

CITY OF SPARTA
PLANNING COMMISSION AGENDA
January 14, 2019

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 November 19, 2018**
- 4. Consideration of Accepting Land Donation to the City of Sparta from US Silica**
- 5. Consideration of CSM for Land Donation to the City of Sparta from US Silica**
- 6. Consideration of Sign Approval for Jim Dandy's located at 4105 Theater Road**
- 7. Items for Future Consideration**
- 8. 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: 1-11-19

CITY OF SPARTA
PLANNING COMMISSION MINUTES
November 19, 2018

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

ABSENT: Jim Church

ALSO PRESENT: Todd Fahning, Jim Bialecki, citizen

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

A motion was made by Bob Halverson and seconded by Norm Stanek to approve the consent agenda consisting of the minutes from the regular meeting on October 15, 2018. Motion carried 6-0.

A Public Hearing Regarding a Request for a Change of Zoning from B-1 Downtown Business to CU Civic Use for the Property located at 315 W. Oak Street owned by Monroe County in Accordance with Ordinance 17-265 was open for discussion.

Jim Bialecki stated that the County owns this building and the zoning just needs to be changed.
This Public Hearing was closed at 6:02.

A motion was made by John Ambro and seconded by Toni Wissestad to approve the change of zoning from B-1 Downtown Business to CU Civic Use for the property located at 315 W. Oak St. in accordance with Ordinance 17-265. Motion carried 6-0.

A Public Hearing Regarding a Request for a Change of Zoning from R-6 Single Family Residential to CU Civic Use for the property located at 206 S K Street owned by Monroe County in Accordance with Ordinance 17-265 was open for discussion.

Jim Bialecki stated that the County owns this building and it will be turned into an office building for the UW Extension offices.

A next door neighbor was wondering about traffic and his home values going down because of this change.

This public hearing was closed at 6:11.

A motion was made by Norm Stanek and seconded by Bob Halverson to approve the change of zoning from R-6 Single Family Residential to CU Civic Use for the property located at 206 S K Street in accordance with Ordinance 17-265. Motion carried 6-0.

A motion was made by John Ambro and seconded by Kevin Riley to approve the CSM for RBI Rentals located at 2877 Icecap Road. Motion carried 6-0.

A motion was made by John Ambro and seconded by Kevin Riley to approve the sign permit for Marianne Foust, DBA Purple Picket, located at 317 E. Wisconsin Street. Motion carried 6-0.

A motion was made by John Ambro and seconded by Bob Halverson to approve the site development review for Sparta Family Dentistry located at 2975 Bicycle Street. Motion carried 6-0.

Items mentioned for future consideration were:

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Strom Monument building was purchased by Cedar creek, the old Lake States Lumber. Will hopefully be torn down soon.

A motion was made by John Ambro and seconded by Bob Halverson to adjourn at 6:22 p.m. Motion carried 6-0.

