

CITY OF SPARTA
PLANNING COMMISSION AGENDA
October 14, 2019

CITY HALL

AMENDED

6:00 P.M.

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on August 19, 2019**
- 4. Public Hearing Regarding Rezoning Entire School Property Located at 201 E. Franklin Street to R3 from Civic Use (CU) per Chapter 17 Sec. 17-181 to Sec. 17-265.**
- 5. Consideration of Rezoning Entire School Property Located at 201 E. Franklin Street to R3 from Civic Use (CU) per Chapter 17 Sec. 17-181 to Sec. 17-265.**
- 6. Consideration of CSM for Sparta School District Located on Pine Street and N. Rusk Ave.**
- 7. *Consideration of CSM for Dave Olson for property located at 111 S. Tyler St.***
- 8. *Consideration of CSM for Rick Staff in Highland Meadows***
- 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: 10-11-19

CITY OF SPARTA
PLANNING COMMISSION MINUTES
August 19, 2019

PRESENT: Mayor Gust, John Sund, Norm Stanek, John Ambro, Jim Church, Kevin Riley

ABSENT: Toni Wissestad

ALSO PRESENT: Todd Fahning

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

Roll call was done by the Clerk.

A motion was made by Norm Stanek and seconded by John Sund to approve the consent agenda consisting of the minutes from the regular meeting on July 15, 2019. Motion carried 6-0.

The Public Hearing Repealing and Replacing Chapter 23 Regarding the Floodplain Zoning Ordinance for the City of Sparta was open for public comments.

There was no one in the audience to speak regarding this ordinance replacement so Mayor Gust closed this public hearing at 6:03.

Todd mentioned that FEMA had sent this to us for us to adopt. There were no major changes in the ordinance from the previous one. **A motion was made by John Ambro and seconded by Kevin Riley to repeal and replace Chapter 23 regarding the floodplain zoning ordinance. Motion carried 6-0.**

Number 6 on the agenda will be discussed next month as the information was not available at this time.

There were no items mentioned for future consideration.

A motion was made by Norm Stanek and seconded by Jim Church to adjourn at 6:04 p.m. Motion carried 6-0.

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 14th day of October, 2019 at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.

Regarding Rezoning Entire School Property located at 201 E. Franklin Street to R3 from Civic Use (CU) per Chapter 17 Sec. 17-181 to Sec. 17-265.

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.

