

CITY OF SPARTA
PLANNING COMMISSION AGENDA
May 14, 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 April 16, 2018**
- 4. Public Hearing Regarding an Extension of "Class B"/Class "B" License Beyond the Building Premises per Chapter 12-36 for Cork & Barrel located at 124 N. Water Street**
- 5. Consideration of Extension of "Class B"/Class "B" License Beyond the Building Premises per Chapter 12-36 for Cork & Barrel located at 124 N. Water Street**
- 6. Consideration of CSM's for South Pointe Business Park**
- 7. Consideration of CSM for 2700 Commercial Drive**
- 8. Consideration of Development Review for 2275 Commercial Drive for Davey's Auto Repair**
- 9. Items for Future Consideration**
- 10. Adjourn**

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

Posted: 5-11-18

CITY OF SPARTA
PLANNING COMMISSION MINUTES
April 16, 2018

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

ABSENT: None

ALSO PRESENT: Todd Fahning, Mark Sund, Dave Kuderer, Mary Von Ruden, John Middleton, Mike & Monica Arnold, Teresa Lakowske and owner of lot at 527 Walrath Street

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 Norm Stanek to approve the consent agenda consisting of the minutes from the regular meeting on March 26, 2018. Motion carried 7-0.

The Public Hearing regarding a Zoning Ordinance Change in accordance with Chapter 17-209 to rezone property from GA to B-2 located at 2150 W. Wisconsin Street was open for discussion. The property is owned by Kriebich Landscapes. There were no comments either for or against this change so this public hearing was closed.

The Public Hearing regarding a Zoning Ordinance Change in accordance with Chapter 17-181 to rezone property from R-6 to R-3 located at 527 Walrath Street was open for discussion at 6:02. John Middleton lives next to this lot and asked what would be going in this area. The owner explained that he would like to put up a building with 8, 10, or 16 units, whatever there is space for. There was no other discussion so this public hearing was closed.

A motion was made by Jim Church and seconded by Kevin Riley to approve the zoning ordinance change in accordance with Chapter 17-209 to rezone property from GA to B-2 located at 2150 W. Wisconsin Street. Motion carried 7-0.

A motion was made by Jim Church and seconded by Toni Wissestad to approve the zoning ordinance change in accordance with Chapter 17-181 to rezone property from R-6 to R-3 located at 527 Walrath Street. Motion carried 7-0.

A motion was made by Jim Church and seconded by Kevin Riley to approve the CSM for Foss Fine Meats for property located at 325 W. Wisconsin Street. Motion carried 7-0.

A motion was made by Jim Church and seconded by Kevin Riley to approve the CSM for Teresa and Dustin Lakowske for property located at 2200 River Trail Avenue. Motion carried 7-0.

A motion was made by Jim Church and seconded by Bob Halverson to approve the CSM for Mike and Monica Arnold for property located at 702 W. Montgomery Street. Motion carried 7-0.

Travis Brooks is requesting approval to put up a 36' X 60' storage shed on his business property located at 1205 S. Water Street. **A motion was made by John Ambro and seconded by Bob Halverson to approve the Development Review for Travis Brooks/Brooks Excavating for property located at 1205 S. Water Street. Motion carried 7-0.**

Van Diest Supply from Iowa just purchased a lot in the East Side Business Park and is requesting approval for a building to be constructed at 2200 Riley Road. This will be a distribution center for farm fertilizers and chemicals and is estimated to be a \$3 million project. **A motion was made by Jim Church and seconded by Norm Stanek to approve the Development Review for Van Diest Supply located at 2200 Riley Road. Motion carried 7-0.**

Items mentioned for update or future consideration were:

Update on the new business park

There will be no concrete plant for Gerke

Pet Spa moving to Bangor for now

A motion was made by John Ambro and seconded by Bob Halverson to adjourn at 6:24 p.m. Motion carried 7-0.

Respectfully submitted,

Julie Hanson
City Clerk

The Cork & Barrel
Kristen Gust, Proprietor
124 North Water Street
Sparta, WI 54656

April 9, 2018

The City of Sparta
Todd Fahning, Co-Administrator
201 West Oak Street
Sparta, WI 54656

RE: Application for Extension of Class "B" License Beyond Building Premises

Mr. Fahning:

I am applying for the consideration of the City of Sparta in the matter of extending my Class "B" license beyond the building premises. Specifically, I would like them extended to a proposed deck behind the premises as detailed in the attached response to the ordinance as well as the drawings I have enclosed.

The project is a cooperative arrangement between the building owners, Kevin and Deborah Moore, The Cork and Barrel, and the Downtown Cooperative. The interests of each stakeholder are summarized below:

- The Moore's are interested in improving their property to provide handicap accessibility to their building immediately to the north. They would also like to improve the property for tenants such as the Cork & Barrel and those that may venture in the future.
- The Cork & Barrel would benefit from outdoor seating in the Spring, Summer, and Fall, and feels the addition of an outdoor venue would create interest in the Downtown and in the business.
- The Downtown Cooperative would benefit from the additional space for the Farmer's Market, as their hours do not coincide with those of the Cork & Barrel. Additionally, the Kriskindlmarkt would benefit during the three weekends of the market during which the Cork and Barrel would not be using the outdoor venue.

I have responded to the key points of the ordinance in the attached, and have also provided a drawing of the proposed structure.

Please consider my request for expanding my license beyond the current building premises in accordance with the requirements of the ordinance.

Sincerely,



Kristen Gust
Owner
The Cork & Barrel

Sec. 12-36. - Extension of Class "B"/"Class B" license beyond the building premises.

(a)

Any retail Class "B" or "Class B" license issued shall limit and restrict the consumption of fermented malt beverages and intoxicating liquors as defined in Wis. Stats. ch. 125 to the building premises so defined on the liquor license application unless, prior to the application of a liquor license or renewal thereof, approval has been obtained from the plan commission for an outdoor facility.

(b)

Upon making application to the plan commission, the person shall submit a site and landscape plan of the entire parcel showing the outdoor facility designating its location with respect to the main premises and other buildings on the site, designating entrances and exits of both the main structure and outdoor facility and the location of the outdoor facility with respect to buildings on adjoining sites and such other information as the plan commission may require to ensure compliance with this Code.

(c)

The plan commission shall consider the following guidelines when reviewing an application for an outdoor facility:

(1)

Location. The outdoor area may not be within a 150-foot setback from properties zoned residential.

The outdoor area is not located within a 150 ft setback from properties zoned residential.

(2)

Fencing. The outdoor area should be enclosed with a fence. The height and style of fencing will depend on location.

The outdoor area will receive a railing system that is constructed of 1x4 vertically placed rails, spaced 5 inches between each edge. The railing will be topped with a 5/4 x 6 flat rail. The entire system shall be incorporated with the posts that also support the deck and continue on to the underside of the top rail for maximum strength. The top of the rail will be 42 inches from the height of the deck.

(3)

Overall appearance. The overall appearance must be attractive.

In our opinion, the proposed structure offers intrigue with the partially covered area. The ramp access provides patrons from the market area a place to wander and to explore a satellite location of the market. It will present a strong appearance, and with the improved masonry backdrop, will provide a very trendy warehouse district appearance.

(4)

Exits. The normal entry and exit should be from inside the building. However, an emergency exit must be available from the outdoor facility. The fire department will review the emergency exit systems.

There will be secondary egress from the outdoor area to the handicap ramp. This access will be controlled during hours where intoxicating beverages are served by means of a gate.

(5)

Tables, chairs and trash receptacles. A seating plan should be submitted and reviewed by the fire department to establish occupancy load. Seating capacity should be clearly posted. Trash receptacles will be required.

Tables and chairs will be unsecured to the deck below. Seating capacity will be posted based on the recommendations of the fire department.

(6)

Trash. The outdoor area must be patrolled for trash and cleaned on a daily basis.

Trash will be controlled daily during the outdoor business season, and as needed off-season.

(7)

Liquor availability. The availability of liquor shall be consistent with the liquor license of the applicant. The approved liquor license must include the outdoor area as part of the premises.

The liquor license will be amended as necessary for inclusion of the outdoor area.

(8)

Use of right-of-way. No outdoor area shall be located on a dedicated public right-of-way.

The outdoor area is located within the property boundaries of the landlord.

(9)

Size limitation. An outdoor area shall not be larger than the inside area of its parent building.

The parent facility is 800 square feet. The outdoor facility less the handicap ramp has a net area of 500 square feet.

(10)

Setback from public right-of-way. A minimum 20 foot setback from the public right-of-way. Exceptions may be requested for those lots not able to accommodate 20 feet.

The lot continues to the back to the center of Beaver Creek. Mueller Square abuts the outdoor area, as Mueller Square sits atop an area that was a platted as zero lot lines

(11)

Hours of operation. Outdoor facility hours may only occur during open hours under Wis. Stats. § 125.32(3).

The Cork & Barrel will comply with the State Statute

(12)

Music allowed. As a general rule, music should not be allowed; however, applicants may make a special request.

Music will only be featured by special request.

(13)

Bartender required. Whenever the outdoor facility is open to customers and intoxicating liquor or fermented malt beverages are sold, at least one licensed bartender must be staffing the area.

The Cork & Barrel acknowledges the regulation on bartenders.

