

CITY OF SPARTA
PLANNING COMMISSION AGENDA
JOINT MEETING WITH PUBLIC WORKS BOARD
September 19, 2016

CITY HALL

6:00 P.M.

1. Call Joint Meeting to Order
2. Roll Call
3. Consideration of Public Works Board Approval of PUD-GDP-SIP located at 623 W. Main Street
4. Adjournment of Public Works Board
5. Continuation of Planning Commission Meeting
6. Consent Agenda: Consisting of the minutes from the regular meeting of August 15, 2016
7. Consideration of Site Plan Approval for Dutch Mill Trucking, Inc. located at 1320 Industrial Dr.
8. Consideration of Site Plan Approval for Sparta Fitness located at 2101 W. Wisconsin St.
9. Consideration of CSM for JJDA Investments, LLC
10. Public Hearing Regarding a PUD-GDP-SIP consisting of a proposed development for a 32 unit apartment complex located at 623 E. Main Street in accordance with the City of Sparta Zoning Ordinance Section 17.11 and more specifically 17.11(6)b & d.
11. Consideration of a PUD-GDP-SIP consisting of a proposed development for a 32 unit apartment complex located at 623 E. Main Street in accordance with the City of Sparta Zoning Ordinance Section 17.11 and more specifically 17.11(6)b & d.
12. Items for Future Consideration
13. Adjourn

A possible quorum of the Common Council may be in attendance at this meeting,
but no action will be taken by the Council.

SPARTA



Plan Commission Application Form

Date: September 1, 2016

Name/Company: Cal Schultz, Keystone Development, LLC

Address: 420 S. Koeller Street
Oshkosh, WI 54902

Phone: 920-303-9404

Purpose: Combine two (2) existing parcels via CSM and receive approval of PUD-GDP for a multifamily development.

Meeting Date: 09-14-16 (Public Works Comm.); 09-19-16 (Plan Comm.); 09-21-16 (Common Council)

Fee: \$ \$200.00 (combined)

Fee Schedule:

Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
X PUD Review	\$150.00
X Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning permit Accessory	\$25.00
ET Zoning Permit Business, Industrial, Manufacturing	\$75.00

Mail to:
Building & Zoning Office
201 W. oak Street
Sparta, WI 54656
Ph: 608-269-6509

Note: All items for Plan Commission must be received the Monday prior to the scheduled meeting. (Usually the second Monday of every month.) All fees are due at the time of application and are non-refundable. All site and building plans must be submitted no larger than 11" x 17".

CITY OF SPARTA
PLANNING COMMISSION MINUTES
August 15, 2016

PRESENT: Mayor Button, Jim Church, Norm Stanek, John Ambro, Bob Halverson, Kevin Riley, John Sund

ABSENT: None

ALSO PRESENT: Mark Sund

The meeting was called to order at 6:00 p.m. by Mayor Button.
Roll Call was done by the Clerk.

A motion was made by Jim Church and seconded by Kevin Riley to approve the consent agenda consisting of the regular minutes of July 18, 2016. Motion carried 7-0.

A motion was made by Norm Stanek and seconded by John Ambro to approve the signs for Gundersen Clinic located 1111 Wisconsin Street.

A motion was made by Jim Church and seconded by John Sund to approve the site plan for Multistack located at 918 Hoeschler Drive.

Items for future consideration were:

Main Street complex next month

A motion was made by Kevin Riley and seconded by Jim Church to adjourn the meeting at 6:10 p.m. Motion carried 7-0.

Respectfully Submitted,

Julie Hanson
City Clerk

SPARTA



Plan Commission Application Form

Date: 9/2/10

Name/Company: Dutch Mill Trucking, Inc.

Address: 1300 Industrial Dr
SPARTA, WI 54656

Phone: (608) 269-5064

Purpose: New Construction

Meeting Date: 9/19/10

Fee: \$ 75.00

Fee Schedule:

Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
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SPARTA



Plan Commission Application Form

Date: 9/9/16

Name/Company: Spartan Fitness LLC

Address: 311 Glendale Ave
Tomah, WI 54660

Phone: 608-343-8580

Purpose: Fitness center / strip mall
2101 W. Wisconsin St.

