amendments to the Monroe County Shoreland Zoning Ordinance Chapter 53
- h. Financial Report - Vouchers - Inter-departmental Transfers - Line Item Transfers – Budget Adjustments
- i. Set Date for Next Meeting, Possible Agenda Items.
- j. Adjournment

Doug Path, Chairman

Note: A quorum of the Monroe County Board of Supervisors or Committees may be present but no County Board or Committee business other than the Sanitation, Planning & Zoning and Dog Control Committee will be conducted.



May 16, 2016

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:00 p.m., by Chairman, Doug Path

Present: Doug Path, Paul Steele, Cedric Schnitzler, Rod Sherwood.

Also Present: Alison Elliott-Sanitation, Zoning, and Dog Control Administrator, and Members of the Public.

Doug Path nominated Paul Steele to be vice-chairman of the Committee. Nomination was seconded by Rod Sherwood. Cedric Schnitzler made a motion to cast a unanimous ballot. Motion carried 4-0.

Possible Corrections and Approval of March 21, 2016 Meeting Minutes.

A **Motion** was made by Cedric Schnitzler, seconded by Paul Steele to approve the minutes from the March 21, 2016 meeting. Motion carried, 4-0.

Public Comment (3 minutes each):

There were no public comments.

Public Hearings

Application for Noah C. Kauffman for a **conditional use permit** for a two-family dwelling on property located at 20938 Co Hwy MM, Wilton, WI, in part of the SW1/4, of the SE1/4, Section 9, T16N, R1W, in the Town of Wilton, Tax Parcel ID# 048-00188-0000, 40 acres. The adjoining land use is agricultural.

Noah Kauffman was present to explain his request. The Town of Wilton sent a letter recommending approval of the permit.

A **Motion** was made by Cedric Schnitzler, seconded by Rod Sherwood to approve the conditional use permit for a two-family dwelling in the Town of Wilton. Motion carried, 4-0.

Application for Jacob Yoder for an after-the-fact **conditional use permit** for a window/woodworking shop on property located at 23955 Lobster Rd, in part of the SE1/4, of the SE1/4, Section 27, T16N, R1W, in the Town of Wilton, Tax Parcel ID# 048-00585-0000, 39.5 acres. The adjoining land use is agricultural.

Jacob Yoder was present and spoke on his request. The Town of Wilton sent a letter recommending approval of the permit with the condition that he follow all sanitary, zoning, and building codes stating that this property is currently still in violation. Alison Elliott explained the State law that was changed and now grants waivers in lieu of sanitary permits to people with certain religious beliefs. She stated that the appropriate permits have been filed with the sanitation and zoning office and she is now just waiting for the waiver back from the State. She said it has been taking a couple of months to receive waivers back from the State but she anticipates no problems.

A **Motion** was made by Cedric Schnitzler, seconded by Paul Steele to approve the Conditional Use Permit for a window/woodworking shop in the Town of Wilton with the condition that they comply with all sanitary, zoning and building codes per the Town's request. Motion carried, 4-0.

Application for Timothy Schmidt and Anthony Vrana for a **conditional use permit** for mini storage units, on property located at 25501 State Hwy 12 & 16, in part of the NW 1/4, NE 1/4, Section 1, T17N, R1W, in the Town of Tomah, 0.89 acres. The adjoining land use is commercial.

Anthony Vrana was present and spoke on his request. Alison explained the sub-standard set-backs and said that the proposed buildings locations comply. Howard Hanson, Town of Tomah Chairman was present and said that

May 16, 2016

the only question they had was about the set-backs and since they complied, the Town had no objections. He also stated that both neighboring landowners had been contacted and did not appear at any of the meetings.

A **Motion** was made by Rod Sherwood, seconded by Cedric Schnitzler to approve the conditional use permit for mini storage units in the Town of Tomah. Motion carried, 4-0.

Application for David H. Kauffman for a **conditional use permit** for a barn on property located at Kiev Ave, Wilton, WI, in part of the SW1/4, of the SE1/4, Section 15, T16N, R1W, in the Town of Wilton, Tax Parcel ID# 048-00325-0000. The adjoining land use is agricultural, woodlands and some residential.

David H. Kauffman was present to explain his request to the Committee. A letter was received from the Town of Wilton recommending approval of this request.

A **motion** was made by Paul Steele, seconded by Rod Sherwood to approve the conditional use permit for a barn in the Town of Wilton. Motion carried, 4-0.

Dog Control:

Alison opened discussion on possibly looking into contracting out for after-hours stray dog service for the shelter. Currently, the shelter only has two available dog catchers and there has been no interest in the open on-call dog catcher position. She will write a proposal and work on seeing if this would be an alternative to the current operating procedures.

Sanitation & Zoning:

Amendments to the Monroe County Zoning Ordinance Chapter 47 were discussed. Alison will present amendments to the zoned Towns and see if they have questions or concerns and bring back for discussion next month. There will also be another shoreland ordinance amendment coming up. Alison spoke on possibly changing the CUP wording so that structures built not for occupancy can be issued regular permits. If the occupancy changes, assessors will report and then they can be contacted if they haven't applied for a sanitary permit.

FINANCIAL REPORT - VOUCHERS - INTER-DEPARTMENTAL TRANSFERS – CREDIT CARD EXPENDITURES – LINE ITEM TRANSFERS – BUDGET ADJUSTMENTS

Department Vouchers		Prepaid Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	1601.60	Sanitation	0	Sanitation		Sanitation	108.72
Zoning	0	Zoning	0	Zoning		Zoning	0
Dog Control	1405.65		0	Dog Control		Dog Control	215.38
BOA	29.22						
Total	3036.47	Total	0			Total	324.10

Vouchers were reviewed by committee.

