



**NOTICE OF MEETING**

COMMITTEE: Sanitation, Planning & Zoning, & Dog Control  
 DATE: January 18, 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 December 21, 2015 Meeting Minutes
- c. Public Comment (3 minutes each)
- d. Public Hearings.

Petition for Bonnie Sesolak for a **change of zoning** district from Business to R3 Rural Residential on a parcel of land located at 11247 Emerson Rd, Tomah WI, in part of the NE1/4 of the NE1/4, Section 29, T18N, R1W, in the Town of LaGrange, Lot 1 of 13CSM109 Doc # 488081. Reason for change is selling property and it needs to be zoned residential only in the event of a rebuild.

Application for a **conditional use permit** for Robert & Melva Harkness and Diane Schreck for a small business-state licensed family day care on property located on 23655 Flute Ave, in part of the NW1/4, of the SE1/4, Section 32, T18N, R1W, Town of La Grange, Tax Parcel ID# 020-01250-2500 & #020-01250-2000, 0.92 acres total. The adjoining land use is residential.

Application for a **conditional use permit** for Kelly Geisser for a Breeding Dog Kennel, on property located at 6030 Hamlet Ave, in part of the SE ¼ of NE ¼, Sec. 20, T17N, R4W, in the Town of Sparta, tax ID # 040-00558-0001, 5.0 acres. The adjoining land use is primarily agriculture with some residential.

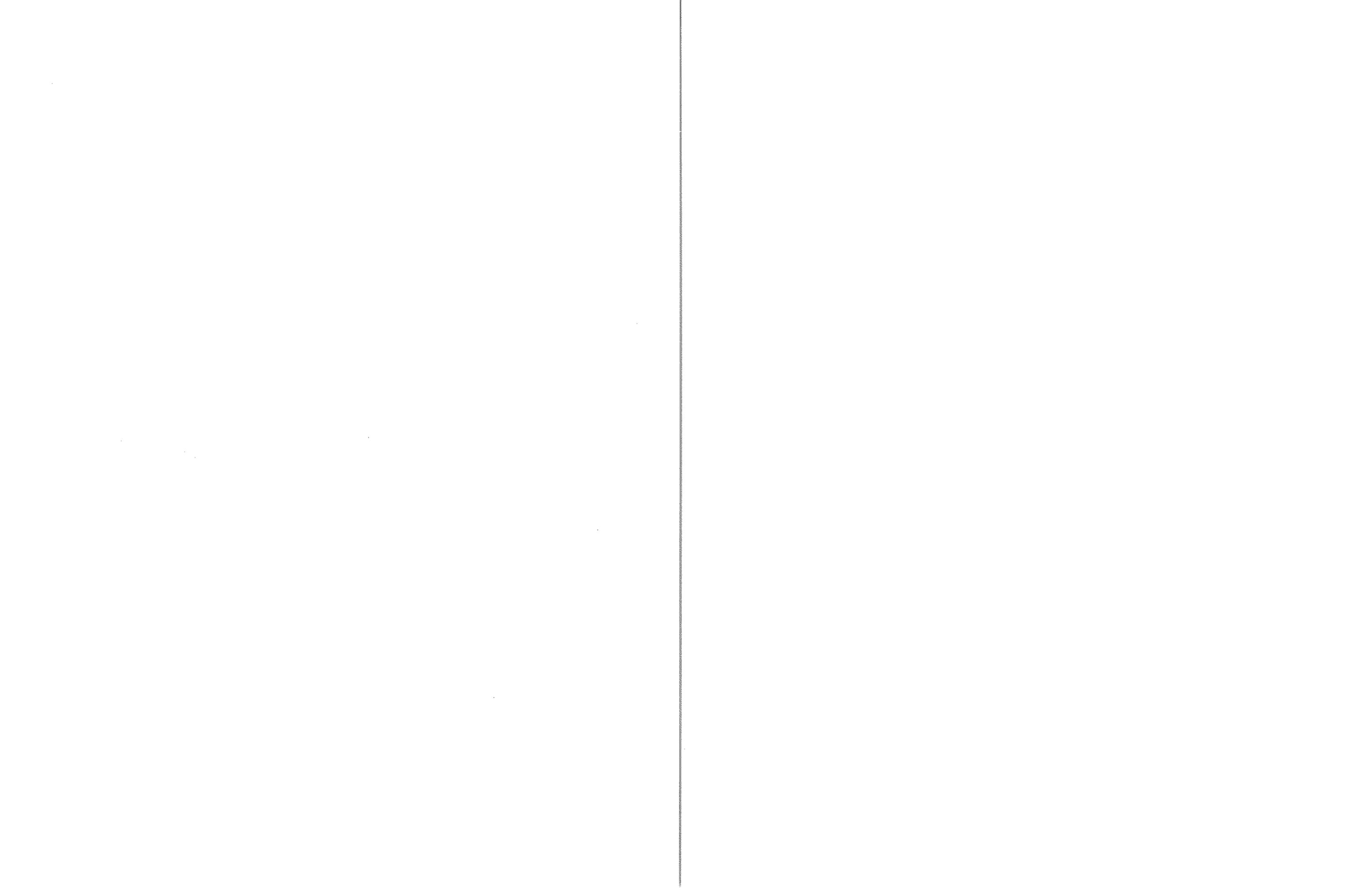
Petition for Shelly Muller for a **change of zoning district**, from GA-General Agriculture to B-Business on part of a parcel of land located at 7352 Jackpot Avenue, Sparta, WI.

Application for a **conditional use permit** for Roslyn R. LeMoine and Cloud 1 LLC/Ken Franzen for placement of a 300' guyed wire cell tower on property located at 4060 Jackpot Ave. in part of the SW ¼ of SW ¼, Sec. 31, T17N, R4W, in the Town of Sparta, tax ID # 040-01025-0000 on 14.0 acres. The adjoining land use is interstate, woodlands and some residential.

- e. Dog Control
- f. Sanitation & Zoning
  - New Employee update, Land Information Officer
  - New truck bids in Feb.
  - Ordinance revisions for March: Shoreland, Floodplain and Rural Addressing
- g. Financial Report - Vouchers - Inter-departmental Transfers - Line Item Transfers – Budget Adjustments
- h. Set Date for Next Meeting, Possible Agenda Items.
- i. Adjournment

\_\_\_\_\_  
Paul Steele, 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.



December 21, 2015

## Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:04 p.m., by Chairman, Paul Steele

Present: Paul Steele, Gail Chapman, Teddy Duckworth, Cedric Schnitzler,  
Also Present: Alison Elliott-Sanitation, Zoning, and Dog Control Administrator, and Members of the Public

Possible Corrections and Approval of November 16, 2015 Meeting Minutes.

A **Motion** was made by Teddy Duckworth, seconded by Gail Chapman to approve the minutes from the November 16, 2015 meeting. Motion carried, 4-0.

Doug Path arrived at 6:05 pm.

Public Comment (3 minutes each): None.

## Public Hearings

An application for a **conditional use permit** for Mark & Renee Fritsche and Tavius Southard to operate a Resort in the Town of Glendale had been postponed to this meeting from the November Committee meeting. The applicant has withdrawn this conditional use permit request.

Application for a **conditional use permit** for Jerry Pientok-Wildcat Bluff Cranberry to operate a non-metallic mine, processing plant and rail spur on property located at 14379 Funnel Rd, in parts of Sec. 1,2, 11 & 12, T17N, R1E, approximately 600 acres, in the Town of Oakdale. This application is to replace previously issued permits and alter some of the previous conditions. The adjoining land use is agricultural, sparse residential and State Park.

Jerry Pientok was not present. Several neighbors spoke in favor of approving the conditional use permit. A letter from the Town was read by Paul Steele. The Town recommended approval with the following changes in the conditions: Eliminate condition #3 which read "Plant may operate 24 hours a day unless an adjacent property owner with a full time residence has an issue, then the plant shall operate during daylight hours only." And replace it with a condition that would read "No wash or dry plant will be permitted within 600 feet of the westerly boundaries of the following properties: 14165, 14231, 14249, 14283 and 14323 Funnel Rd. " The Town also recommended to change condition #4 which read "No engine braking shall be allowed on town roads. Applicant shall provide proper signage to that effect." to allow engine braking for emergencies only. Ms. Elliott recommended using the parcel id numbers in addition to the addresses in case of changes in the future. Bryce Richardson from Monroe County Land Conservation Department spoke and said that he has had no communication with Jerry Pientok and that he would need an approved Reclamation Plan before construction.

A **Motion** was made by Cedric Schnitzler, seconded by Gail Chapman to table discussion until the end of the meeting to give Mr. Pietok time to arrive at meeting and discuss changes. Motion carried, 5-0.

Petition for Jared and Jessica Johnson for a **change of zoning** district, from GA General Agriculture to R3 Rural Residential on a parcel of land located at 11369 Emerson Rd, Tomah WI, in part of the SE1/4 of the NE1/4, Section 29, T18N, R1W, in the Town of LaGrange.

December 21, 2015

Jared Johnson was present and explained that he had thought he had all the permits and was doing everything correctly. They had previously obtained a permit for a garage which had expired. They changed the dimensions of the garage expanding it for the new permit but had thought they would still meet the minimum setbacks for the General Agriculture district. The zoning change request to Rural Residential will allow for a smaller minimum setback which would bring the partially constructed garage into compliance. It is currently 2feet too close to the property line.

John Guthrie, Chairman of the Town of LaGrange was present representing the Town. He said the Town voted 2-1 to allow the zoning change. Mr. Guthrie asked about grouping properties when rezoning requests are made. Alison Elliott said that the Town can do a group re-zoning which would re-zone all the properties at once to clean-up areas that may currently be zoned incorrectly because of land use changes since the mapping was first done.

**A Motion** was made by Doug Path, seconded by Cedric Schnitzler to approve the change of zoning from GA-General Agriculture to R3 Rural Residential and forward the resolution to the full County Board on January 27, 2016. Motion carried, 5-0.

Application for a **conditional use permit** for Nimby, INC for a pole shed- for machine storage, on property located on Iberia Ave, in part of the NE ¼ of NE ¼, Sec. 31, T17N, R4W, in the Town of Sparta, 58 acres. Tax Parcel ID: 040-01003-0000. The adjoining land use is primarily agriculture.

Bob Munger spoke on behalf of Nimby Inc. and said that he wants to add a pole shed for agricultural machine storage. Kevin Raymer, Town of Sparta Supervisor, spoke for the Town and said that the Town recommended approval.

**A Motion** was made by Doug Path, seconded by Cedric Schnitzler to approve the conditional use permit for Nimby, Inc. to construct a pole shed- for machine storage in the Town of Sparta. Motion carried, 5-0.

Application for a **conditional use permit for** Moses S. Borntreger to operate a small business-buggy shed, ice house & retail store, on property located at 18772 Island Rd, in part of NE ¼, SW ¼, Section 32, T17N, R1E, on 39.599 acres, in the Town of Oakdale. Tax ID # 030-00831-0000. The adjoining land use is wood lands and agricultural.

