



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: January 19, 2015
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 15, 2014 Meeting Minutes
- c. Public Hearings

Application for a **conditional use permit** for Perry Miller for a small business-sandblasting & painting farm and other equipment, on property located at 18183 Iceberg Rd, in part of the NW ¼ of NE ¼, Section 32, T17N, R4W, in the Town of Sparta, 11.295 acres. The adjoining land use is primarily wooded residential lots.

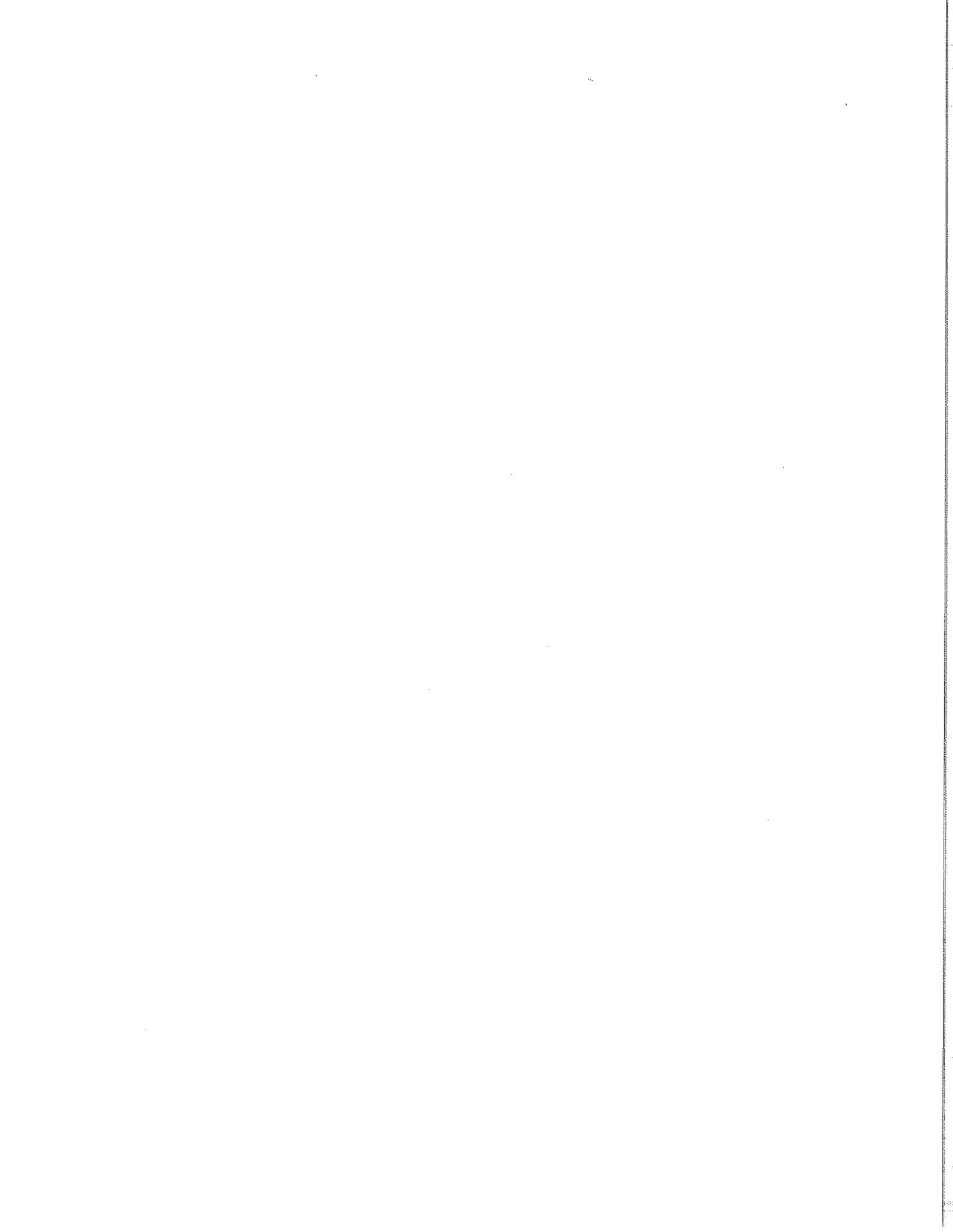
Application for a **conditional use permit** for Daniel Vian for a Dog Kennel, on property located at 5636 Canary Ave Sparta, WI 54656, in part of the SW1/4, SE1/4, of Section 29, T19N, R4W, in the Town of Little Falls, parcel number 026-00597-0000

Petition for Jack L. Allen, for a **change of zoning** district, from GA General Agriculture to R3 Rural Residential on parcels of land located at 20035 Junco Rd , in part of the NE1/4 of the NE1/4, Section 11, T16N, R2W, in the Town Ridgeville, described as Lot 2 of 20CSM070 Document # 564366 for the purpose to reflect actual use of property & bring structures into setback compliance.

