

CITY OF SPARTA
PLANNING COMMISSION AGENDA
April 16, 2018

CITY HALL

6:00 P.M.

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on March 26, 2018**
- 4. Public Hearing Regarding a Zoning Ordinance Change in accordance with Chapter 17-209 to rezone property from GA to B-2. Property is located at 2150 W. Wisconsin Street.**
- 5. Public Hearing Regarding a Zoning Ordinance Change in accordance with Chapter 17-181 to rezone property from R-6 to R-3. Property is located at 527 Walrath Street.**
- 6. Consideration of a Zoning Ordinance Change in accordance with Chapter 17-209 to rezone property from GA to B-2. Property is located at 2150 W. Wisconsin Street.**
- 7. Consideration of a Zoning Ordinance Change in accordance with Chapter 17-181 to rezone property from R-6 to R-3. Property is located at 527 Walrath Street.**
- 8. Consideration of CSM for Foss Fine Meats for property located at 325 W. Wisconsin Street**
- 9. Consideration of CSM for Teresa and Dustin Lakowske for property located at 2200 River Trail Avenue**
- 10. Consideration of CSM for Mike and Monica Arnold for property located at 702 W. Montgomery Street**
- 11. Consideration of Development Review for Travis Brooks/Brooks Excavating for property located at 205 S. Water Street**
- 12. Consideration of Development Review for Van Diest Supply for property located at 2200 Riley Road**
- 13. Items for Future Consideration**
- 14. Adjourn**

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

CITY OF SPARTA
PLANNING COMMISSION MINUTES
March 26, 2018

PRESENT: Mayor Button, Norm Stanek, Kevin Riley, Bob Halverson, Toni Wissestad,

ABSENT: Jim Church, Norm Stanek

ALSO PRESENT: Todd Fahning, Mark Sund, Mike & Monica Arnold, Pat Stevenson, Mary Von Ruden, Dave Kuderer, Bob Arnold

Mayor Button called the meeting to order at 6:00 p.m.

Roll call was done by the Clerk.

A motion was made by Kevin Riley and seconded by Bob Halverson to approve the consent agenda consisting of the minutes from the regular meeting on February 19, 2018. Motion carried 5-0.

The Public Hearing regarding a Conditional Use Permit for an outside vehicle impound facility in accordance with Zoning Ordinance 17.08(3)(c) for property located at 317 W. Wisconsin Street was open for discussion.

Pat Stevenson spoke in favor of Mike Arnold putting a vehicle impound facility next to his property. He has known them for a long time and has no problem with this facility being in this location.

There were no other comments so the Public Hearing was closed at 6:02.

Mike Arnold explained that with the upcoming Hwy 27 reconstruction, he will be losing 11 parking spaces at his current location and is land locked. He is purchasing this property at 317 W. Wisconsin Street from Marie Schmidt which includes her residence and lot. Marie will continue to reside there and will have a garage for her vehicle. There will be a building for Mike to store his larger vehicles and the front and side areas will be fenced in to hide and secure the impounded vehicles. There currently is a wire fence in the back where it meets with Pat Stevenson's property and where his horses graze and is not visible from the street. He plans on putting up cameras since this is a secured area.

A motion was made by John Ambro and seconded by Bob Halverson to approve the Conditional Use Permit for an outside vehicle impound facility in accordance with Zoning Ordinance 17.08(3)(c) for property located at 317 W. Wisconsin Street and to be owned by Mike Arnold. Motion carried 5-0.

A motion was made by Kevin Riley and seconded by Toni Wissestad to approve the sign request for Sparta American Legion located at 1116 Angelo Road. Motion carried 5-0.

Items mentioned for update or future consideration were:

Draining of Perch Lake for dam project

April 9th – starting work in new business park

A motion was made by John Ambro and seconded by Bob Halverson to adjourn at 6:25 p.m. Motion carried 5-0.

Respectfully submitted,

Julie Hanson
City Clerk

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 16th day of April, 2018, at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.

Regarding a Zoning Ordinance Change in accordance with Chapter 17-209 to rezone property from GA to B-2. Property is located at 2150 W. Wisconsin Street.

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: April 2, 2018

**Julie Hanson
City Clerk**

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

SPARTA



Plan Commission Application Form

Date: 3-22-2018

Name/Company: Gerald M. Kreibich, Carol A. Kreibich

Address: 2150 W Wisconsin Street
Sparta, WI 54656

Phone: 608-992-5291

Purpose: Property located at 2150 W Wisconsin Street
Change zoning from agricultural to commercial,
so property can be divided.

Meeting Date: _____

Fee: \$75.00

Fee Schedule:

Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
<u>Request for Zoning Change</u>	<u>\$75.00</u>
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
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".

PUBLIC NOTICE

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Regarding a Zoning Ordinance Change in accordance with Chapter 17-181 to rezone property from R-6 to R-3. Property is located at 527 Walrath Street.

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: April 2, 2018

**Julie Hanson
City Clerk**

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

SPARTA



Plan Commission Application Form

Date: 3-8-18

Name/Company: JKC Construction

Address: N3498 SUNSET LN.
LA CROSSE WI 54601

Phone: 608 498 -6343

Purpose: REZONE FOR A Multi-family
Zoning / Building

Meeting Date: 3RD MONDAY OF April 527 Walnut St.

Fee: \$ 75,00

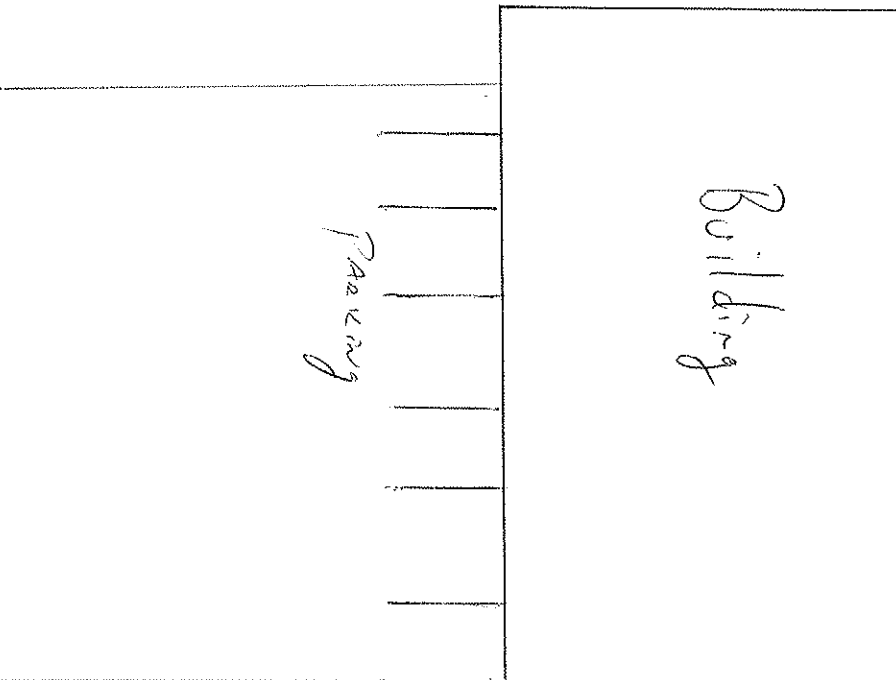
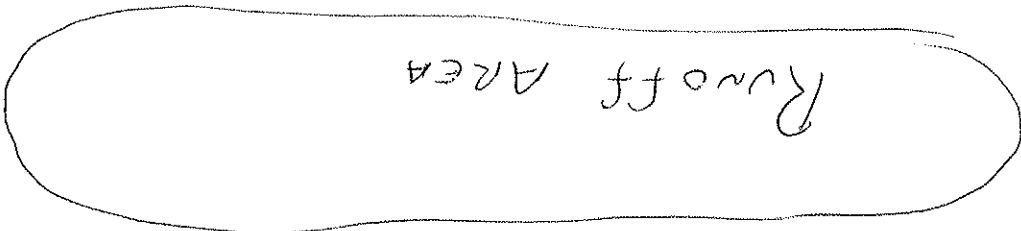
Fee Schedule:

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
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

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WALRATH ST.