Alison Elliott spoke on behalf of Moses S. Borntreger who was unable to attend. Mr. Borntreger currently operates a retail store, buggy shop and icehouse at this property and he would like to expand the building. This business did not have an original conditional use permit and this permit will correct the issue. Paul Steele read a letter from the Town of Oakdale recommending approval.

**A Motion** was made by Cedric Schnitzler, seconded by Gail Chapman to approve the conditional use permit for Moses S. Borntreger to operate a small business-buggy shed, ice house & retail store in the Town of Oakdale. Motion carried, 5-0.

Application of Jacob Rice for a **Sketch Plan** to develop a ten lot subdivision on property located on Havenwood Ave, in parts of Section 22 and 27, T17N, R3W, approximately 33.82 acres in the Town of Angelo. The adjoining land use is agriculture, woodlands and residential.

Jacob Rice was present and spoke of plans to split the property into 10 lots. Angelo is not currently zoned Chapter 35 of the Monroe County Code of Ordinances entitled Subdivisions does apply. Paul Steele read a letter from the Town of Angelo recommending approval for the 10 lot subdivision. Bruce and Lynn Cobb

December 21, 2015

neighboring property owners to the proposed subdivision asked about the private road and who would maintain it.

Discussion was held centering on the issue of a parcel size and private road maintenance. Currently part of the road the proposed subdivision is located on is private. Ms. Elliott stated that a Sketch Plan is the beginning stage, the idea of a development and the Committee uses this request to look at soils for septic and slopes or anything else that might affect building. Road maintenance responsibilities are required to be listed on the Preliminary and Final Plat.

**A Motion** was made by Gail Chapman, seconded by Teddy Duckworth to approve the Sketch Plan for the development of a ten lot subdivision located on Havenwood Ave. in the Town of Angelo. Motion carried, 5-0.

Jerry Pientok arrived at 7:04 pm.

**A Motion** was made by Cedric Schnitzler, seconded by Teddy Duckworth to reopen discussion on the Conditional Use Permit for Jerry Pientok. Motion carried, 5-0.

Jerry Pientok addressed the Committee and explained that he is trying to get a new permit to combine the three permits he currently has and all reflect the same conditions. He is aware that he needs to obtain a Reclamation Plan and all State and Federal permits needed before construction but that the project isn't at that stage currently. He stated that he was aware of the changes in conditions recommended by the Town of Oakdale and had no problem with them.

**A Motion** was made by Cedric Schnitzler, seconded by Doug Path to approve the conditional use permit for Jerry Pientok with the following conditions:

- 1) Obtain necessary permits from Wisconsin Department of Natural Resources.
- 2) Comply with all State, County and Local Ordinances and regulations that apply.
- 3) Deleted
- 4) Engine braking shall be allowed on town roads for emergency use only. Applicant shall provide proper signage to that effect.
- 5) Bonding shall be obtained for the town roads.
- 6) No wash or dry plant will be permitted within 600 feet of the westerly boundaries of the following properties all located in Part of the NE1/4, Sec. 12, T17N-R1E, Town of Oakdale:
  - Parcel Id number 030-00351-5000 located at 14165 Funnel Rd.
  - Parcel Id number 030-00355-0000 located at 14231 Funnel Rd.
  - Parcel Id number 030-00352-0000 located at 14249 Funnel Rd.
  - Parcel Id number 030-00362-0000 located at 14283 Funnel Rd.
  - Parcel Id number 030-00357-0000 located at 14323 Funnel Rd.

Motion carried, 5-0.

**Dog Control:**

Renew restricted animal permit for Kevin Huff.  
Resolution for wolf hybrid facility for 2016.

Kevin Huff was present and presented inspections, permits, and pictures of the current facility.

**A Motion** was made by Cedric Schnitzler, seconded by Gail Chapman to renew the restricted animal permit for Kevin Huff for the year of 2016. Motion Carried, 5-0.

December 21, 2015

A **Motion** was made by Cedric Schnitzler, seconded by Gail Chapman to approve the Resolution designating Kevin Huff's facility as a wolf-hybrid fostering facility for 2016. Motion carried, 5-0.

**Sanitation & Zoning:**

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

Department Vouchers		Prepaid Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	1241.32	Sanitation	0	Sanitation	31.21	Sanitation	40.77
Zoning	262.64	Zoning	0	Zoning	0	Zoning	55.46
Dog Control	2277.70		0	Dog Control	0	Dog Control	694.03
BOA	54.74						
<b>Total</b>	<b>3,836.40</b>	<b>Total</b>	<b>0</b>		<b>31.21</b>	<b>Total</b>	<b>790.26</b>

Vouchers were reviewed by committee.

**Set Date for Next Meeting and Possible Agenda Items.**

The next regular meeting will be on Monday, January 18, 2016 and will be at 6:00 pm at the Rolling Hills Auditorium.

Next month there will be 3 conditional use permits and 2 changes of zoning.

A **Motion** to adjourn was made by Cedric Schnitzler, seconded by Teddy Ducklow. Motion carried 5-0.

Meeting adjourned at 7:53 p.m.

*Recorded by Leslie Schreier*

January 7, 2016

**Rezoning Staff Report**  
**Monroe County Planning & Zoning Department**  
Bonnie Sesolak  
Hearing Date: January 18, 2016

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Property Owner(s): Bonnie Sesolak  
Town: LaGrange  
Site Address: 11247 Emerson Rd  
Parcel Id: 020-00952-2700  
Legal Description: Part of NE, NE, Sec. 29, T18N, R1W  
Total Acres: 0.74 Acres  
Current Zoning: Business  
Requested Zoning: R-3 Rural Residential

Attachments:

1. Application
2. Certified Survey Map
3. Zoning Map
4. Site Map

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### **Background**

#### **Purposed for Request:**

To change the zoning to reflect the actual usage of the property and to meet requirements of the lender for rebuild.

#### **General Features of the Property:**

Based on the county zoning maps the parcel to be rezoned is bounded on all sides by parcels which are zoned GA General Agriculture (see attachment #3: *Zoning Map*)

-Access for this parcel is off of Emerson Rd.

-Current land use is indicated as Residential. (see *Existing Land Use-Map 12*)

#### **Monroe County Comprehensive Plan:**

There are no Shorelands, Wetlands, Floodplain or Perennial Streams contained on this property. The property is identified as NRCS Class IV-VIII soils for farmland capability. (see *Soils and Farmland Map 7*) Class IV-VIII soils have severe limitations that make them generally unsuited to cultivation and that limit their use to pasture, rangeland, forestland, or wildlife habitat. (*National Soil Survey Handbook Part 622.02(e)(ii)*)

#### **Governmental Agency Review:**

Staff has not yet received a recommendation from the Town of LaGrange regarding this rezoning request.

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### **Technical Review Findings**

1. The property is designated as Residential. (see *Future Land Use-Map 13*) The proposed rezoning does meet the intent of this area which is primarily for rural and suburban residential development. (*Residential p. 102*)
2. This request is generally consistent and is not in conflict with the spirit of the Monroe County Comprehensive Plan.

January 7, 2016

**General Issues, Consistency with Ordinances**

3. It appears the proposed use can comply with standards in the Zoning, Subdivision and Utilities Ordinances.
4. The proposed use is consistent with the spirit or intent of the Comprehensive Plan.

**Applicable Statutes and Criteria:**

The Planning & Zoning Committee may consider the following provisions before granting approval for rezoning:

1. The rezoning is consistent with the Monroe County Comprehensive Plan
2. The rezoning and proposed use is consistent with Monroe County Zoning Ordinance and all other applicable Ordinances.
3. The proposed use is consistent with surrounding land uses.
4. The Town's approval or disapproval of the request.

**Planning and Zoning Committee Action:**

Pursuant to Section 47-915 of the Zoning Ordinance, The Planning and Zoning Committee may do one of the following:

1. Recommend approval of the zoning district change as requested.
2. Recommend approval of the zoning district change with modifications.
3. Recommend disapproval of the zoning district change.

RECEIVED

NOV 23 2015

PETITION FOR CHANGE OF ZONING DISTRICT

Date filed 11-23-15 \$200.00 fee paid R #411011  
(Payable to Monroe County Zoning Dept.)

Property Owner's Name Bonnie Sesolak

Mailing Address 539 Knightsbridge Rd.

City, State, Zip Waunakee, WI. 53597.

Phone 608-438-9820

Town of LA Grange Tax parcel number 020-00952-2700

Property address: 11247 Emerson Rd. Tomah, WI 54660

Legal description of property: NE 1/4, NE 1/4, S 29, T 18 N, R 1 E W, lot 1 of BCS M109

Dimensions of property: 074 Acres sq. ft., x ft. (A Certified Survey  
Map or legal description from a deed is required if the parcel is less than 40 acres.)  
*Doc # 488081*

Current Zoning District Business

Proposed Zoning District R-3 Rural Residential

Reason for requested change Selling property, needs to be Residential  
only in the event of a rebuild

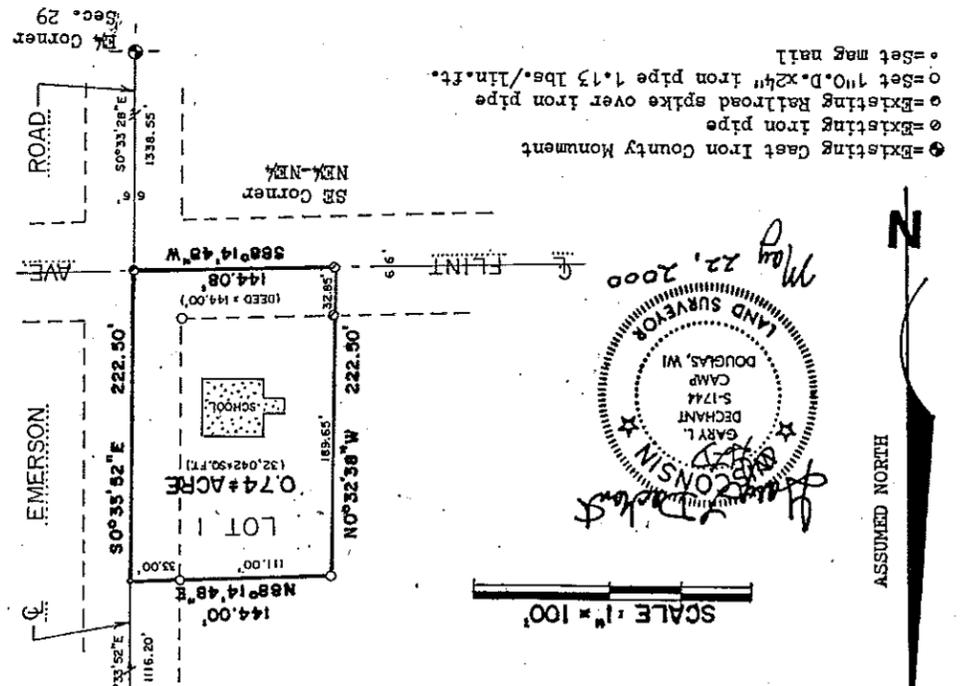
Signed  Date: 11-20-2015

Remit to: Monroe County Zoning Department  
14345 County Highway B, Suite 5  
Sparta WI 54656  
608-269-8736

REGISTERS OFFICE  
 County of Monroe, Wis.  
 Received for record this 28<sup>th</sup>  
 day of June, 20 80  
 at 4:05 o'clock P.M.  
 Registers  
*90.00 pd. out of file*

# CERTIFIED SURVEY MAP

Part of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Sec. 29, T18N-R1W, Town of Lagrange, Monroe County, Wisconsin.