- d. Dog Control
Building Expansion Project
Public Sewer and Water Hook Up
Turf
- e. Sanitation & Zoning
Monroe Economic Development Conference attendance
- f. Financial Report - Vouchers - Inter-departmental Transfers - Line Item Transfers – Budget Adjustments
- g. Set Date for Next Meeting, Possible Agenda Items.
- h. 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 15, 2015

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:00 pm. by Chairman, Paul Steele

Present: Doug Path, Paul Steele, Gail Chapman, Teddy Duckworth, and Cedric Schnitzler

Also Present: Alison Elliott-Sanitation, Zoning, and Dog Control Administrator, Sharlee Middelstaedt, Humane Society Liaison, Members of the Public

Possible Corrections and Approval of November 17, 2014 Meeting Minutes.

Motion was made by Doug Path, seconded by Cedric Schnitzler to approve the minutes from the November 17, 2014 meetings. Motion carried 5-0.

PUBLIC HEARINGS

Application for a **conditional use permit** for Perry Miller for a small business-sandblasting & painting farm and other equipment, on property located at 18183 Iceberg Rd, in part of the NW ¼ of NE ¼, Section 32, T17N, R4W, in the Town of Sparta, 11.295 acres. The adjoining land use is primarily wooded residential lots.

The Town of Sparta Chairman had contacted Alison and requested postponement to January 19, 2015.

A **Motion** was made by Doug Path, seconded by Cedric Schnitzler to postpone and reschedule for January 19, 2015. Motion carried 5-0.

Dog Control

Public Sewer and Water Hook Up

Alison spoke on the sewer being hooked up and abandoning the well. TEC will be doing the well abandonment which was included in the original bid and is part of the budget with payment being split between the 2014 and 2015 budgets.

Foster facility renewal

Discussion centered on keeping the yearly renewal for the foster facility program by Kevin Huff for wolf-hybrids. Mr. Huff produced documentation with DNR approval and presented pictures showing his facility and kennels and the fostered hybrids and also an Enrichment Program that he developed for the fostered animals.

A **Motion** was made by Cedric Schnitzler, seconded by Doug Path to approve the foster facility renewal. Motion carried 5-0.

Restricted animal permit renewal

Bekah Weitz, Humane Officer, inspected Mr. Kevin Huff's facility on 12/11/14 and was very impressed and recommended renewal of his restricted animal permit.

A **Motion** was made by Cedric Schnitzler, seconded by Teddy Duckworth, to renew Mr. Kevin Huff's Restricted Animal Permit for a wolf-hybrid. Motion carried 5-0.

Sanitation & Zoning

Alison handed out plat books and requested a line item transfer from the County Board to Zoning to cover plat book expense. Doug Path was not comfortable doing line items transfers in the future and would like to see reports more often from the new software program so the board is not surprised when line item transfers need to be made.

December 15, 2015

A **Motion** was made by Cedric Schnitzler, seconded by Doug Path, for the line item transfer. Motion carried 5-0.

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

Line item transfers –

Money was transferred in the Dog Control Department 2014 budget from Motor Vehicles, Donations, Phone and Overtime to Mileage, Gas Utilities, Investigative Services, Postage and Conferences.

2014 Vouchers, Prepaid Vouchers, Interdepartmental Transfers and Credit Card Expenditures were reviewed.

Department Vouchers		Prepaid Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	509.83	Sanitation		Sanitation	104.66	Sanitation	
Zoning	197.18	Zoning		Zoning		Zoning	13.19
Dog Control	2257.64	Dog Control		Dog Control		Dog Control	903.64
Total	2964.66	Total		Total	104.66	Total	916.83

Questions were answered and discussion was held regarding the need for approval of vouchers, interdepartmental transfers and credit card expenditures due to the fact that the new financial software has been implemented.

Doug Path expressed concern about approving line item transfers that the board doesn't really know why and would like to see the reports from the new software program that will show the progressive allowances in the budget so they can see when an account is close to being over the budgeted amount. Alison explained that line item transfers only happen when there hasn't been enough budgeted for an account and pulled up the new program to show how it will be accessible for them.

A **Motion** was made by Teddy Duckworth, seconded by Gail Chapman, to approve the vouchers, prepaid vouchers, interdepartmental transfers and credit card expenditures and line item adjustments. Motion carried 4-yes, 1 no (Doug Path).

Set Date for Next Meeting and Possible Agenda Items.

Three public hearings are scheduled for Jan. The next regular meeting is on Monday, January 19, 2015 at 6:00 pm at the Rolling Hills Auditorium.

A **motion** to adjourn at 7:15p.m. was made by Cedric Schnitzler, seconded by Doug Path. Motion carried 5-0.