SPARTA



Plan Commission Application Form

Date: 4/12/18

Name/Company: Foss Fine Meats

Address: 325 W. Wisconsin St
Sparta

Phone: 608 269 6456

Purpose: CSM

Meeting Date: 4/16/18

Fee: \$ 50.00

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
ET Zoning permit Accessory	\$25.00
ET Zoning Permit Business, Industrial, Manufacturing	\$75.00

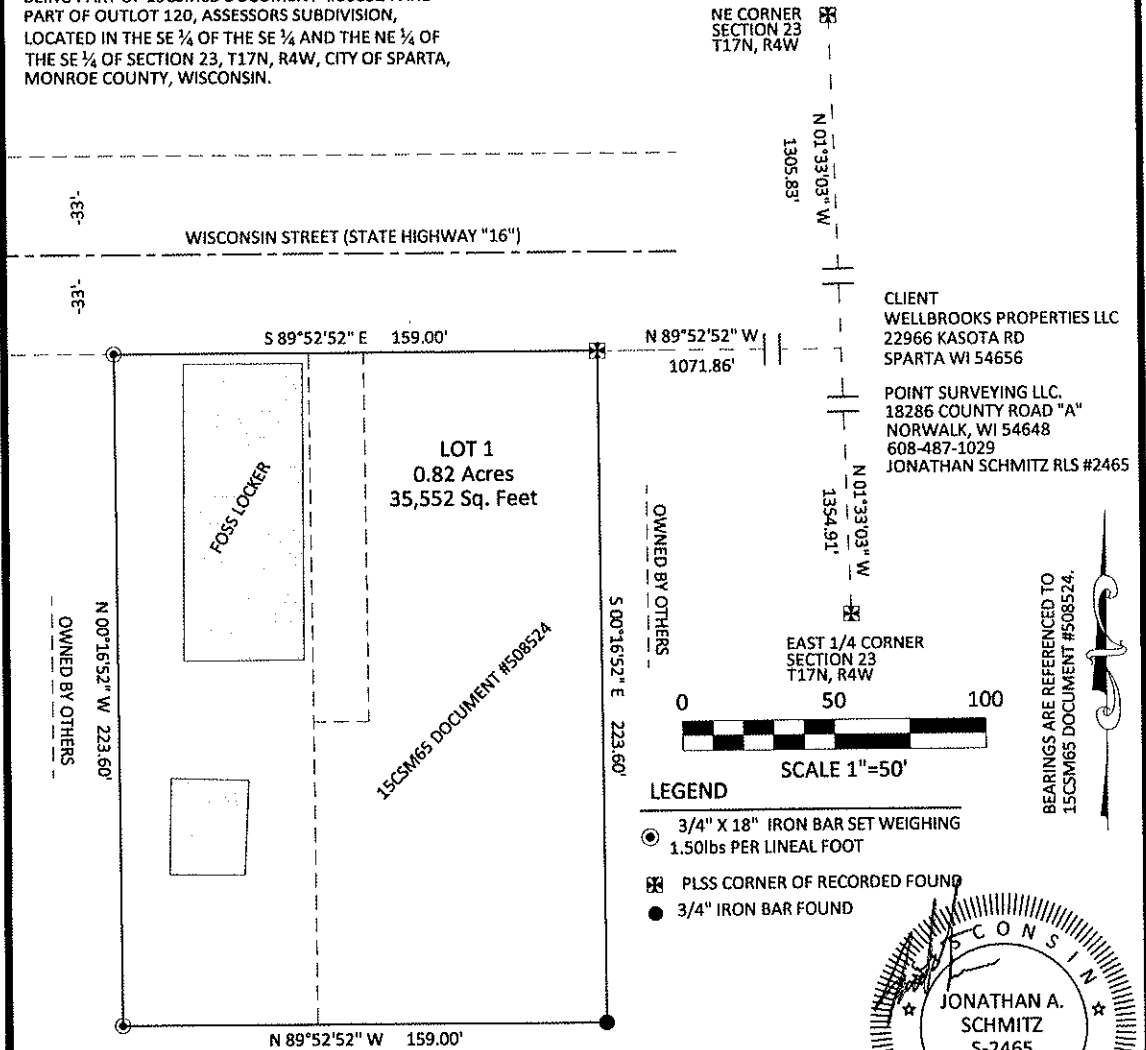
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201 W. oak Street
Sparta, WI 54656

Ph: 608-269-6509

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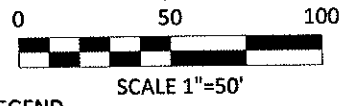
CERTIFIED SURVEY MAP #

BEING PART OF 15CSM65 DOCUMENT #508524 AND PART OF OUTLOT 120, ASSESSORS SUBDIVISION, LOCATED IN THE SE ¼ OF THE SE ¼ AND THE NE ¼ OF THE SE ¼ OF SECTION 23, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

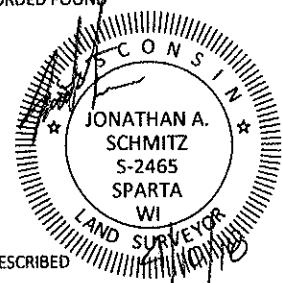


CLIENT
WELLBROOKS PROPERTIES LLC
22966 KASOTA RD
SPARTA WI 54656

POINT SURVEYING LLC,
18286 COUNTY ROAD "A"
NORWALK, WI 54648
608-487-1029
JONATHAN SCHMITZ RLS #2465



- LEGEND**
- 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
 - ⊠ PLSS CORNER OF RECORDED FOUND
 - 3/4" IRON BAR FOUND



CERTIFIED SURVEY MAP FOR WELLBROOKS PROPERTIES LLC
A PARCEL OF LAND CONTAINING 0.82 ACRES(35,552 sq.ft.). BEING PART OF 15CSM65 DOCUMENT #508524 AND PART OF OUTLOT 120 ASSESSORS SUBDIVISION. LOCATED IN THE SE ¼ OF THE SE ¼ AND THE NE ¼ OF THE SE ¼ OF SECTION 23, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST ¼ OF SAID SECTION 23; THENCE N 01°33'03"W ALONG THE EAST LINE OF THE SE ¼ OF SAID SECTION 23 A DISTANCE OF 1354.91'; THENCE N 89°52'52" W A DISTANCE OF 1071.86' TO THE NORTHEAST CORNER OF SAID 15CSM65 AND THE POINT OF BEGINNING; THENCE S 00°16'52" E ALONG THE EAST LINE OF SAID CSM A DISTANCE OF 223.60'; THENCE N 89°52'52" W A DISTANCE OF 159.00'; THENCE N 00°16'52" W A DISTANCE OF 223.60' TO THE SOUTH LINE OF WISCONSIN STREET; THENCE S 89°52'52" E ALONG SAID SOUTH LINE A DISTANCE OF 159.00' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD THAT I HAVE COMPLIED WITH THE CITY OF SPARTAS SUBDIVISION ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.

CERTIFIED THIS 10th DAY OF April, 2018

Jonathan A. Schmitz
JONATHAN A. SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465

COMMON COUNCIL RESOLUTION
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN SE ¼ OF THE SE ¼ AND THE NE ¼ OF THE SE ¼ OF SECTION 23, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF SPARTA.