- ⊙ Existing Cast Iron County Monument
- ⊙ Existing Iron pipe
- ⊙ Existing Railroad spike over iron pipe
- Set 1" O.D. x 2 1/2" iron pipe 1.13 lbs./lin.ft.
- Set mag nail

## DESCRIPTION:

A parcel of land located in part of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 29, T18N-R1W, Town of Lagrange, Monroe County, Wisconsin, described as follows: Commencing at the NE corner of said Section 29; thence S0°33'52" along the East line of said NW $\frac{1}{4}$ -NW $\frac{1}{4}$  116.20 feet to the point of beginning; thence continuing of said NW $\frac{1}{4}$ -NW $\frac{1}{4}$  116.20 feet to the SE corner of said NW $\frac{1}{4}$ -NW $\frac{1}{4}$ ; thence S88°14'48"W, 50°33'52" to the SE corner of said NW $\frac{1}{4}$ -NW $\frac{1}{4}$ ; thence S88°14'48"W, 144.08 feet; thence N0°32'38"W, 222.50 feet; thence S88°14'48"W, 144.00 feet to the point of beginning. Said parcel contains 0.74 acre of land, more or less, subject to easements, restrictions, covenants, and right of ways of record. Intended to be those lands as described in Vol. 252 D., p. 392 and being a part of a Certified Survey Map Doc. No. 292752.

## SURVEYOR'S CERTIFICATE:

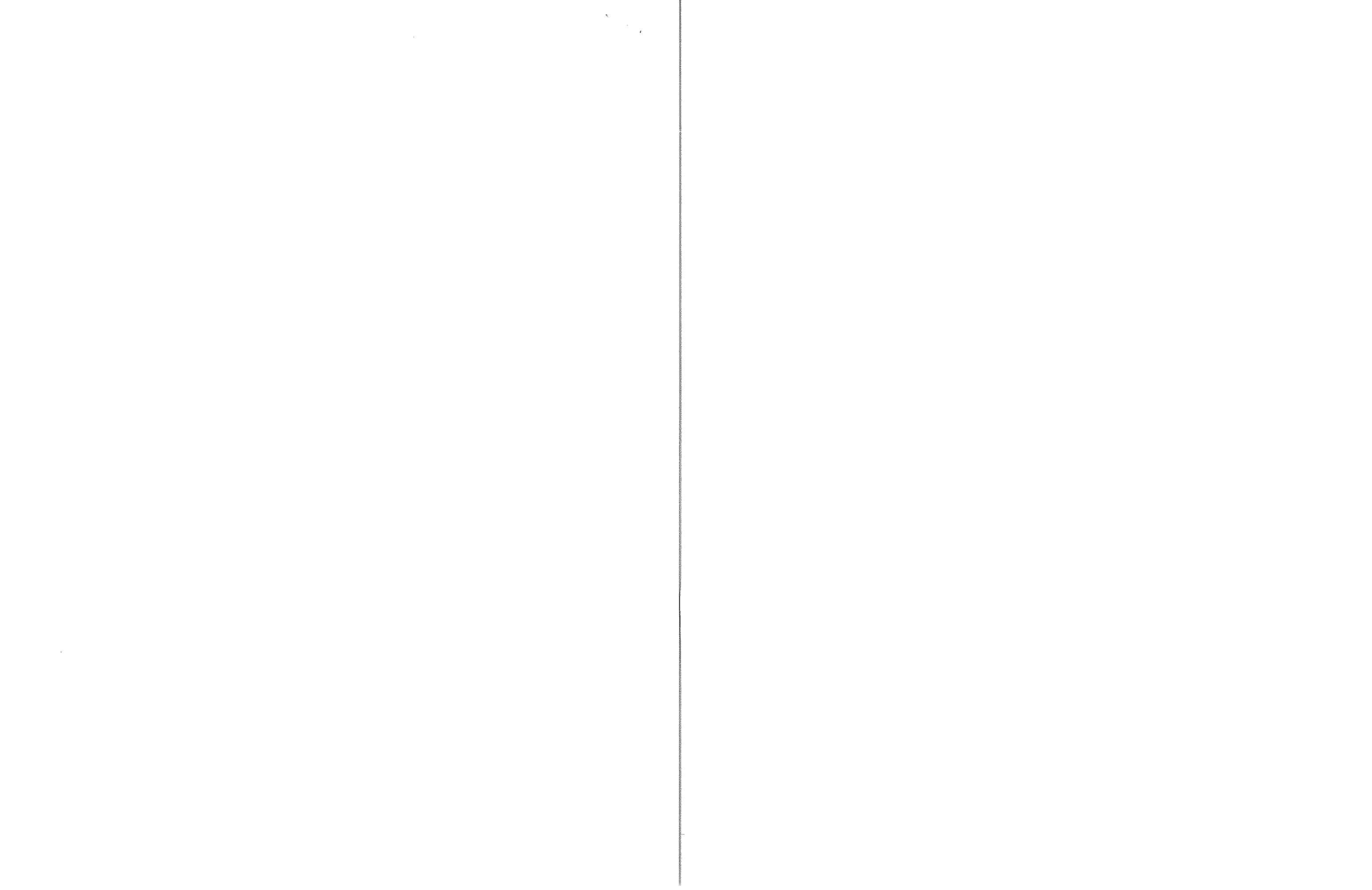
I, Gary L. Dechant, being a duly qualified Surveyor, do hereby certify that by the order and under the direction of the Tomah Area School District, I have surveyed and mapped the property described hereon and that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.

DECHANT SURVEYING  
 17055 HORNET ROAD CAMP DOUGLAS, WISCONSIN 54618  
 Ph. No. 608-427-3624

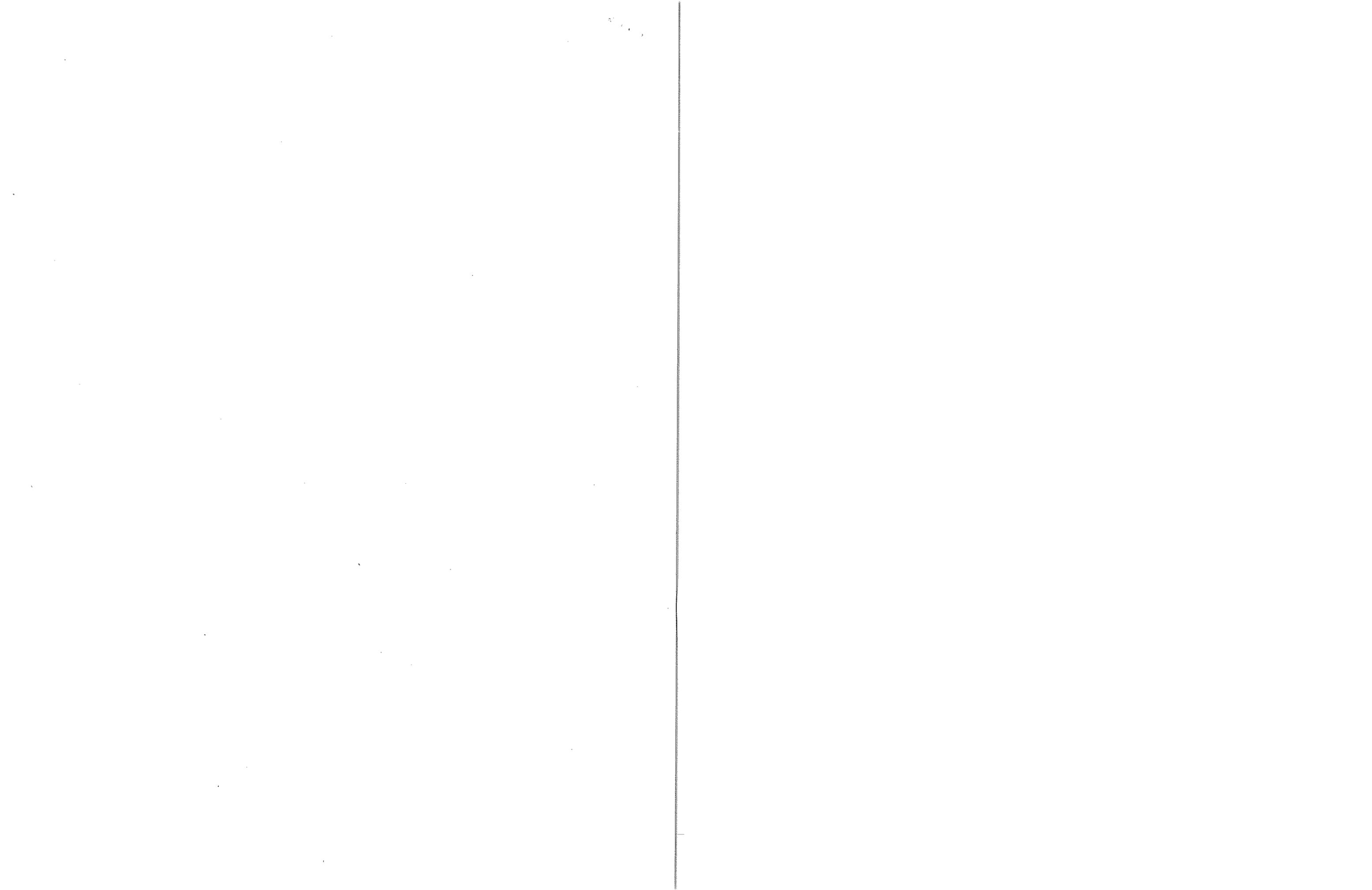
13C5M 109

488081









Town of La Grange

Permit No. \_\_\_\_\_

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT  
MONROE COUNTY, WISCONSIN

RECEIVED  
DEC 03 2015

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): Robert & Melva Harkness

Signature of Owner: Robert & Melva Harkness Phone: (608) 372-2494

Mailing Address 23655 Flute Ave City, State Zip Tomah, WI 54660

2) Name Co-applicant: (please print) Diane Schreck

Co-applicant Signature: Diane Schreck Co-applicant Phone: 608-377-1418

Co-applicant Address 1019 Kilbourn Ave City, State Zip Tomah, WI 54660

PROPOSED USE

State licensed family day care - Small Business

DESCRIPTION OF SITE

NW 1/4 of SE 1/4 Section 32 T 18 N, R 1 W/E, 0.41 acres

Lot No. 39 Block No. \_\_\_\_\_ Subdivision or CSM No. Sunnyvale Subd

Town of La Grange Tax Parcel ID: 020-01250-2500

Zoning District B-2 Suburban Residential Property Address: 23655 Flute Ave Tomah

BUILDINGS AND AREA USED

New Buildings	Width (ft.)	Depth (ft.)	Height (ft.)	Stories
Existing Buildings	Width (ft.) <u>32</u>	Depth (ft.) <u>42</u>	Height (ft.)	Stories

Use of Adjoining Property and Other Details additional tax parcel adjoins backyard  
Parcel # 020-01250-2000 - Lot 33

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](http://www.dnr.wi.gov/wetlands/delineation.html) OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER.