Meeting Date: 9/19/16

Fee: \$ 75.00

Fee Schedule:

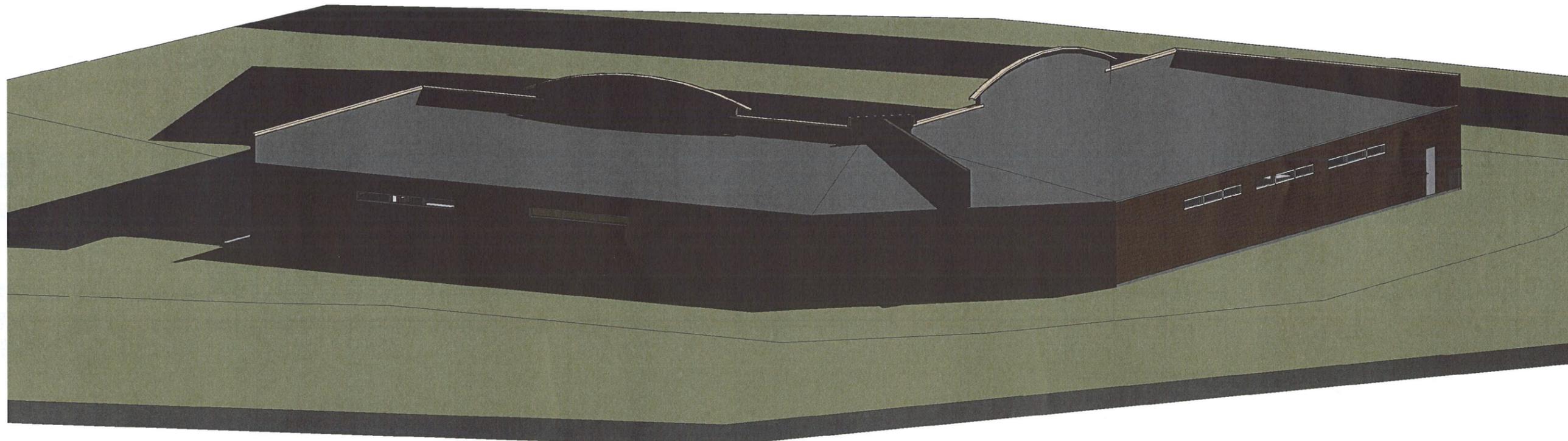
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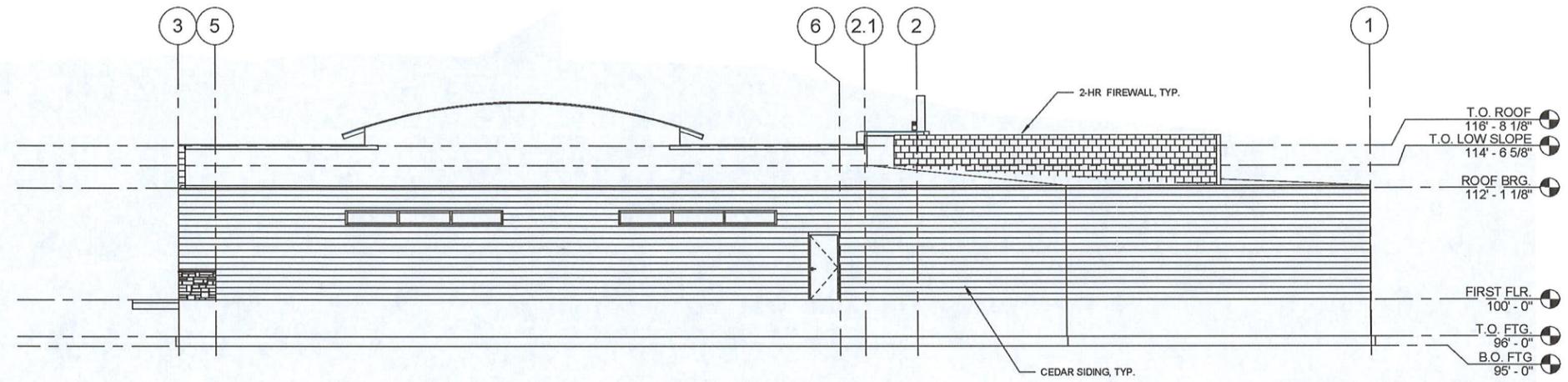
Building & Zoning Office
201 W. oak Street
Sparta, WI 54656