MAYOR, DATE _____ CITY CLERK, DATE _____ PAGE 1 OF 1 PAGES

SPARTA



Plan Commission Application Form

Date: 4/11/18
Name/Company: Teresa and Dustin Lakowski
Address: 2060 Linda Lane
Sparta, WI 54656
Phone: 608-633-2203
Purpose: combining two lots - new address
requested: 2200 River Trail Avenue
Meeting Date: April 16 (need by April 12)
Fee: \$ 50.00

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
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".

CERTIFIED SURVEY MAP

Lot 17 & Lot 18, Block 5, River Trail, Located In
The NE1/4 Of The SW1/4 Of Section 22, T17N, R4W,
City Of Sparta, Monroe County, Wisconsin

W 1/4 Corner
Section 22

(N 89°35'42" E)
N 89°42'14" E

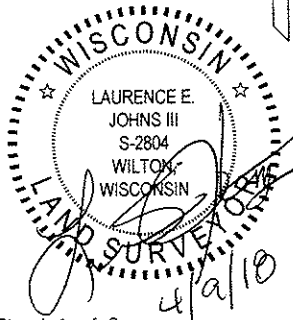
(5299.00')
5298.83'

E 1/4 Corner
Section 22

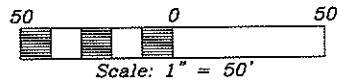
LEGEND

- = Found Harrison Monument
- = Found 1 1/4" Iron Rod
- = Found 3/4" Iron Rod
- () = Recorded as data

Bearings are based on the
North line of the SW1/4 of
Section 1, recorded to bear
N 89°42'14" E (Grid)
NAD 1983 (2011)
(Monroe County Coordinates)



Sheet 1 of 2



Note:
The purpose of survey is to
combine the two lots into one.

Saddlewood Avenue

Block 3

66'

(N 00°21'08" W)
N 00°16'28" W
119.98'
(120.00')

(96.80')
96.77'
S 89°42'12" W
(S 89°35'55" W)

Lot 19
0.53 Acres
22,903 sq ft

190.86'

(S 00°21'08" E)
S 00°19'41" E
120.09'
(120.00')

Lot 18

Block 5

Lot 1

Lot 2

Lot 3

(N 89°35'55" E)
N 89°40'12" E

(190.80')
190.74'

Lot 18

Lot 17

River Trail Avenue

Block 6

Eagle Ridge Surveying
PO Box 213
Wilton, Wisconsin
3 March 2018

CERTIFIED SURVEY MAP
Lot 17 & Lot 18, Block 5, River Trail,
Located In The NE1/4 Of The SW1/4 Of
Section 22, T17N, R4W, City Of Sparta,
Monroe County, Wisconsin

DESCRIPTION

A parcel of land being Lot 17 & Lot 18, River Trail, located in the NE1/4 of the SW1/4 of Section 22, T14N, R4W, City of Sparta, Monroe County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Laurence E Johns III, Professional Land Surveyor, hereby certify that by the order of and under the direction of Mike Arnold, I have surveyed and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Sparta Subdivision Ordinance to the best of my knowledge and belief.

COMMON COUNCIL RESOLUTION

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

Date

Mayor

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

Date

City Clerk



SPARTA



Plan Commission Application Form

Date: 4-6-18

Name/Company: Mike + Monica Arnold

Address: 702 W Montgomery St.
Sparta, WI 54656

Phone: 608-296-4241

Purpose: Two parcels into one add 706 W Montgomery
to 702 W Montgomery.

Meeting Date: April 16 (Need by April 12)

Fee: \$ 50.00

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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Mail to:

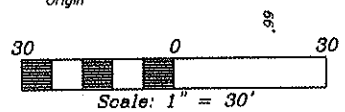
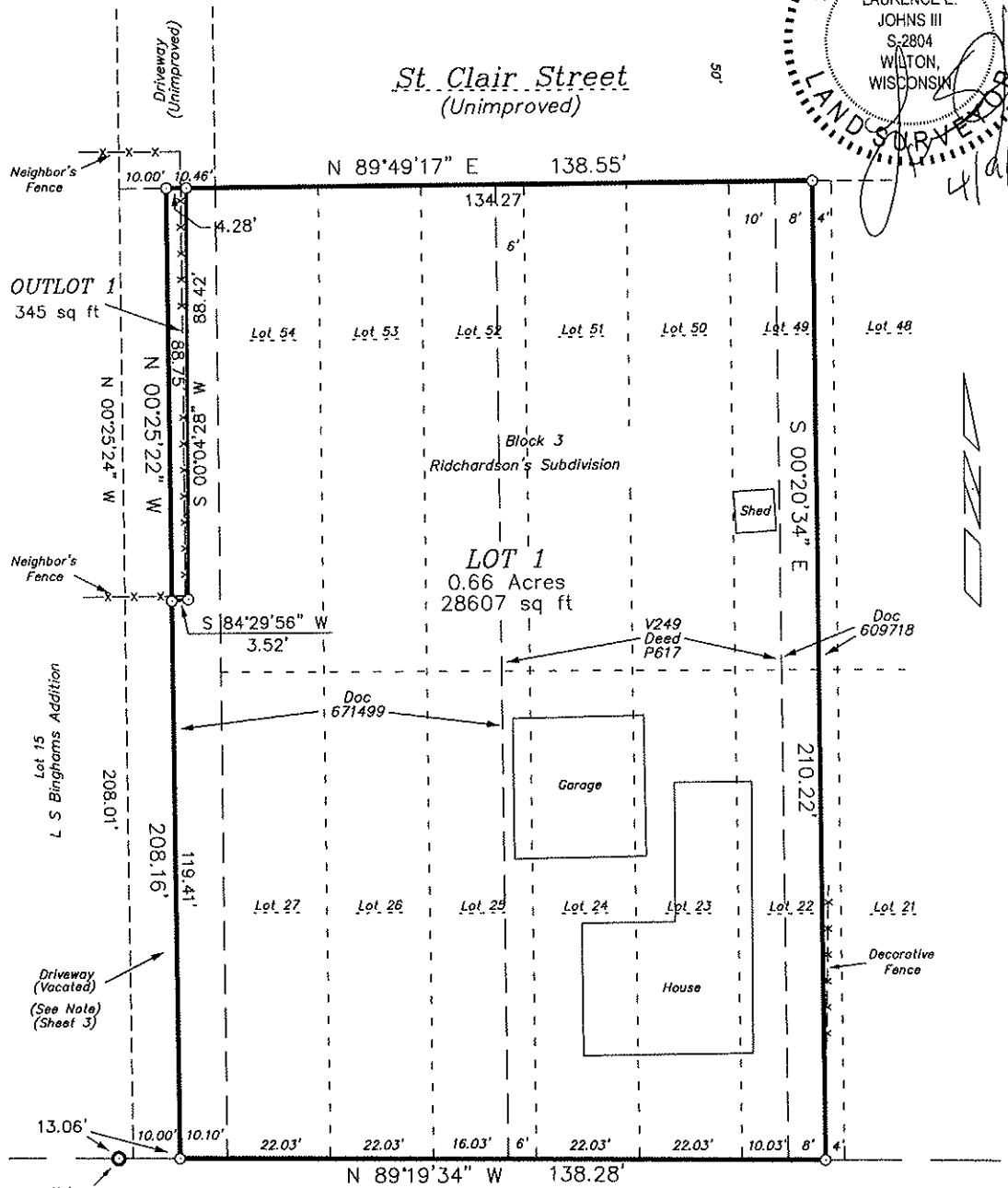
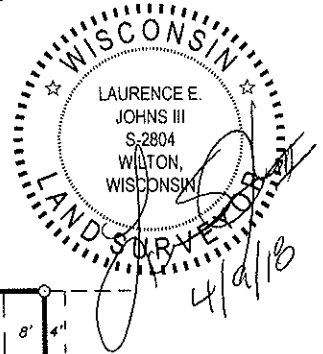
Building & Zoning Office
201 W. oak Street
Sparta, WI 54656