Robert & Melva Harkness  
Signature of Property Owner

12/1/15  
Date

By signing this, I acknowledge that I have received this notice.

**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

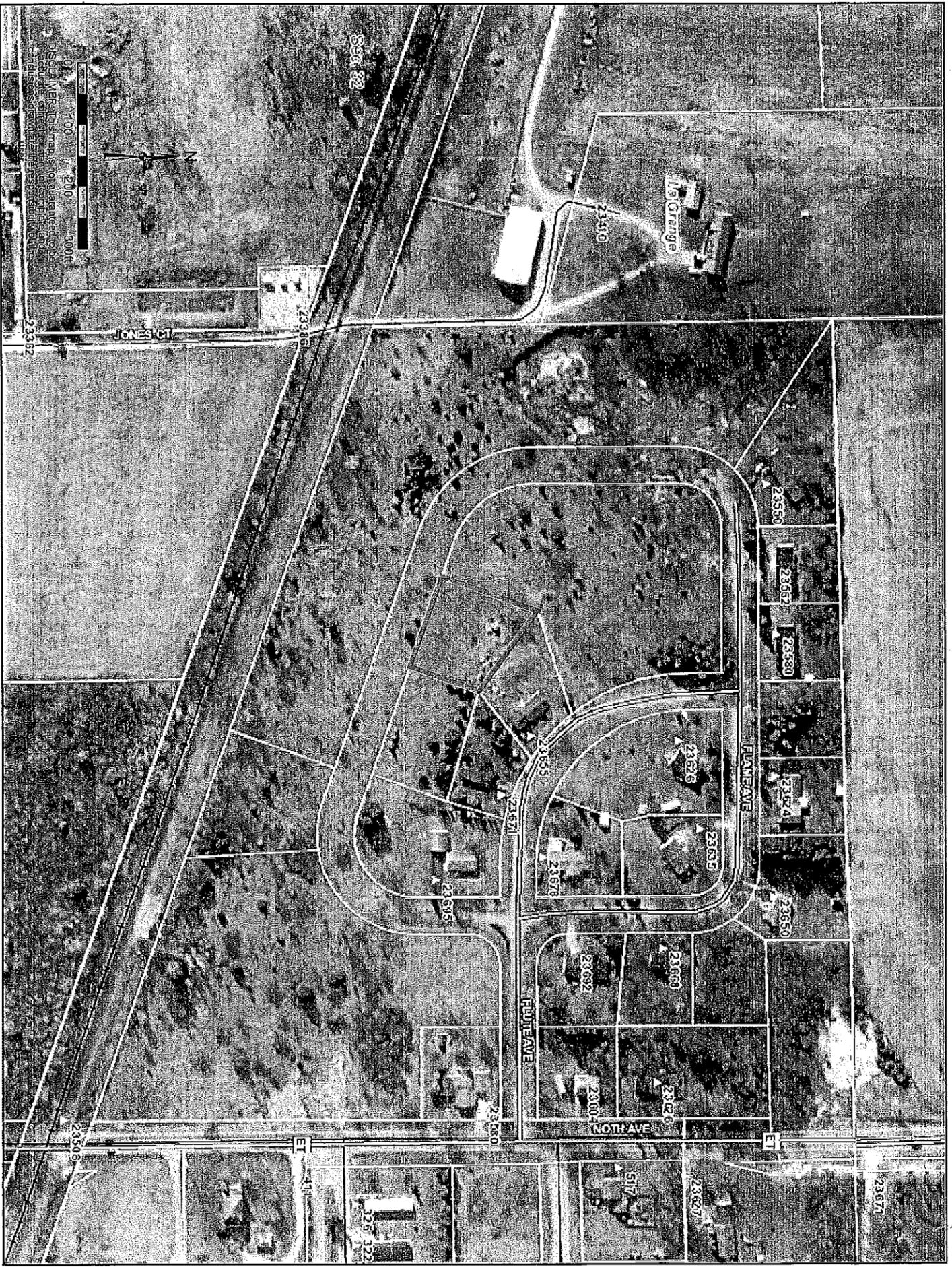
FEE \$ 200.00 Date paid 12-3-15 Receipt no. 411017 PERMIT NO. \_\_\_\_\_



0 50' 100' 150' 200'

© 2008

DISCLAIMER: This map is not a warranty, deed, or contract. All rights are reserved. No representation is made by this map as to the accuracy of the information. The user assumes all responsibility for the use of this map.



Town of Sparta

Permit No. \_\_\_\_\_

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT  
MONROE COUNTY, WISCONSIN

RECEIVED  
DEC 1 2015

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): Kelly Geisser

Signature of Owner: Kelly Geisser Phone: 608 487-1469

Mailing Address 6030 Hamlet Ave City, State Zip Sparta WI 54656

2) Name Co-applicant: (please print) \_\_\_\_\_

Co-applicant Signature: \_\_\_\_\_ Co-applicant Phone: \_\_\_\_\_

Co-applicant Address \_\_\_\_\_ City, State Zip \_\_\_\_\_

Breeding Kennel PROPOSED USE

DESCRIPTION OF SITE

SE 1/4 of NE 1/4 Section 20 T 17 N, R. 4 WE, 5.0 acres

Lot No. 1 Block No. \_\_\_\_\_ Subdivision or CSM No. 20 CSM 44 #563339

Town of Sparta Tax Parcel ID: 040-00558-0001

Zoning District GA Property Address: 6030 Hamlet Avenue Sparta WI 54656

BUILDINGS AND AREA USED

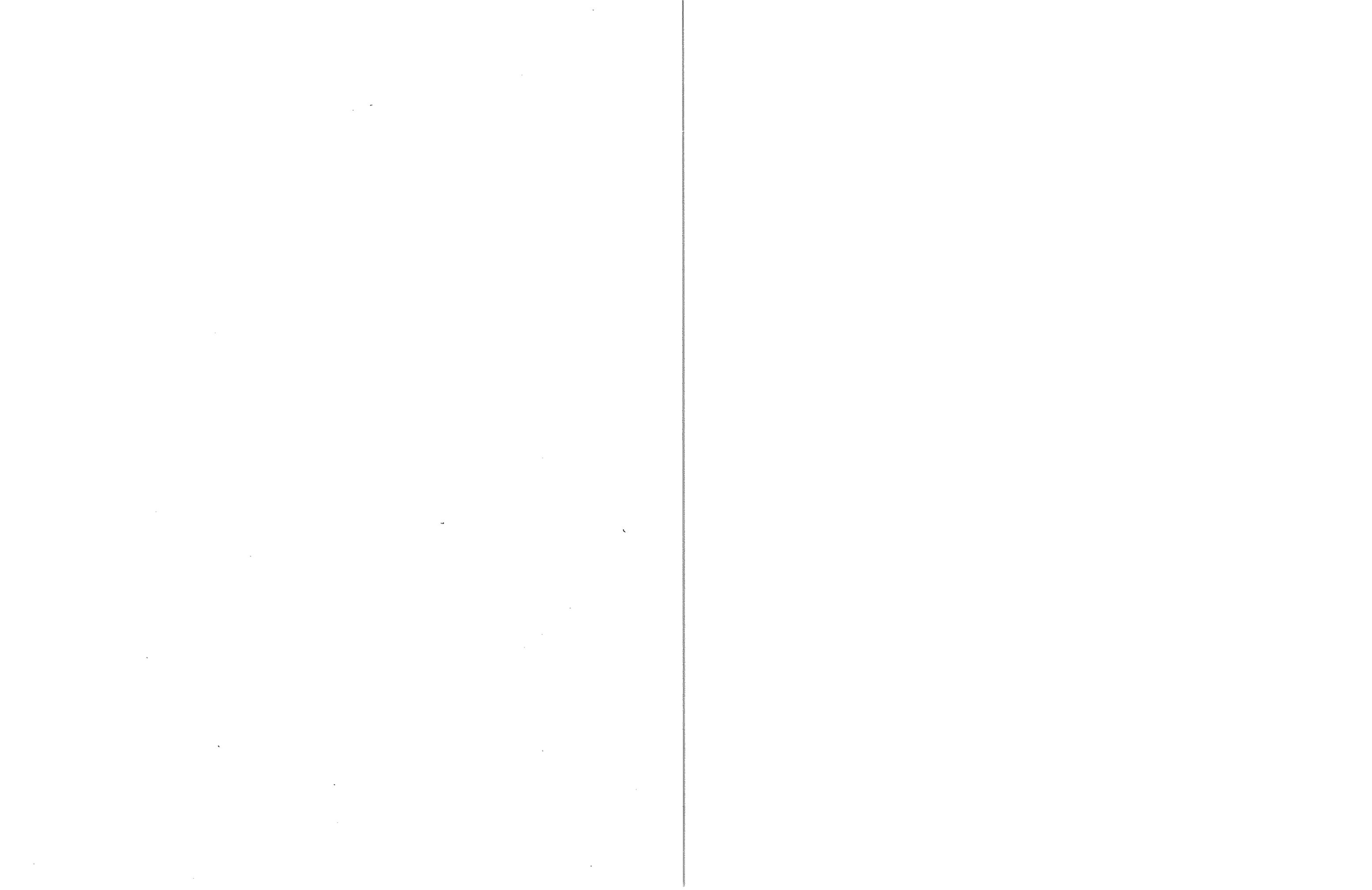
New Buildings Width (ft.) 12 Depth (ft.) 32 Height (ft.) 12 Stories 1  
Existing Buildings Width (ft.) \_\_\_\_\_ Depth (ft.) \_\_\_\_\_ Height (ft.) \_\_\_\_\_ Stories \_\_\_\_\_