(d)

The plan commission shall conduct a public hearing and make a recommendation to the city council. Notice shall be given by ordinary mail of the proposed establishment of an outdoor facility to the owners of property immediately adjacent to the area to be considered for the new use extending 200 feet therefrom and to the owners of properties extending 200 feet from the street frontage of the opposite property and also by a Class I publication in the official newspaper. The recommendation shall be one of the following:

(1)

Approve without special conditions;

(2)

Approve with special conditions taking into consideration the above guidelines; or

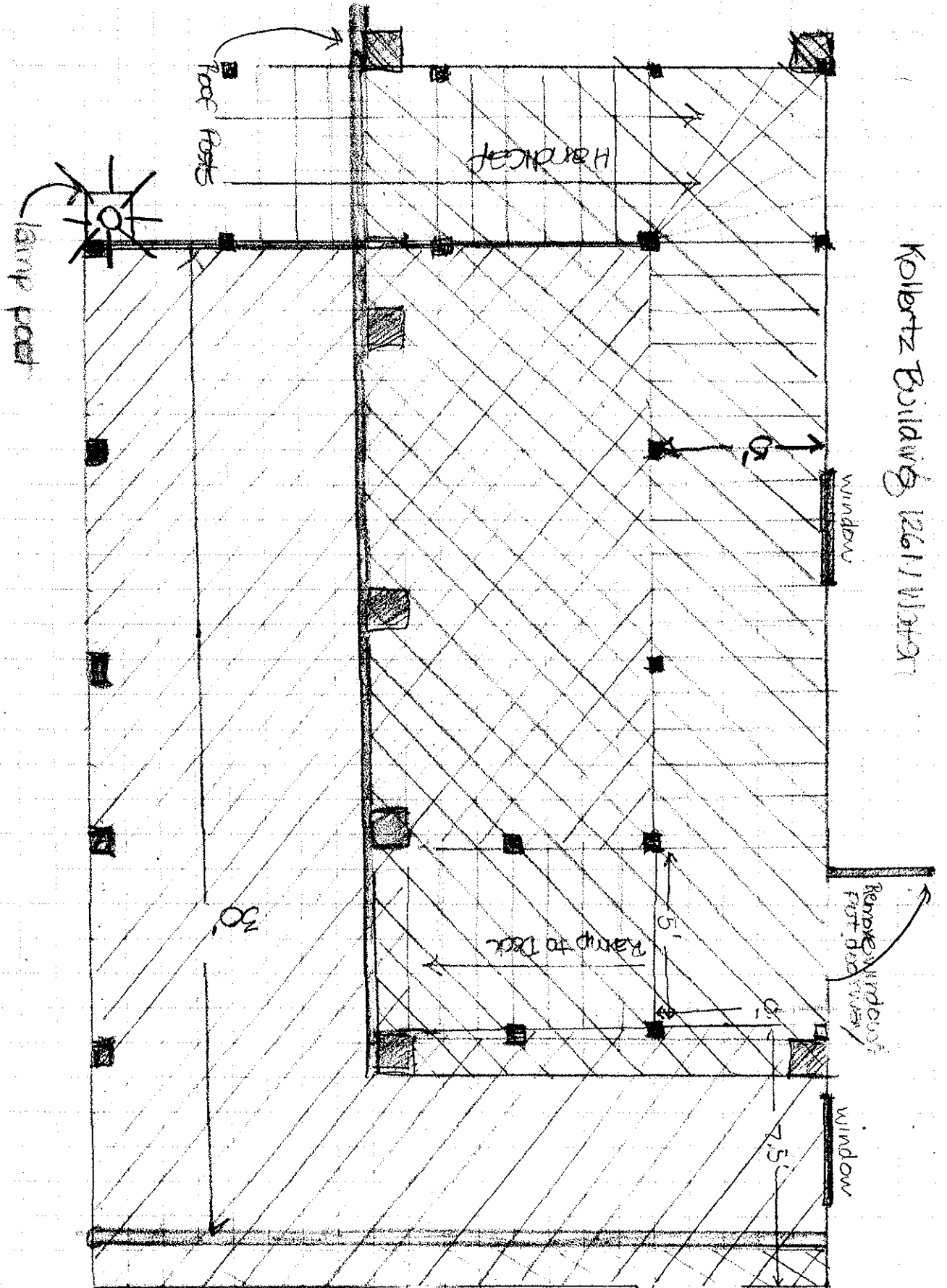
(3)

Deny.

(e)

Upon recommendation from the plan commission, the city council shall consider the application and any special conditions recommended by the plan commission. If final approval is granted by the city council, a special use permit shall be issued with any restrictions stated thereon. Any violation of the stated restrictions shall subject the special use permit to automatic revocation without further notice or public hearing.

Kolbertz Building 12611 1/2 St



Cork = Board Building 12-11-11

Key



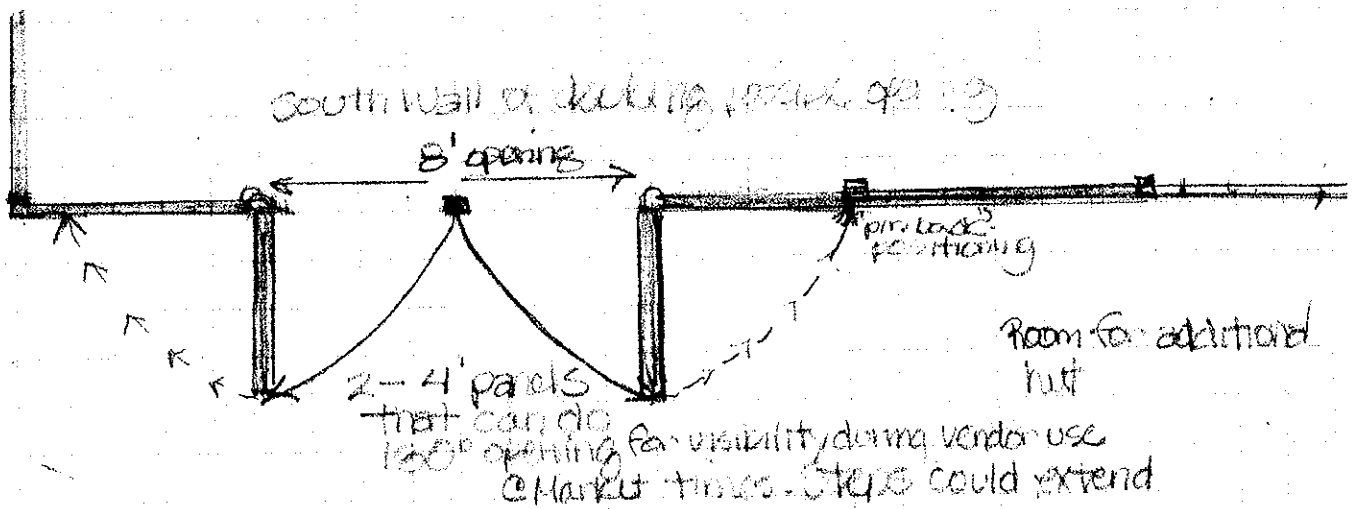
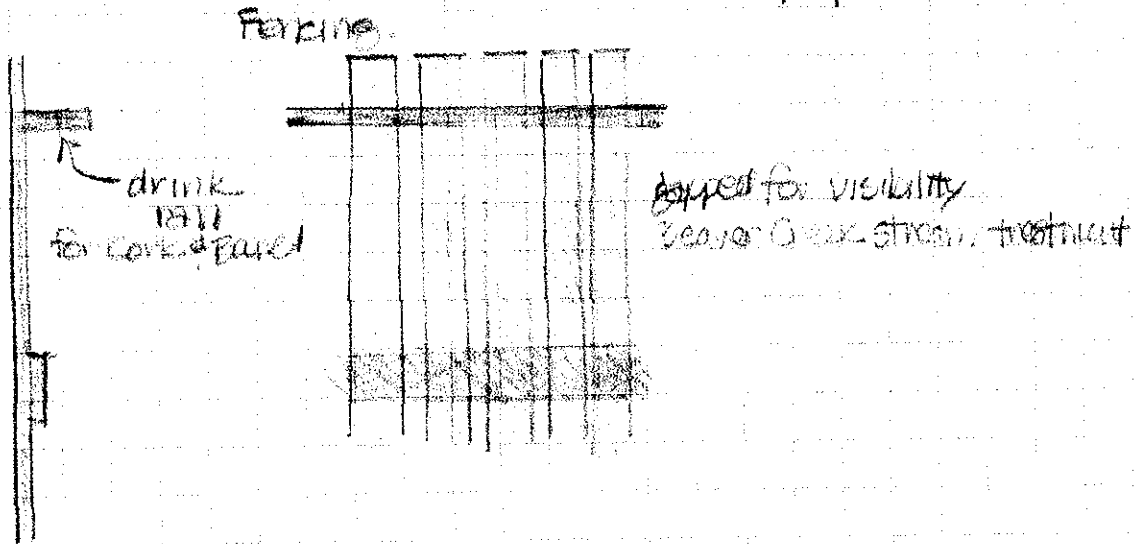
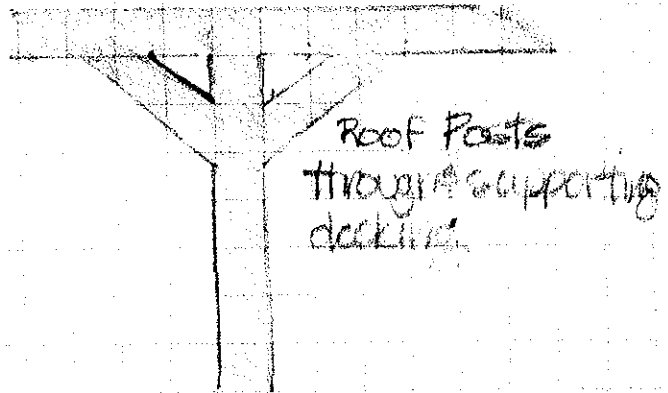
Open deck