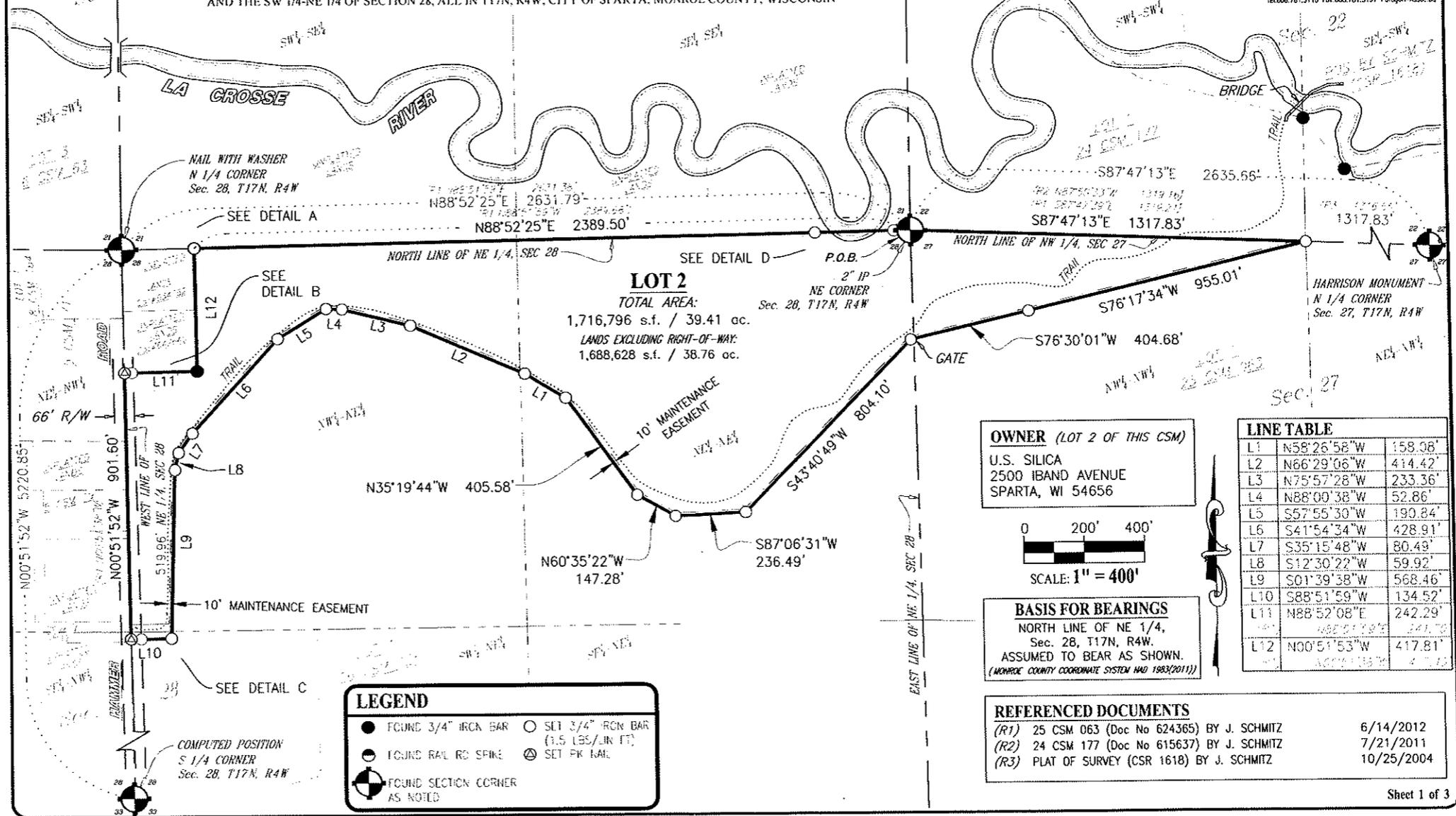
Respectfully submitted,

Julie Hanson
City Clerk

CERTIFIED SURVEY MAP No.

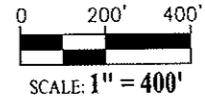
PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
 632 COPELAND AVENUE, LA CROSSE, WI 54603
 Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Assoc. Inc.

PART OF LOT 1 OF 25 CSM 063, LOCATED IN THE NW 1/4-NW 1/4 OF SECTION 27, THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 28, ALL IN T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN



LOT 2
 TOTAL AREA:
 1,716,796 s.f. / 39.41 ac.
 LANDS EXCLUDING RIGHT-OF-WAY:
 1,688,628 s.f. / 38.76 ac.