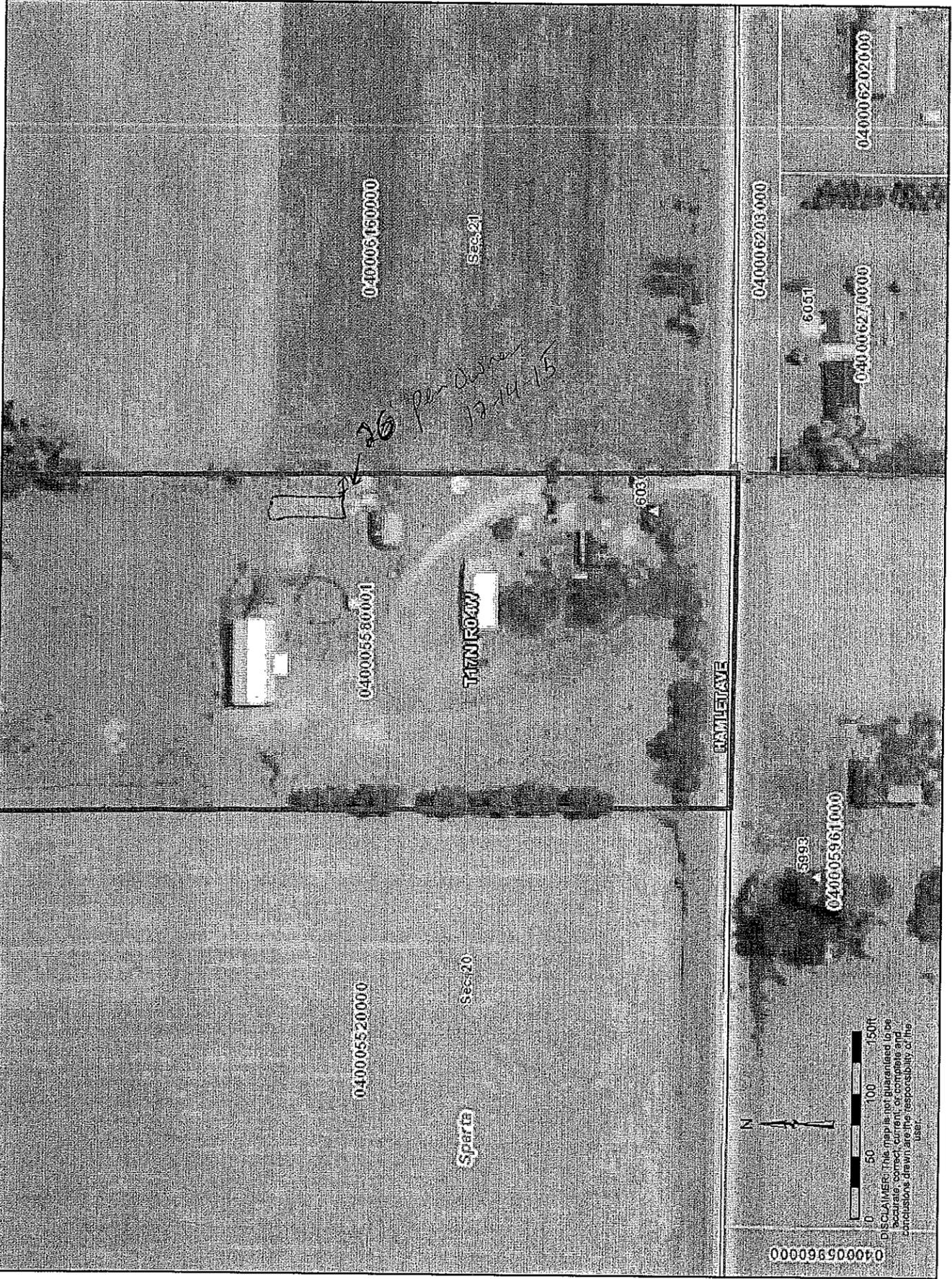
Use of Adjoining Property and Other Details None

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](http://www.dnr.wi.gov/wetlands/delineation.html) OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER.

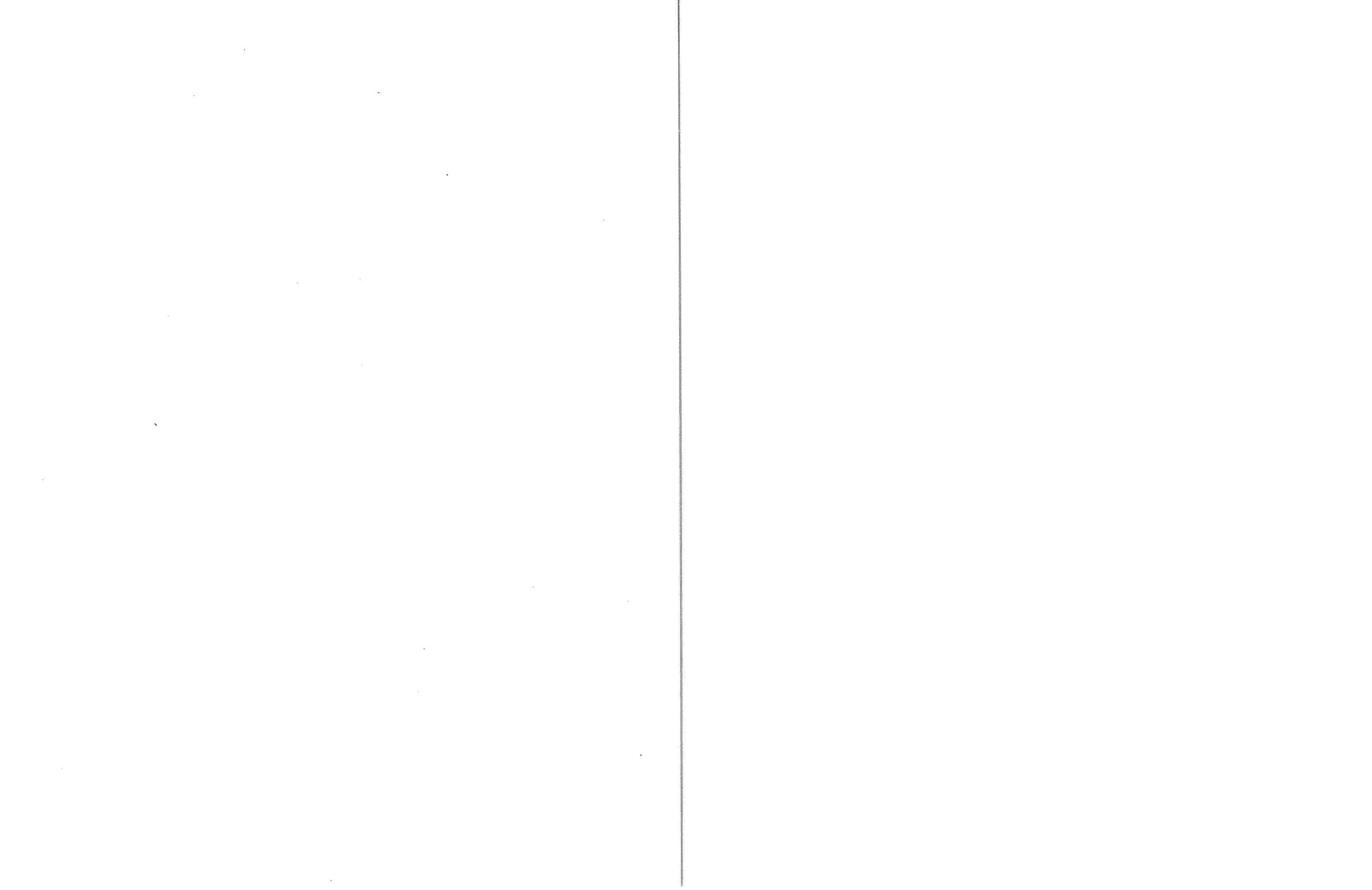
Kelly Geisser 12-10-15  
Signature of Property Owner Date

By signing this, I acknowledge that I have received this notice.





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



January 7, 2016

**Rezoning Staff Report**  
**Monroe County Planning & Zoning Department**

Shelly Muller  
Hearing Date: January 18, 2016

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Property Owner(s): Shelly Muller  
Town: Leon  
Site Address: 7352 Jackpot Avenue  
Parcel Id: 022-00070-2500  
Legal Description: Part of NE, NW, Sec. 3, T16N, R4W  
Total Acres: 0.24 Acres of a 1.78 Acre parcel  
Current Zoning: GA General Agriculture  
Requested Zoning: Business

Attachments: 1. Application  
2. Site Map  
3. Zoning Map

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### **Background**

#### **Purposed for Request:**

To change the zoning to allow for the application of a conditional use permit to operate a vehicular service business.

#### **General Features of the Property:**

Based on the county zoning maps the parcel to be rezoned is bounded on all sides by parcels which are zoned GA General Agriculture (see attachment #3: *Zoning Map*)

-Access for this parcel is off of Jackpot Ave.

-Current land use is indicated as Residential. (see *Existing Land Use-Map 12*)

#### **Monroe County Comprehensive Plan:**

There are no Shorelands, Wetlands, Floodplain or Perennial Streams contained on this property. The property is identified as NRCS Class IV-VIII soils for farmland capability. (see *Soils and Farmland Map 7*) Class IV-VIII soils have severe limitations that make them generally unsuited to cultivation and that limit their use to pasture, rangeland, forestland, or wildlife habitat. (*National Soil Survey Handbook Part 622.02(e)(ii)*)

#### **Governmental Agency Review:**

Staff has not yet received a recommendation from the Town of Leon regarding this rezoning request.

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### **Technical Review Findings**

1. The property is designated as Agriculture/Open Land. (see *Future Land Use-Map 13*) However it is adjoining to a parcel that is designated as Commercial/Manufacturing (see *Future Land Use-Map 13*) Despite the designation listed on the map it is clear that the Existing and Future Land Use map in this area are inaccurate as it is already a residential area.
2. This request is generally not consistent and is in conflict with the spirit of the Monroe County Comprehensive Plan.

January 7, 2016

**General Issues, Consistency with Ordinances**

3. It appears the proposed use can comply with standards in the Zoning, Subdivision and Utilities Ordinances.
4. The proposed use is not consistent with the spirit or intent of the Comprehensive Plan.

**Applicable Statutes and Criteria:**

The Planning & Zoning Committee may consider the following provisions before granting approval for rezoning:

1. The rezoning is consistent with the Monroe County Comprehensive Plan
2. The rezoning and proposed use is consistent with Monroe County Zoning Ordinance and all other applicable Ordinances.
3. The proposed use is consistent with surrounding land uses.
4. The Town's approval or disapproval of the request.

**Planning and Zoning Committee Action:**

Pursuant to Section 47-915 of the Zoning Ordinance, The Planning and Zoning Committee may do one of the following:

1. Recommend approval of the zoning district change as requested.
2. Recommend approval of the zoning district change with modifications.
3. Recommend disapproval of the zoning district change.

PETITION FOR CHANGE OF ZONING DISTRICT

RECEIVED  
DEC 14 2015

Date filed 12-14-2015

\$200.00 fee paid R# 411071  
(Payable to Monroe County Zoning Dept.)

Property Owner's Name Shelly Muller

Mailing Address 7352 Jackpot Avenue

City, State, Zip Sparta WI 54656

Phone 608-487-1047

Town of Leon Tax parcel number 077-00070-2500

Property address: 7352 Jackpot Avenue Sparta WI 54656

Legal description of property: NE 1/4, NW 1/4, S 3, T16N, R4 E(W)

Dimensions of property: See attached sq. ft., x \_\_\_\_\_ ft. (A Certified Survey Map or legal description from a deed is required if the parcel is less than 40 acres.)