Ph: 608-269-6509

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CERTIFIED SURVEY MAP

Lots 23 Thru 27 & Lots 50 Thru 54,
Part of Lots 22 & 49, Block 3, And
Part Of The Vacated Driveway Of
Richardson's Subdivision, Located In The SW1/4 Of
The NE1/4 Of Section 14, T17N, R4W, City
Of Sparta, Monroe County, Wisconsin



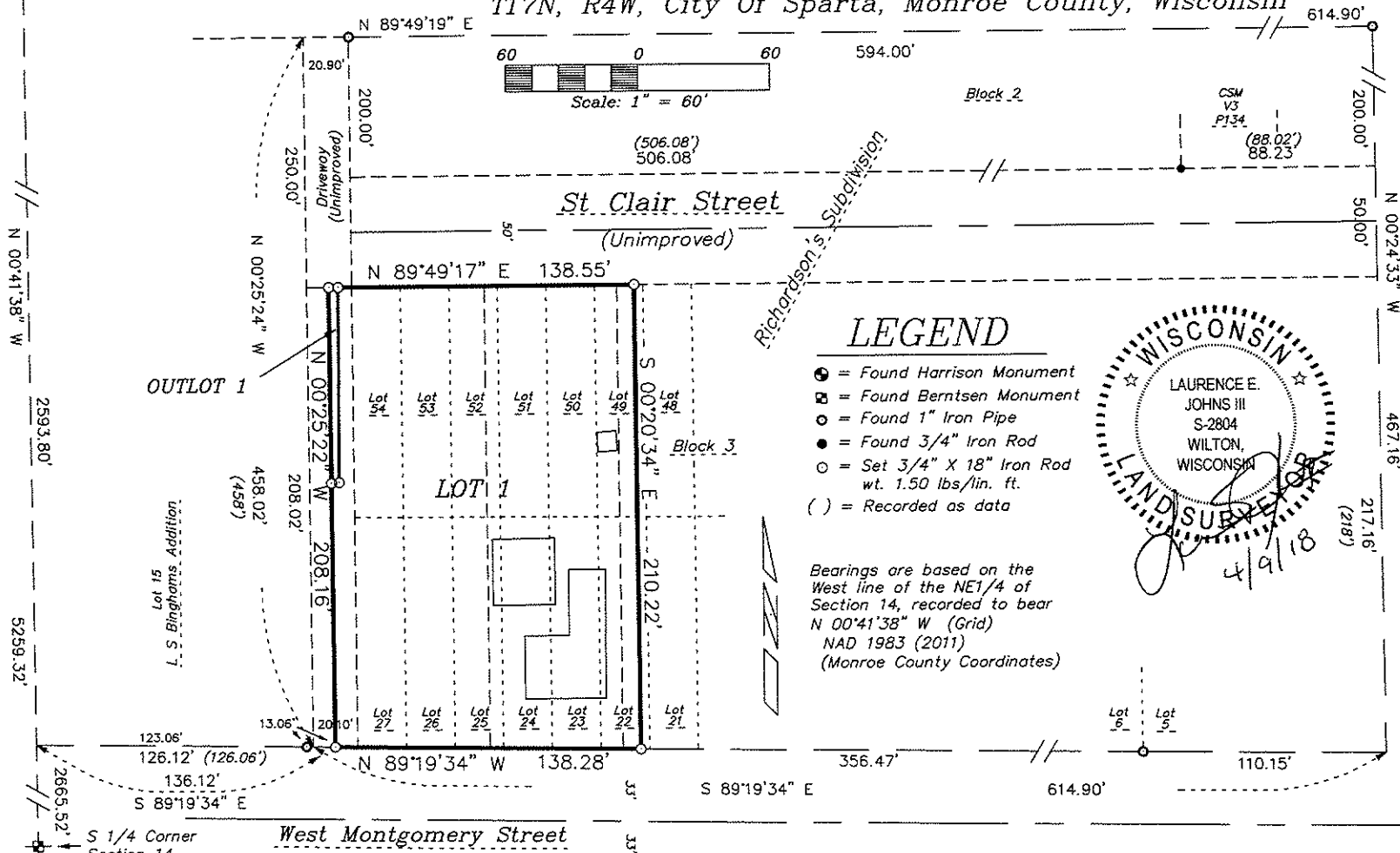
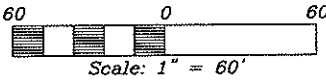
West Montgomery Street

CERTIFIED SURVEY MAP

Lots 23 Thru 27 & Lots 50 Thru 54, Part of Lots 22 & 49,
Block 3, And Part Of The Vacated Driveway Of Richardson's
Subdivision, Located In The SW1/4 Of The NE1/4 Of Section 14,
T17N, R4W, City Of Sparta, Monroe County, Wisconsin

N 1/4 Corner
Section 14

Austin Street



OUTLOT 1

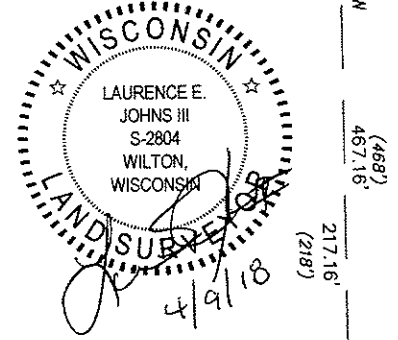
LOT 1

Richardson's Subdivision

LEGEND

- ⊕ = Found Harrison Monument
- ⊠ = Found Bernsten Monument
- = Found 1" Iron Pipe
- = Found 3/4" Iron Rod
- = Set 3/4" X 18" Iron Rod wt. 1.50 lbs/lin. ft.
- () = Recorded as data

Bearings are based on the West line of the NE1/4 of Section 14, recorded to bear N 00°41'38" W (Grid) NAD 1983 (2011) (Monroe County Coordinates)



CERTIFIED SURVEY MAP
*Lots 23 Thru 27 & Lots 50 Thru 54, Part of
 Lots 22 & 49, Block 3, And Part Of The
 Vacated Driveway Of Richardson's Subdivision,
 Located In The SW1/4 Of The NE1/4 Of Section 14,
 T17N, R4W, City Of Sparta, Monroe County, Wisconsin*

DESCRIPTION

A parcel of land being Lots 23 Thru 27 and Lots 50 thru 54, part of Lots 22 & 49, Block 3, and part of the vacated driveway of Richardson's Subdivision, located in the SW1/4 of the NE1/4 of Section 14, T17N, R4W, City of Sparta, Monroe County, Wisconsin the exterior boundary of which is described as follows:

Commencing at the S 1/4 Corner of Section 14;
 thence N 00°41'38" W along the West line of the E 1/2 of Section 14, 2665.52 feet to the North line of West Montgomery Street;
 thence S 89°19'34" E along the North line of West Montgomery Street, 136.12 feet to the point of beginning.
 thence N 00°25'22" W, 208.16 feet to the extension of the South line of St Clair Street;
 thence N 89°49'17" E along the South line of St Clair Street, 138.55 feet;
 thence S 00°20'34" E, 210.22 feet to the North line of West Montgomery Street;
 thence N 89°19'34" W along the North line of West Montgomery Street, 138.28 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Laurence E Johns III, Professional Land Surveyor, hereby certify that by the order of and under the direction of Michael Arnold, I have surveyed and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Sparta Subdivision Ordinance to the best of my knowledge and belief.