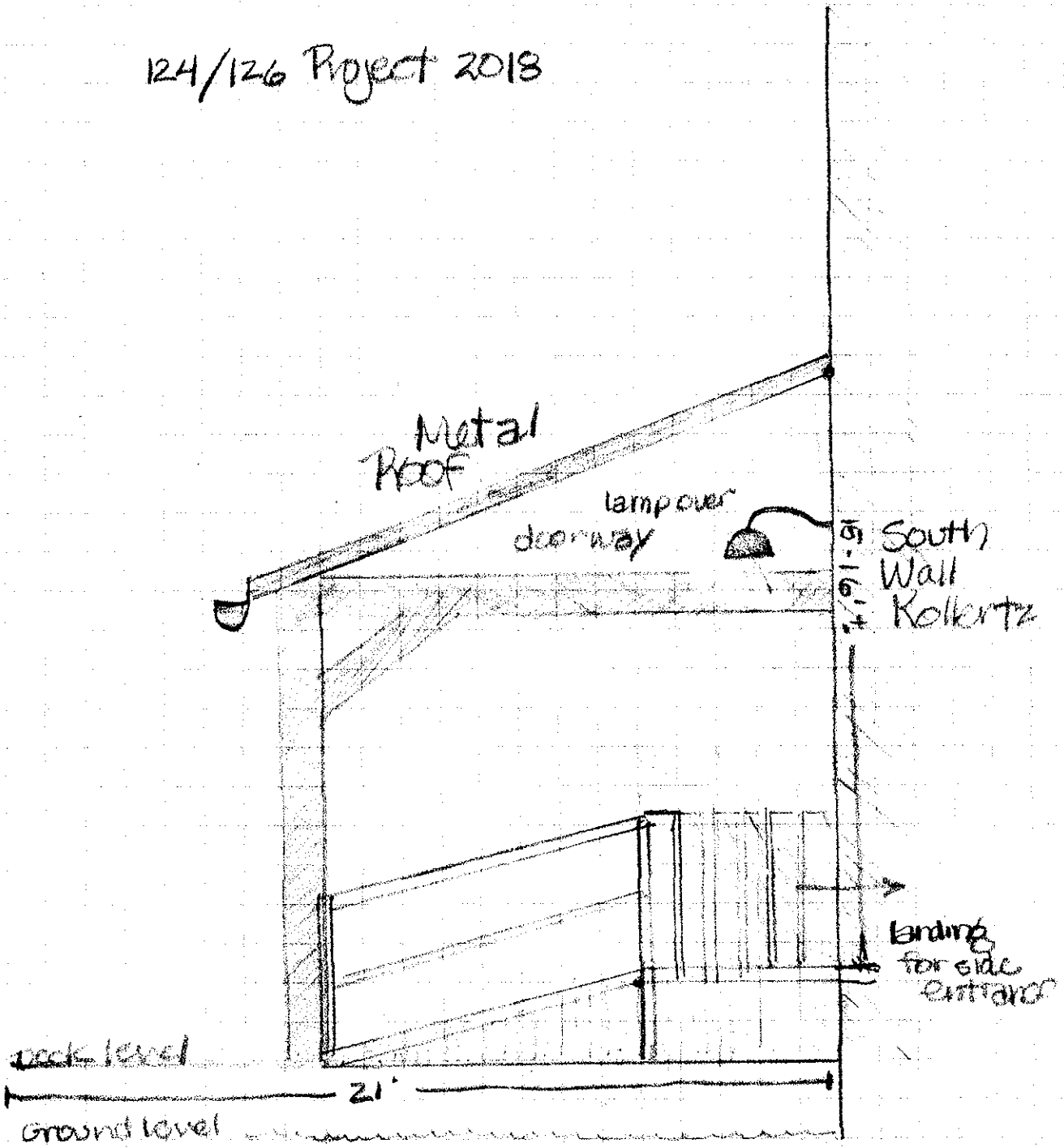
Roofed Deck



Roofed Ramp



124/126 Project 2018



Side View



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PROFESSIONAL SERVICES

PROJECT NO. 00051043
 DRAWN BY: KRZ
 SURVEYOR: KRZ
 FILE NO. 00051043
 SHEET NO. 1 OF 3

OWNER:
 CITY OF SPARTA
 201 WEST OAK ST.
 SPARTA, WI 54656
 608-269-4340

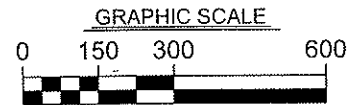
MONROE COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE SE1/4-SW1/4, THE NE1/4-SW1/4, THE
 NW1/4-SE1/4 AND THE SW1/4-SE1/4 OF SECTION 26, T17N,
 R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN

INTERSTATE HIGHWAY "90"



BEARINGS ARE REFERENCED TO THE WCCS
 MOROE COUNTY (NAD88/2011). THE SOUTH
 LINE OF THE SW $\frac{1}{4}$ OF SECTION 26, T17N, R4W
 BEARS N89°04'54"W



LEGEND

- ⊙ EXISTING HARRISON C.I. MONUMENT
- ⊙ EXISTING 2 1/2" O.D. IRON PIPE
- 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS PER LINEAL FOOT

LANDS BY OWNER
 NW1/4-SE1/4

LINE TABLE

LINE	BEARING	LENGTH
L1	N25°17'43"E	86.38'
L2	S58°23'18"E	42.16'
L3	N70°17'54"E	78.61'
L4	N25°17'43"E	98.49'
L5	N21°42'31"W	85.76'
L6	N23°52'18"E	131.62'
L7	N60°10'10"E	183.03'
L8	S29°49'50"E	70.00'
L9	S60°10'10"W	183.03'
L10	S23°52'18"W	131.62'
L11	S23°52'18"W	105.12'
L12	S23°52'18"W	26.50'
L13	S21°42'31"E	85.76'
L14	S25°17'43"W	107.09'
L15	S20°22'43"E	61.52'
L16	S66°03'09"E	109.30'
L17	S89°39'46"E	130.19'
L18	S00°20'14"W	70.00'
L19	N89°39'46"W	130.19'
L20	N71°18'23"W	117.23'

LANDS BY OWNER
 SW1/4-SE1/4

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	315.00'	47°00'25"	258.43'	251.23'	N01°47'42"E
C2	385.00'	45°34'49"	306.28'	298.27'	N01°04'54"E
C3	385.00'	36°17'52"	243.90'	239.84'	N42°01'14"E
C4	315.00'	36°17'52"	199.56'	196.24'	S42°01'14"W
C5	315.00'	45°34'49"	250.59'	244.03'	S01°04'54"W
C6	385.00'	47°00'25"	315.84'	307.06'	S01°47'42"W
C7	965.00'	23°36'36"	397.65'	394.85'	S77°51'27"E
C8	1035.00'	23°36'36"	426.50'	423.49'	N77°51'27"W

OUTLOT 1
 175,926 SQ. FT.
 4.04 ACRES
 BICYCLE STREET
 1,370' @ FEET
 SPARTAN DRIVE
 1,128' @ FEET

DRAINAGE
 EASEMENT
 55,607 SQ. FT.
 1.28 ACRES

50' WIDE UTILITY EASEMENT
 TO THE CITY OF SPARTA
 DCCS: 295153 & 295156

WIDTH VARIES S.I.H. "27"

12' WIDE UTILITY
 EASEMENT (TYP.)

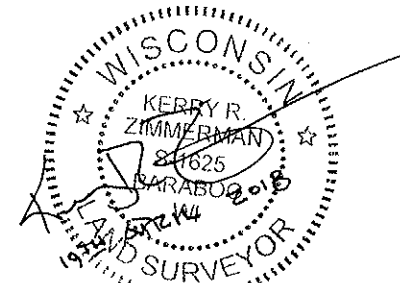
40' WIDE DRAINAGE
 EASEMENT

70' RW
 (TYPICAL)

SW CORNER
 SECTION 26

SOUTH CORNER
 SECTION 26

LANDS BY OWNER
 SE1/4-SW1/4





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PROJECT NO.	00051043
DRAWN BY:	KRZ
CHECKED BY:	MJM
FILE:	FILE:
SHEET NO.	2 OF 3

MONROE COUNTY CERTIFIED SURVEY MAP #

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the SE1/4-SW1/4, the NE1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 26, T17N, R4W, City of Sparta, Monroe County, Wisconsin, described as follows:
 Commencing at the south one quarter corner of said Section 26; thence N89°04'54"W, 1257.31 feet to a point on the easterly right-of-way line of State Highway "27"; thence along said right-of-way line N25°17'43"E, 933.46 feet to the point of beginning;