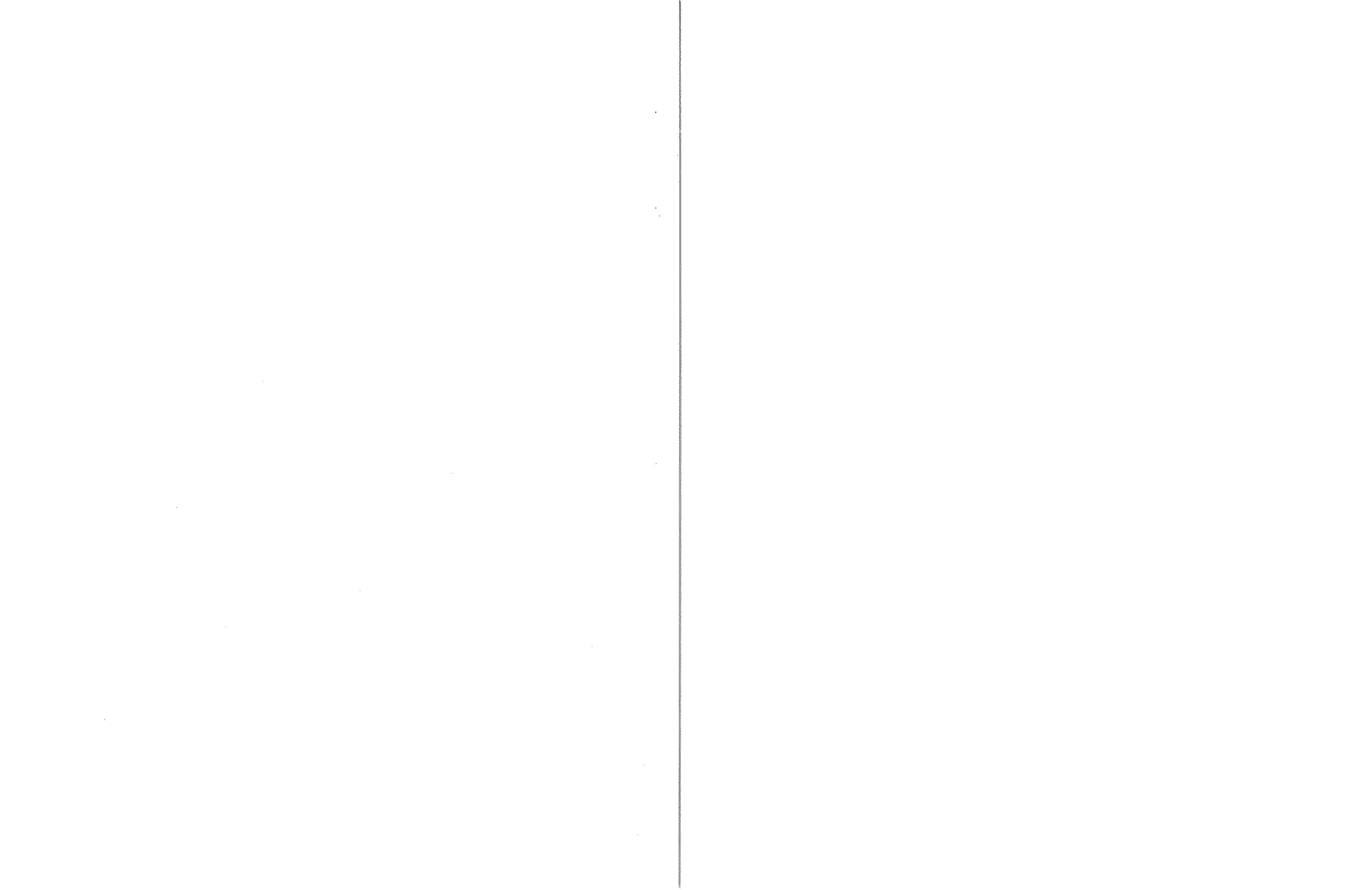
Current Zoning District GA General Agriculture

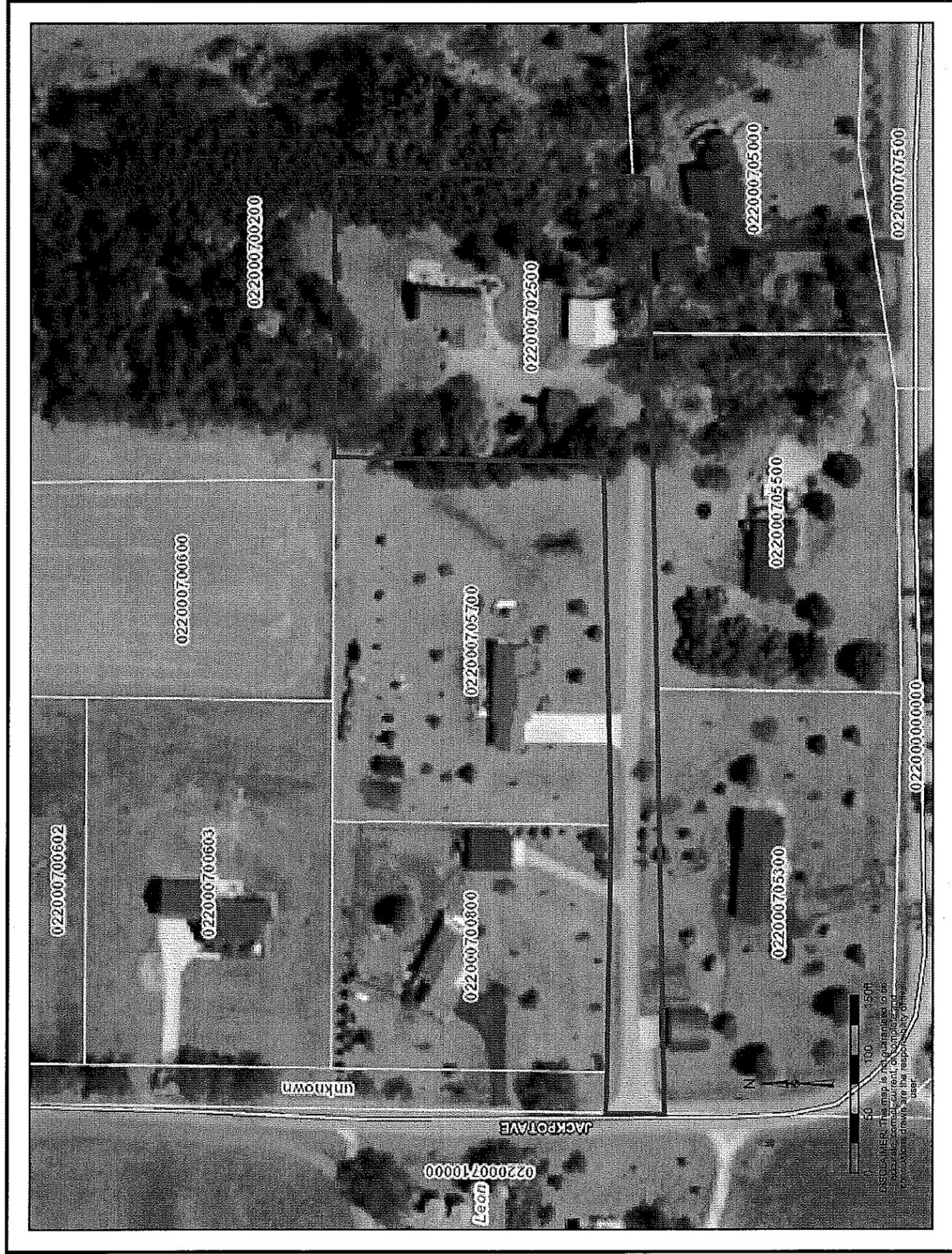
Proposed Zoning District B Business

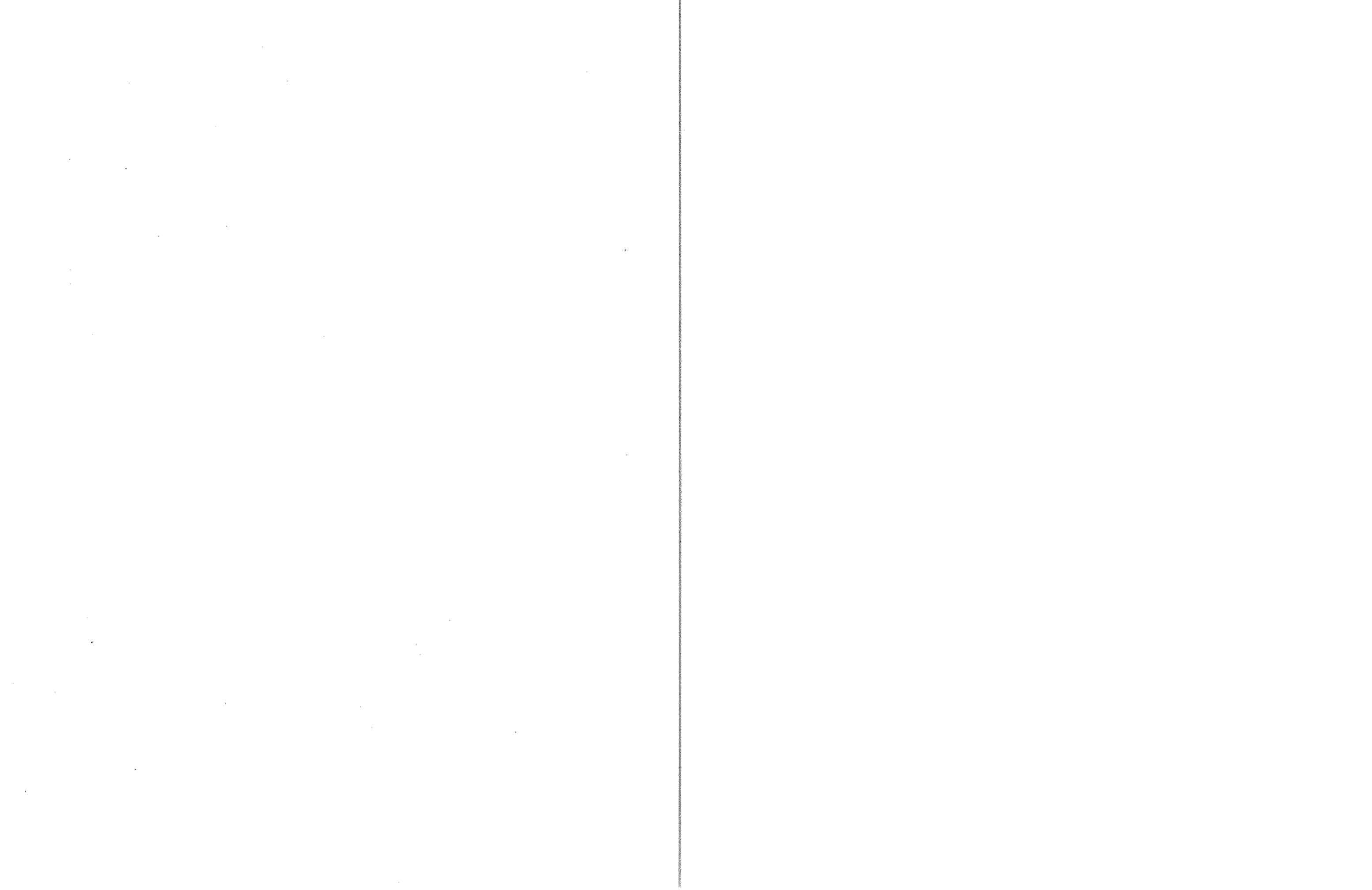
Reason for requested change To operate a vehicle repair business.