Ph: 608-269-4340 Ext. 2

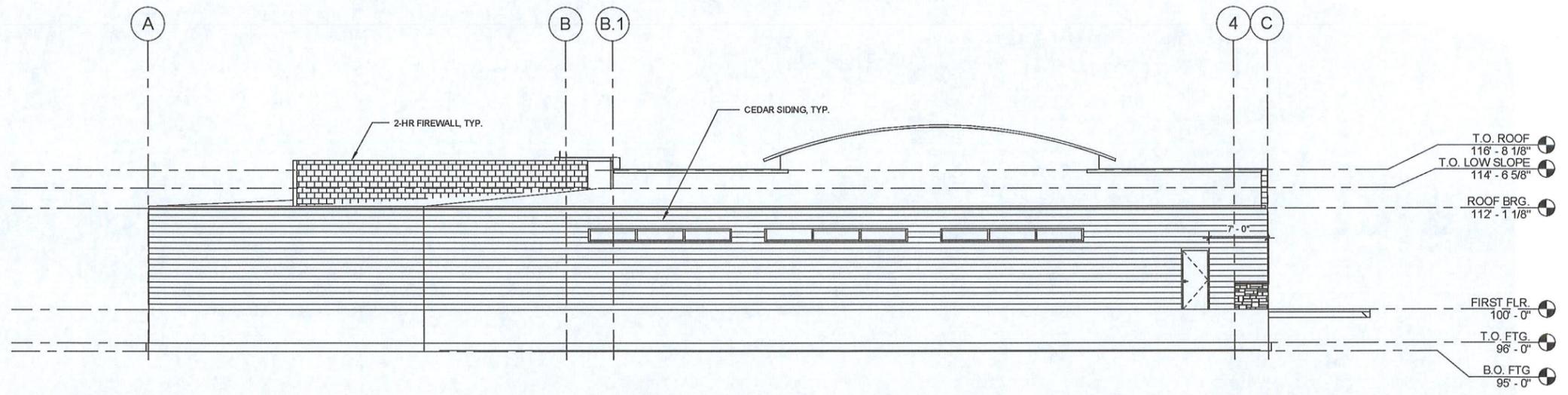
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	<p>Gerke Excavating Inc.</p> <p>608-372-4203 (Office) • 608-372-4139 (Fax)</p> <p>www.gerkeexcavating.com</p> <p><small>This document contains confidential or proprietary information of Gerke Excavating, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Gerke Excavating, Inc.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">REVISIONS</th> <th style="font-size: 8px;">NO.</th> <th style="font-size: 8px;">BY</th> <th style="font-size: 8px;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	NO.	BY	DATE																									<p>PERSPECTIVE VIEWS</p> <p>COMMERCIAL BUILDING</p> <p>ERIC STICKNEY</p> <p>7505 W Wisconsin St. - City of Sparta - Monroe County, WI</p>	<p>FULL SIZE SCALE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">DRAWN BY</td><td style="font-size: 8px;">SSR</td></tr> <tr><td style="font-size: 8px;">REVIEWED BY</td><td style="font-size: 8px;">ES</td></tr> <tr><td style="font-size: 8px;">DATE</td><td style="font-size: 8px;">9/15/16</td></tr> <tr><td style="font-size: 8px;">GE FILE NO.</td><td style="font-size: 8px;">Q2</td></tr> <tr><td style="font-size: 8px;">SHEET NO.</td><td style="font-size: 12px;">A9.0</td></tr> </table>	DRAWN BY	SSR	REVIEWED BY	ES	DATE	9/15/16	GE FILE NO.	Q2	SHEET NO.	A9.0
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① WEST ELEVATION
 SCALE: 1/16" = 1'-0" on 11" x 17"
 1/8" = 1'-0" on 22" x 34"



② SOUTH ELEVATION
 SCALE: 1/16" = 1'-0" on 11" x 17"
 1/8" = 1'-0" on 22" x 34"