COMMON COUNCIL RESOLUTION

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

Date

Mayor

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

Date

City Clerk

Notes:

The purpose of survey is to combine the two lots into one.

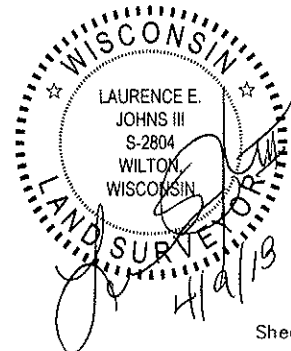
Vol 73, Pg 344 only vacates that part of an alley (platted as driveway) lying between Montgomery St & St Clair St.

At the time of the vacation of the platted driveway, the same owner owned both sides of that driveway.

In Vol 171, Rec, Pg 217 that owner sold the West 10 feet of the vacated driveway (alley).

Doc 671499 from the City of Sparta to Michael & Monica Arnold states the East 1/2 of the alley.

This survey shows this line at the correct location of the full driveway except the West 10 feet.



SPARTA



Plan Commission Application Form

Date: 4-10-18

Name/Company: Travis Brooks / Brooks Excavating

Address: 205 S water st. sparta 54656

Phone: 608-269-6022 cell 608-487-2620

Purpose: approval For a 36' x 60' storage shed

Meeting Date: _____

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
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ET Zoning Permit Business, Industrial, Manufacturing	\$75.00

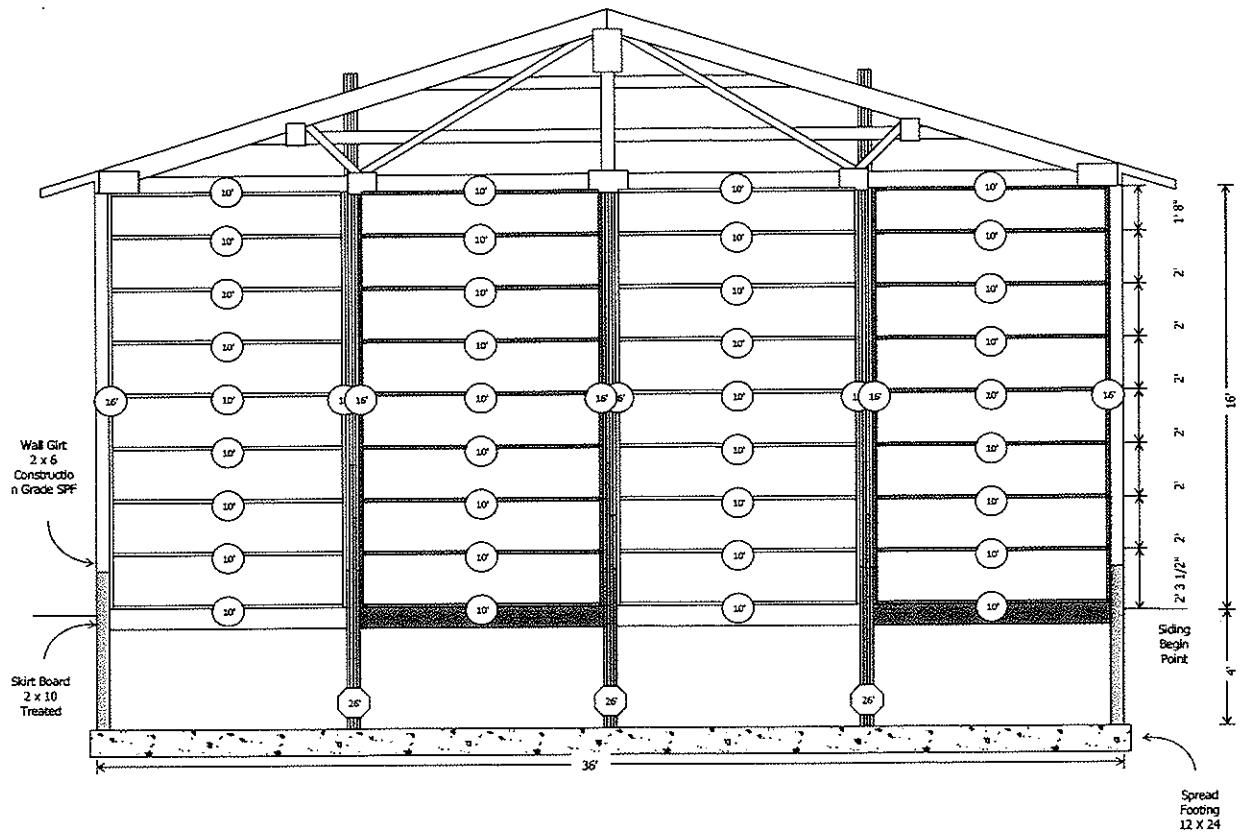
Mail to:
Building & Zoning Office
201 W. oak Street
Sparta, WI 54656
Ph: 608-269-6509

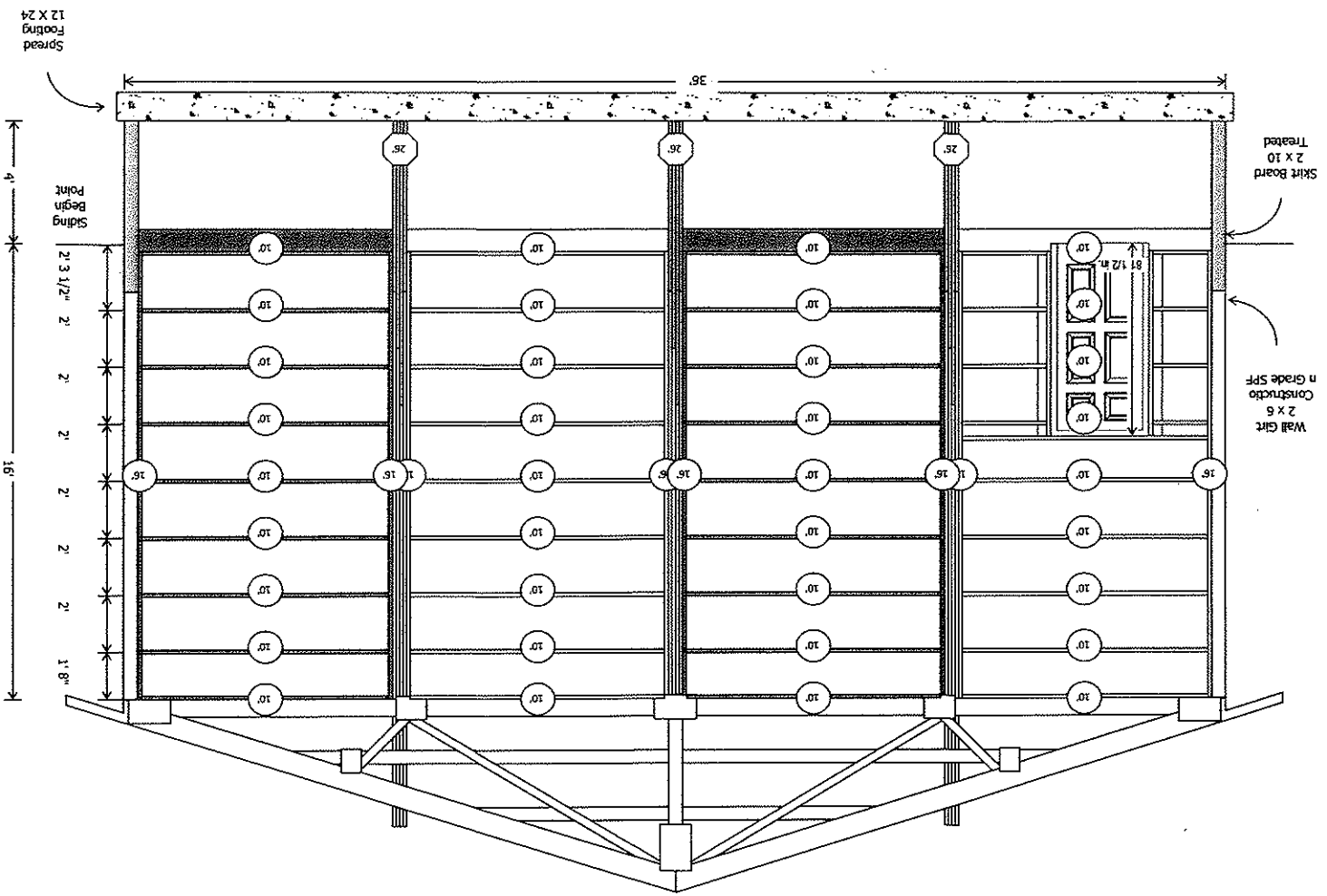
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All American
Do it center

EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW

Construction
Maestro
Calculating Software
For Barns, Garages & Decks





Rbi Brooks 2X6
 Estimate Number 397

WEST SIDE-GABLE SIDE 2 WALL GIRTS VIEW

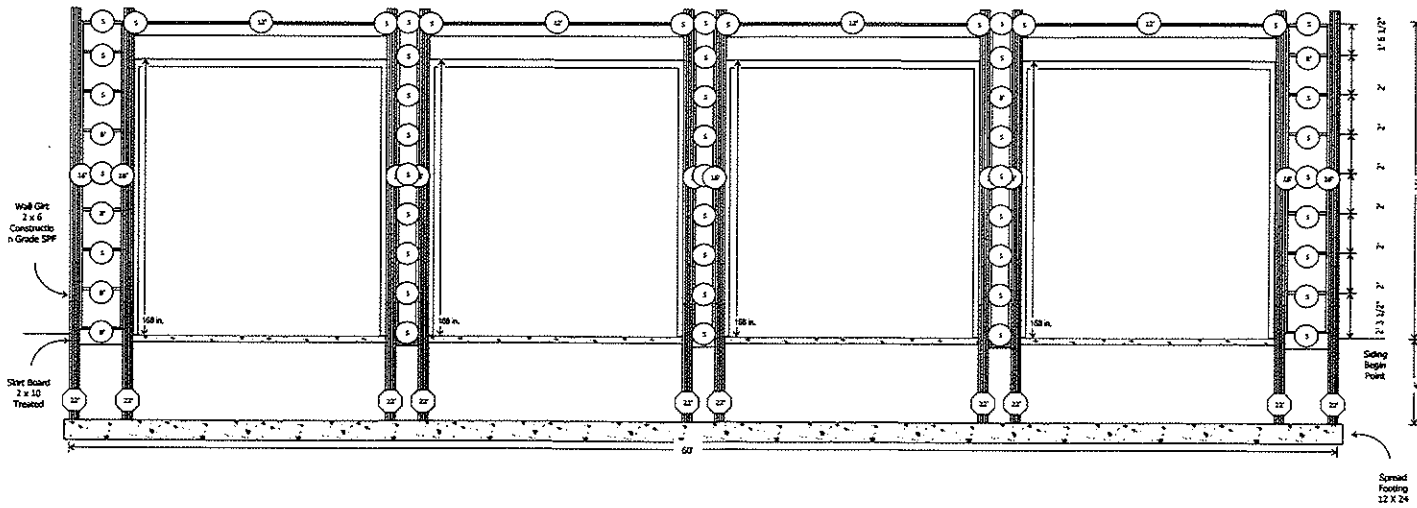
Maestro
 Construction
 Estimating Software
 For Bids, Changes & Docs

All American
 Bolt Center

All American
Do it center

NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW

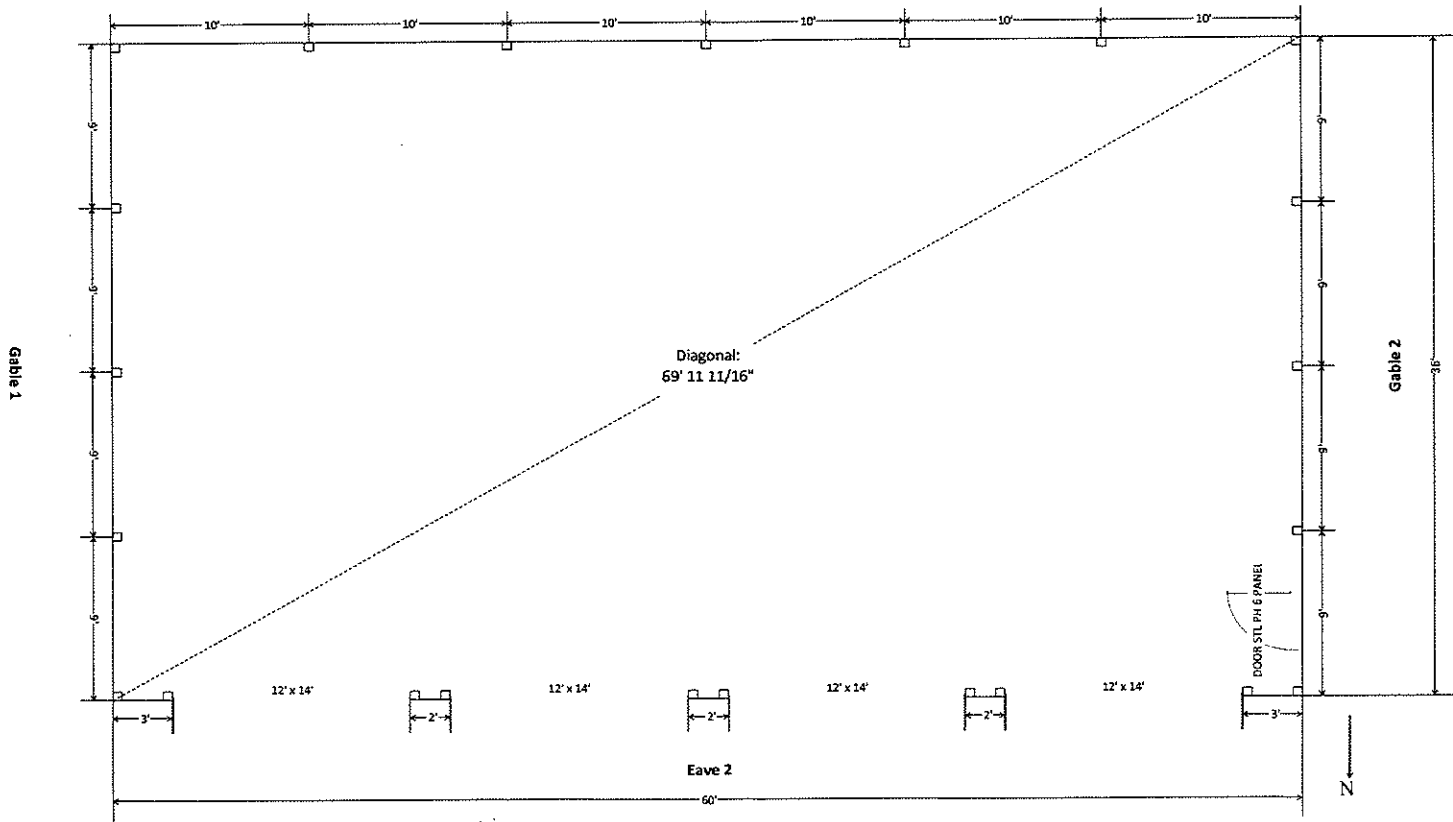
Construction
Maestro
Estimating Software
For Contractors & Builders