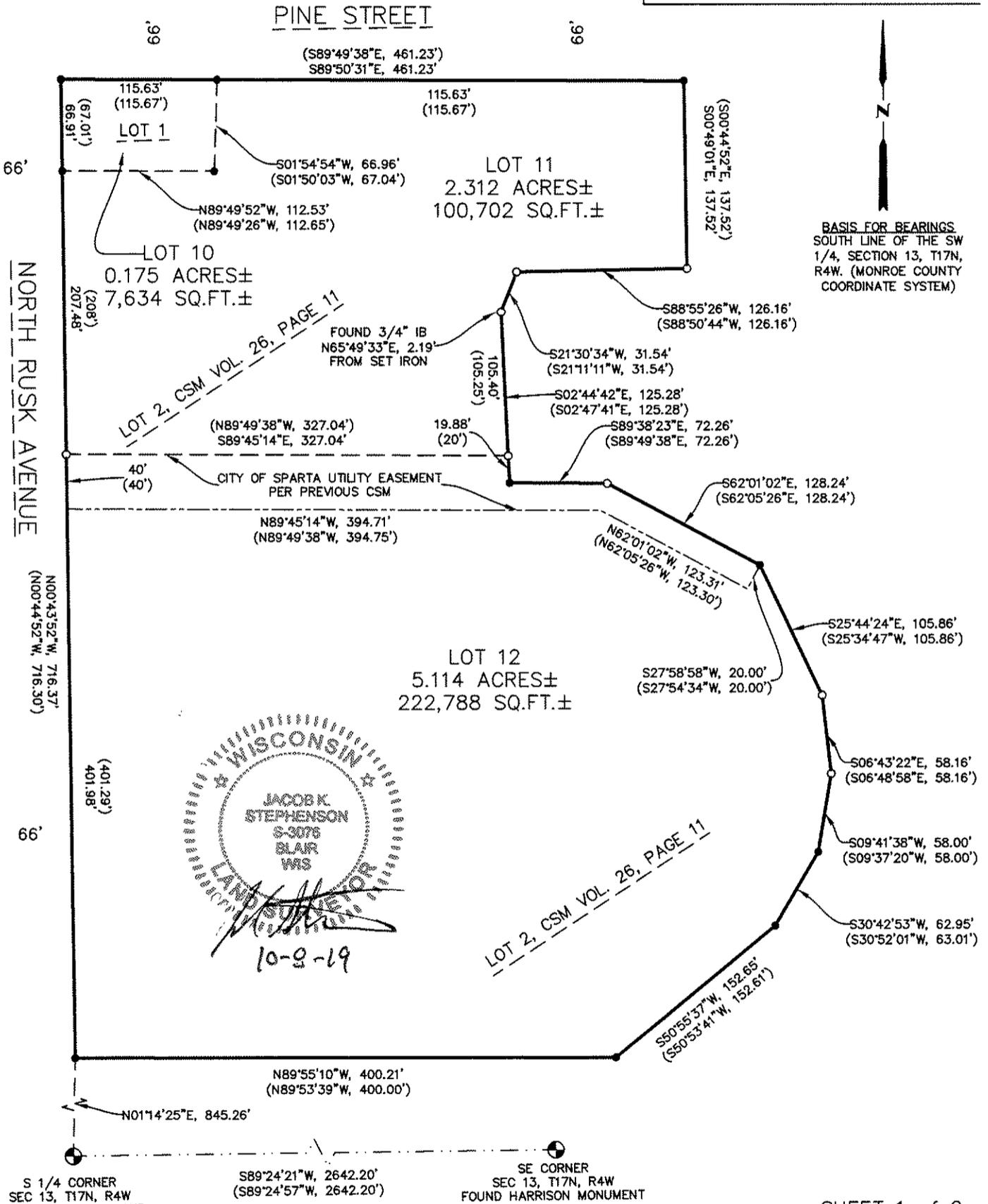
Dated: September 23, 2019

**Julie Hanson
City Clerk**

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

CERTIFIED SURVEY MAP No.

ALL OF LOT 1 & 2, CERTIFIED SURVEY MAP VOL. 26, PAGE 11, DOCUMENT NO. 637730. LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.



BASIS FOR BEARINGS
SOUTH LINE OF THE SW 1/4, SECTION 13, T17N, R4W. (MONROE COUNTY COORDINATE SYSTEM)

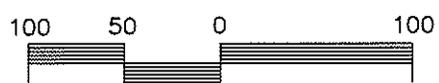
LOT 2, CSM VOL. 26, PAGE 11

SHEET 1 of 2

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.biz

LEGEND

- ⊙ FOUND SECTION CORNER
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 3/4" IRON BAR
- () RECORDED AS BEARINGS AND/OR DISTANCES



SCALE: 1"=100'

OWNER
SPARTA AREA SCHOOL DISTRICT
201 EAST FRANKLIN STREET
SPARTA, WI 54656

CERTIFIED SURVEY MAP No.

ALL OF LOT 1 & 2, CERTIFIED SURVEY MAP VOL. 26,
PAGE 11, DOCUMENT NO. 637730. LOCATED IN THE NW
1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF
SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY
OF SPARTA, MONROE COUNTY, WISCONSIN.