Recorded by Leslie Schreier

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): Perry L. Miller

Signature of Owner: Perry L. Miller Phone: 608-269-1992

Mailing Address 14143 Iceberg Rd. City, State Zip Sparta Wis. 54656

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

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

Co-applicant Address _____ City, State Zip _____

RECEIVED

OCT 24 2014

PROPOSED USE

for Sandblasting + Painting farm equipment + other

DESCRIPTION OF SITE

NW ¼ of NE ¼ Section 32 T 17 N, R 4 W/E, 11.295 acres

Lot No. 2 Block No. _____ Subdivision or CSM No. _____

Town of Sparta Tax Parcel ID: 040-01047-0000

Zoning District General Agriculture Property Address: 14143 Iceberg Rd. Sparta Wis. 54656

BUILDINGS AND AREA USED

New Buildings	Width (ft.) <u>40'</u>	Depth (ft.) <u>16'</u>	Height (ft.) <u>16'</u>	Stories <u>1</u>
Existing Buildings	Width (ft.) <u>40'</u>	Depth (ft.) <u>40'</u>	Height (ft.) <u>14'</u>	Stories <u>1</u>

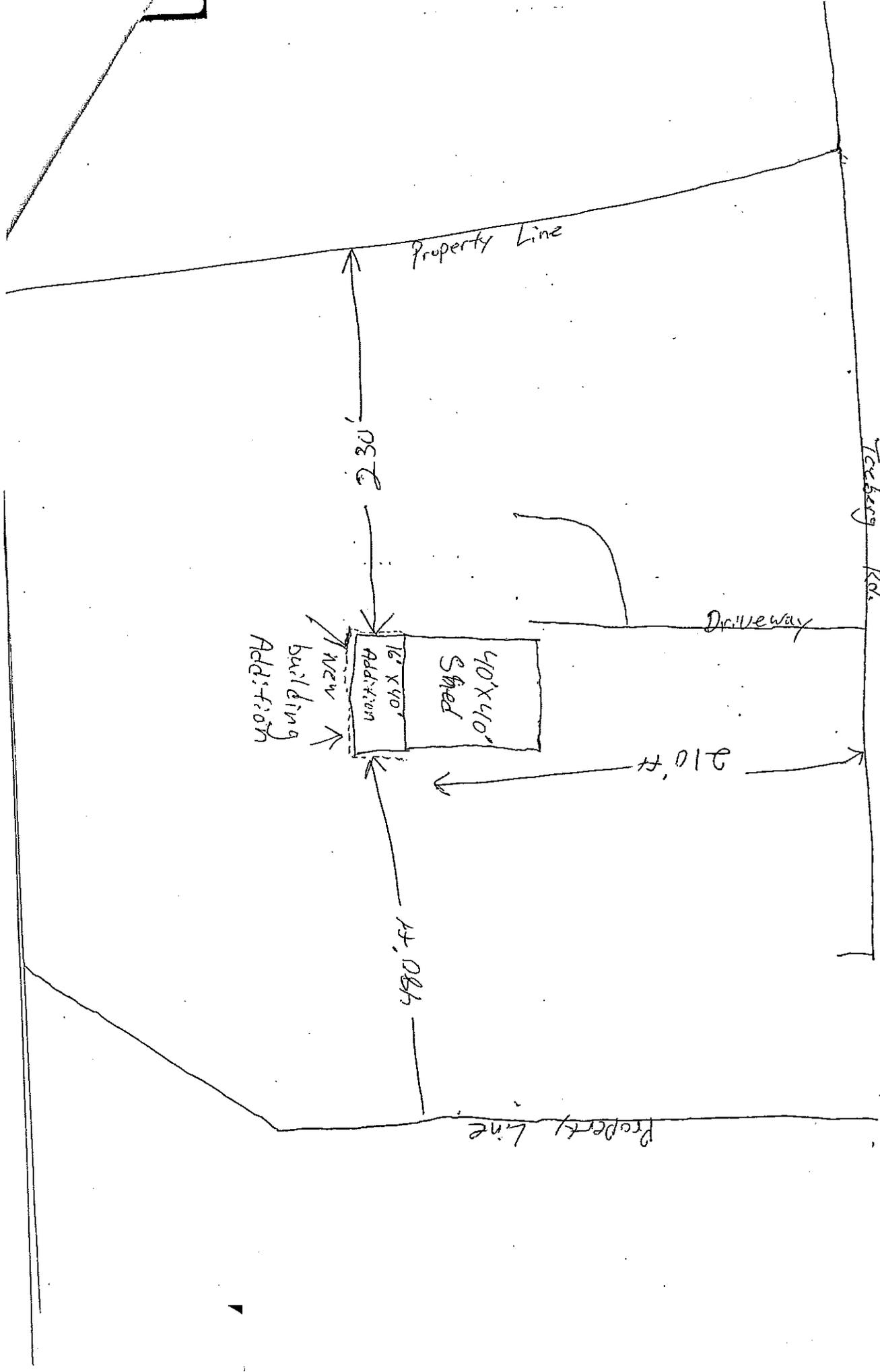
Use of Adjoining Property and Other Details Wooded Residential Lots,