All American
Do it center

POLE LAYOUT
Personal Use, 2160 sq. ft.
Eave 1

Constructors
Maestro
The Best in Building



SPARTA



Plan Commission Application Form

Date: _____

Name/Company: VAN DIEST Supply

Address: 2200 RILEY

Phone: _____

Purpose: NEW BUILDING

Meeting Date: _____

Fee: \$ _____

Fee Schedule:

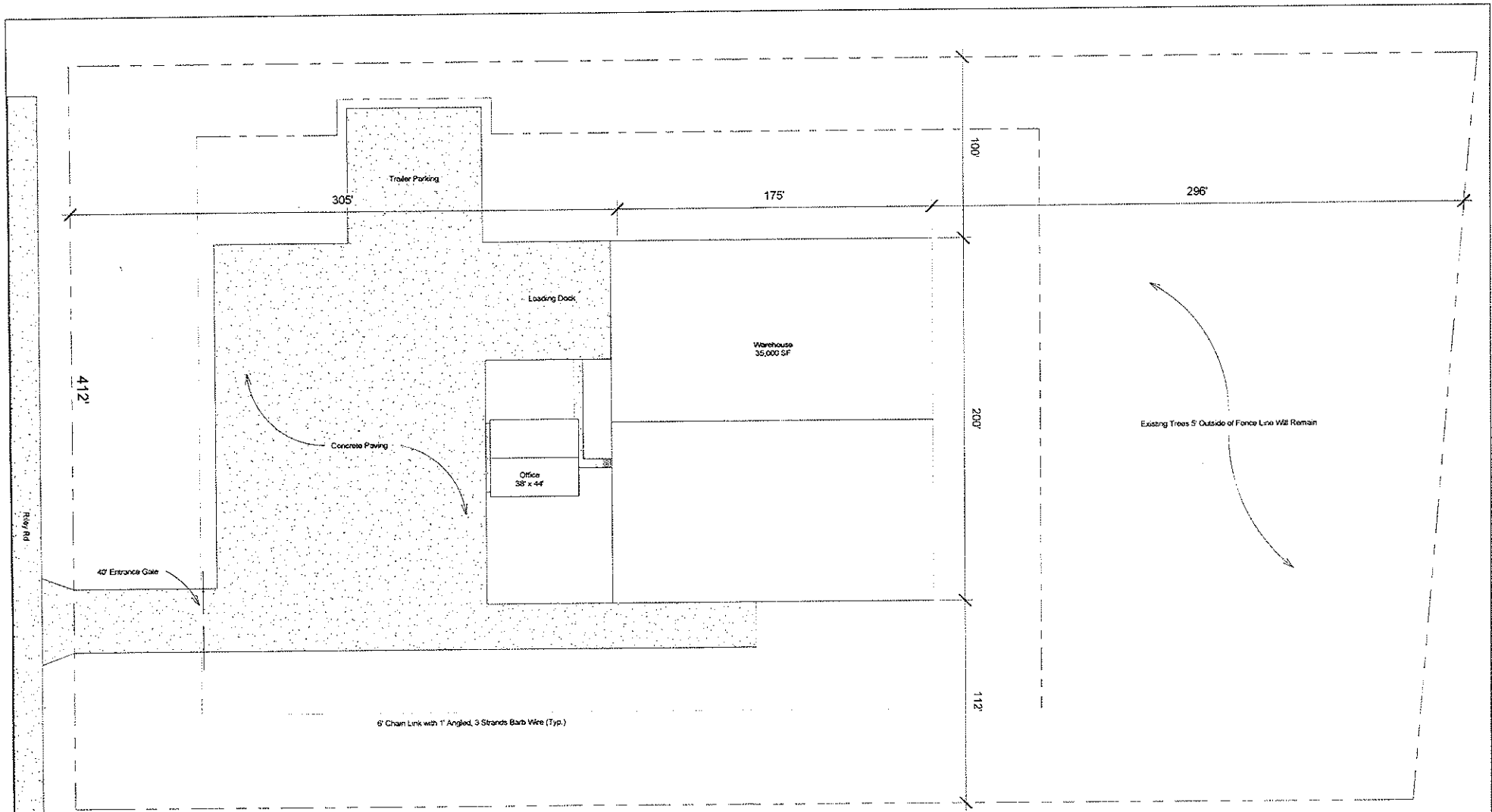
Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
→ Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning 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: 608-269-4340 Ext. 2

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".



NORTH
→

Sparta, Wisconsin		C1	
Van Diest Supply Company			
Distribution Center			
Date	3/27/18		
Drawn by	KJP	Scale 1" = 50'-0"	



Office Elevations

A4

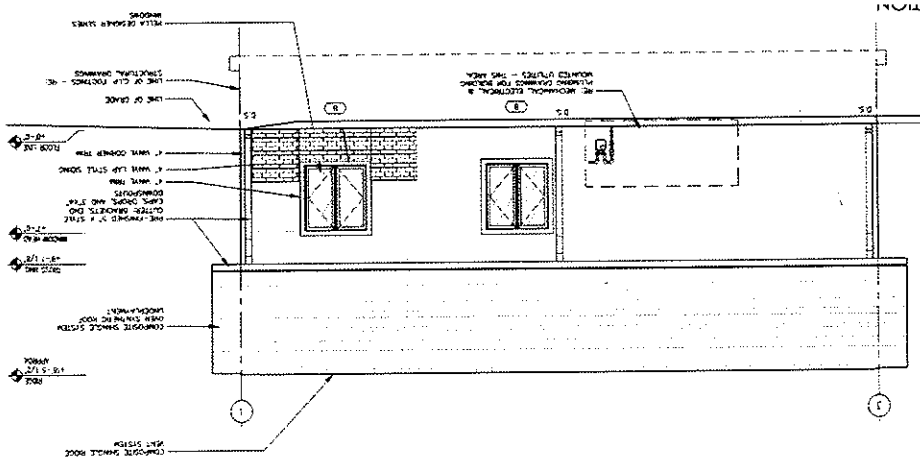
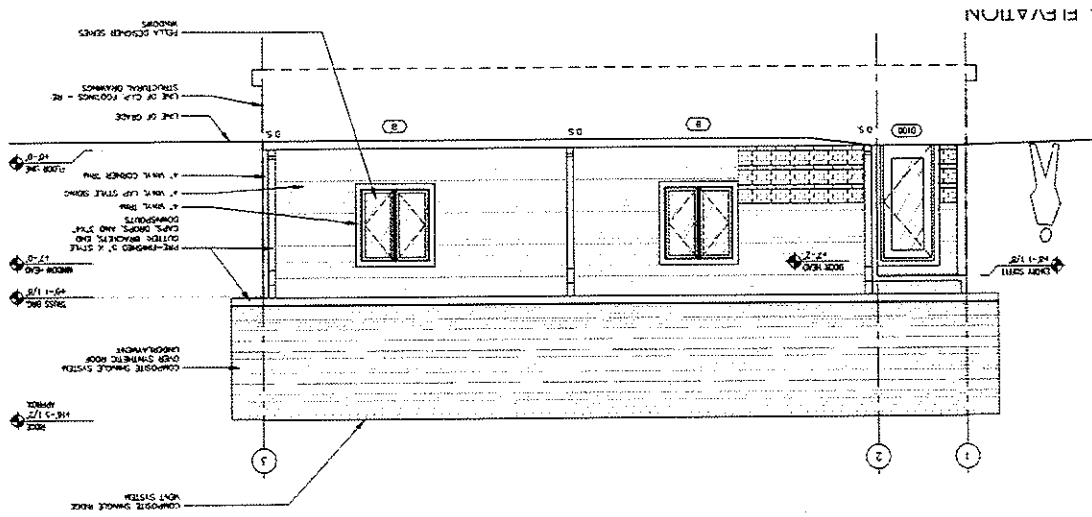
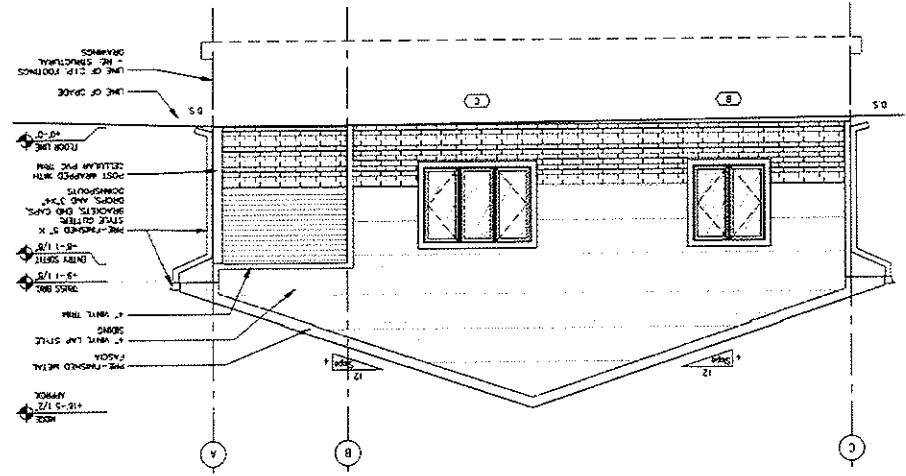
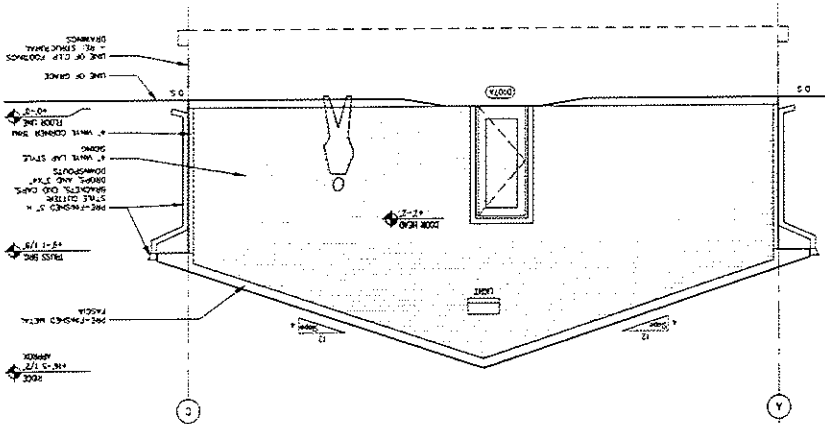
Scale