DESCRIPTION

ALL OF LOT 1 & 2, CERTIFIED SURVEY MAP VOL. 26, PAGE 11, DOCUMENT NO. 637730. LOCATED IN THE NW 1/4 OF
THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF
SPARTA, MONROE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION THENCE N01°14'25"E, 845.26 FEET TO THE SOUTHWEST
CORNER OF SAID LOT 2 AND EAST RIGHT-OF-WAY OF NORTH RUSK AVENUE; THENCE N00°43'52"W, 716.37 FEET
ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 1 AND SOUTH RIGHT-OF-WAY OF PINE
STREET; THENCE S89°50'31"E, 461.23 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID
LOT 2; THENCE THE NEXT 11 CALLS ALONG THE EAST LINE OF SAID LOT 2: 1) S00°49'01"E, 137.52 FEET 2)
S88°55'26"W, 126.16 FEET 3) S21°30'34"W, 31.54 FEET 4) S02°44'42"E, 125.28 FEET 5) S89°38'23"E, 72.26 FEET 6)
S62°01'02"E, 128.24 FEET 7) S25°44'24"E, 105.86 FEET 8) S06°43'22"E, 58.16 FEET 9) S09°41'38"W, 58.00 FEET 10)
S30°42'53"W, 62.95 FEET 11) S50°55'37"W, 152.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE
N89°55'10"W 400.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 331,124 SQ.FT.± AND/OR 7.602 ACRES±
PARCEL IS SUBJECT TO ANY/ALL EASEMENTS IMPLIED AND/OR RECORDED.

OWNER'S CERTIFICATE

I, DR. AMY VAN DEUREN, SCHOOL SUPERINTENDENT, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE
DESCRIBED LAND TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON.

_____ SIGNED THIS _____ DAY OF _____ 20____
DR. AMY VAN DEUREN, SUPERINTENDENT

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT THIS IS A CORRECT
REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE
UNDER THE DIRECTION OF, DR. AMY VAN DEUREN, SCHOOL SUPERINTENDENT, AND THAT I HAVE FULLY COMPLIED WITH
THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF SPARTA SUBDIVISION CONTROL
ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.



JACOB K. STEPHENSON PLS#3076
PARAGON ASSOCIATES



COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY LOCATED IN LOT 1 & 2 CERTIFIED SURVEY MAP VOL. 26,
PAGE 11, DOCUMENT NO. 637730, NW 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SW 1/4, OF
SECTION 13, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN IS HEREBY APPROVED BY
THE COMMON COUNCIL OF THE CITY OF SPARTA.