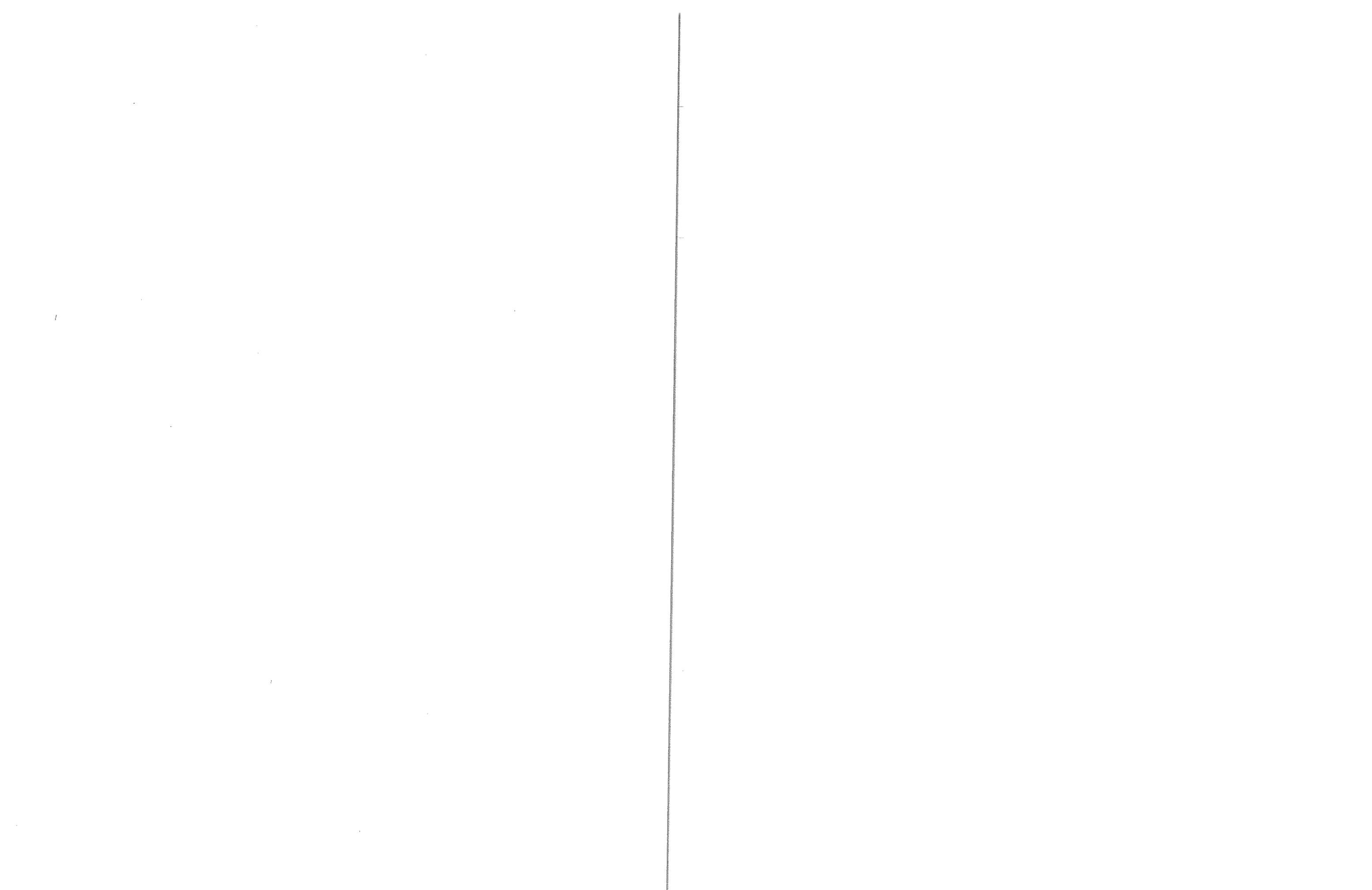
Set Date for Next Meeting and Possible Agenda Items.

The next regular meeting will be on Monday, June 20, 2016 and will be at 6:00 pm at the Rolling Hills Auditorium.

A **motion** to adjourn was made by Cedric Schnitzler, seconded by Pail Steele. Motion carried, 4-0.

May 16, 2016

Meeting adjourned at 7:05 p.m.
Recorded by Leslie Schreier



Town of Leon

Permit No. _____

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT
MONROE COUNTY, WISCONSIN

TO THE MONROE COUNTY ZONING COMMITTEE:

The undersigned hereby applies to the Monroe County Zoning Committee for a determination that the following site is suitable for the purpose indicated, and that suitable safeguards are met, in accordance with the provisions and requirements of the Monroe County Zoning Ordinance.

1) Name of Current Property Owner (please print): Jordan Olson (Yield PRO Farms LLC)

Signature of Owner: [Signature] Phone: 608-487-5945

Mailing Address 7741 Jackpine Ave. City, State Zip Sparta, WI 54656

2) Name Co-applicant: (please print) Angela Olson

Co-applicant Signature: [Signature] Co-applicant Phone: 608-487-4906

Co-applicant Address 7741 Jackpine Ave City, State Zip Sparta, WI 54656

PROPOSED USE

- Storage of farm equipment
- Warehousing of seed corn and soybean seed for my business

DESCRIPTION OF SITE

NE 1/4 1/4 of SE 1/4 1/4 Section 3 T 16 N, R 04 W/E, 2.41 acres

Lot No. _____ Block No. _____ Subdivision or CSM No. _____

Town of Leon Tax Parcel ID: 022-00082-0000

Zoning District General Agriculture Property Address: South of by 19667 Hwy 27, Sparta, WI 54656

BUILDINGS AND AREA USED

New Buildings	Width (ft.) <u>60</u>	Depth (ft.) <u>88</u>	Height (ft.) <u>17</u>	Stories <u>1</u>
Existing Buildings	Width (ft.) _____	Depth (ft.) _____	Height (ft.) _____	Stories _____

Use of Adjoining Property and Other Details Agricultural crop production

YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON **WETLANDS, LAKES, AND STREAMS**. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN **REMOVAL OR MODIFICATION** OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE www.dnr.wi.gov/wetlands/delineation.html OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER.

[Signature]
Signature of Property Owner
By signing this, I acknowledge that I have received this notice.

4-27-16
Date



Zoning Committee Action

Date of Publication _____, 20____ Date of Hearing _____, 20____
Granted _____ Denied _____ Reason _____

Granted on Condition _____ Condition _____

Special Use Permit

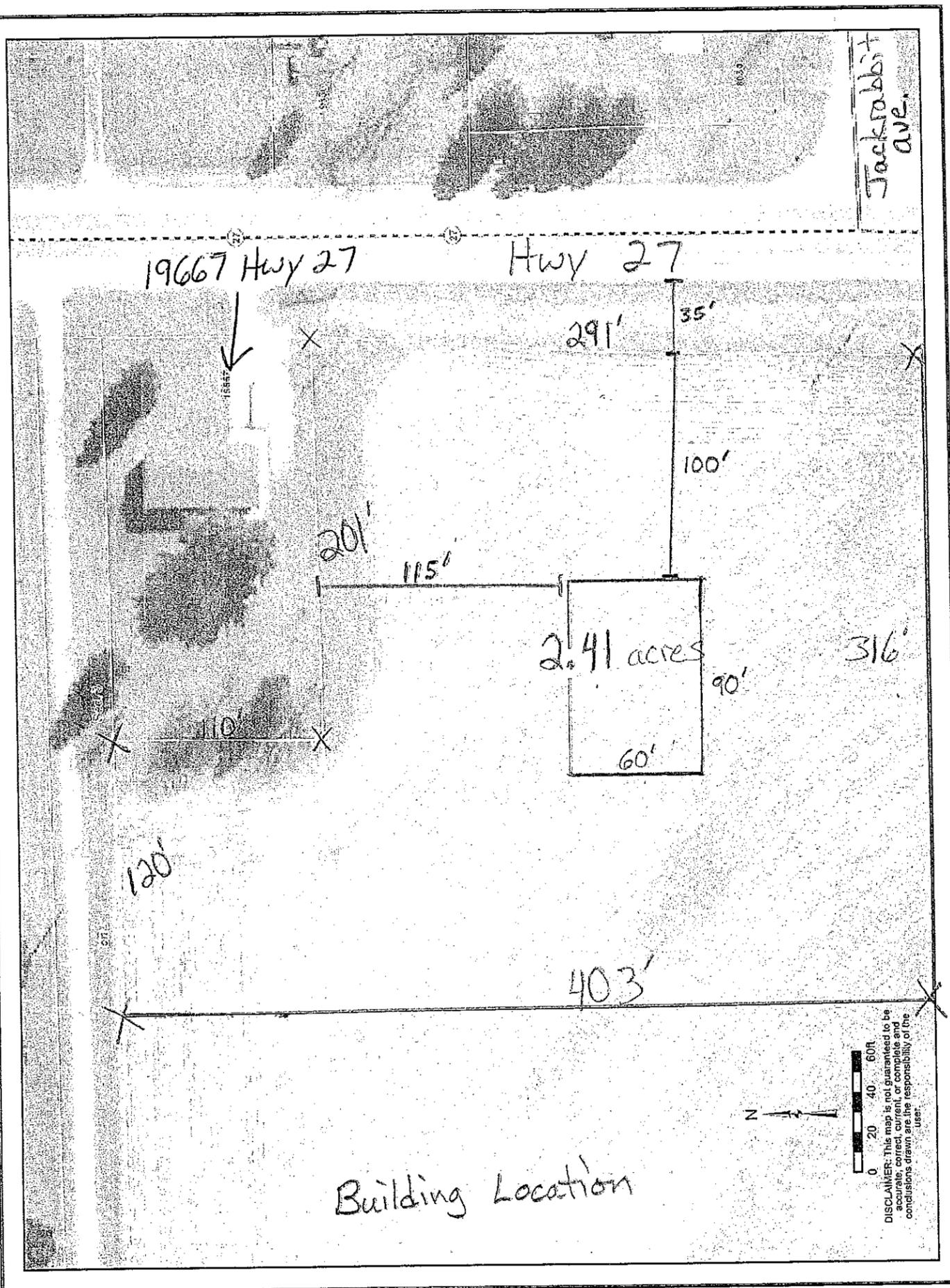
Permit for construction and/or use above described, in conformity with the Zoning Ordinance, and the decision of the Monroe County Zoning Committee is Hereby Granted subject to any conditions stated above.