Drawn by KJP

Date 3/27/18

Distribution Center

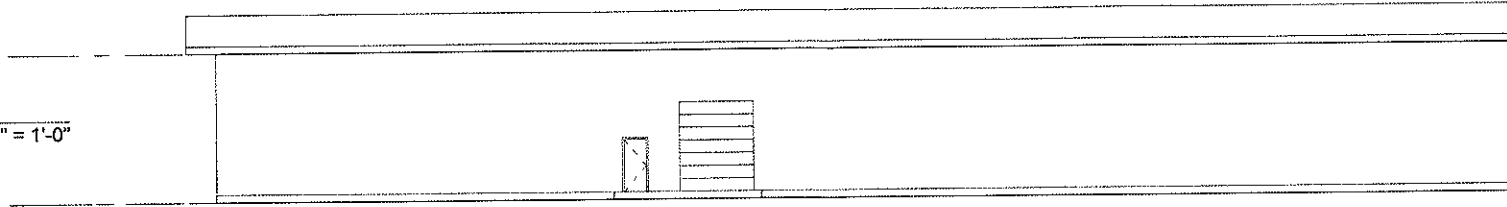
Van Diest Supply Company



ELEVATION

ELEVATION

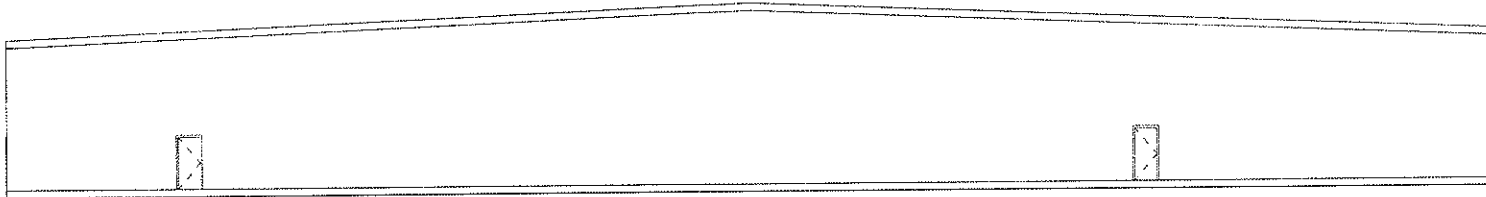
① East
1/16" = 1'-0"



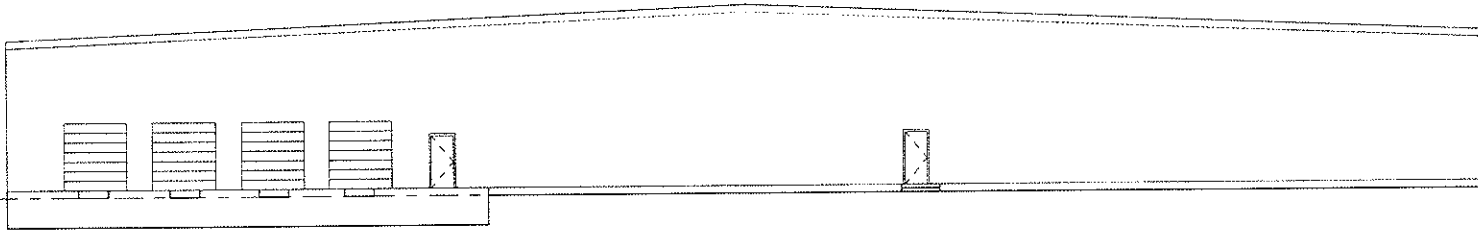
Roof
20'-0"

Level 1
0'-0"

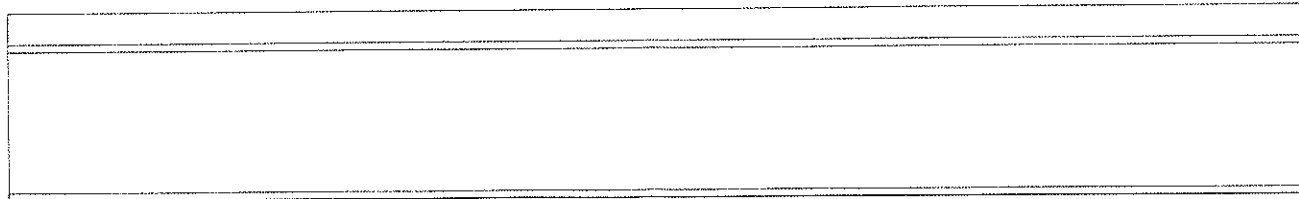
② North
1/16" = 1'-0"



③ South
1/16" = 1'-0"



④ West
1/16" = 1'-0"



Roof
20'-0"

Level 1
0'-0"

Warehouse Elevations		
Van Diest Supply Company		
Distribution Center		
Date	3/27/18	
Drawn by	KJP	Scale 1/16" = 1'-0"

A2