Signed: Shelly Muller Date: 12-15-2015

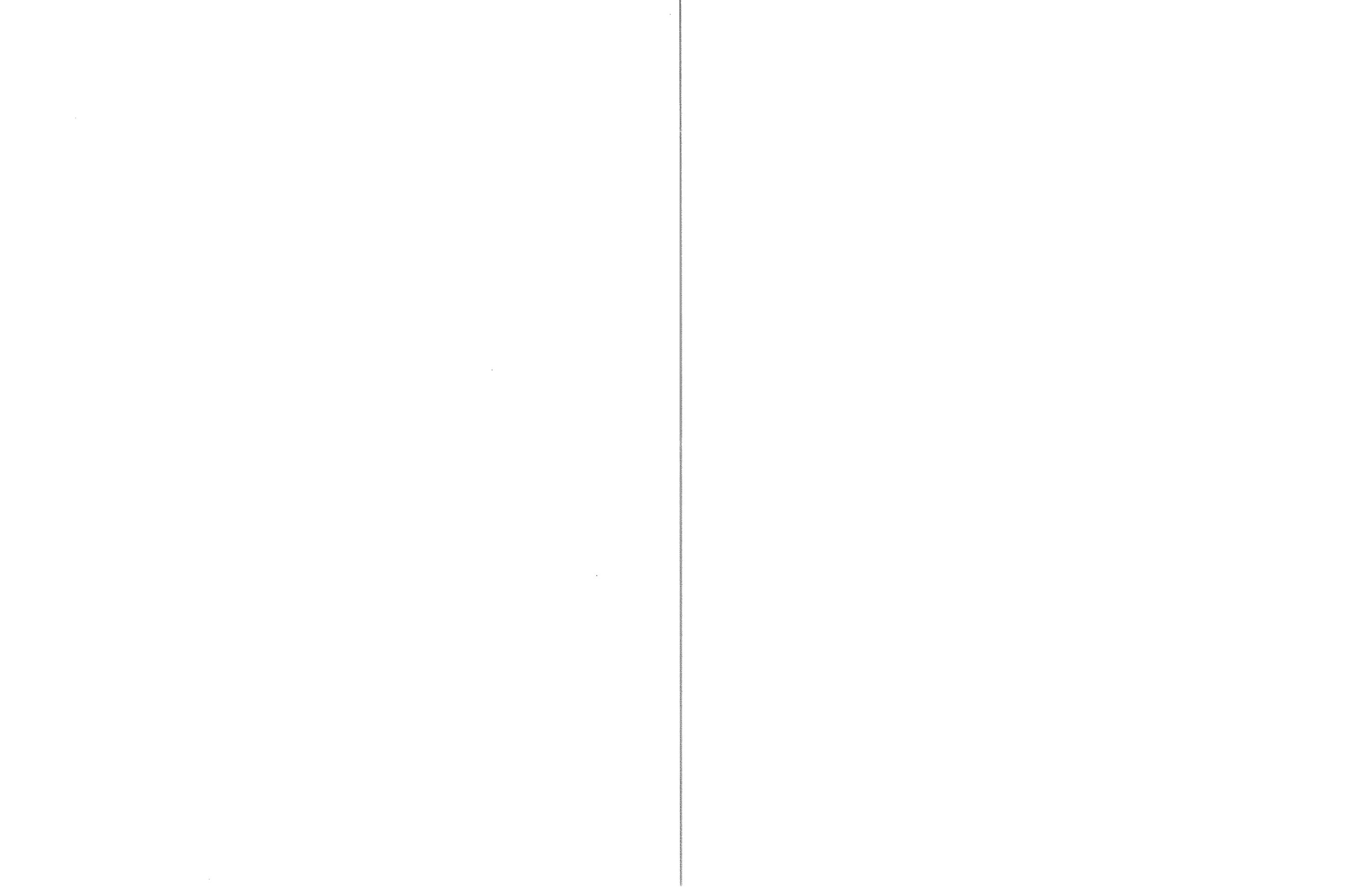
Remit to: Monroe County Zoning Department  
14345 County Highway B, Suite 5  
Sparta WI 54656  
608-269-8736











Town of SPARTA

Permit No. \_\_\_\_\_

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT for MOBILE & RADIO BROADCAST SERVICE FACILITY  
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): ROSLYN R. Le MOINE

Signature of Owner: Roslyn R. Le Moine Phone: 608-857-3918

Mailing Address W1934 COUNTY ROAD A City, State Zip MINDORO WI 54644

2) Name Co-applicant: (please print) CLOUD LLC / KEN FRANZEN

Co-applicant Signature: Ken Franzen Co-applicant Phone: 414-313-3529

Co-applicant Address 130 E WAWAT ST City, State Zip GREEN BAY WI 54301

PROPOSED USE

Placement of a 300' Guyed wire tower to support antennas for wireless internet & roaming

DESCRIPTION OF SITE

SW 1/4 of SW 1/4 Section 31 T 17 N, R 4 W, 14 acres

Lot No. N/A Block No. N/A Subdivision or CSM No. N/A

Town of SPARTA Tax Parcel ID: 040-01025-0000

Zoning District General Ag Property Address: 4060 JACKPOT AVE

BUILDINGS AND AREA USED

New Buildings	Width (ft.)	Depth (ft.)	Height (ft.)	Stories
Existing Buildings	Width (ft.)	Depth (ft.)	Height (ft.)	Stories

Use of Adjoining Property and Other Details Highway west, Farm and house east, south & north,

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](http://www.dnr.wi.gov/wetlands/delineation.html) OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER.

Roslyn R. Le Moine

Signature of Property Owner

12-8-15

Date

By signing this, I acknowledge that I have received this notice.

**Zoning Committee Action**

Date of Publication \_\_\_\_\_, 20\_\_\_\_ Date of Hearing \_\_\_\_\_, 20\_\_\_\_

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Reason \_\_\_\_\_

Granted on Condition \_\_\_\_\_ Condition \_\_\_\_\_

**Special Use Permit**

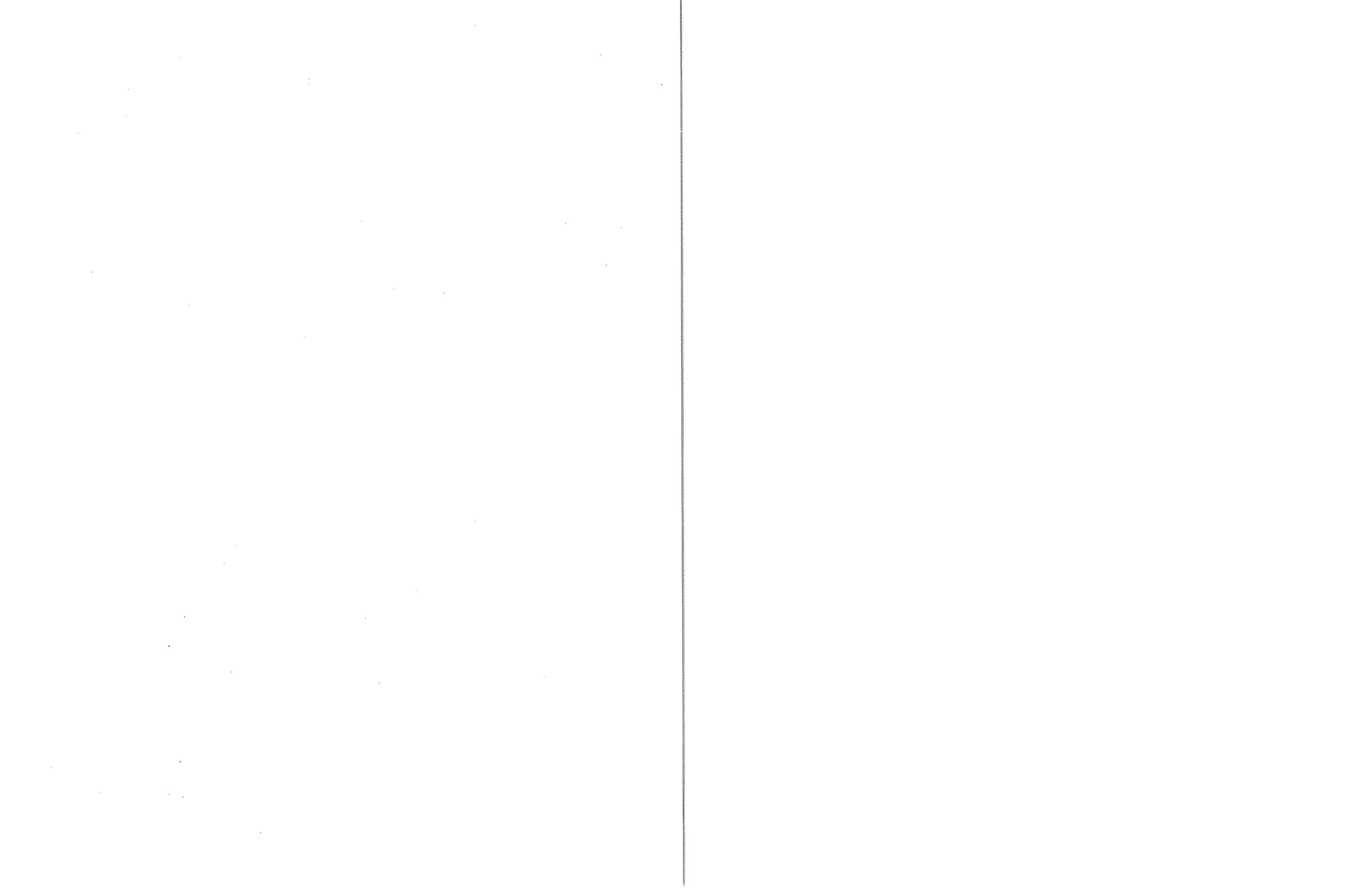
Permit for construction and/or use above described, in conformity with the Zoning Ordinance, and the decision of the Monroe County Zoning Committee is Hereby Granted subject to any conditions stated above.