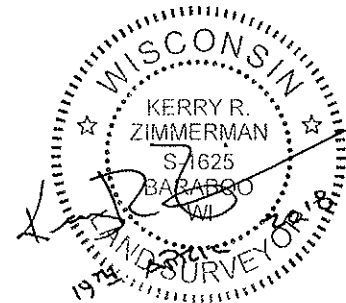
thence continuing along said right-of-way line N25°17'43"E, 86.38 feet; thence S58°23'18"E, 42.16 feet; thence S66°03'09"E, 263.57 feet; thence N70°17'54"E, 78.61 feet; thence N25°17'43"E, 98.49 feet to a point of curve; thence along the arc of a curve to the left, radius 315.00 feet (the chord of which bears N01°47'42"E, 251.23 feet) a distance of 258.43'; thence N21°42'31"W, 85.76 feet to a point of curve; thence along the arc of a curve to the right, radius 385.00 feet (the chord of which bears N01°04'54"E, 298.27 feet) a distance of 306.28 feet; thence N23°52'18"E, 131.62 feet to a point of curve; thence along the arc of a curve to the right, radius 385.00 feet (the chord of which bears N42°01'14"E, 239.84 feet) a distance of 243.90 feet; thence N60°10'10"E, 183.03 feet; thence S29°49'50"E, 70.00 feet; thence S60°10'10"W, 183.03 feet to a point of curve; thence along the arc of a curve to the left, radius 315.00 feet the chord of which bears S42°01'14"W, 196.24 feet) a distance of 199.56 feet; thence S23°52'18"W, 131.62 feet to a point of curve; thence along the arc of a curve to the left, radius 315.00 feet (the chord of which bears S01°04'54"W, 244.03 feet) a distance of 250.59 feet; thence S21°42'31"E, 85.76 feet to a point of curve; thence along the arc of a curve to the right, radius 385.00 feet (the chord of which bears S01°47'42"W, 307.06 feet) a distance of 315.84 feet; thence S25°17'43"W, 107.09 feet; thence S20°22'43"E, 61.52 feet; thence S66°03'09"E, 109.30 feet to a point of curve; thence along the arc of a curve concave to the left, radius 965.00 feet (the chord of which bears S77°51'27"E, 394.85 feet) a distance of 397.65 feet; thence S89°39'46"E, 130.19 feet; thence S00°20'14"W, 70.00 feet; thence N89°39'46"W, 130.19 feet to a point of curve; thence along the arc of a curve to the right, radius 1035.00 feet (the chord of which bears N77°51'27"W, 4423.49 feet) a distance of 426.50 feet; thence N66°03'09"W, 469.60 feet; thence N71°18'23"W, 117.23 feet to the point of beginning.

Said parcel contains 175,926 square feet or 4.04 acres, more or less and is subject to all easements and rights-of-way of record.

Also the following 40 foot wide drainage easement, the centerline of which is described as follows:
 Commencing at the south one quarter corner of said Section 26; thence N89°04'54"W, 1257.31 feet to a point on the easterly right-of-way line of State Highway "27"; thence along said right-of-way line N25°17'43"E, 933.46 feet; thence continuing along said right-of-way line N25°17'43"E, 86.38 feet; thence S58°23'18"E, 42.16 feet; thence S66°03'09"E, 263.57 FEET; N70°17'54"E, 78.61 feet; thence N25°17'43"E, 98.49 feet to a point of curve; thence along the arc of a curve to the left, radius 315.00 feet (the chord of which bears N01°47'42"E, 251.23 feet) a distance of 258.43'; thence N21°42'31"W, 85.76 feet to a point of curve; thence along the arc of a curve to the right, radius 385.00 feet (the chord of which bears N01°04'54"E, 298.27 feet) a distance of 306.28 feet; thence N23°52'18"E, 131.62 feet to a point of curve; thence along the arc of a curve to the right, radius 385.00 feet (the chord of which bears N42°01'14"E, 239.84 feet) a distance of 243.90 feet; thence N60°10'10"E, 183.03 feet; thence S29°49'50"E, 70.00 feet; thence S60°10'10"W, 183.03 feet to a point of curve; thence along the arc of a curve to the left, radius 315.00 feet (the chord of which bears S42°01'14"W, 196.24 feet) a distance of 199.56 feet; thence S23°52'18"W, 105.12 feet to the point of beginning;

thence S66°07'42"E, 354.12 feet to Point A; thence N38°11'00"E, 263.78 feet to the terminus of the easement. Also commencing at the above referenced Point A which is the point of beginning; thence S03°41'44"E, 789.96 feet to the terminus of the easement.

Said parcel contains 55,607 square feet or 1.28 acres, more or less and is subject to all easements and rights-of-way of record.



10/20/2019 10:20:00 AM



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DRAWN BY:	KRZ
CHECKED BY:	MJM
FILE:	00051043
SHEET NO.	3 OF 3

MONROE COUNTY CERTIFIED SURVEY MAP #

That I have fully complied with the provisions of Chapter 234.36 Wisconsin Statutes, Section A.E. 7 of the Administrative Code of the State of Wisconsin and the City of Sparta Subdivision Ordinances to the best of my knowledge and belief in surveying, dividing and mapping the same.

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

That I have made such Certified Survey under the direction of the City of Sparta, owner of said land.

OWNER'S CERTIFICATE OF DEDICATION

As owner(s) we hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented. We also certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

CITY OF SPARTA

State of Wisconsin

Personally came before me this _____ day of _____ 2018, the above named representatives, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public
 My Commission expires _____

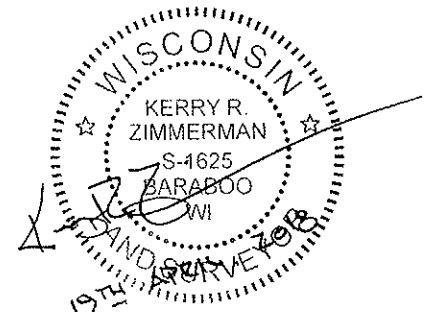
COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the SE1/4-SW1/4, the NW1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 26, T17N, R6E, City of Sparta, Monroe County, Wisconsin 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





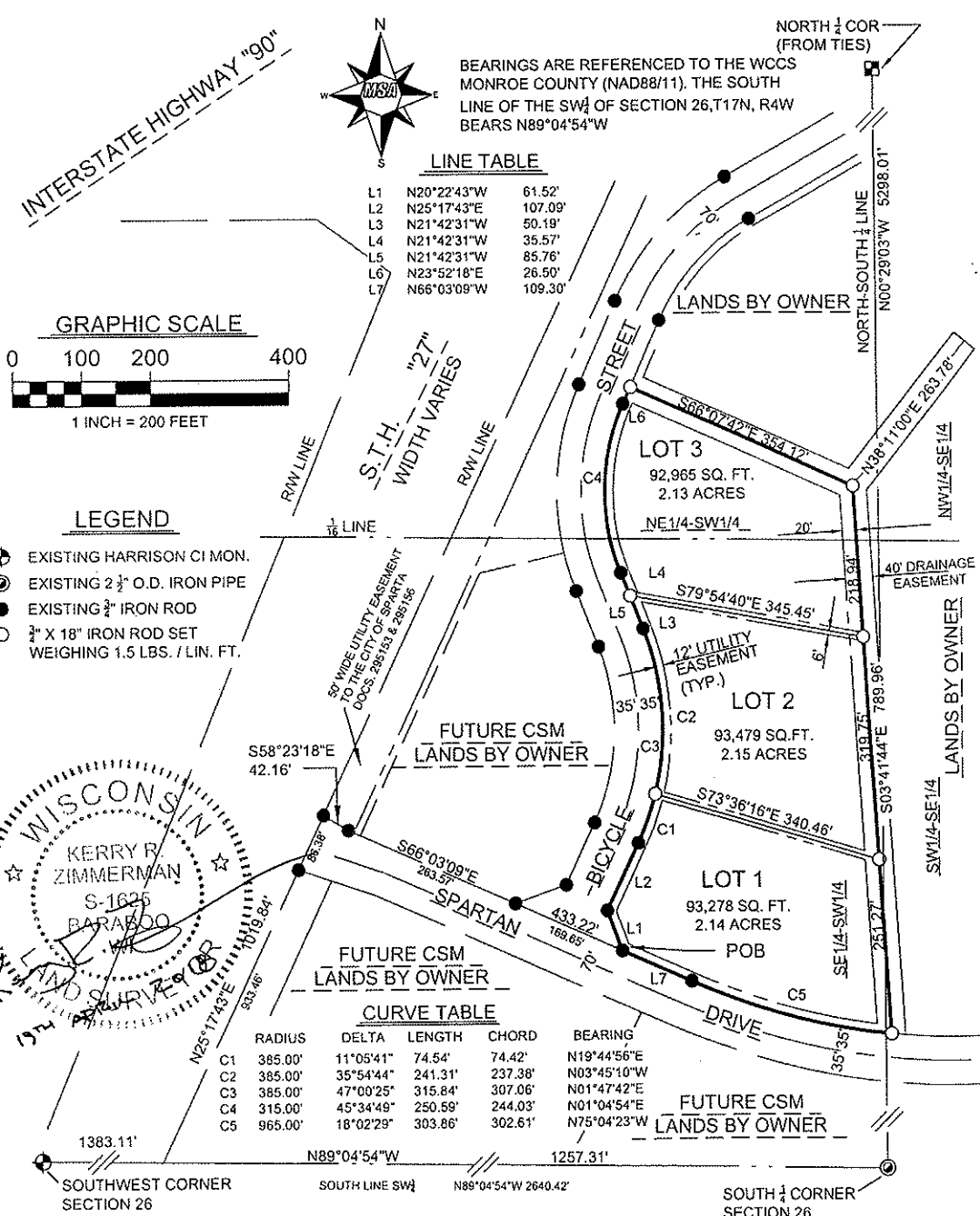
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PROFESSIONAL SERVICES

PROJECT NO.	00051043	OWNER:	
DRAWN BY:	KRZ	CITY OF SPARTA	
SURVEYOR:	KRZ	201 WEST OAK ST.	
FILE NO.	00051043	SPARTA, WI 54656	
SHEET NO.	1 OF 2	608-269-4340	

MONROE COUNTY CERTIFIED SURVEY MAP #

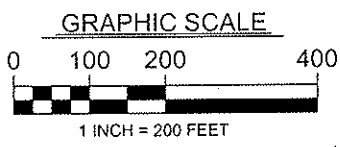
LOCATED IN THE SE1/4-SW1/4, THE NE1/4-SW1/4, AND THE SW1/4-SE1/4 OF SECTION 26, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WCCS MONROE COUNTY (NAD88/11). THE SOUTH LINE OF THE SW1/4 OF SECTION 26, T17N, R4W BEARS N89°04'54"W

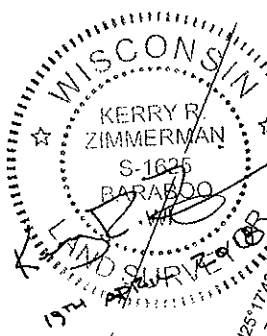
LINE TABLE

L1	N20°22'43"W	61.52'
L2	N25°17'43"E	107.09'
L3	N21°42'31"W	50.19'
L4	N21°42'31"W	35.57'
L5	N21°42'31"W	85.76'
L6	N23°52'18"E	26.50'
L7	N66°03'09"W	109.30'



LEGEND

- ⊕ EXISTING HARRISON CI MON.
- ⊙ EXISTING 2 1/2" O.D. IRON PIPE
- EXISTING 3/4" IRON ROD
- 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS. / LIN. FT.