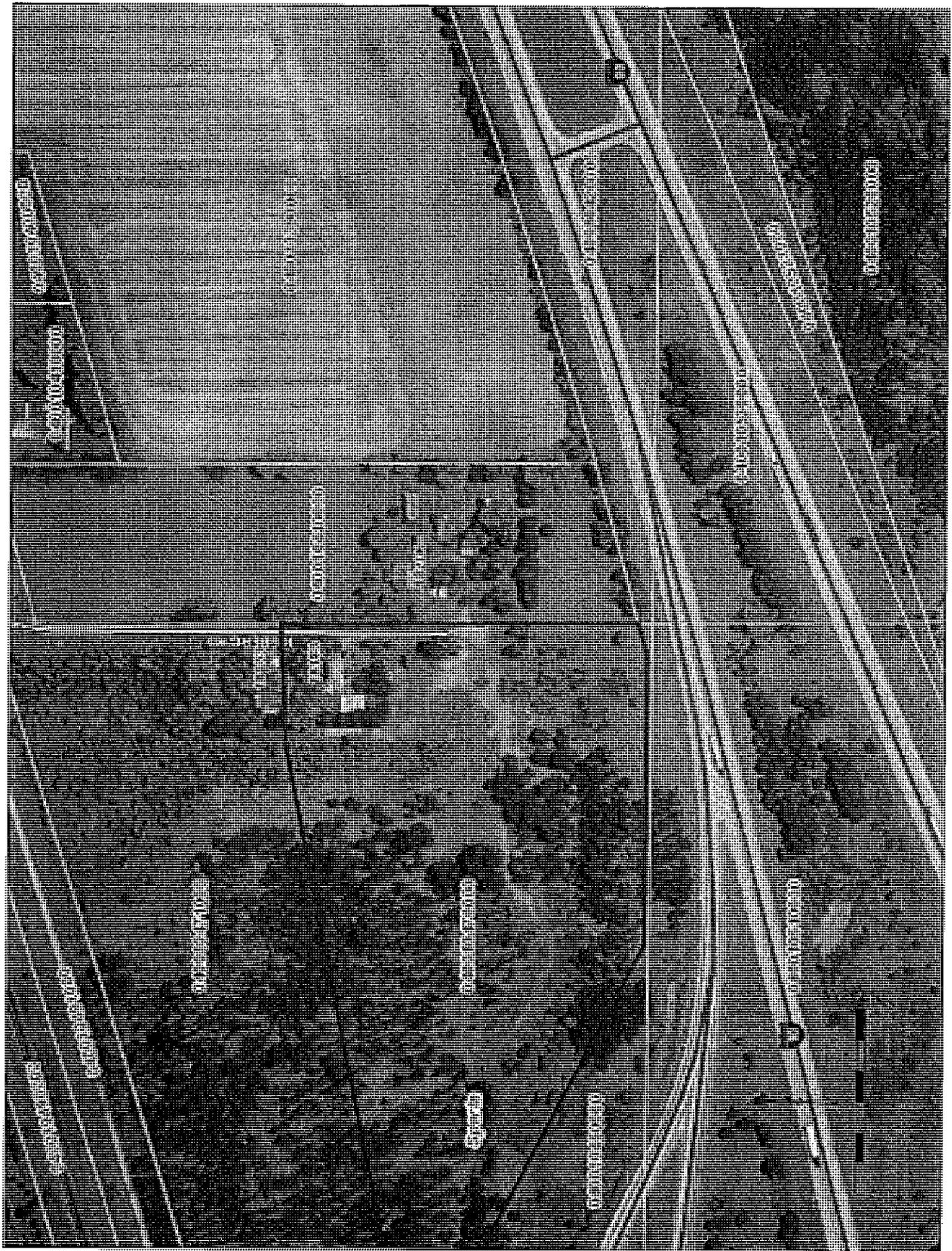
YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR 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.

