



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: July 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 June 20, 2016 Meeting Minutes
- c. Public Comment (3 minutes each)
- d. Public Hearings.

Application for Daniel J. Peltier for a **conditional use permit** for a Masonry Business, on property located at 6880 County Hwy BC, in part of the NW ¼ of SW ¼, Sec. 9, T17N, R4W, in the Town of Sparta, tax ID # 040-00217-0000, 4.0 acres. The adjoining land use is primarily agriculture.

Application for Raymond Habelman and Verizon Wireless for a **conditional use permit** for placement of a 199' monopole cell tower on property located on Apollo Rd in part of the SW ¼ of SW ¼, Sec. 2, T19N, R3W, in the Town of New Lyme, tax ID # 028-00027-0000 on 40 acres. The adjoining land use is, woodlands, agriculture and cranberry marsh.

- e. Dog Control
 - Increase hours for part time clerical
 - Increase fees
 - Stray cats
- f. Sanitation & Zoning
- g. Budgets
- 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.

June 20, 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, Dan Olson.

Also Present: Alison Elliott-Sanitation, Zoning, and Dog Control Administrator, Amber Dvorak-Humane Officer, Bekah Weitz-Humane Officer, public.

Possible Corrections and Approval of May 16, 2016 Meeting Minutes.

A **Motion** was made by Paul Steele, seconded by Rod Sherwood to approve the minutes from the May 16, 2016 meeting. Motion carried, 5-0.

Public Comment (3 minutes each): No public comment.

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.

Jordan Olson was present and explained his intent to the committee. Town of Leon Chairman, Greg Selbrede was present and said the only question that was raised was how Mr. Olson would enter the land. Jordan Olson said that he has an easement in place with a neighbor that would allow access. Town of Leon board voted unanimously in favor of approving the permit.

A **Motion** was made by Rod Sherwood, seconded by Paul Steele to approve the conditional use permit for building a shed for storage, farm equipment, seed corn, and soybean business located in the Town of Leon. Motion carried, 5-0.

Final Plat of "The Range".

Ryan Betcher was present and said that they are currently waiting on the county surveyor to complete his review. The only difference on the final plat from the preliminary plat is the addition of the note that the Town of LaGrange requested.

A **Motion** was made by Cedric Schnitzler, seconded by Rod Sherwood to approve the final plat. Motion carried, 5-0.

Dog Control: Change in hours for part-time clerical.

Amber Dvorak explained that the shelter is losing two employees, one on-call, and one part-time Zoning and Dog Control position. The one position is split into two separate 6 mo. intervals. One being 16hrs per week and one being 24 hrs. per week. The on-call position ranges from 4-12hrs per week. Since both positions are hard to fill because of the varying hours, she is proposing that the two be joined into one position. She presented a work-flow chart to the committee and asked that they consider either a 32hr work week or a 40hr work week to handle extra duties and humane officer calls. Alison Elliott presented salary information. The committee discussed where funds would come from and asked Amber if she could present more information on this at the next meeting in July.

A **Motion** was made by Cedric Schnitzler, seconded by Rod Sherwood to postpone this issue until the July meeting. Motion carried, 4-1(Dan Olson).

June 20, 2016

Sanitation & Zoning:

Amendments to the Monroe County Zoning Ordinance Chapter 47

Alison Elliott presented copies of proposed amendments and explained them to the committee. They were mailed to all zoned Towns for review and comment. Four Towns responded with either approval or no comment.

A **Motion** was made by Cedric Schnitzler, seconded by Paul Steele to hold a Public Hearing on the proposed amendments at the July meeting. Motion Carried, 5-0.

Amendments to the Monroe County Shoreland Zoning Ordinance Chapter 53

Alison Elliott presented the changes required by two acts passed by the State Legislature, Act 167 & 391, and explained them to the committee.

A **Motion** was made by Paul Steele, seconded by Rod Sherwood to hold a Public Hearing on the proposed amendments at the July meeting. Motion Carried, 5-0.

26034 Killdeer Ave

Discussion centered on questions about splitting the property, changing the property lines, septic system and well issues, and setbacks. Alison will attend the next Property and Purchasing Committee to answer any questions they may have.

A **Motion** was made by Paul Steele, seconded by Cedric Schnitzler to send it back to Property and Purchasing Committee.

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

Department Vouchers		Prepaid Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	1881.67	Sanitation	0	Sanitation	41.17	Sanitation	
Zoning	480.92	Zoning	0	Zoning		Zoning	19.83
Dog Control	1338.69		0	Dog Control		Dog Control	1483.05
BOA	79.20						
Total	3780.48	Total	0		41.17	Total	1502.88

Vouchers were reviewed by committee.

Set Date for Next Meeting and Possible Agenda Items.

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

A **motion** to adjourn was made by Cedric Schnitzler, seconded by Rod Sherwood. Motion carried, 5-0.