OWNER (LOT 2 OF THIS CSM)
 U.S. SILICA
 2500 IBAND AVENUE
 SPARTA, WI 54656



BASIS FOR BEARINGS
 NORTH LINE OF NE 1/4,
 Sec. 28, T17N, R4W.
 ASSUMED TO BEAR AS SHOWN.
 (MONROE COUNTY COORDINATE SYSTEM MAD 1983(2011))

LINE TABLE		
L1	N58°26'58"W	158.08'
L2	N66°29'06"W	414.42'
L3	N75°57'28"W	233.36'
L4	N88°00'38"W	52.86'
L5	S57°55'30"W	190.84'
L6	S41°54'34"W	428.91'
L7	S35°15'48"W	80.49'
L8	S12°30'22"W	59.92'
L9	S01°39'38"W	568.46'
L10	S88°51'59"W	134.52'
L11	N88°52'08"E	242.29'
L12	N00°51'53"W	417.81'

LEGEND

● FOUND 3/4" IRON BAR	○ SET 3/4" IRON BAR (1.5 LBS./LIN. FT.)
⊙ FOUND RAIL ROAD SPIKE	⊙ SET PK NAIL
⊙ FOUND SECTION CORNER AS NOTED	

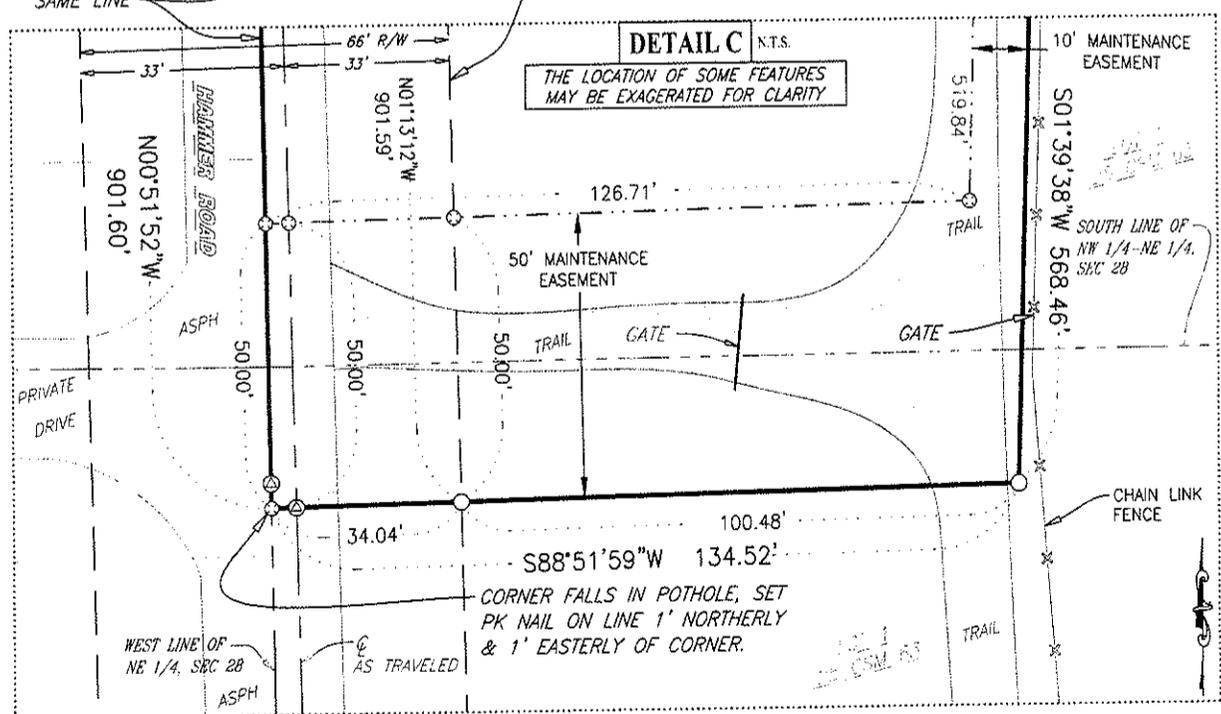
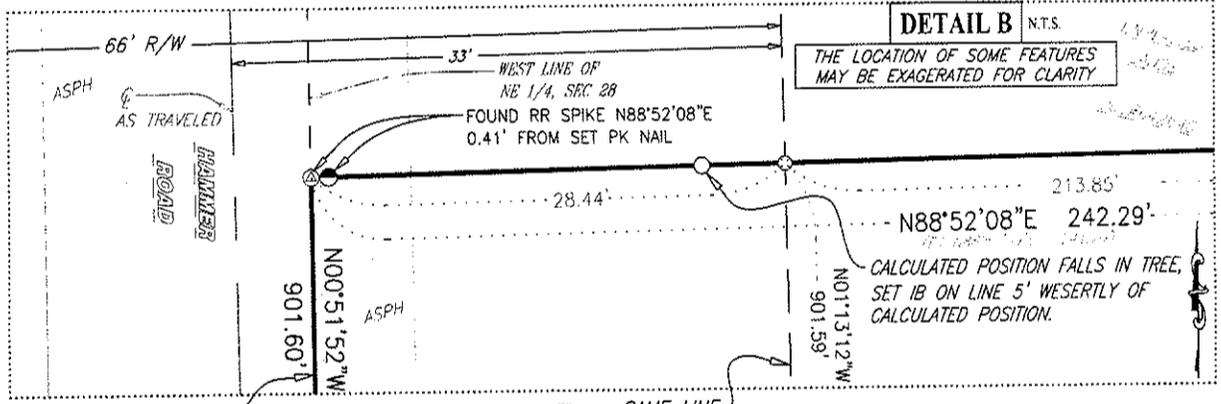
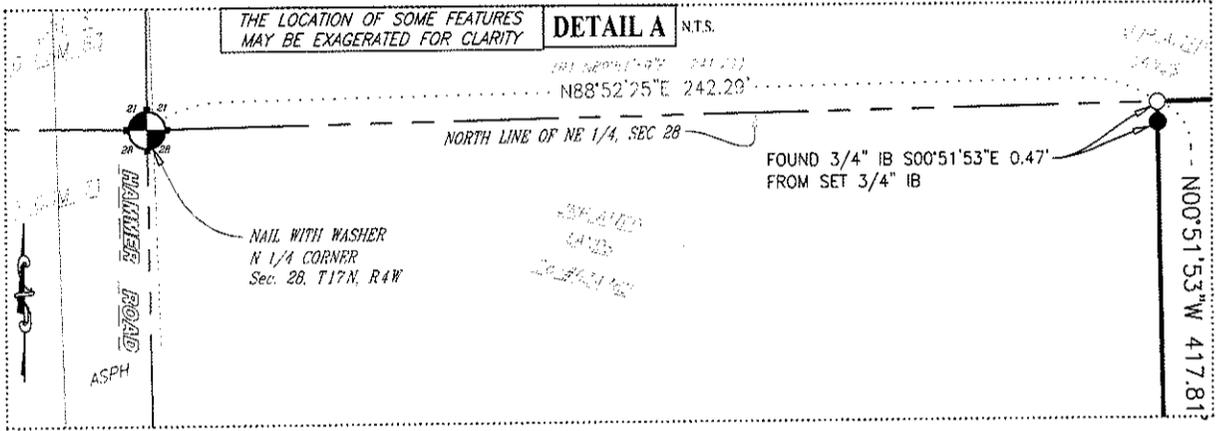
REFERENCED DOCUMENTS