Perry L. Miller
Signature of Property Owner

10-21-14
Date

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



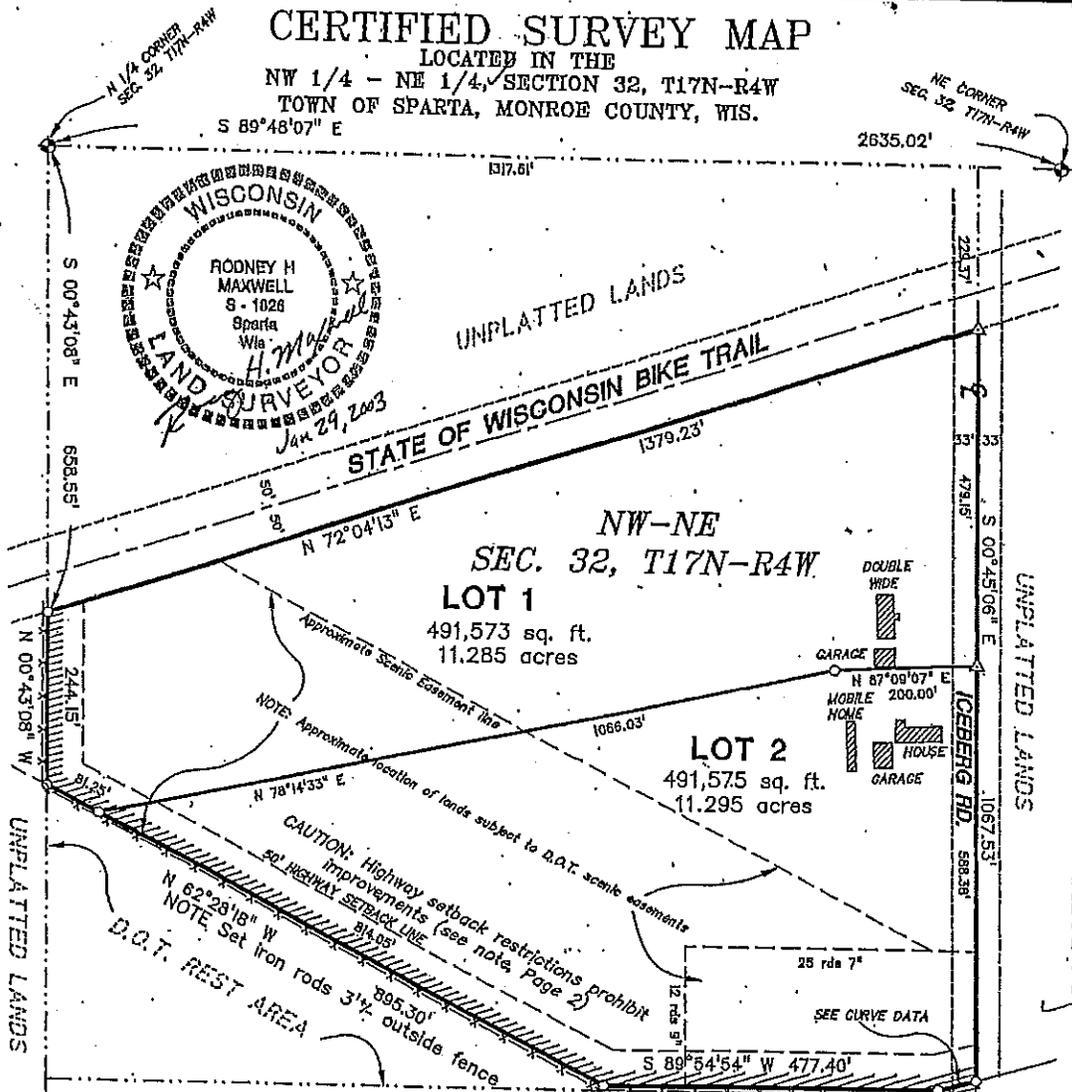
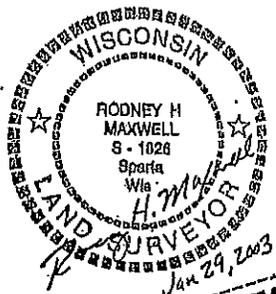


519990

REGISTER'S OFFICE
County of Monroe, Wis.
Received for record this 14
day of Feb A.D., 2003
at 1:45 o'clock P.M.
J. D. Bunde Registers
B. D. Maxwell

CERTIFIED SURVEY MAP

LOCATED IN THE
NW 1/4 - NE 1/4, SECTION 32, T17N-R4W
TOWN OF SPARTA, MONROE COUNTY, WIS.



NOTE: The fences are believed to indicate the intended property division and was surveyed that way. Existing deeds and maps may vary from this location. Documents substantiating this survey may be desirable.

INTERSTATE '90'
WESTBOUND BASELINE
ROW varies

SW-NE

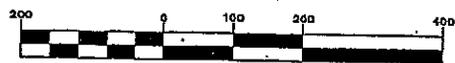
LEGEND

- O = Set 3/4" x 18" iron rod (1.50 lb/lin. ft.)
- = Boundary of this survey
- - - = Centerline
- () = Recorded dimensions
- ◆ = Found Harrison monument
- △ = Set RR spike
- - - = Fence line
- ||||| = Restricted access

CURVE DATA

CHD BRG = S 74°30'46" W
 CHD L = 53.81'
 Δ = 00°17'40"
 R = 10459.20'
 L = 53.81'
 TAN IN = S 74°21'56" W
 TAN OUT = S 74°39'36" W

GRAPHIC SCALE



(IN FEET)
1 Inch = 200 ft.