Date _____, 20____

Chairman, County Zoning Committee

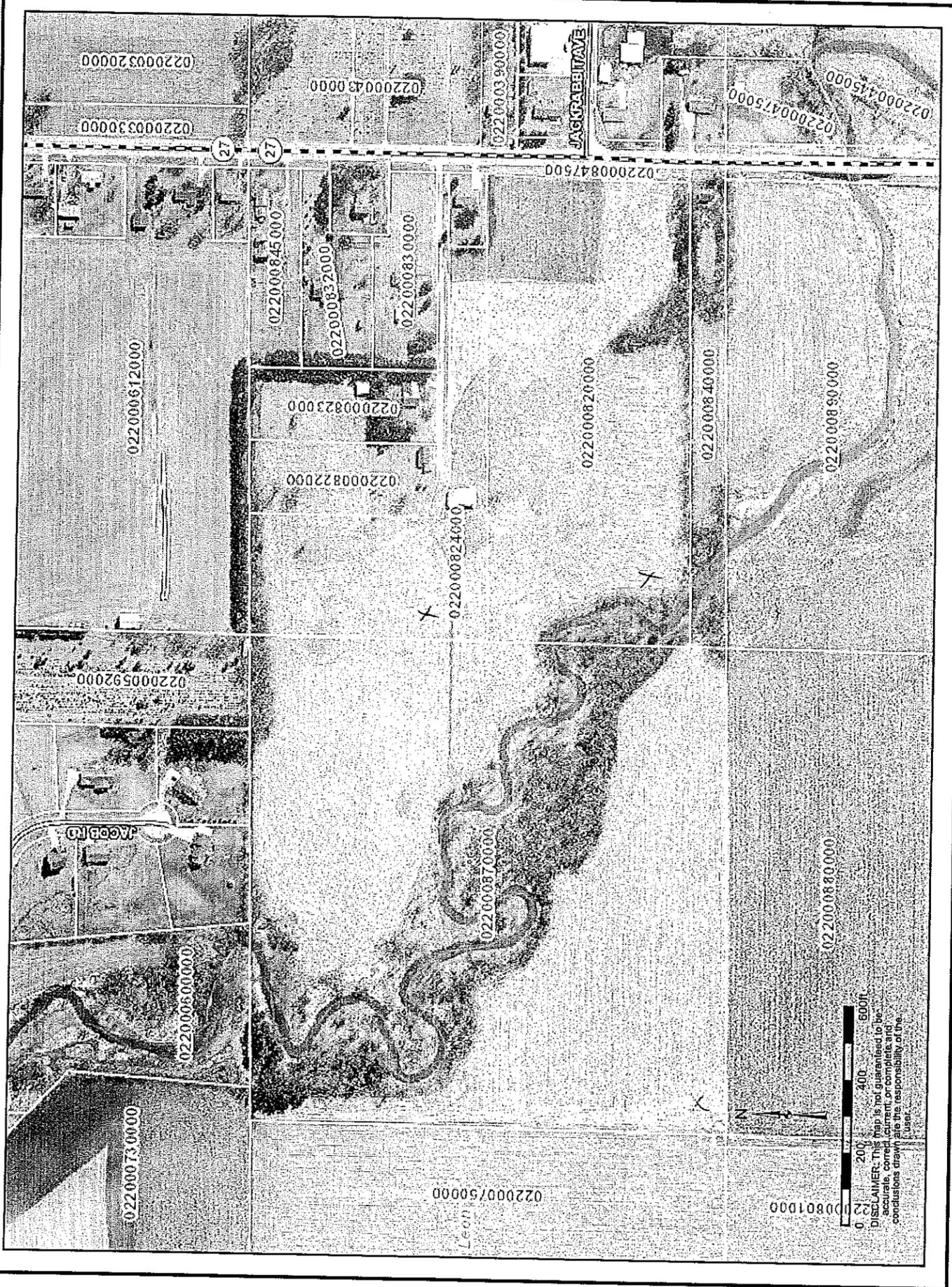
FEE \$ 200.00 Date paid 4-27-16 Receipt no. 41116 PERMIT NO. _____