CURVE TABLE

	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	385.00'	11°05'41"	74.54'	74.42'	N19°44'56"E
C2	385.00'	35°54'44"	241.31'	237.38'	N03°45'10"W
C3	385.00'	47°00'25"	315.84'	307.06'	N01°47'42"E
C4	315.00'	45°34'49"	250.59'	244.03'	N01°04'54"E
C5	965.00'	18°02'29"	303.86'	302.61'	N75°04'23"W

1383.11' SW1/4-SE1/4
 SOUTH WEST CORNER SECTION 26
 N89°04'54"W SOUTH LINE SW1/4
 N89°04'54"W 2640.42'
 1257.31' SE1/4-SW1/4
 SOUTH 1/4 CORNER SECTION 26



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PROFESSIONAL SERVICES

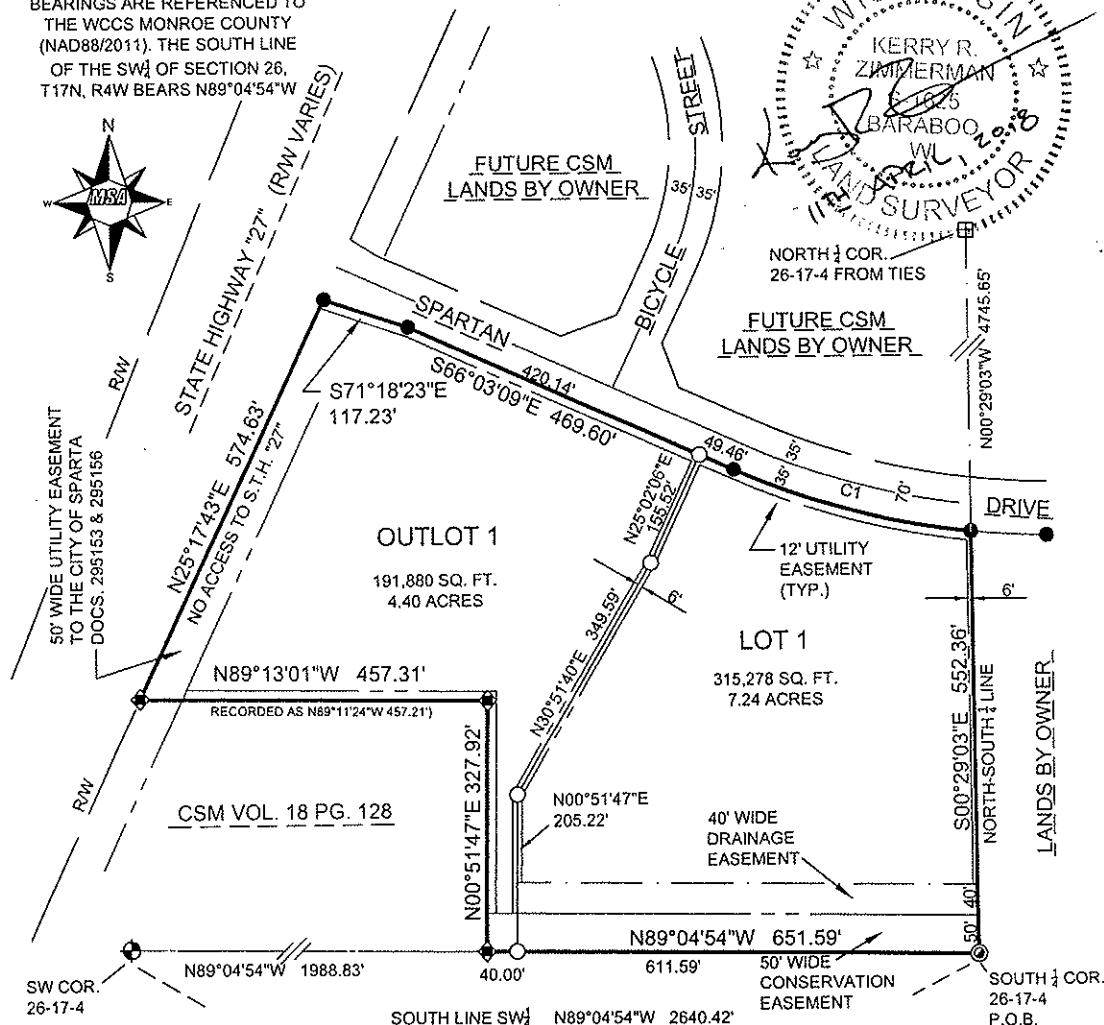
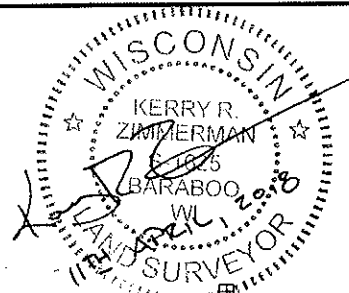
PROJECT NO. 00051043
 DRAWN BY: KRZ
 SURVEYOR: KRZ
 FILE NO. 00051043
 SHEET NO. 1 OF 2

OWNER:
 CITY OF SPARTA
 201 WEST OAK ST.
 SPARTA, WI 54656
 608-269-4340

MONROE COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE SE1/4 OF THE SW1/4 OF
 SECTION 26, T17N, R4W, CITY OF SPARTA,
 MONROE COUNTY, WISCONSIN

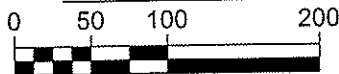
BEARINGS ARE REFERENCED TO
 THE WCCS MONROE COUNTY
 (NAD88/2011). THE SOUTH LINE
 OF THE SW1/4 OF SECTION 26,
 T17N, R4W BEARS N89°04'54"W



CURVE 1 DATA

RADIUS	DELTA	LENGTH	CHORD	BEARING
1035.00'	18°01'50"	325.71'	324.36'	S75°04'04"E

GRAPHIC SCALE



1 INCH = 200 FEET

LANDS BY OTHERS

LEGEND

- ⊕ EXISTING HARRISON C.I. MONUMENT
- ⊙ EXISTING 2 1/2" O.D. IRON PIPE
- ⊕ EXISTING 1 3/4" O.D. IRON PIPE
- EXISTING 3/4" IRON ROD
- 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS. / LINEAL FOOT



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PROJECT NO.	00051043
DRAWN BY:	KRZ
CHECKED BY:	MJM
FILE:	00051043
SHEET NO.	2 OF 2

MONROE COUNTY CERTIFIED SURVEY MAP #

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the SE1/4-SW1/4 of Section 26, T17N, R4W, City of Sparta, Monroe County, Wisconsin, described as follows:

Commencing at the south one quarter corner of said Section 26 which is the point of beginning; thence N89°04'54"W, 651.59 feet along the south line of the southwest one-quarter of said Section 26; thence N00°51'47"E, 327.92 feet; thence N89°13'01"W, 457.31 feet to a point on the easterly right-of-way line of State Highway 27; thence N25°17'43"E, 574.63 feet along said right-of-way line to a point on the southerly right-of way line of Spartan Drive; thence S71°18'23"E, 117.23 feet along said right-of-way line; thence S66°03'09"E, 469.60 feet along said right-of-way line to a point of curve; thence along said right-of-way line along the arc of a curve to the left, radius 1035.00 feet (the chord of which bears S75°04'04"E, 324.36 feet) a distance of 325.71 feet to a point on the north-south one-quarter line of said Section 26; thence S00°29'03"E, 552.36 feet along said quarter line to the point of beginning.

Said parcel contains 334,466 square feet or 7.68 acres, more or less and is subject to all easements and rights-of-way of record.

That I have fully complied with the provisions of Chapter 234.36 Wisconsin Statutes, Section A.E. 7 of the Administrative Code of the State of Wisconsin and the City of Sparta Subdivision Ordinances to the best of my knowledge and belief in surveying, dividing and mapping the same.

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

That I have made such Certified Survey under the direction of the City of Sparta, owner of said land.