BEARING BASIS: NORTH LINE NE 1/4, SEC. 32, T17N-R4W (0185°48'07" W)

519990

Town of _____

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 Vian

Signature of Owner: Dan Vian Phone: 715-299-4030

Mailing Address 5636 Canary Ave City, State Zip Sparta WI 54656

2) Name Co-applicant: (please print) Skylar Vian

Co-applicant Signature: Skylar Vian Co-applicant Phone: 608-220-4718

Co-applicant Address 5636 Canary Ave City, State Zip Sparta WI 54656

Dog Kennel PROPOSED USE **RECEIVED**
DEC 08 2014

DESCRIPTION OF SITE
SW 1/4 of SE 1/4 Section 29 T 19 N, R 4 WE, 9.8 acres

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

Town of Little Falls Tax Parcel ID: 026-00597-0000

Zoning District General Forestry Property Address: 5636 Canary Ave

BUILDINGS AND AREA USED

New Buildings	Width (ft.) _____	Depth (ft.) _____	Height (ft.) _____	Stories _____
Existing Buildings	Width (ft.) <u>22</u>	Depth (ft.) <u>32</u>	Height (ft.) <u>11</u>	Stories <u>1</u>

Use of Adjoining Property and Other Details Woodlands + residential

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.

Dan Vian
Signature of Property Owner

12-8-14
Date

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



January 13, 2015

Rezoning Staff Report Monroe County Planning & Zoning Department

Jack Allen

Hearing Date: January 19, 2015

Property Owner(s): Jack Allen
Town: Ridgeville
Site Address: 20095 Junco Rd.
Parcel Id: 034-00224-0002
Legal Description: Lot 2 of 20CSM070 Document # 564366 located in part of the NE1/4 of the NE1/4 Section 11 &, part of the SE1/4 of the SE1/4, Section 2, T16N, R2W.
Total Acres: 2.41 Acres
Current Zoning: GA General Agriculture
Requested Zoning: R-3 Rural Residential

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

Background

Purposed for Request:

To change the zoning to reflect the actual usage of the parcel and allow for reduced setbacks from property lines to structures.

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 #4: *Zoning Map*)

-Access for this parcel is off of Junco 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 III soils for farmland capability. (see *Soils and Farmland Map 7*) Class III soils have severe limitations that reduce the choice of plants or require special conservation practices, or both. (*National Soil Survey Handbook Part 622.02(e)(ii)*)

Governmental Agency Review:

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

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 13, 2015

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.

PETITION FOR CHANGE OF ZONING DISTRICT

Date filed 11/25/14 \$200.00 fee paid R# 405934
(Payable to Monroe County Zoning Dept.)

Property Owner's Name Jack L. Allen

Mailing Address 20035 Junco Rd.

City, State, Zip Tomah, WI 54660

Phone 608-823-7331

Town of Ridgeville Tax parcel number 034-00224-0002

Property address: 20095 Junco Rd.

Legal description of property: NE 1/4, NE 1/4, S 11, T16N, R 2 E/W

Dimensions of property: _____ 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 General Agriculture

Proposed Zoning District R-3 rural residential

Reason for requested change to reflect actual use of property +
bring structures into setback compliance