2.41 acres +/-



Building Location

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



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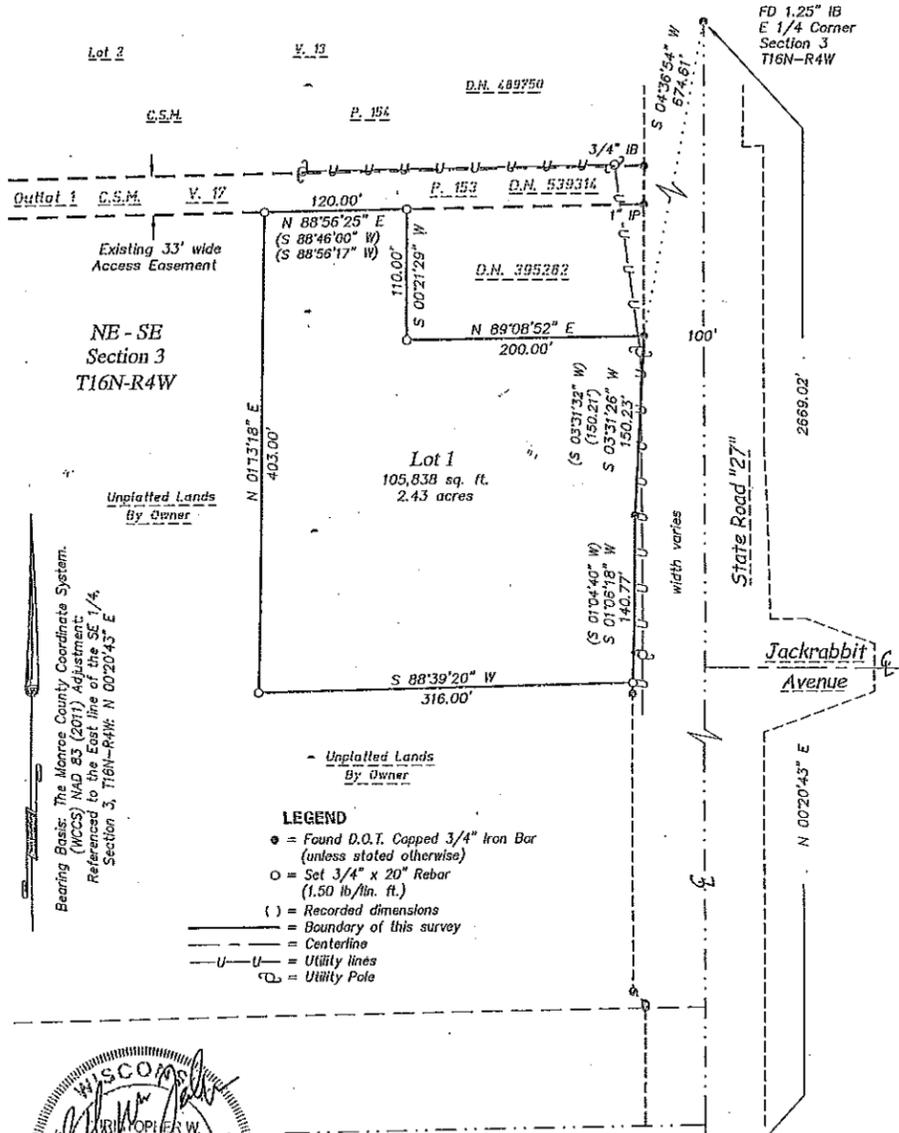
0
200
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Disclaimer: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Alfred Survey Map
 Conditionally
 APPROVED
 County of Monroe, Wis. Planning & Zoning
 Date 5/3/16

RECEIVED
 MAY 02 2016

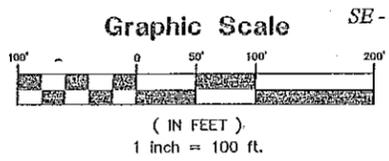
CERTIFIED SURVEY MAP

PART OF
 NE-SE, Section 3, T16N-R4W,
 Town of Leon, Monroe County, WI

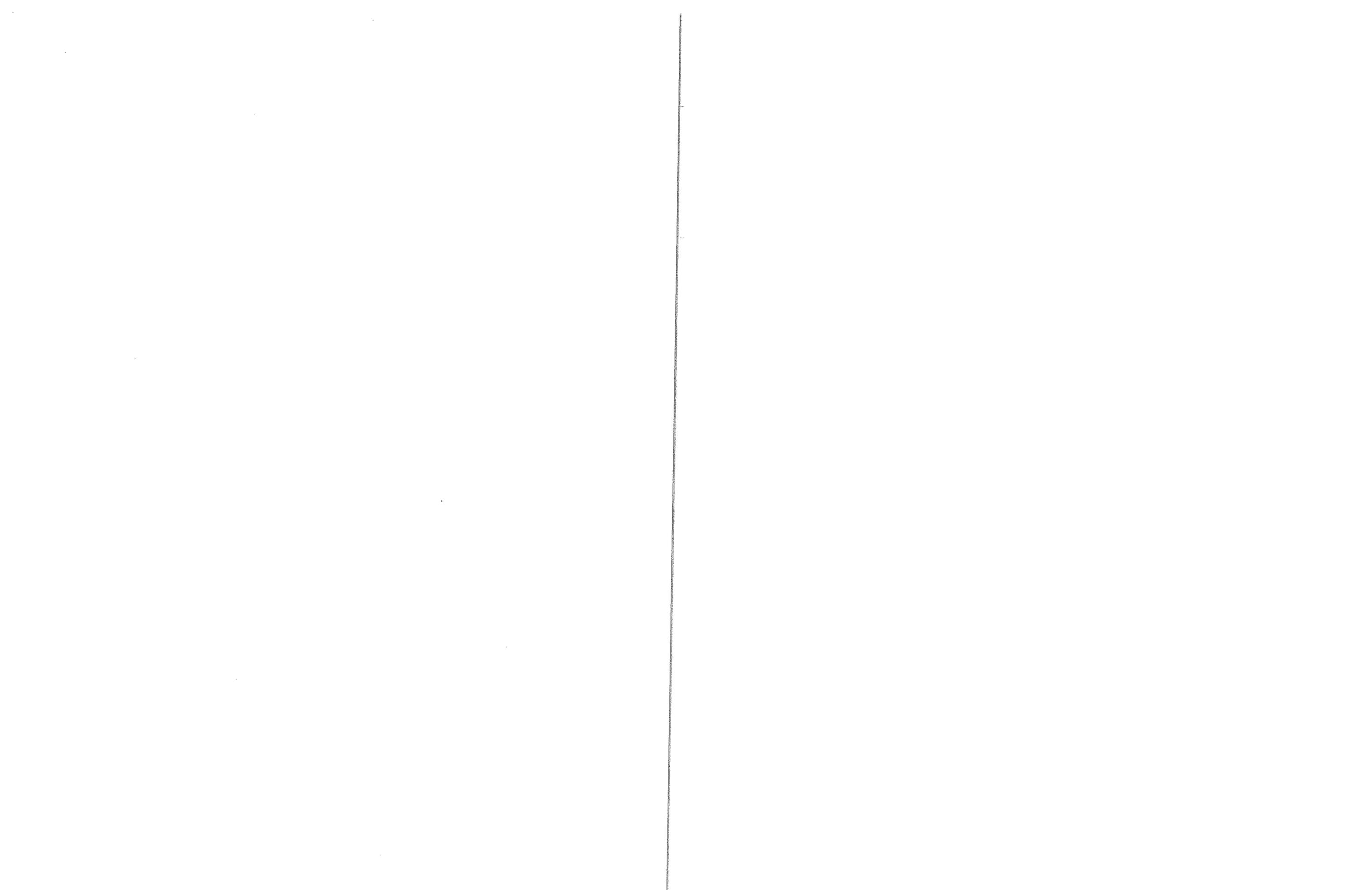


- LEGEND**
- = Found D.O.T. Capped 3/4" Iron Bar (unless stated otherwise)
 - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
 - () = Recorded dimensions
 - = Boundary of this survey
 - — — = Centerline
 - U — = Utility lines
 - ⊕ = Utility Pole