KRISTEN GUST, MAYOR

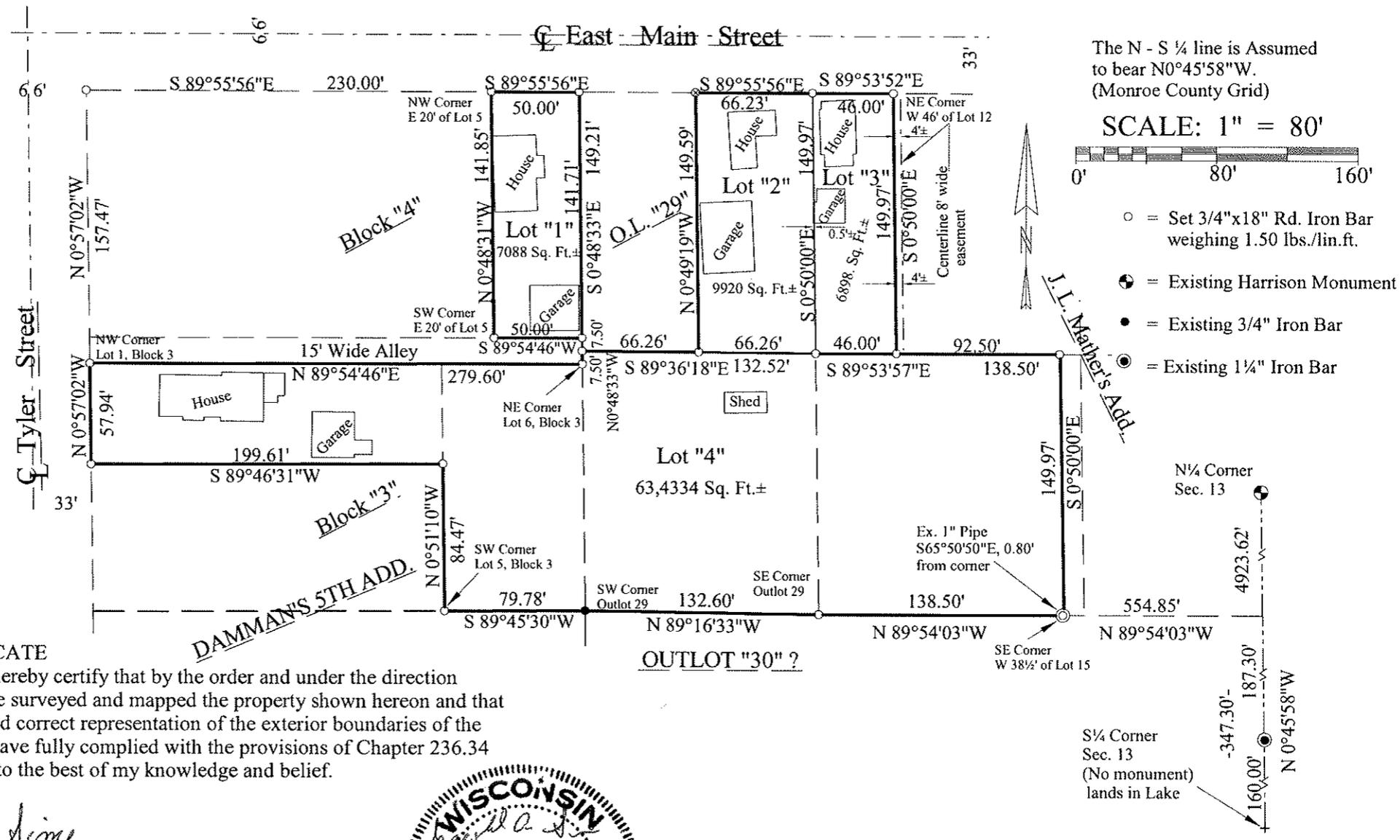
DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY
OF SPARTA.

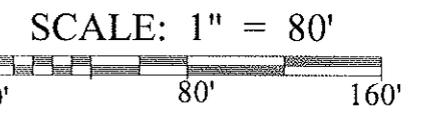
JULIE HANSON, CITY CLERK

DATE

Owner: David Olson
 111 S. Tyler Street
 Sparta, WI 54656



The N - S ¼ line is Assumed to bear N0°45'58"W. (Monroe County Grid)



- = Set 3/4"x18" Rd. Iron Bar weighing 1.50 lbs./lin.ft.
- ⊙ = Existing Harrison Monument
- = Existing 3/4" Iron Bar
- ⦿ = Existing 1 1/4" Iron Bar

SURVEYOR'S CERTIFICATE

I, Garold A. Sime, do hereby certify that by the order and under the direction of Mr. David Olson, 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
 October 14, 2019



CERTIFIED SURVEY MAP

Located in Lots 1 thru 6, Block 3, Lots 5 & 6, Block 4, Damman's 5th Add., Lots 12 - 15 and the vacated alley between said Lots 12 - 15, J.L. Mather's Add., Outlot 29, Assessor's Subdivision, all being part of the SE¼-SE¼, Sec. 13, T17N-R4W, City of Sparta, Monroe County, WI