Meeting adjourned at 7:35 p.m.

Recorded by Leslie Schreier

Town of New Lyme

Permit No. _____

APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT
MONROE COUNTY, WISCONSIN

71029
Lees Inq (31524) (RW)

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): Habelman Brothers Inc. (Raymond Habelman CEO/VP)

Signature of Owner: [Signature] Phone: 608-372-2444

Mailing Address 10688 Estate Rd. City, State Zip Tomah, WI 54660

2) Name Co-applicant: (please print) Parallel / Verizon Wireless (Shane Bailey - Agent)

Co-applicant Signature: [Signature] Co-applicant Phone: 715-816-4676

Co-applicant Address 14114 S. Country Cir City, State Zip Gordon, WI 54838

PROPOSED USE

Construction of a multi-tenant communication facility to include up to 195' mp (199' over all). Tower is designed for 4 tenants. Verizon Wireless will be the Anchor Tenant. This will include shelter, Gen & Assoc. Equipment

DESCRIPTION OF SITE

SW 1/4 of SW 1/4 Section 2 T 19 N, R 3 W/E, 100x100 lease area acres

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

Town of New Lyme Tax Parcel ID: 028-00027-000

Zoning District G16-Productive Forest Property Address: TBD Apple Rd. Black River Falls, WI 54605

BUILDINGS AND AREA USED

New Buildings	Width (ft.) _____	Depth (ft.) _____	Height (ft.) <u>199'</u>	Stories _____
Existing Buildings	Width (ft.) _____	Depth (ft.) _____	Height (ft.) _____	Stories _____

Use of Adjoining Property and Other Details wetland, agriculture, cranberry marsh

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.

x [Signature] CEO/VP
[Signature] - agent
Signature of Property Owner

5-9-18
Date

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

--LEGEND--

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊠ = ELECTRIC TRANSFORMER
- ⊞ = ELECTRIC METER
- ⊞ = FIBER OPTIC VAULT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = WELL HEAD
- ⊞ = LIGHT POLE
- = OVERHEAD ELECTRIC
- = BURIED TELEPHONE
- = BURIED ELECTRIC
- = BURIED FIBER OPTIC
- — — = PROPERTY LINE
- * = EXISTING PINE TREE

EXISTING PROPERTY
LINE, TYP.
R.O.W. LINE,
TYP.
100' SETBACK

PROPOSED PI TOWER
20' WIDE ACCESS &
UTILITY EASEMENT

EXISTING
TRANSFORMER

PROPOSED PI TOWER 12' WIDE
AGGREGATE ACCESS ROAD

PROPOSED VERIZON
(20' x 38') LEASE AREA

PROPOSED PI TOWER
LEASE SITE (100' x 100')

EXISTING
BERM

PROPOSED 195' HIGH
MONOPOLE TOWER

EXISTING TREE
LINE, TYP.

EXISTING TELCO
PEDESTAL

EXISTING GRAVEL
ACCESS DRIVE

1 LOCATION PLAN
SCALE: 1" = 80'

SW1/4, SW1/4

PARCEL NO.:
028-08027-000
PROPERTY OWNER:
HARELIAN BROTHERS INC.



OTHER SERVICES MAY BE AVAILABLE BY SPECIAL AGREEMENT AND SUCH OTHER SERVICES AND FEES WILL BE ADDED

SURVEY PERFORMED BY:

MERIDIAN
SURVEYING, LLC

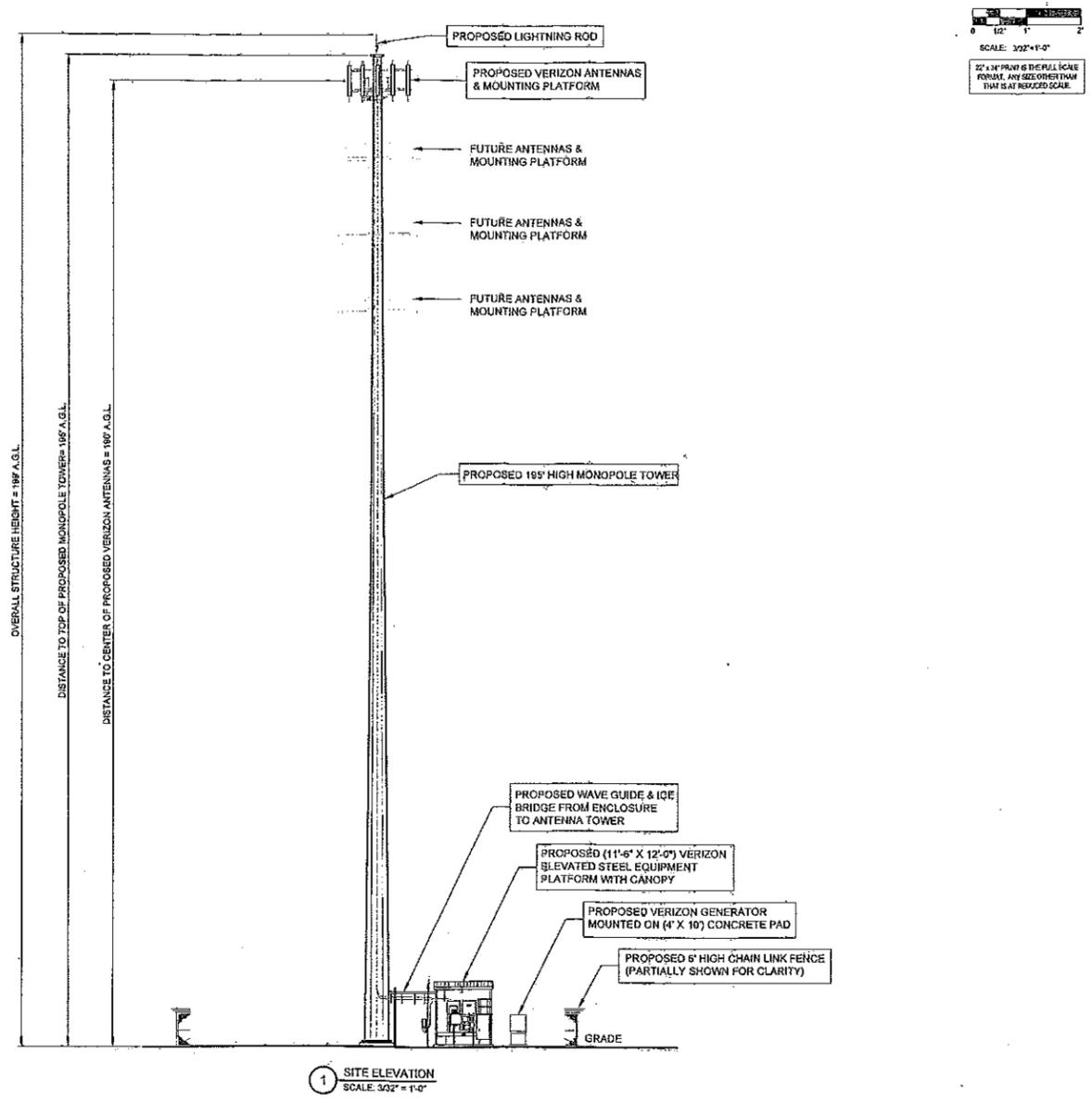
118774 Friesland 1 Office: 920-993-0881
Larosh, WI 54952 Fax: 920-273-6037

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT.
CONTRACTOR SHALL PHOTOGRAPH AND VIDEO EXISTING PAVEMENT PRIOR
TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE
REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT
PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL
INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING,
AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR
FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND
SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS
THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS
REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

BEFORE A
SHALL PR
NECESSA
AND BALE
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CONTROL
TO ENSUF
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COORDIN
AREA AND
OWNER, &
RESTORE
COMPLET



SCALE: 3/32" = 1'-0"
 22' x 11" PRINT & BE FULL SCALE FOR ALL ANY SIZE OBJECTS THAT IS NOT REDUCED SCALE

PI TOWER DEVELOPMENT, LLC



NO.	DATE	BY	DESCRIPTION
1	02/11/15	RA	ISSUED FOR PERMIT

LOC. # 315241

LEE'S XNG

ANCHOR AVE
 BLACK RIVER FALLS, WI
 54615

DRAWN BY:	RA
CHECKED BY:	TAZ
DATE:	02/11/15
PROJECT #:	85-020

SHEET TITLE
 SITE ELEVATION

SHEET NUMBER
ANT-1

1 SITE ELEVATION
 SCALE: 3/32" = 1'-0"

W1/4 CORNER
SECTION 2
T.19N., R.3W.
(FND. MON.)

NW1/4, SW1/4

PARCEL NO.:
028-00025-0000
PROPERTY OWNER:
HABELMAN BROTHERS INC.

NE1/4, SW1/4

SW1/4, SW1/4

PARCEL NO.:
028-00027-0000
PROPERTY OWNER:
HABELMAN BROTHERS INC.

SE1/4, SW1/4

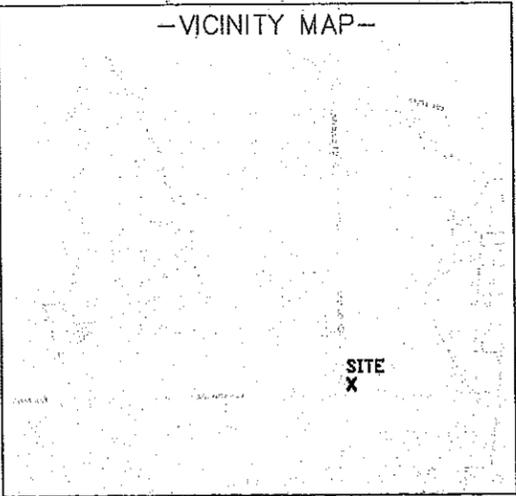
PARCEL NO.:
028-00029-0000
PROPERTY OWNER:
HABELMAN BROTHERS INC.