Signed: Jack L. Allen Date: 11/25/14

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

RECEIVED
NOV 25 2014



Certified Survey Map

Conditionally

APPROVED

Monroe County Department of Planning & Zoning

8-10-06

Local Signature

Date

20CSM070

CERTIFIED SURVEY MAP

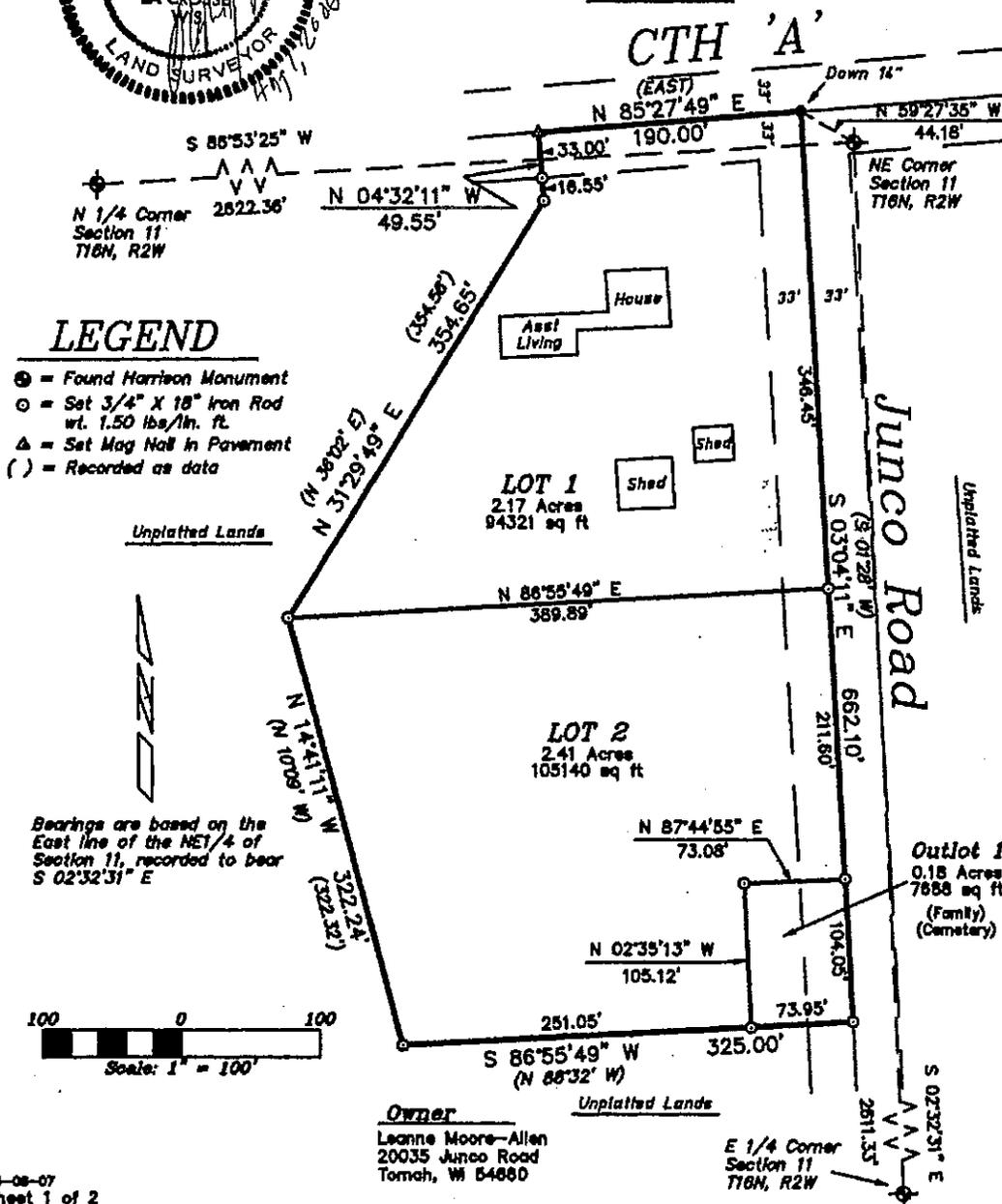
Located In The NE1/4 Of The NE1/4 Of Section 11
And The SE1/4 Of The SE1/4 Of Section 2, T16N,
R2W, Town Of Ridgeville, Monroe County, Wisconsin



See Surveyor's Note on Sheet 2

Unplatted Lands

CTH 'A'



564366

20 CSM 070

CERTIFIED SURVEY MAP

Located In The NE1/4 Of The NE1/4 Of Section 11
And The SE1/4 Of The SE1/4 Of Section 2 , T16N,
R2W, Town Of Ridgeville, Monroe County, Wisconsin

DESCRIPTION

A parcel of land located in the NE1/4 of the NE1/4 of Section 11 and the SE1/4 of the SE1/4 of Section 2, T16N, R2W, Town of Ridgeville, Monroe County, Wisconsin the exterior boundary of which is described as follows:

Commencing at the NE Corner of Section 11;
thence N 59°27'35" W, 44.18 feet to the intersection of the centerlines of CTH 'A' and Junco Road
being the point of beginning.

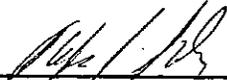
Thence S 03°04'11" E along the centerline of Junco Road, 862.10 feet;
thence S 88°55'49" W, 325.00 feet;
thence N 14°41'11" W, 322.24 feet;
thence N 31°29'49" E, 354.65 feet;
thence N 04°32'11" W, 49.55 feet to the centerline of CTH 'A';
thence N 85°27'49" E along the centerline of CTH 'A', 190.00 feet to the point of beginning.

Subject to the right-of-ways of CTH 'A' and Junco Road.
Subject to and Together with any easements, covenants or restrictions of record.

SURVEYOR'S CERTIFICATE

I, Stephen J Solberg, Registered Land Surveyor, hereby certify that by the order of and under the direction of Jack Allen, I have surveyed, divided and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Monroe County Land Division Ordinance to the best of my knowledge and belief.