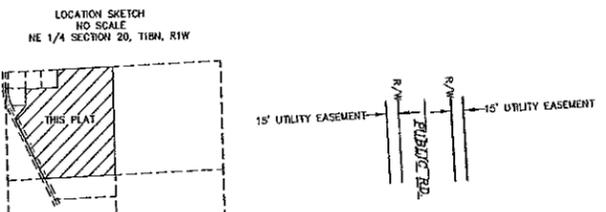
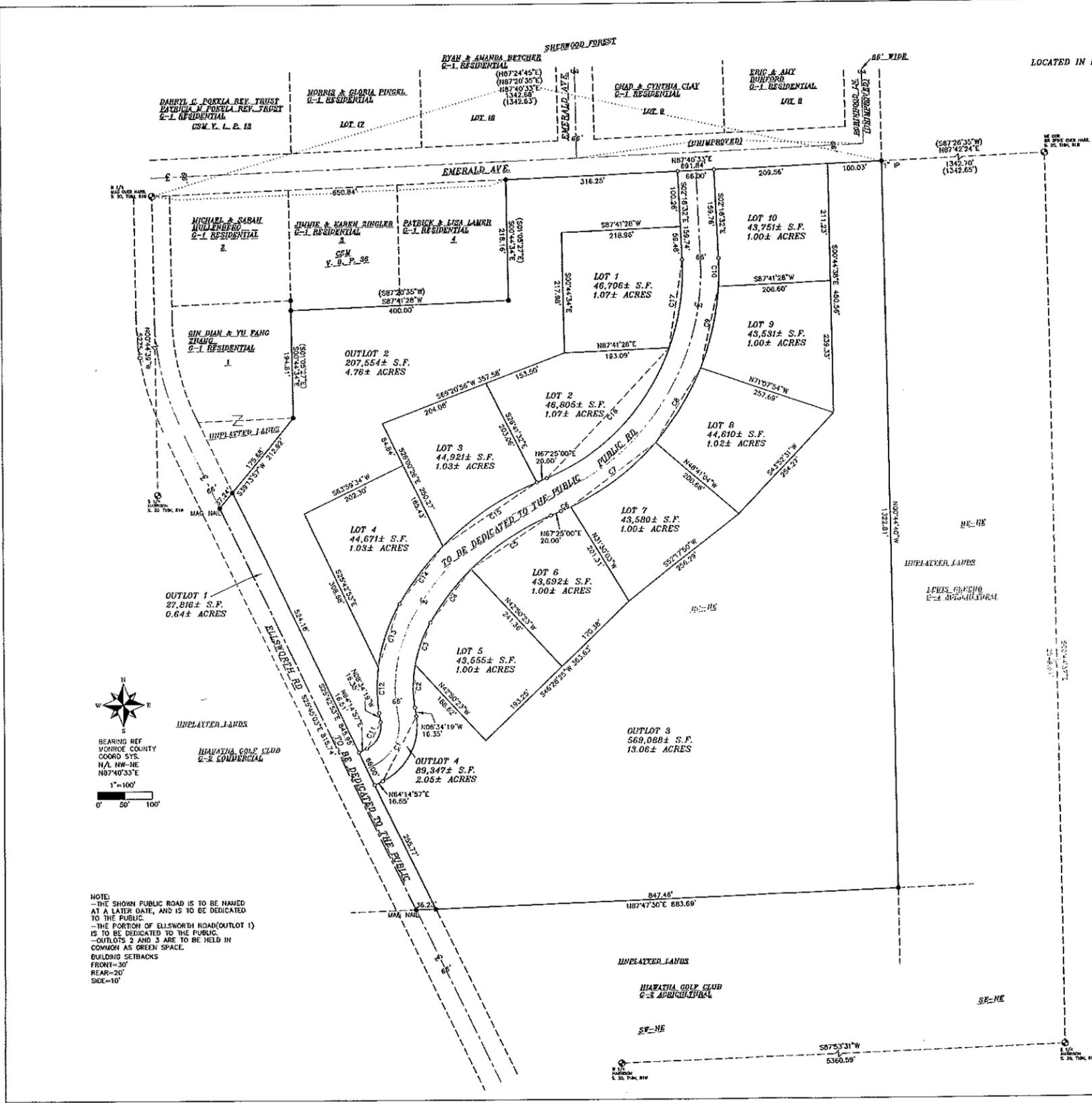
Bearing Basis: The Monroe County Coordinate System.
 (WCCS) NAD 83 (2011) Adjustment.
 Referenced to the East line of the SE 1/4,
 Section 3, T16N-R4W: N 00°20'43" E



FD 1.25" IB
 SE Corner
 Section 3
 T16N-R4W
 S-7057CSM
 SHEET 1 OF 2



THE RANGE, A COUNTY PLAT
 LOCATED IN PART OF THE NW-NE OF SECTION 20, T18N, R1W, TOWN OF
 LA GRANGE, MONROE COUNTY, WISCONSIN.



- LEGEND**
- FOUND 3/4" IR, UNLESS NOTED
 - SET 1 1/4" X 18" IRON BAR 4.65 LB/FT
 - 3/4" X 18" IRON BAR 1.5 LB/FT SET AT ALL OTHER CORNERS
 - () RECORDED AS

SURVEYOR CERTIFICATE

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "THE RANGE, A COUNTY PLAT", AT THE DIRECTION OF RYAN REICHER AND ERIC SICKNEY, BEING PART OF THE NW-NE OF SECTION 20, T18N, R1W, TOWN OF LA GRANGE, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE N87°40'33"E ALONG THE NORTH LINE OF SAID NW-NE, 650.84 FEET TO THE POINT OF BEGINNING; THENCE S00°44'34"E 218.16 FEET TO THE SOUTHWEST CORNER OF LOT 4, CSM V. 9, P. 36; THENCE S87°41'28"W 400.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID CSM; THENCE S00°44'34"E ALONG THE EAST LINE OF LOT 1 OF SAID CSM, 194.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S39°13'57"W 212.92 FEET TO THE CENTERLINE OF ELLSWORTH RD.; THENCE S25°45'03"E ALONG SAID CENTERLINE 615.74 FEET TO THE SOUTH LINE OF SAID NW-NE; THENCE N87°47'30"E ALONG SAID SOUTH LINE 883.69 FEET TO THE SOUTHWEST CORNER OF SAID NW-NE; THENCE N00°44'40"W ALONG THE EAST LINE THEREOF 1322.81 TO THE NORTHEAST CORNER OF SAID NW-NE; THENCE S87°40'33"W ALONG THE NORTH LINE THEREOF 650.84 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,339,627± S.F. OR 30.75± ACRES.

PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND PLAT AT THE DIRECTION OF THE OWNERS OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LA GRANGE AND THE MONROE COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 10th DAY OF MAY, 2016

CHRISTIAN J. RUNNING
 PLS 2058
 RUNNING LAND SURVEYING
 700 DAUPHIN ST.
 LA CROSSE, WI 54603



NOTE:
 - THE SHOWN PUBLIC ROAD IS TO BE NAMED AT A LATER DATE, AND IS TO BE DEDICATED TO THE PUBLIC.
 - THE PORTION OF ELLSWORTH ROAD (OUTLOT 1) IS TO BE DEDICATED TO THE PUBLIC.
 - OUTLOTS 2 AND 3 ARE TO BE HELD IN COMMON AS GREEN SPACE.
 BUILDING SETBACKS:
 FRONT=30'
 REAR=20'
 SIDE=10'

Vertical line of text or markings in the center of the page.