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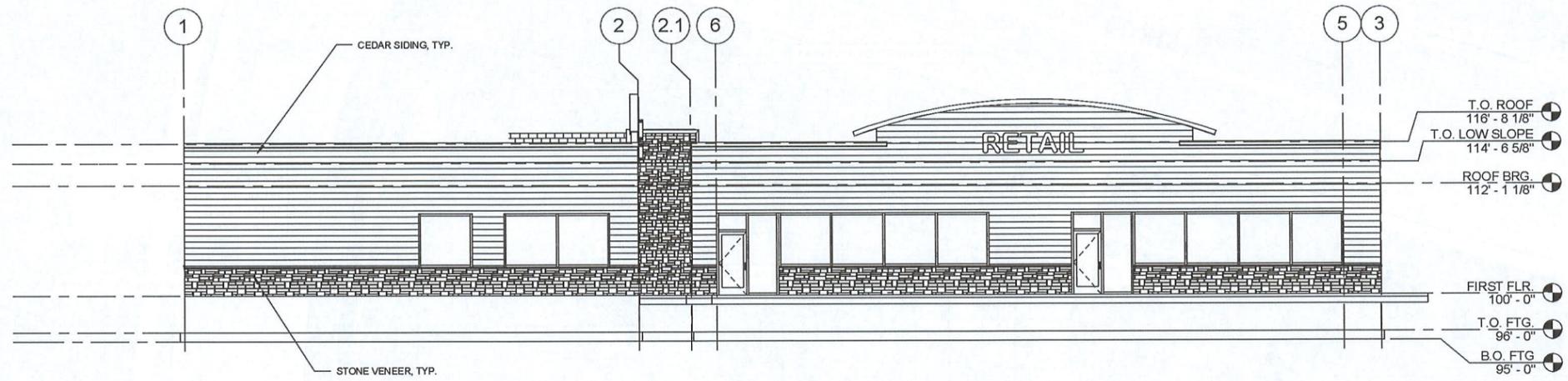
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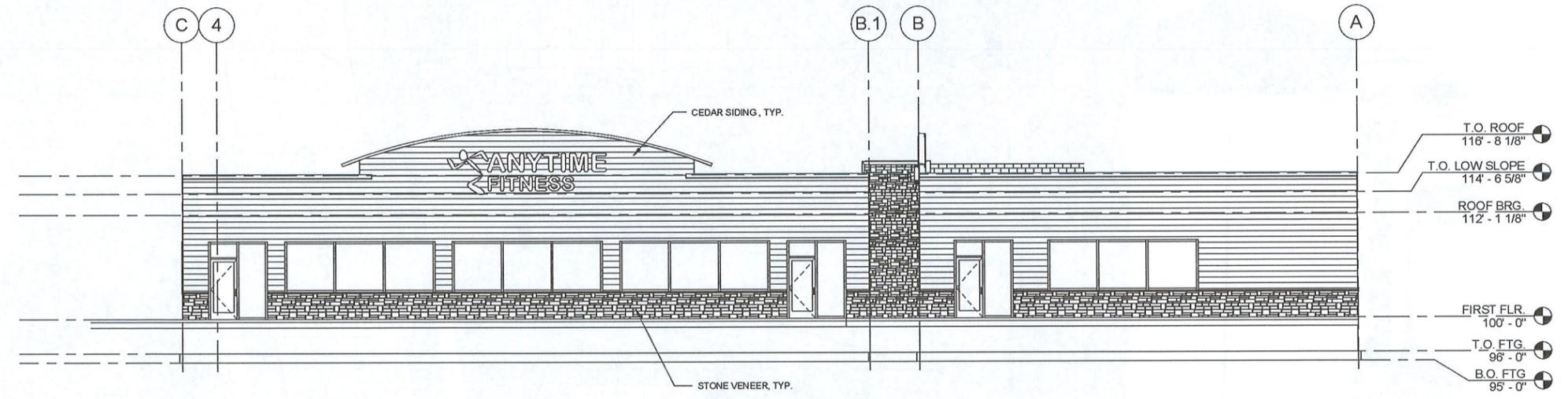
EXTERIOR ELEVATIONS
 COMMERCIAL BUILDING
 ERIC STICKNEY
 7505 W Wisconsin St. - City of Sparta - Monroe County, WI

1/8" = 1'-0"
 FULL SIZE SCALE

DRAWN BY	Author
REVIEWED BY	Checker
DATE	9/15/16
GE FILE NO.	O2
SHEET NO.	A4.1



① EAST ELEVATION
 SCALE: 1/16" = 1'-0" on 11" x 17"
 1/8" = 1'-0" on 22" x 34"



③ NORTH ELEVATION
 SCALE: 1/16" = 1'-0" on 11" x 17"
 1/8" = 1'-0" on 22" x 34"

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 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate



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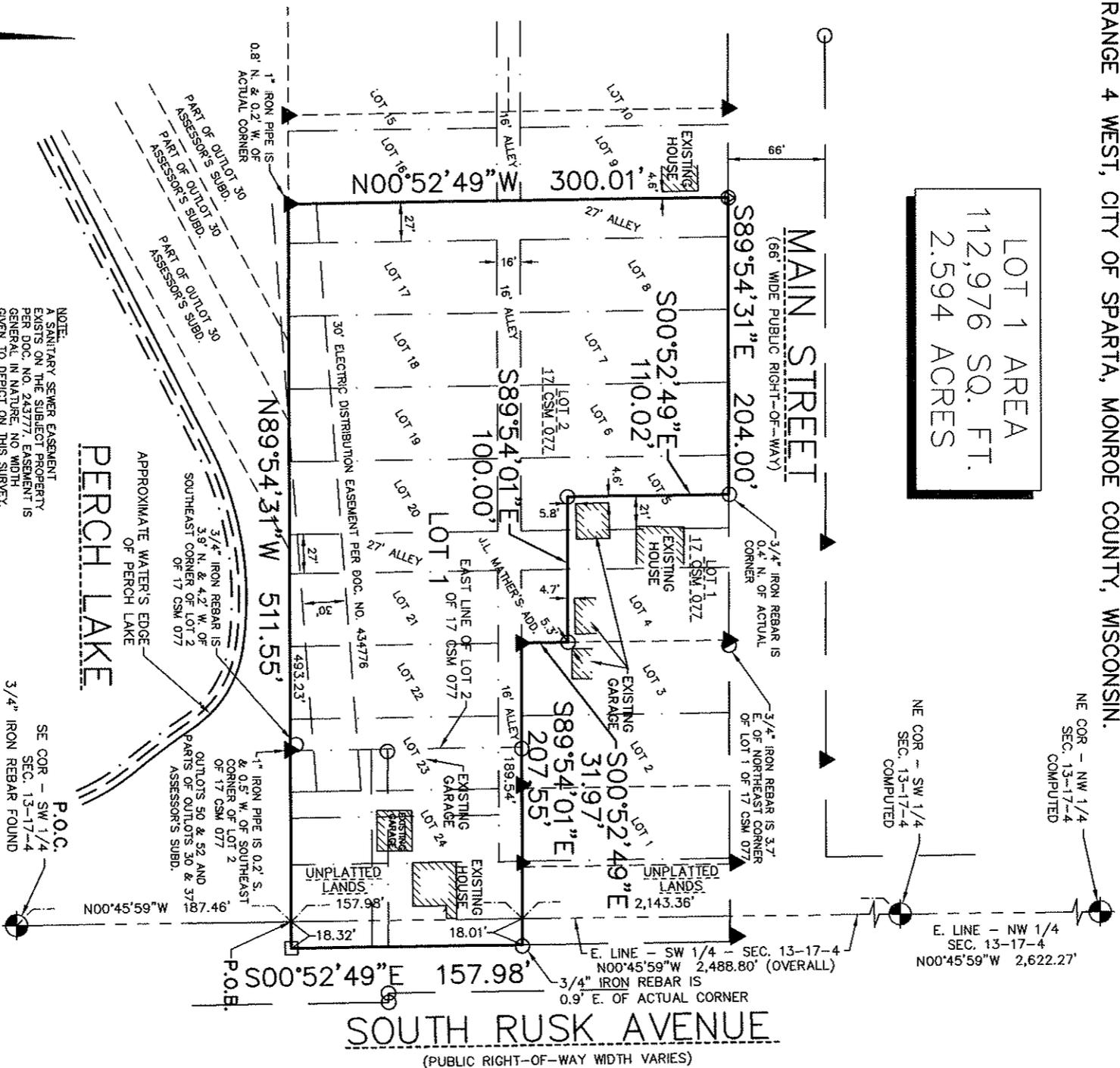
CERTIFIED SURVEY MAP

FOR

JUDA INVESTMENTS, LLC.

LOT 2 OF CSM IN VOL. 17 ON PG. 77, LOT 24, PART OF LOT 23 AND PART OF A VACATED ALLEY, ALL OF J.L. MATHER'S ADDITION, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

LOT 1 AREA
112,976 SQ. FT.
2.594 ACRES



NOTE:
A SANITARY SEWER EASEMENT EXISTS ON THE SUBJECT PROPERTY PER DOC. NO. 243777. EASEMENT IS GENERAL IN NATURE. NO WIDTH GIVEN TO DEPICT ON THIS SURVEY.