(R1) 25 CSM 063 (Doc No 624365) BY J. SCHMITZ	6/14/2012
(R2) 24 CSM 177 (Doc No 615637) BY J. SCHMITZ	7/21/2011
(R3) PLAT OF SURVEY (CSR 1618) BY J. SCHMITZ	10/25/2004

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 OF 25 CSM 063, LOCATED IN THE NW 1/4-NW 1/4 OF SECTION 27, THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 28. ALL IN T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN

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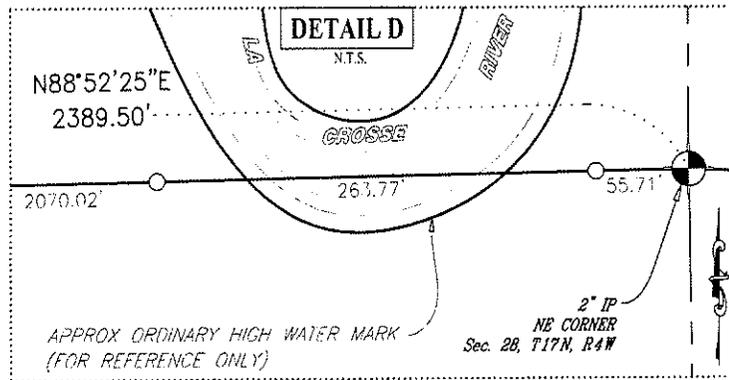
LEGEND

● FOUND IRON BAR	○ SET 3/4" IRON BAR (1.5 LBS/LIN #1)
● FOUND RAIL RD SPIKE	⊗ SET PK NAIL
⊗ FOUND SECTION CORNER AS NOTED	⊕ CALCULATED POSITION (NOTHING SET)

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 OF 25 CSM 063, LOCATED IN THE NW 1/4-NW 1/4 OF SECTION 27, THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 28, ALL IN T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN

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LEGAL DESCRIPTION

PART OF LOT 1 OF 25 CSM 063, LOCATED IN THE NW 1/4-NW 1/4 OF SECTION 27, THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 28, ALL IN T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28;
 THENCE S87°47'13"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 1317.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27;
 THENCE S76°17'34"W 955.01 FEET;
 THENCE S76°30'01"W 404.68 FEET;
 THENCE S43°40'49"W 804.10 FEET;
 THENCE S87°06'31"W 236.49 FEET;
 THENCE N60°35'22"W 147.28 FEET;
 THENCE N35°19'44"W 405.58 FEET;
 THENCE N58°26'58"W 158.08 FEET;
 THENCE N66°29'06"W 414.42 FEET;
 THENCE N75°57'28"W 233.36 FEET;
 THENCE N88°00'38"W 52.86 FEET;
 THENCE S57°55'30"W 190.84 FEET;
 THENCE S41°54'34"W 428.91 FEET;
 THENCE S35°15'48"W 80.49 FEET;
 THENCE S12°30'22"W 59.92 FEET;
 THENCE S01°39'38"W 568.46 FEET;
 THENCE S88°51'59"W 134.52 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 28;
 THENCE N00°51'52"W, ALONG SAID WEST LINE, 901.60 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 642640;
 THENCE N88°52'08"E, ALONG THE SOUTH LINE OF SAID PARCEL, 242.29 FEET TO THE SOUTHEAST CORNER THEREOF;
 THENCE N00°51'53"W, ALONG THE EAST LINE THEREOF AND THE EAST LINE OF THAT PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 634762, 417.81 FEET THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NUMBER 634762 AND TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 28;
 THENCE N88°52'25"E, ALONG SAID NORTH LINE, 2389.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,716,793 SQUARE FEET± OR 39.41 ACRES±.

TOGETHER WITH A MAINTENANCE EASEMENT IN FAVOR OF U.S. SILICA COMPANY FOR THE PURPOSE OF MAINTENANCE AND CONSTRUCTION OF AN EXISTING FENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2.

SURVEYORS CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE DESCRIBED PARCEL AT THE DIRECTION OF TROY ANDERSON, REPRESENTATIVE FOR U.S. SILICA COMPANY, AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF SPARTA.

COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY LOCATED IN THE NW 1/4-NW 1/4 OF SECTION 27, THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 28, ALL IN T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF SPARTA.

 RON 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

CITY OF SPARTA

201 W. OAK STREET SPARTA, WI 54656

PERMIT NO. _____

APPLICATION FOR SIGN PERMIT

THE UNDERSIGNED HEREBY MAKES APPLICATION TO ERECT A SIGN SPECIFIED HEREIN, AND DOES AGREE THAT THE PROVISIONS OF THE SIGN ORDINANCE, BUILDING CODE AND ZONING ORDINANCE WILL BE COMPLIED WITH WHETHER THE SAME ARE SPECIFIED HEREIN OR NOT.