OWNER'S CERTIFICATE OF DEDICATION

As owner(s) we hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented. We also certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

CITY OF SPARTA

State of Wisconsin

Personally came before me this _____ day of _____ 2018, the above named representatives, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Notary Public
 My Commission expires _____

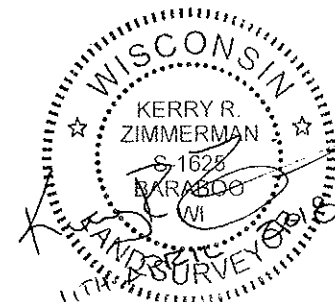
COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the SE1/4-SW1/4, the NW1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 26, T17N, R6E, City of Sparta, Monroe County, Wisconsin 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



11/11/2018 10:00:00 AM



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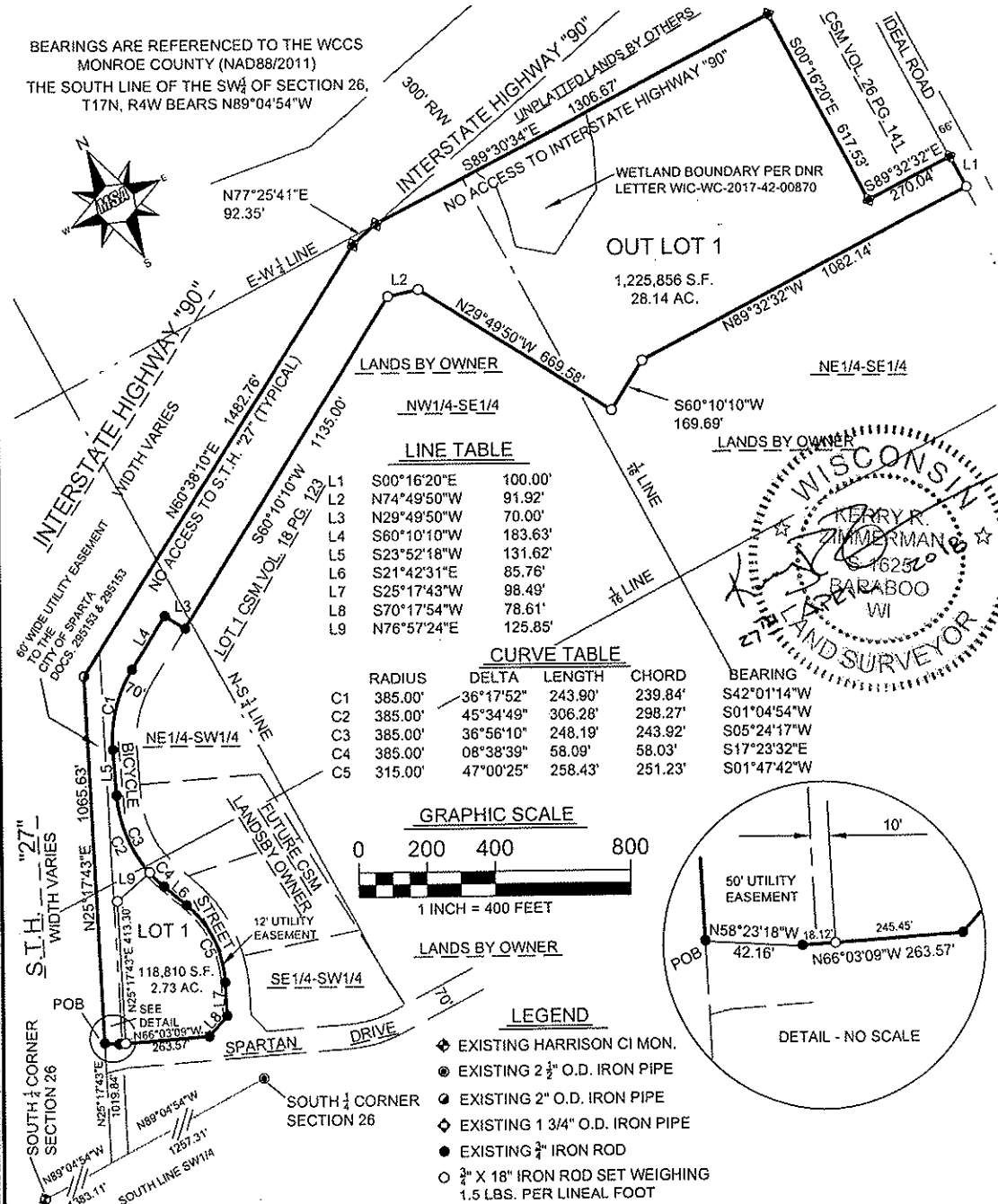
PROFESSIONAL SERVICES

PROJECT NO.	00051043	OWNER:	
DRAWN BY:	KRZ	CITY OF SPARTA	
SURVEYOR:	KRZ	201 WEST OAK ST.	
FILE NO.	00051043	SPARTA, WI 54656	
SHEET NO.	1 OF 2	608-269-4340	

MONROE COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE SE1/4-SW1/4, THE NE1/4-SW1/4, THE
 NW1/4-SE1/4 AND THE NE1/4-SE1/4 OF SECTION 26, T17N,
 R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE WCCS
 MONROE COUNTY (NAD88/2011)
 THE SOUTH LINE OF THE SW1/4 OF SECTION 26,
 T17N, R4W BEARS N89°04'54"W



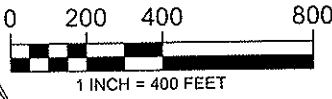
LINE TABLE

L1	S00°16'20"E	100.00'
L2	N74°49'50"W	91.92'
L3	N29°49'50"W	70.00'
L4	S60°10'10"W	183.63'
L5	S23°52'18"W	131.62'
L6	S21°42'31"E	85.76'
L7	S25°17'43"W	98.49'
L8	S70°17'54"W	78.61'
L9	N76°57'24"E	125.85'

CURVE TABLE

RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	36°17'52"	243.90'	239.84'	S42°01'14"W
C2	45°34'49"	306.28'	298.27'	S01°04'54"W
C3	36°56'10"	248.19'	243.92'	S05°24'17"W
C4	08°38'39"	58.09'	58.03'	S17°23'32"E
C5	47°00'25"	258.43'	251.23'	S01°47'42"W

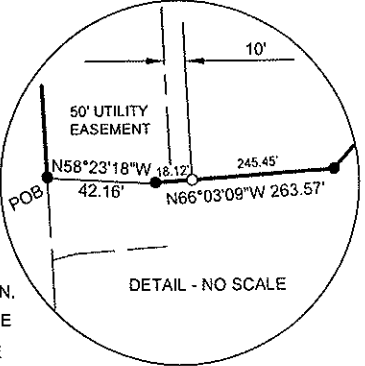
GRAPHIC SCALE



LANDS BY OWNER

LEGEND

- ◆ EXISTING HARRISON CI MON.
- EXISTING 2 1/2" O.D. IRON PIPE
- EXISTING 2" O.D. IRON PIPE
- ◆ EXISTING 1 3/4" O.D. IRON PIPE
- EXISTING 3/4" IRON ROD
- 3/8" X 18" IRON ROD SET WEIGHING 1.5 LBS. PER LINEAL FOOT





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PROJECT NO.	00051043
DRAWN BY:	KRZ
CHECKED BY:	MJM
FILE:	FILE:
SHEET NO.	2 OF 2

MONROE COUNTY CERTIFIED SURVEY MAP #

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the SE1/4-SW1/4, the NE1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 26, T17N, R4W, City of Sparta, Monroe County, Wisconsin, described as follows:

Commencing at the south one quarter corner of said Section 26; thence N89°04'54"W, 1257.31 feet along the south line of the southwest one-quarter of said Section 26 to a point on the easterly right-of-way line of State Highway "27"; thence along said right-of-way line N25°17'43"E, 1019.84 feet to the point of beginning;

thence continuing along said right-of-way line N25°17'43"E, 1065.63 feet to a point on the southerly right-of-way line of Interstate Highway "90"; thence along said right-of-way line N77°25'41"E, 92.35 feet to a point on the east-west one-quarter line of Section 26; thence along said east-west one-quarter line S89°30'34"E, 1306.67 feet; thence S00°16'20"E, 617.53 feet; thence S89°32'32"E, 270.04' to a point on the west right-of-way line of Ideal Road; thence along said right-of-way line S00°16'20"E, 100.00 feet; thence N89°32'32"W, 1082.14 feet; thence S60°10'10"W, 169.69 feet; thence N29°49'50"W, 669.58 feet; thence N74°49'50"W, 91.92 feet; thence S60°10'10"W, 1135.00 feet to a point on the easterly right-of-way line of Bicycle Street; thence N29°49'50"W, 70.00 feet to a point on the westerly right-of-way line of Bicycle Street; thence along said right-of-way line S60°10'10"W, 183.63 feet to a point of curve; thence along said right-of-way line along the arc of a curve to the left, radius 385.00 feet (the chord of which bears S42°01'14"W, 239.84 feet) a distance of 243.90 feet; thence along said right-of-way line S23°52'18"W, 131.62 feet to a point of curve, thence along said right-of-way line along the arc of a curve to the left, radius 385.00 feet (the chord of which bears S01°04'54"W, 298.27 feet) a distance of 306.28 feet; thence along said right-of-way line S21°42'31"E, 85.76 feet to a point of curve; thence along said right-of-way line along the arc of a curve to the right, radius 315.00 feet (the chord of which bears S01°47'42"W, 251.23 feet) a distance of 258.43 feet; thence along said right-of-way line S25°17'43"W, 98.49 feet; thence along said right-of-way line S70°17'54"W, 78.61 feet to a point on the northerly right-of-way line of Spartan Drive; thence along said right-of-way line N66°03'09"W, 263.57 feet to the point of beginning.

Said parcel contains 1,344,666 square feet or 30.87 acres, more or less and is subject to all easements and rights-of-way of record.

That I have fully complied with the provisions of Chapter 234.36 Wisconsin Statutes, Section A.E. 7 of the Administrative Code of the State of Wisconsin and the City of Sparta Subdivision Ordinances to the best of my knowledge and belief in surveying, dividing and mapping the same.

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

That I have made such Certified Survey under the direction of the City of Sparta, owner of said land.