THE RANGE, A COUNTY PLAT
 LOCATED IN PART OF THE NW-NE OF SECTION 20, T18N, R1W, TOWN OF
 LA GRANGE, MONROE COUNTY, WISCONSIN.

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
 COUNTY OF MONROE)

I, _____, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MONROE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE RANGE.

COUNTY TREASURER DATE _____

CERTIFICATE OF TOWN TREASURER

I, _____, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE TOWN OF LA GRANGE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE RANGE.

TOWN TREASURER DATE _____

NOTES

IF THE TOWN ROAD AS SHOWN IS DEDICATED TO THE TOWNSHIP, IT WILL HAVE TO BE BUILT TO THE SPECIFICATIONS OF THE TOWN OF LA GRANGE.
 -IN ADDITION TO THE CONDITIONS PREVIOUSLY IMPOSED PURSUANT TO SEC. 35-416 (B) OF THE MONROE COUNTY ZONING ORDINANCE, THE SUBDIVIDER SHALL FILE WITH SAID CONTRACT A BOND, CERTIFICATE OF DEPOSIT, IRREVOCABLE LETTER OF CREDIT, CERTIFIED CHECK OR OTHER APPROVED SECURITY IN AMOUNT OF EQUAL TO THE ESTIMATE OF THE COST DETERMINED BY THE TOWN BOARD, WHICH SHALL BE IN A FORM APPROVED BY THE TOWN ATTORNEY, AS A GUARANTEE TO THE TOWN THAT SUCH ROADWAYS WILL BE COMPLETED BY THE SUBDIVIDER AT A DATE MUTUALLY AGREED UPON BETWEEN THE COUNTY PLANNING AND ZONING COMMITTEE AND THE SUBDIVIDER. THE DURATION OF THE GUARANTEES SHALL BE UNTIL THE INSTALLATION IS COMPLETED AND ACCEPTED BY THE TOWN BOARD.
 ALL COSTS AND EXPENSES INCURRED REGARDING THE TOWN'S REVIEW AND APPROVAL OF SUCH DEVELOPMENT PROJECTS SHALL BE BORNE BY THE LANDOWNER AND DEVELOPER.

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF "THE RANGE, A COUNTY PLAT" LOCATED IN THE TOWN OF LA GRANGE, IS HEREBY APPROVED BY THE TOWN BOARD.

TOWN CHAIRMAN DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN OF LA GRANGE.

TOWN CLERK DATE _____

CERTIFICATE OF REGISTER OF DEEDS

STATE OF WISCONSIN) SS
 COUNTY OF MONROE)

I, _____, REGISTER OF DEEDS, DO HEREBY CERTIFY THAT THE PLAT OF "THE RANGE, A COUNTY PLAT" LOCATED IN THE TOWN OF LA GRANGE WAS RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

REGISTER OF DEEDS _____

OWNERS CERTIFICATE OF DEDICATION

RYAN BETCHER AND ERIC STICKNEY, AS OWNERS DO HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

AS OWNERS, WE HEREBY FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY § 236.10 OR § 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE TOWN OF LA GRANGE, AND MONROE COUNTY PLANNING COMMITTEE. IN WITNESS WHEREOF, THE SAID OWNERS HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY RYAN BETCHER AND ERIC STICKNEY.

RYAN BETCHER DATE _____

ERIC STICKNEY DATE _____

STATE OF WISCONSIN) SS
 COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, RYAN BETCHER AND ERIC STICKNEY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE OWNERS OF SAID LANDS, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC
 COUNTY _____ WISCONSIN
 MY COMMISSION EXPIRES _____

MONROE COUNTY PLANNING AND ZONING COMMITTEE

RESOLVED THAT THE PLAT OF THE RANGE, A COUNTY PLAT LOCATED IN THE TOWN OF LA GRANGE, RYAN BETCHER AND ERIC STICKNEY, OWNERS, IS HEREBY APPROVED BY THE MONROE COUNTY PLANNING AND ZONING COMMITTEE.

APPROVED _____ DATE _____
 COMMITTEE CHAIR

CONSENT OF MORTGAGEE

I, BRYAN SIMONSON, VICE PRESIDENT OF RIVER BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND THE DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF RYAN BETCHER AND ERIC STICKNEY, OWNERS.

WITNESS THE HAND AND SEAL OF RIVER BANK, MORTGAGEE, THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF

BRYAN SIMONSON _____

STATE OF WISCONSIN) SS
 COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, BRYAN SIMONSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
 COUNTY _____ WISCONSIN
 MY COMMISSION EXPIRES _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TAN. BEARING	TAN. BEARING
C1	111.30	141.58	132.24	S27°50'19"W	72°48'12"	N64°14'57"E	N08°34'19"W
C2	232.36	77.84	77.88	N01°02'14"E	19°13'06"	N08°34'19"W	N10°38'47"E
C3	232.36	81.44	81.02	S20°41'13"W	20°04'52"	N10°38'47"E	N30°43'39"E
C4	467.00	122.53	122.18	S38°14'39"W	15°02'00"	N30°43'39"E	N45°42'39"E
C5	467.00	176.51	176.48	S56°35'13"W	21°39'21"	N45°42'39"E	N67°25'00"E
C6	476.15	19.15	19.15	N66°15'51"E	2°18'17"	N67°25'00"E	N65°06'43"E
C7	476.15	197.70	198.34	S23°12'49"W	23°47'46"	N65°06'43"E	N41°18'36"E
C8	476.15	158.53	157.80	S31°46'39"W	18°04'34"	N41°18'36"E	N22°14'23"E
C9	476.15	152.24	151.59	N13°04'49"E	18°19'07"	N22°14'23"E	N03°55'18"E
C10	476.15	51.75	51.75	S00°48'22"W	6°13'47"	N03°55'18"E	N02°18'32"W
C11	46.39	57.89	53.89	S27°50'19"W	72°48'17"	N64°14'57"E	N08°34'19"W
C12	298.36	83.37	83.10	N00°34'01"W	16°00'36"	N08°34'19"W	N07°26'17"E
C13	298.36	121.28	120.44	S19°43'58"W	23°17'22"	N07°26'17"E	N32°43'39"E
C14	533.00	132.43	132.09	N37°50'44"E	14°14'10"	N30°43'39"E	N44°57'49"E
C15	533.00	208.87	207.54	S36°11'24"W	22°27'11"	N44°57'49"E	N67°25'00"E
C16	410.15	336.48	327.12	S43°54'52"W	47°00'15"	N67°25'00"E	N20°24'45"E
C17	410.15	162.65	161.59	S09°03'07"W	22°43'17"	N20°24'45"E	N02°18'32"W
C18	232.36	159.38	156.27	S11°04'40"W	39°17'56"	N02°18'32"W	N30°43'39"E
C18a	467.00	299.04	293.98	S49°04'19"W	36°41'21"	N30°43'39"E	N67°25'00"E
C8-10	476.15	579.45	644.35	S32°33'14"W	69°43'32"	N67°25'00"E	N02°18'32"W
C12&13	298.36	304.65	200.66	S11°04'40"W	39°17'58"	N02°18'32"W	N30°43'39"E
C14&15	533.00	341.37	335.50	S49°04'19"W	36°41'21"	N30°43'39"E	N67°25'00"E
C16&17	410.15	499.13	468.90	N32°33'14"E	69°43'32"	N67°25'00"E	N02°18'32"W



Ch 47 Zoning- Proposed Revisions 2016

Italicized and bold type is to be added. Type that has a strikethrough is to be deleted.