GENERAL

LOCATION:			
OWNER:	<i>Jim Dandy's</i>	PHONE:	<i>608 792-1631</i>
ADDRESS:	<i>BP Plaza</i>	CITY	<i>SPARTA</i>
		STATE	<i>WI</i>
		ZIP	<i>54656</i>
SIGN ERECTOR:	<i>Hwy 35 Sign LLC</i>	PHONE	<i>608 779-9411 office / 608 780-8826 cell</i>
ADDRESS:	<i>336 2nd Ave So</i>	CITY	<i>Onalaska</i>
		STATE	<i>WI</i>
		ZIP	<i>54650</i>
ELECTRICAL CONTRACTOR:	<i>N/A</i>	PHONE	
ADDRESS:		CITY	
		STATE	
		ZIP	

USE

TYPE OF SIGN:	<i>NON-illuminated wall sign (see attached) replacement</i>	
FOOTAGE ALONG FRONT PROPERTY LINE:	FT. X 8 SQUARE FEET=	MAX. AREA
LENGTH OF BUILDING:	<i>103'</i>	FT. X 1.5 SQUARE FEET= MAX. AREA
TOTAL SQUARE FOOTAGE OF SIGN:	<i>23.5 sq-ft sq-ft.</i>	
HEIGHT OF SIGN:	<i>11.5' from bottom to grade</i>	
ESTMATED COST OF SIGN:	<i>\$1,025.00</i>	
TOTAL SQUARE FOOTAGE OF ALL SIGNS ON PROPERTY:	<i>108 sq-ft.</i>	

LOCATION

	REQUIRED	PROVIDED
SIDE YARD (W/N)		
SIDE YARD (S/E)		
FRONT YARD		

APPLICATION

1. A \$30.00 NON-REFUNDABLE APPLICATION/PERMIT FEE
2. TWO COPIES OF A PLOT PLAN DRAWN TO SCALE SHOWING:
 - a. THE LOCATION OF THE PROPOSED SIGN
 - b. THE LOCATION AND THE TYPES OF ALL OTHER EXISTING OR PROPOSED SIGNS
 - c. BUILDING AND DRIVEWAYS EITHER EXISTING OR PROPOSED
3. TWO COPIES OF A SCALE DRAWING (NOT LESS THAN 1/2" = 1' 0") OF THE PROPOSED SIGN SHOWING EXACTLY HOW THE PROPOSED SIGN WILL LOOK AND IT'S HEIGHT ABOVE GROUND. THE PLANNING COMMISSION MAY ACCEPT PHOTOGRAPHS OF SUFFICIENT SIZE AND CLARITY IN LEAU OF A DRAWING.

PLAN COMMISSION APPROVAL

APPROVAL DATE:	APPROVED #	MODIFIED #	DENIED #
COMMENTS:			

IT IS HEREBY AGREED BY THE UNDERSIGNED AS OWNER, HIS AGENT OR SERVANT, AND THE CITY OF SPARTA, THAT FOR AND IN CONSIDERATION OF THE PREMISES AND OF THE PERMIT TO CONSTRUCT, ERECT, ALTER OR INSTALL AND FOR THE USE OF ADVERTISING STRUCTURE DESCRIBED ABOVE TO BE ISSUED AND GRANTED BY THE BUILDING INSPECTOR THAT THE WORK THEREON WILL BE DONE IN ACCORDANCE WITH THE DESCRIPTION HERIN SET FORTH IN THIS STATEMENT, AND AS MORE FULLY DESCRIBED IN THE SPECIFICATIONS AND PLANS HEREIN FILED, AND IS FURTHER AGREED TO CONSTRUCT, ERECT, ALTER OR INSTALL IN STRICT COMPLIANCES OF THE CITY OF SPARTA.

OWNER/AGENT: *Jim Dandy's Hwy 35 sign LLC*

DATE: *1-7-2019*



16.75"

26"



130"
72.5

sign opening -

46.75"

23.5 sq. ft
sign

add'l Bldg sign

SPARTA
TRAVEL CENTER

108 sq. ft

wall size 103' x 16' = 1,648 sq. ft.