Date \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Chairman, County Zoning Committee

FEE \$ 70 Date paid 12-14-15 Receipt no. 411022 PERMIT NO. \_\_\_\_\_







**RAMAKER**  
 & ASSOCIATES, INC.

855 Community Drive, Sauk City, WI 53583  
 Phone: 608-643-4100 Fax: 608-643-7999  
 www.Ramaker.com

**cloud1**

130 EAST WALNUT ST.  
 GREEN BAY, WI 54305-1060  
 PH.: (920) 940-0147



Continuation of Sheet:

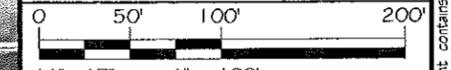
MARK	DATE	DESCRIPTION

ISSUE PHASE	LEASE EXHIBIT	DATE ISSUED
		11/24/2015

PROJECT TITLE:  
**ROCKLAND**

PROJECT INFORMATION:  
 4060 JACKPOT AVE.  
 SPARTA, WI 54656  
 TAX PIN # 040-01025-0000

SHEET TITLE:  
**OVERALL SITE PLAN W/  
 AERIAL PHOTO**



11" x 17"	1" = 100'
22" x 34"	1" = 50'
PROJECT NUMBER	31863
SHEET NUMBER	C-1

**OVERALL SITE PLAN W/ AERIAL PHOTO**  
 SCALE: 1" = 100'

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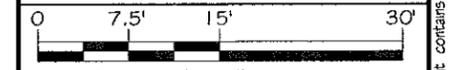
Confidential & Seal:

MARK	DATE	DESCRIPTION
ISSUE	LEASE EXHIBIT	DATE ISSUED 11/24/2015

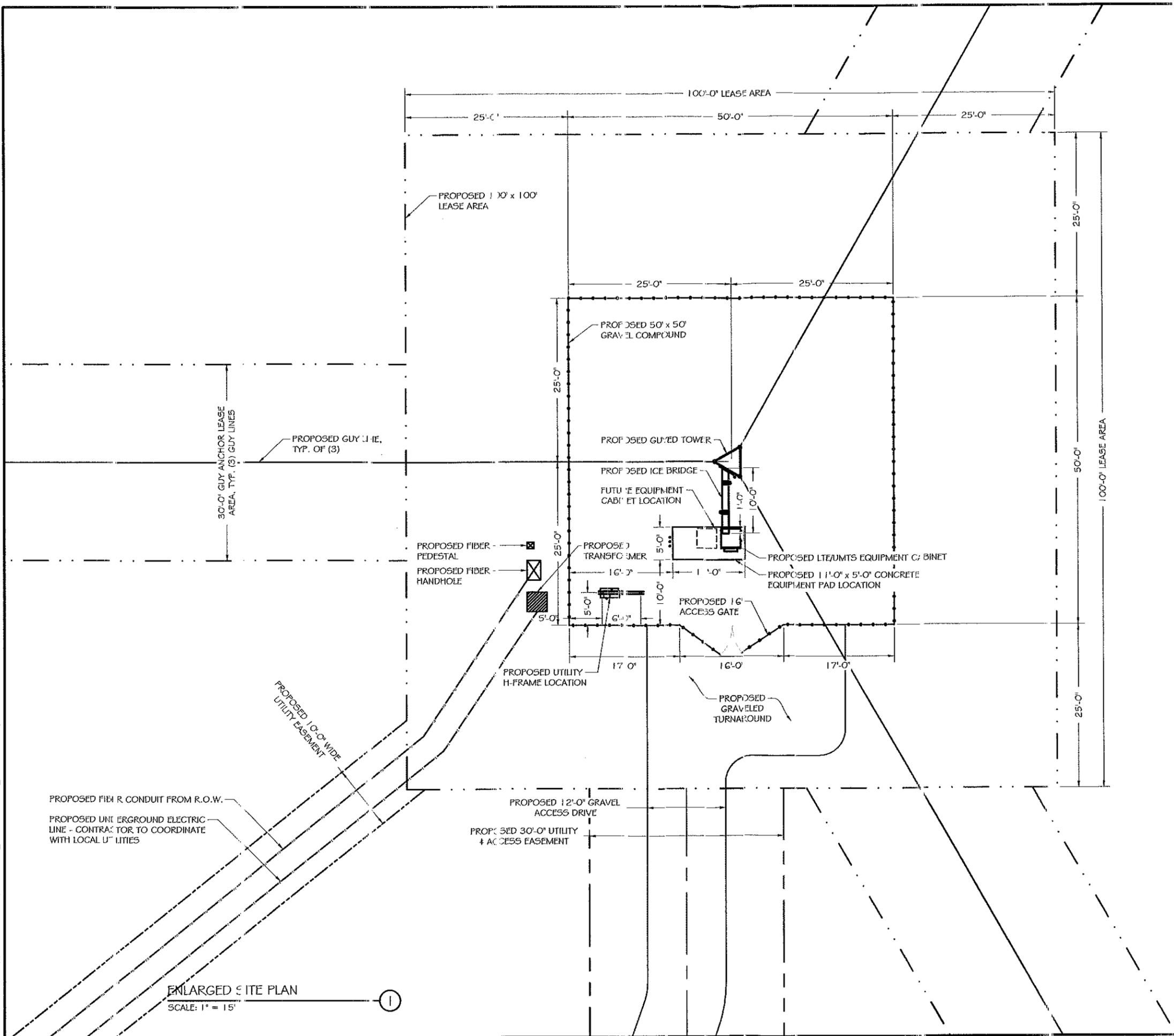
PROJECT TITLE:  
**ROCKLAND**

PROJECT INFORMATION:  
 4060 JACKPOT AVE.  
 SPARTA, WI 54656  
 TAX PIN # 040-01025-0000

SHEET TITLE:  
**ENLARGED SITE PLAN**



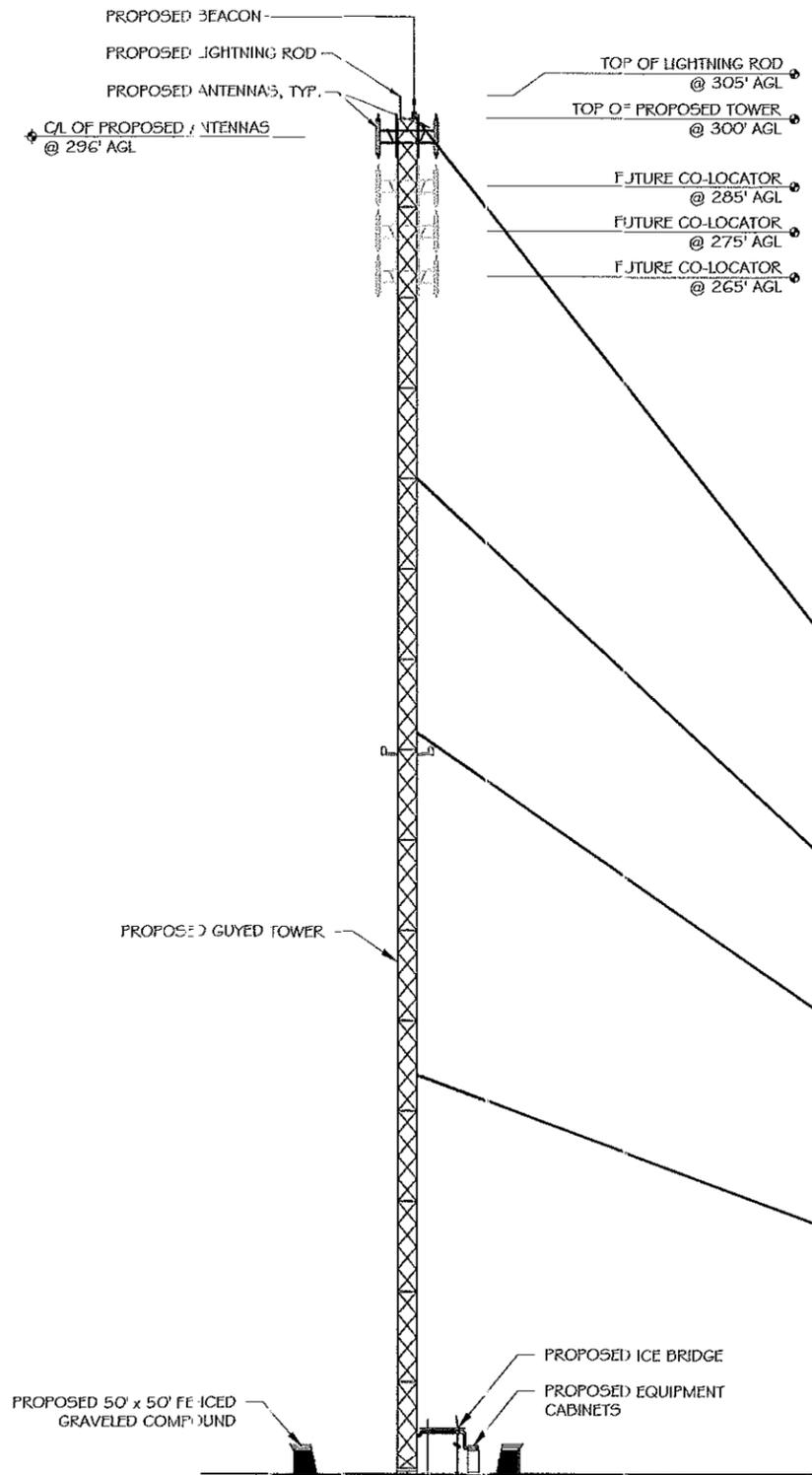
11" x 17"	1" = 15'
22" x 34"	1" = 7.5'
PROJECT NUMBER	31863
SHEET NUMBER	C-3



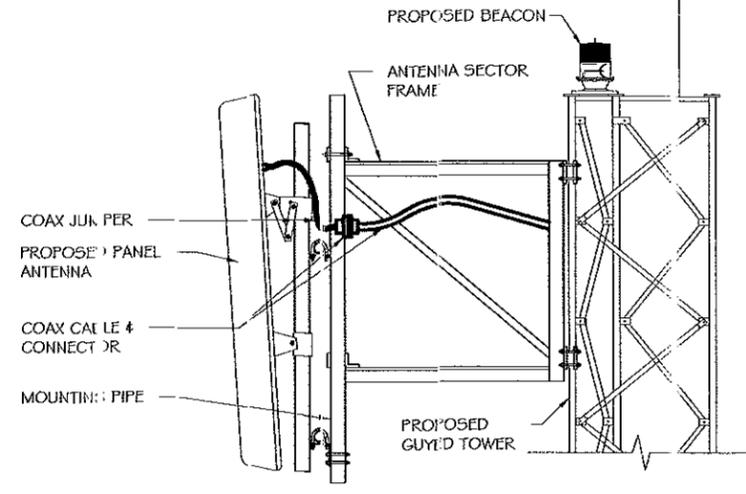
**ENLARGED SITE PLAN**  
 SCALE: 1" = 15'

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1. 1. 1.



SITE ELEVATION  
 SCALE: 1" = 40'



PANEL ANTENNA MOUNT DETAIL  
 SCALE: NTS

**RAMAKER & ASSOCIATES, INC.**  
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 www.Ramaker.com

**cloud1**  
 130 EAST WALNUT ST.  
 GREEN BAY, WI 54305-1060  
 PH.: (920) 940-0147

Continuation & Scale:

MARK	DATE	DESCRIPTION
ISSUE	LEASE EXHIBIT	DATE ISSUED 11/24/2015

PROJECT TITLE:  
**ROCKLAND**

PROJECT INFORMATION:  
 4060 JACKPOT AVE.  
 SPARTA, WI 54656  
 TAX PIN # 040-01025-0000

SHEET TITLE:  
**SITE ELEVATION**

0 20' 40' 80'

11" x 17" - 1" = 40'  
 22" x 34" - 1" = 20'

PROJECT NUMBER: 31863  
 SHEET NUMBER: C-4