Sec. 47-7. - Definitions.

Dwelling means a ~~detached building designed or used exclusively as a~~ **structure, or that part of a structure, which is used or intended to be used as a home,** residence or sleeping place **by one person or by 2 or more persons maintaining a common household,** but does not include ~~mobile homes~~ **non-rental guest houses.**

Farm Help means a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from farm operations on the parcel, or is a parent or child of the operator of the farm.

Non- Rental Guest House: A structure, or that part of a structure, which is used or intended to be used occasionally as a dwelling unit by guests of the owner or occupant of the principal dwelling located on the same parcel. A non-rental guest house shall not be the primary residence for one person or for 2 or more persons maintaining a common household. It shall not be occupied more than 180 days in any 365-day period.

Vehicular sales means any operation that requires a license under Ch 218 Wis. Stats.

(Ch 218 Wis. Stats. is the section that regulates motor vehicle dealerships for new and used vehicles. Requires an individual to obtain a license if selling more than 5 of their own personal vehicles within a 12 month period or if the individual purchases even one vehicle with intent to sell.)

Vehicular service means any operation that engages in motor vehicle repair as defined under ATCP 132 Wis. Admin. Code

(ATCP 132 Wis. Admin. Code. Regulates motor vehicle repair and defines it based on the type of "tasks" performed not if money changes hands. See attached excerpt of ATCP 132 for more details)

Sec. 47-11. - Compliance; powers and duties of planning and zoning administrator; appointment of deputy planning and zoning administrator; **appointment of a planning and zoning committee.**

(c) There shall be a planning and zoning committee of five voting members appointed by the chairman of the county board of supervisors. The voting members of the committee shall be county board supervisors. Under Sec. 59.69(1)(cm) Wis. State Stats. the planning and zoning committee shall also include, as a nonvoting member, a representative from Ft. McCoy, if the base's commanding officer appoints such a representative.

Sec. 47-12. - Zoning permit.

(e) A zoning permit shall be required for all new standalone buildings exceeding 100 square feet and for all ~~major repairs that involve~~ exterior enlargement **or additions** which would ~~increase the footprint of~~ **extend the building or portion thereof horizontally or vertically including but not limited to decks and porches.** Normal repairs and interior remodeling do not require a zoning permit.

Sec. 47-15. - Use restrictions.

(3) Conditional uses.

b. ~~A conditional use permit for certain structures, when the principal structure is not present or under construction, may be authorized by the county sanitation/planning and zoning/forestry committee~~

pursuant to the following prescribed procedure: The conditional use of the structure may be permitted if all aspects of the conditional use application process are completed. The county sanitation/planning and zoning/forestry committee must review the conditional use. It must be determined by the committee that the conditional use meets all county and state zoning requirements, is not used permanently or temporarily as a dwelling, and does not harm the health, safety and welfare of the general public. All of the criteria noted in this subsection shall be considered by the committee prior to the granting of this type of conditional use permit, and it shall be the responsibility of the requesting party to show that all of the standards and factors noted in this subsection are met.

DIVISION 5. - B BUSINESS

Sec. 47-195. - Accessory uses.

Accessory uses in the B business district shall be as follows:

- (2) Dwellings, including manufactured homes, ~~over or attached to other permitted uses;~~

Sec. 47-196. - Conditional uses.

(a) Conditional uses in the B business district shall be as follows:

- (21) Vehicular sales ~~and~~ *or* service;

DIVISION 8. - GA GENERAL AGRICULTURE

Sec. 47-290. - Principal uses.

Principal uses in the GA general agriculture district shall be as follows:

- (8) Poultry farms housing ~~10,000 birds or less;~~

(Ch 93.90 (3) Wis. Stats. Does not allow a county to approve or disapprove a facility based solely on number of animal units.)

Sec. 47-292. - Conditional uses.

Conditional uses in the GA general agriculture district shall be as follows:

- (10) Poultry farms housing ~~more than 10,000 birds;~~
(16) Small engine and recreational vehicle sales ~~and~~ *or* service;
(22) *Vehicular service*

ARTICLE IV. - CONDITIONAL USES

Sec. 47-584. - Procedure.

f. Conditional use permits are transferrable to subsequent owners when property is sold unless otherwise prohibited by specific condition added to the permit. The conditional use permit shall be transferred upon the new owners signing a transfer form which acknowledges the original permit remains in effect.

g. A conditional use permit holder may apply for a replacement conditional use permit. The replacement process shall follow Sec. 47-584. If the replacement conditional use permit is granted the original conditional use permit shall be surrendered. If the replacement conditional use permit is denied by the zoning committee or vetoed by the Town Board the original conditional use permit or permits shall remain in effect.

h. A conditional use permit shall expire three years from the issue date if the use has not begun.

47-585 ~~(f)~~ Violation. Any permitted conditional use which does not continue in conformity with the conditions of the permit shall be considered in violation of this chapter *and may be revoked. If revoked a new conditional use permit shall be obtained prior to the use resuming.*

47-586 - Abatement Order. *The abatement process for a conditional use permit is in addition to other penalties allowed in this chapter.*

- (a) Issuance of Order. If the Zoning Department Administrator, after investigation, has reasonable grounds to believe that a violation of a condition on a conditional use permit is occurring or has occurred, the Zoning Administrator may issue and serve address an order of abatement directed to the conditional use permit holder. Service shall be by U.S. Post Office mail sent to the address listed for the real estate property taxes for the subject property of the permit.*
- (b) Content of Order. An abatement order issued as set out above shall contain all of the following: The name and address of the conditional use permit holder; identification of the real property subject to the conditional use permit; the condition alleged to be violated; a brief description of the violation; a prohibition on further violations; a description of measures necessary to correct the alleged violation.*
- (c) Process. Along with the above content, the order for abatement shall inform the conditional use permit holder that the order of abatement may be appealed to the zoning committee. The request for appeal must be within the 10-day period following service of the order, by filing the request with Corporation Counsel Office. The hearing shall be informal in nature. The zoning committee shall either confirm the order of abatement or cancel the order of abatement.*

47-587 - Revocation of Conditional Use Permit. *If the Zoning Department Administrator, after investigation, has reasonable grounds to believe that a second violation of a condition on a conditional use permit is occurring or has occurred within one year of a first violation, the Zoning Administrator may issue and serve an order of revocation directed to the conditional use permit holder. Service shall be by U.S. Post Office mail sent to the address listed for the real estate property taxes for the subject property of the permit.*

- (a) Content of Order. An order of revocation issued as set out above shall contain all of the following: The name and address of the conditional use permit holder; identification of the real property subject to the conditional use permit; the date and basis for the finding of the first violation; the condition alleged to be violated; a brief description of the violation.*
- (b) Process. Along with the above content, the order for revocation shall inform the conditional use permit holder that the order of revocation may be appealed to the zoning committee. The request for appeal must be within the 10-day period following service of the order, by filing the request with Corporation Counsel Office. The hearing shall be informal in nature. The zoning committee shall either confirm the order of revocation or cancel the order of revocation.*