LEGEND

- -- MAG NAIL SET
- -- 3/4" IRON REBAR FOUND
- ▲ -- 1" IRON PIPE FOUND
- ⊙ -- DRILLHOLE IN CONCRETE
- SECTION CORNER MONUMENT

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MONROE COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER HAS A BEARING OF NDRTH 00°-45'-59" WEST.

1" = 100'
SCALE



OWNER:
JUDA INVESTMENTS, LLC.
1007 3RD AVENUE E
HOLMEN, WI 54636
SHEET 1 OF 3 SHEETS

EXCEL
ENGINEERING, Inc.
SURVEYING GROUP
PROJECT NO. 1621640

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54635
PHONE: (920) 926-9800
FAX: (920) 926-9801

CERTIFIED SURVEY MAP

LOT 2 OF CSM IN VOL. 17 ON PG. 77, LOT 24, PART OF LOT 23 AND PART OF A VACATED ALLEY, ALL OF J.L. MATHER'S ADDITION, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of JJDA Investments, LLC, bounded and described as follows:

Lot 2 of Certified Survey Map recorded in the Monroe County Register of Deeds office in Volume 17 of Certified Survey Maps at Page 77 as Document No. 536034, Lot 24, part of Lot 23 and part of a vacated alley all of J.L. Mather's Addition, part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all being a part of Section 13, Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin and being described as follows:

Commencing at the Southeast corner of the Southwest 1/4, said Section 13; thence North 00°-45'-59" West along the East line of the Southwest 1/4, said Section 13, a distance of 187.46 feet to a point on the Easterly extension of the Southerly line of said Lot 2, said point also being the point of beginning; thence North 89°-54'-31" West along the South line of said Lot 2 and it's Easterly extension, a distance of 493.23 feet to the Southwest corner of said Lot 2, thence North 00°-52'-49" West along the West line of said Lot 2, a distance of 300.01 feet to the Northwest corner of said Lot 2; thence South 89°-54'-49" East along the North line of said Lot 2, a distance of 204.00 feet to a Northwest corner of Lot 1 of said Certified Survey Map recorded in Volume 17 at Page 77; thence South 00°-52'-49" East along the West line of said Lot 1, a distance of 110.02 feet to the Southwest corner of said Lot 1; thence South 89°-54'-01" East along the South line of said Lot 1, a distance of 100.00 feet to the Southeast corner of said Lot 1; thence South 00°-52'-49" East along an East line of said Lot 2, a distance of 31.97 feet to a Northerly line of said Lot 2; thence South 89°-54'-01" East along a Northerly line of said Lot 2 and it's Easterly extension, a distance of 207.55 feet to the Westerly right-of-way line of South Rusk Avenue; thence South 00°-52'-49" East along said Westerly right-of-way line, a distance of 157.98 feet; thence North 89°-54'-31" West along the Easterly extension of the Southerly line of said Lot 2, a distance of 18.32 feet to the point of beginning and containing 2.594 acres (112,976 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Sparta in surveying, combining and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1621640

CERTIFIED SURVEY MAP

LOT 2 OF CSM IN VOL. 17 ON PG. 77, LOT 24, PART OF LOT 23 AND PART OF A VACATED ALLEY, ALL OF J.L. MATHER'S ADDITION, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL BEING PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE, LLC

JJDA Investments, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, combined and mapped as represented on this plat.

JJDA Investments, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Sparta

WITNESS the hand and seal of said owner this _____ day of _____, 2016.

JJDA Investments, LLC

_____, _____

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2016, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

COMMON COUCIL RESOLUTION

Resolved that this Certified Survey Map located in the City of Sparta is hereby approved by the Common Council of the City of Sparta.

Ronald Button , Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Sparta.

Julie Hanson, City Clerk

Date

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that a PUBLIC HEARING will be held before the Planning Commission of the City of Sparta, at a meeting on the 19th day of September, 2016, at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.

Regarding a PUD-SIP (Planned Unit Development Specific Implementation Plan) consisting of a proposed development for a 32 unit apartment complex located at 623 E. Main Street in accordance with the City of Sparta Zoning Ordinance Section 17.11 and more specifically 17.11(6)b. The proposed plan may be viewed at Sparta City Hall or on the City website at spartawisconsin.org.

Any interested party may appear personally or by their agent and/or attorney to present their views for or against the approval of this change.

Dated: September 1, 2016

**Julie Hanson
City Clerk**

If you should have any questions, please contact Todd Fahning at 608-269-4340, ext. 232.