NW1/4, NW1/4
SECTION 11

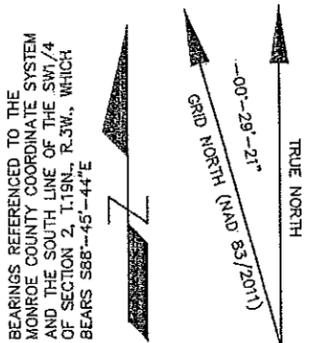
PARCEL NO.:
028-00165-0000
PROPERTY OWNER:
US GOVERNMENT

S1/4 CORNER
SECTION 2
T.19N., R.3W.
(FND. CONC. MON.)

CALL DIGGERS HOTLINE TOLL FREE
1(800)242-9511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR

PROPOSED TOWER BASE
LATITUDE: 44°-08'-40.81"
LONGITUDE: 90°-42'-44.20"
(Per North American Datum of 83/2011)
Ground Elevation: 905.9'
(Per North American Vertical Datum of 1988)



- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊠ = TELEPHONE PEDESTAL
 - ↓ = STAKES
 - ◇ = TRAFFIC SIGN
 - E- = BURIED ELECTRIC
 - T- = BURIED TELEPHONE
 - - - = PROPERTY LINE
 - * = EXISTING PINE TREE

I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2016.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:



600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:



4601 TOUCHON ROAD EAST SUITE 3200
JACKSONVILLE, FL 32246

MERIDIAN
SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: LEES XNG
SITE NUMBER: PIIL029
SITE ADDRESS: ANCHOR AVE.
BLACK RIVER FALLS, WI 54615

PROPERTY OWNER:
HABELMAN BROTHERS INC.
10688 ESTATE RD.
TOMAH, WI 54660.

PARCEL NO.: 028-00027-0000
ZONED: G6-PRODUCTIVE FOREST
DEED: DOCUMENT NO. 318641

LEASE EXHIBIT
FOR
PARALLEL INFRASTRUCTURE
BEING A PART OF THE SW1/4 OF THE
SW1/4, SECTION 2, T.19N., R.3W., TOWN
OF NEW LYME, MONROE COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	2/12/16	Added Lease & Tower	J.B.
1	11/20/15	Preliminary Survey	J.B.

DRAWN BY: J.B. FIELD WORK DATE: 11-19-15
CHECKED BY: C.A.K. FIELD BOOK: M-32, PG.77
JOB NO.: 8642 SHEET 1 OF 3

ANCHOR AVENUE
(PUBLIC ROADWAY)

WEST LINE OF THE SW1/4, SECTION 2
APOLLO ROAD - (PUBLIC ROADWAY)

1187.2'

92.8'

104.4'

1197.0'

2646.09'

GRAPHIC SCALE
1 inch = 200 ft.



Town of Sparta

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): Daniel J Peltier

Signature of Owner: Daniel J Peltier Phone: 608-387-9449

Mailing Address 6880 CTY BC City, State Zip Sparta WI 54656

2) Name Co-applicant: (please print) _____

Co-applicant Signature: _____ Co-applicant Phone: _____

Co-applicant Address _____ City, State Zip _____

PROPOSED USE

Personal and Business shop, Business Storage, Parking of 3
Business Vechals, Masonry Business has no hours of operation.

We have 2 Full time employees that carpool from Cashton to
leave from the shop to jobsites.

DESCRIPTION OF SITE

NW 1/4 of SW 1/4 Section 9 T 17 N, R 4 W/E, 4 acres

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

Town of Sparta Tax Parcel ID: 040-00217-0000

Zoning District GF+GA Property Address: 6880 CTY BC Sparta WI 54656

BUILDINGS AND AREA USED

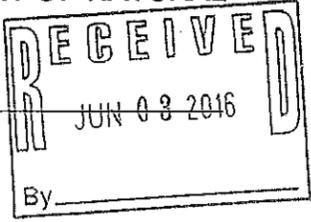
New Buildings	Width (ft.) _____	Depth (ft.) _____	Height (ft.) _____	Stories _____
Existing Buildings	Width (ft.) <u>20</u>	Depth (ft.) <u>20</u>	Height (ft.) <u>14</u>	Stories <u>1</u>

Use of Adjoining Property and Other Details Also 2-12x24 1 story Buildings, 1-16x24 Lower level all Existing

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Daniel J Peltier
Signature of Property Owner

6-2-16
Date



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