Stephen J Solberg RLS 1846
Eagle Ridge Surveying
PO Box 213
Wilton, Wisconsin
5 July 2006
Revised
1 August 2006

564366

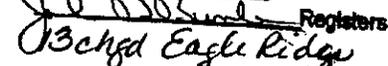
Surveyor's Note:

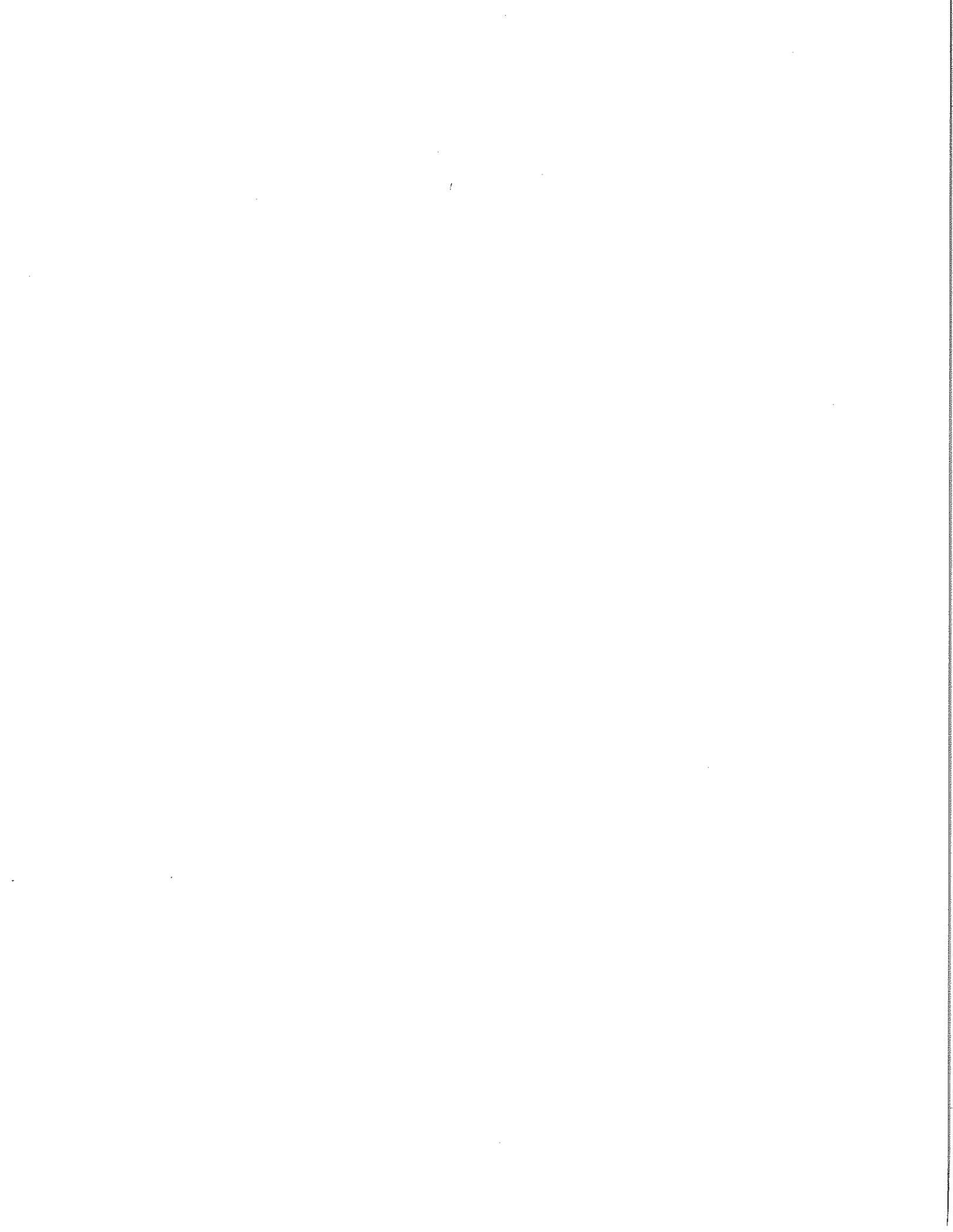
This survey is intended to be the same lands as described in Vol 297, Rec, Pg 290 and a Plat of Survey, by J. Carroll, dtd 2/77.

Any discrepancy with this survey and the recorded description was created when the NE Corner of Section 11 was established by R. Hayden, June 78, at a different location than that J. Carroll had called for.

REGISTER'S OFFICE
County of Monroe, WI

Received for record this 10
day of Aug A.D., 2006
at 11:20 o'clock A M.

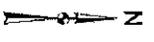

Registers
J. Boyd Eagle Ridge
Surveying



Monroe County, WI

Legend

- Addresses
- Lakes and Rivers
- Parcels
- Parcel Labels
- Towns
- Monroe County
- Other Counties
- Interstates
- US Highways
- State Highways
- County Roads
- Town Roads
- Fort McCoy Roads
- City and Village Roads
- Railroads
- PLSS Corner
- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- PLSS Quarter Quarter Sections
- Ordn (Spring 2010 - Color 18 inch ground pixel flow, by Ayes)
- Redband_1
- Greenband_2
- Blueband_3



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

	Date Printed: 11/24/14 2:28 PM S:\m\m\
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