OWNER'S CERTIFICATE OF DEDICATION

As owner(s) we hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented. We also certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

CITY OF SPARTA

State of Wisconsin

Personally came before me this _____ day of _____ 2018, the above named representatives, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
 My Commission expires _____

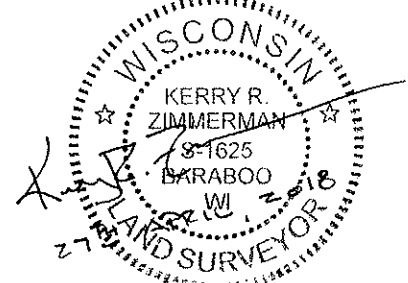
COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the SE1/4-SW1/4, the NW1/4-SW1/4, the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 26, T17N, R6E, City of Sparta, Monroe County, Wisconsin 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



SPARTA



Plan Commission Application Form

Date: 5-9

Name/Company: City of Sparta

Address: _____

Phone: _____

Purpose: CSM 2700 back Commercial Dr
ESBP

Meeting Date: _____

Fee: \$ _____

Fee Schedule:

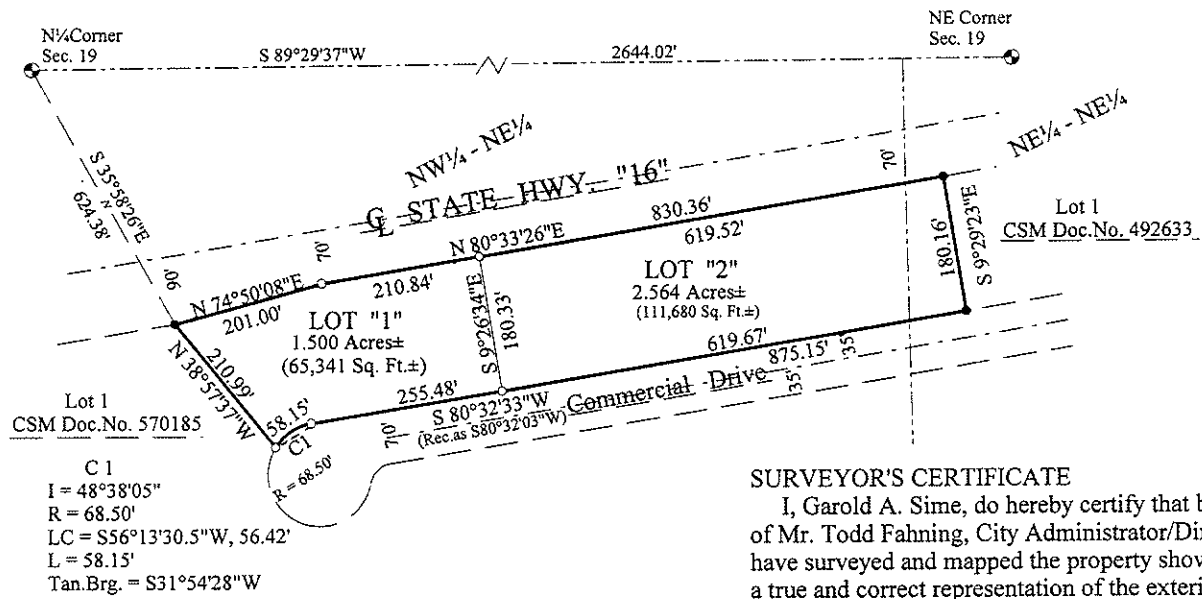
Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning permit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



SURVEYOR'S CERTIFICATE

I, Garold A. Sime, do hereby certify that by the order and under the direction of Mr. Todd Fahning, City Administrator/Director of Community Development, I have surveyed and mapped the property shown hereon and that the within map is a true and 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 to the best of my knowledge and belief.

Garold A. Sime

GAROLD A. SIME, PROFESSIONAL LAND SURVEYOR S-1261
 H. A. SIME & ASSOCIATES
 P. O. BOX 50
 TOMAH, WISCONSIN 54660
 April 18, 2018



The North line of the NE¹/₄, Sec. 19 is ASSUMED to bear N89°29'37"E (Monroe County Grid)

SCALE: 1" = 200'

- = Set 3/4"x18" Rd. Iron Bar weighing 1.50 lbs./lin.ft.
- = Existing Harrison Monument
- = Existing 3/4" Iron Bar

CERTIFIED SURVEY MAP

Located in the NW¹/₄-NE¹/₄ and NE¹/₄-NE¹/₄, Section 19, T17N-R3W, City of Sparta, Monroe County, Wisconsin

DESCRIPTION

A parcel of land located in the NW¼-NE¼ and NE¼-NE¼, Section 19, T17N-R3W, City of Sparta, Monroe County, Wisconsin described as follows: Commencing at the N¼ corner of said Section 19; thence S35°58'26"E, a distance of 624.38 feet to the Northeast corner of Lot 1 of Certified Survey Map, Document Number 570185, being the Point of Beginning; thence N74°50'08"E along the south right-of-way line of State Highway "16", a distance of 201.00 feet; thence N80°33'26"E along said south line, a distance of 830.36 feet to the Northwest corner of Lot 1 of Certified Survey Map, Document Number 492633; thence S9°29'23"E, a distance of 180.16 feet to the Southwest corner of said Lot 1; thence S80°32'33"W along the north line of Commercial Drive, a distance of 875.15 feet; thence Southwesterly along said north line, along a curve concave to the southeast, having a radius of 68.50 feet (the Long Chord of which bears S56°13'30.5"W, 56.42 feet) a distance of 68.15 feet to the Southeast corner of Lot 1 of said Certified Survey Map, Document Number 570185; thence N38°57'37"W, a distance of 210.99 feet to the Point of Beginning. Subject to all easements, right-of-ways and restrictions of record.

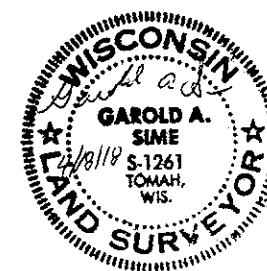
COMMON COUNCIL RESOLUTION

Resolved that this Certified Survey Map located in City of Sparta, Monroe County, Wisconsin 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.

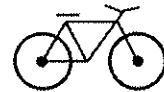
Julie Hanson, City Clerk Date



CERTIFIED SURVEY MAP

Located in the NW¼-NE¼ and NE¼-NE¼, Section 19,
T17N-R3W, City of Sparta, Monroe County, Wisconsin

SPARTA



Plan Commission Application Form

Date: 5-9

Name/Company: DAVEY'S AUTO REPAIR

Address: 2275 COMMERCIAL DR

Phone: _____

Purpose: SITE DEVELOPMENT REVIEW

Meeting Date: _____

Fee: \$ 75

Fee Schedule:

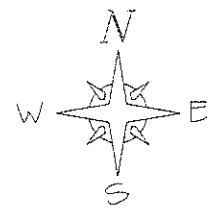
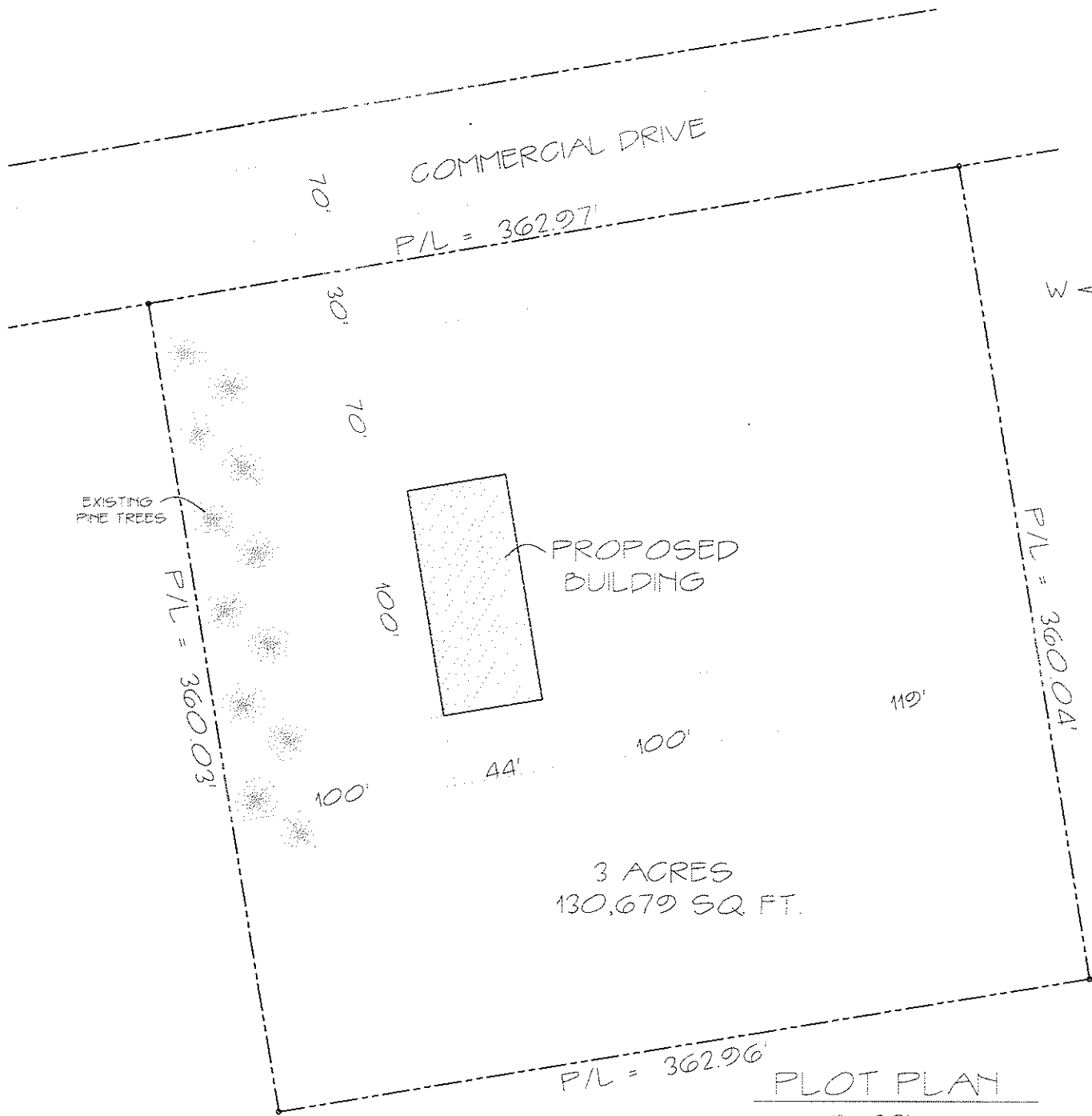
Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning permit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