DESCRIPTION

A parcel of land located in Lots 1 thru 6, Block 3, Lots 5 & 6, Block 4, Damman's 5th Addition, Lots 12 thru 15 and vacated alley between said Lot 12 thru 15, J. L. Mather's Addition and Outlot 29, Assessor's Subdivision, all being located in the SE¼-SE¼, Section 13, T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows: Commencing at the S¼ corner of said Section 13; thence N0°45'58"W along the east line of said SE¼-SE¼, a distance of 347.30 feet; thence N89°54'03"W, a distance of 554.85 feet to the Southeast corner of the West 38.50 feet of said Lot 15, being the Point of Beginning; thence N89°54'03"W, a distance of 138.50 feet to the Southeast corner of said Outlot 29; thence N89°16'33"W, a distance of 132.60 feet to the Southwest corner of said Outlot 29; thence S89°45'30"W, a distance of 79.78 feet to the Southwest corner of Lot 5 of said Block 3; thence N0°51'10"W along the west line of said Lot 5, a distance of 84.47 feet; thence S89°46'31"W, a distance of 199.61 feet to the west line of said Block 3; thence N0°57'02"W, a distance of 57.94 feet to the Northwest corner of Lot 1 of said Block 3; thence N89°54'46"E, a distance of 279.60 feet to the Northeast corner of said Lot 6, Block 3; thence N0°48'33"W, a distance of 15.00 feet to the Southeast corner of said Lot 6, Block 4; thence S89°54'46"W, a distance of 50.00 feet to the Southwest corner of the East 20 feet of said Lot 5, Block 4; thence N0°48'31"W, a distance of 141.85 feet to the Northwest corner of said East 20 feet of Lot 5; thence S89°55'56"E, a distance of 50.00 feet to the Northwest corner of said Outlot 29; thence S0°48'33"E, a distance of 149.21 feet to the Northwest corner of the South ½ of said Outlot 29; thence S89°36'18"E, a distance of 66.26 feet to the Southwest corner of the East ½ of North ½ of said Outlot 29; thence N0°49'19"W, a distance of 149.59 feet to the Northwest corner of said E½ of Outlot 29; thence S89°55'56"E, a distance of 66.23 feet to the Northeast corner of said Outlot 29; thence S89°53'52"E, a distance of 46.00 feet to the Northeast corner of the West 46 feet of said Lot 12; thence S0°50'00"E along the east line and the extension thereof of said West 46 feet, a distance of 149.97 feet to the centerline of the vacated alley; thence S89°53'57"E along said centerline, a distance of 92.50 feet to the intersection with the east line of said West 38.50 feet of Lot 15 extended; thence S0°50'00"E, a distance of 149.97 feet to the Point of Beginning. Together with and subject to all easements and right-of-ways of record.

COMMON COUNCIL RESOLUTION

RESOLVED that this Certified Survey Map located in Lots 1 thru 6, Block 3, Lots 5 & 6, Block 4 Damman's 5th Addition, Lots 12 thru 15 and the vacated alley between said Lots 12 thru 15, J. L. Mather's Addition, Outlot 29, Assessor's Subdivision, all located in the SE¼-SE¼, Section 13, T17N-R4W, City of Sparta is hereby approved by the Common Council of the City of Sparta.