ATCP 132 Wis. Admin. Code (excerpt)

132.01 Definitions.

- (7) "Motor vehicle" means any motor vehicle as defined in s. 340.01 (35), Stats., and any motor home as defined in s. 340.01 (33m), Stats., which is required to be registered with the state of Wisconsin department of transportation under ch. 341, Stats., or with an equivalent agency of another state, but does not include any vehicle, except a motor home, whose manufacturer's specified gross vehicle weight rating exceeds 16,000 lbs.
- (8) "Repair" means any of the repair tasks identified under sub. (12), but does not include any of the following:
- (a) Repair tasks that a shop performs on its own motor vehicle, or that a motor vehicle dealer performs in order to prepare a new or used motor vehicle for sale by the dealer.
 - (b) Repair tasks that the sole proprietor of a shop performs on a family member's motor vehicle.
 - (c) Towing a motor vehicle.
 - (d) Supplying motor fuel to a motor vehicle.
 - (e) Washing or waxing the exterior surface of a motor vehicle, unless the washing and waxing is performed in conjunction with another repair task under sub. (12).
 - (f) Cleaning the passenger compartment of a motor vehicle, unless the cleaning is performed in conjunction with another repair task under sub. (12).
- (12) "Repair task" includes any of the following:
- (a) The diagnosis of any defect or malfunction in a motor vehicle, or in a motor vehicle component, part or attached accessory.
 - (b) The installation or removal of any motor vehicle component, part or accessory.
 - (c) The improvement, adjustment, replacement, maintenance or servicing of any motor vehicle component or part, regardless of whether that component or part is attached to a motor vehicle at the time of repair.
 - (d) The improvement, adjustment, replacement, maintenance or servicing of any accessory that is attached to a motor vehicle at the time of repair.
 - (e) Tasks related to the preparation of a repair estimate or firm price quotation if the shop charges for preparing the repair estimate or firm price quotation.
- (13) "Shop" means any natural person, corporation, partnership, or other business association or entity engaged in the motor vehicle repair business, and includes all owners, officers, employees and agents of the shop. "Shop" does not include a shop that repairs motor vehicles only for a single business or governmental entity, or for 2 or more entities that are subject to common control.

Ch 53 Zoning- Shoreland Proposed Revisions (Acts 167 & 391)

Revisions will comply with amendments required by Acts 167 & 391.

Italicized and bold type is to be added. Type that has a strikethrough is to be deleted.

• **ARTICLE II. - GENERAL PROVISIONS**

• **Sec. 53-31. - Areas to be regulated.**

- (4) Determinations of navigability and ordinary high-water mark location shall initially be made by the zoning administrator. When questions arise, the zoning administrator shall contact the appropriate office of the department for a final determination of navigability or ordinary high-water mark. *The county may work with surveyors with regard to s. 59.692(1h) Wis. Stats.*

Sec. 53-35. - Abrogation and greater restrictions.

(6) *This chapter may not establish shoreland zoning standards that requires any of the following:*

(a) *Approval to install or maintain outdoor lighting in shorelands, impose any fee or mitigation requirement to install or maintain outdoor lighting in shorelands, or otherwise prohibit or regulate outdoor lighting in shorelands if the lighting is designed or intended for residential use.*

(b) *An inspection or upgrade of a structure before the sale or other transfer of the structure may be made.*

(7) *The construction and maintenance of a facility is considered to satisfy the requirements of a shoreland zoning ordinance if the Department of Natural Resources has issued all required permits or approvals authorizing the construction or maintenance under s. 30, 31, 281, or 283 Wis Stats.*

ARTICLE VI. - MINIMUM LOT SIZE AND SETBACKS

• **DIVISION 2. - SETBACKS**

• **Sec. 53-181. - Shoreland setbacks.**

(b) Exempt structures. All of the following structures are exempt from the shoreland setback standards in subsection (a):

(1) Boathouses located entirely above the ordinary high-water mark and entirely within the access and viewing corridor that do not contain plumbing and are not used for human habitation. *The roof of a boathouse may be used as a deck provided that:*

(a) *The boathouse has a flat roof.*

(b) *The roof has no side walls or screens.*

(c) *The roof may have a railing that meets the Department of Safety and Professional Services standards.*

(7) *Devices or systems used to treat runoff from impervious surfaces.*

(c) *Existing exempt structures. Existing exempt structures may be maintained, repaired, replaced, restored, rebuilt and remodeled provided the activity does not expand the footprint and does not go beyond the three-dimensional building envelope of the existing structure. Expansion of a structure beyond the existing footprint may be allowed if the expansion is necessary to comply with applicable state or federal requirements.*

• **Sec. 53-182. - Reduced principal structure setbacks.**

~~Existing development pattern means that principal structures exist within 250 feet of the proposed principal structure in both directions along the shoreline. Where there is an existing development pattern, the shoreland setback for a proposed principal structure may be reduced to the average shoreland setback of the principal structure on each adjacent lot within 250 feet of the proposed principle structure. The shoreland setback may not be reduced to less than 35 feet from the ordinary high-water mark of any navigable waters.~~

A setback less than the 75' required setback from the ordinary high water mark shall be permitted for a proposed principal structure and shall be determined as follows:

(a) Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high water mark provided all of the following are met:

- (1) Both of the existing principal structures are located on adjacent lot to the proposed principal structure.*
- (2) Both of the existing principal structures are located within 250' of the proposed principal structure and are the closest structure.*
- (3) Both of the existing principal structures are located less than 75' from the ordinary high water mark.*
- (4) The average setback shall not be reduced to less than 35' from the ordinary high water mark of any navigable water.*

ARTICLE X. - NONCONFORMING USES AND STRUCTURES

Sec. 53-309 - Maintenance, repair, replacement or vertical expansion of structures that were authorized by variance.

A structure of which any part has been authorized to be located within the shoreland setback area by a variance granted before July 15, 2015 may be maintained, repaired, replaced, restored, rebuilt or remodeled if the activity does not expand the footprint of the authorized structure. Additionally, the structure may be vertically expanded unless the vertical expansion would extend more than 35 feet above grade level.

Expansion of a structure beyond the existing footprint may be allowed if the expansion is necessary to comply with applicable state or federal requirements.

ARTICLE XII. - DEFINITIONS

Sec. 53-361. - Defined terms.

Facility means any property or equipment of a public utility, as defined in s. 196.01 (5) Wis. Stats., or a cooperative association organized under PCS 185 Wis. Admin. Code for the purpose of producing or furnishing heat, light, or power to its members only, that is used for the transmission, delivery, or furnishing of natural gas, heat, light, or power.

Impervious surface means an area that releases as runoff all or a majority of the precipitation that falls on it. "Impervious surface" excludes frozen soil but includes rooftops, sidewalks, driveways, parking lots, and streets. Roadways as defined in s. 340.01(54), Wis. Stats., or sidewalks as defined in s. 340.01(58), Wis. Stats., are not considered impervious surfaces.