PLOT PLAN
1" = 30'

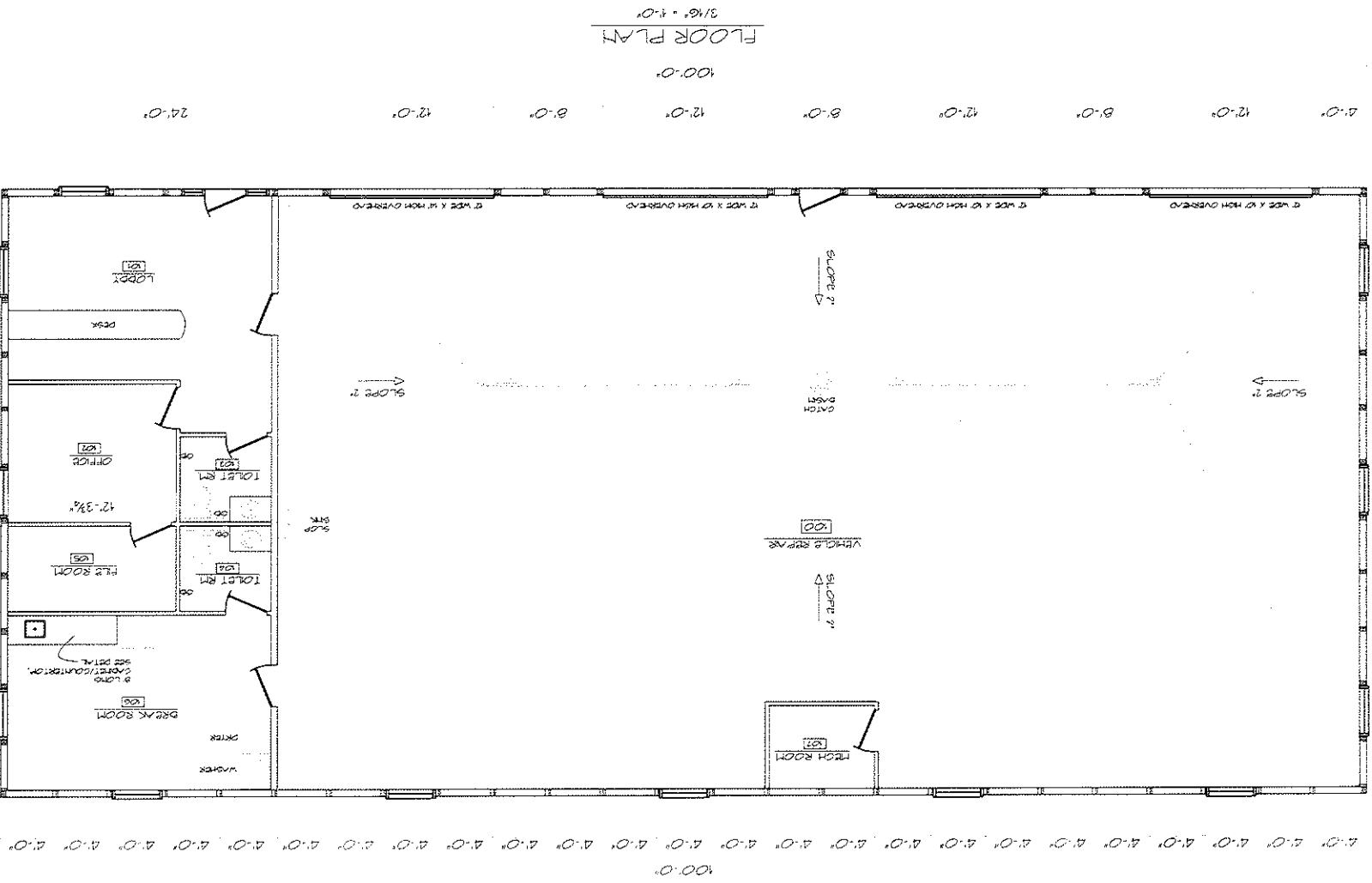
TJS Designs LLC
14530 Genesis Road
Sparta, Wisconsin 54656
608-268-2280

Davey's Auto Repair
2775 COMMERCIAL DRIVE
SPARTA, WISCONSIN

PLOT PLAN	AS NOTED
TJS	
APRIL 2018	

A1

44'-0"



FLOOR PLAN
3162 + 4'-0"

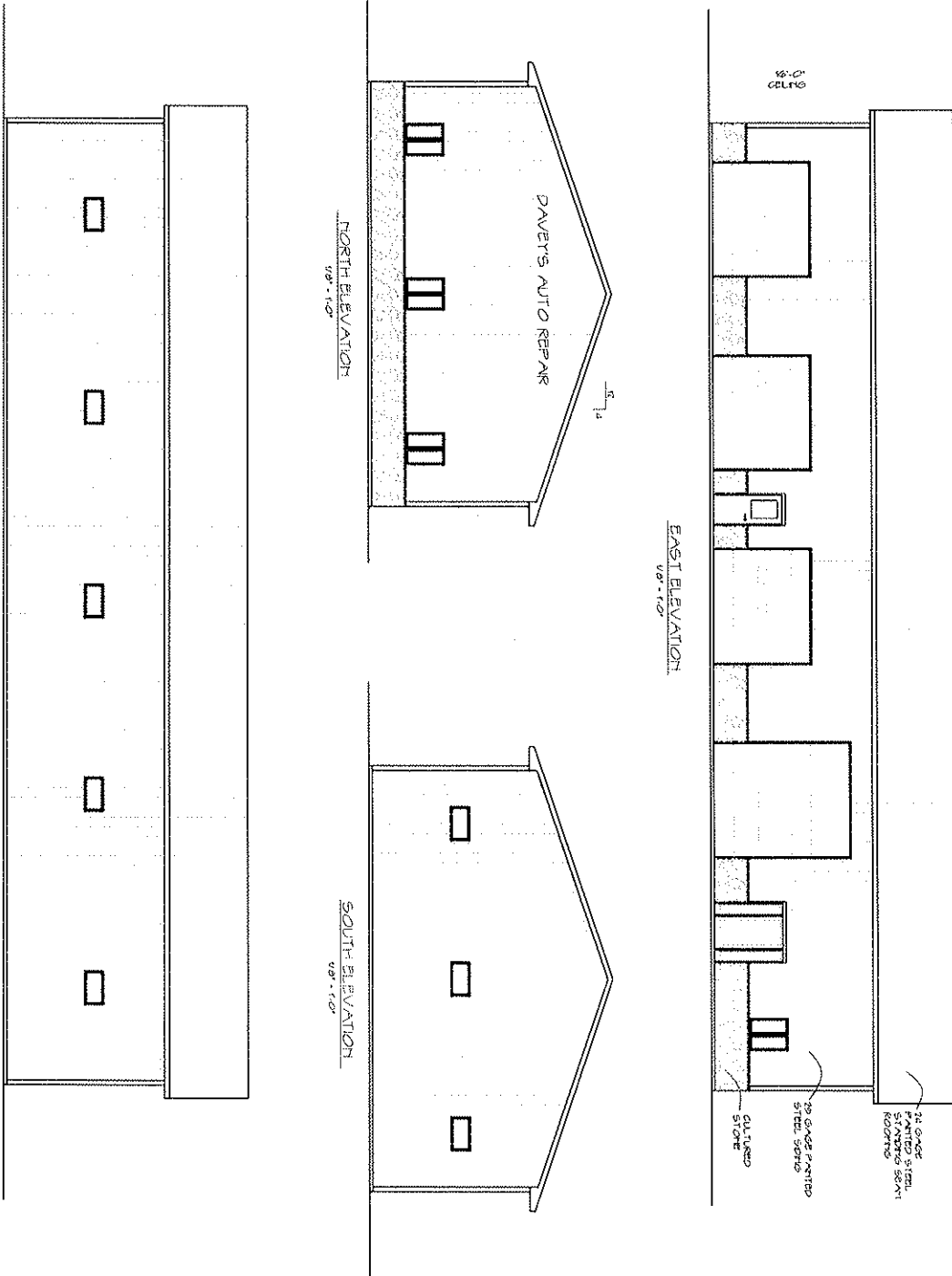


A2

FLOOR PLAN	AS NOTED
DATE	
APRIL 2008	

Davey's Auto Repair
2775 COMMERCIAL DRIVE
SPARTA WISCONSIN

TJS Designs LLC
14530 Genesis Road
Sparta, Wisconsin 54655
608-269-2280



WEST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

A3	ELEVATIONS	
	TJS	AS NOTED
	APRIL 2018	

Davey's Auto Repair
 2775 COMMERCIAL DRIVE
 SPARTA, WISCONSIN

TJS Designs LLC
 14530 Genesis Road
 Sparta, Wisconsin 54656
 608-269-2280