Date Mayor - Kristen Gust

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

Date City Clerk - Julie Hanson

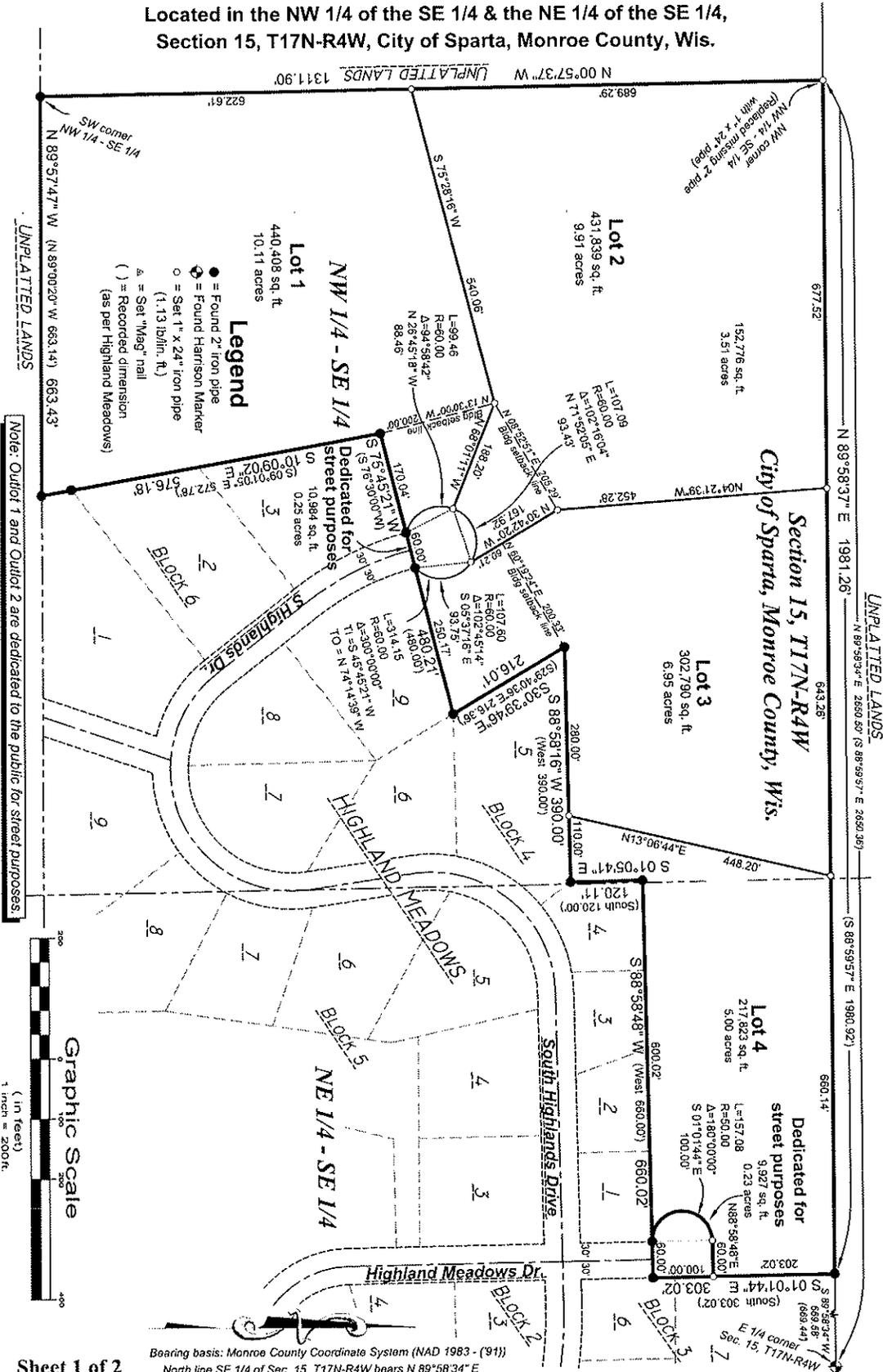


CERTIFIED SURVEY MAP

Located in Lots 1 thru 6, Block 3, Lots 5 & 6, Block 4, Damman's 5th Add., Lots 12 - 15 and the vacated alley between said Lots 12 - 15, J.L. Mather's Add., Outlot 29, Assessor's Subdivision, all being part of the SE¼-SE¼, Sec. 13, T17N-R4W, City of Sparta, Monroe County, WI

Certified Survey Map

Located in the NW 1/4 of the SE 1/4 & the NE 1/4 of the SE 1/4,
Section 15, T17N-R4W, City of Sparta, Monroe County, Wis.



Certified Survey Map

Located in the NW 1/4 of the SE 1/4 & the NE 1/4 of the SE 1/4,
Section 15, T17N-R4W, City of Sparta, Monroe County, Wis.

Surveyor's Certificate

I, Stephen J. Solberg, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped this Certified Survey Map
located in the NE 1/4 of the SE 1/4 and NW 1/4 of the SE 1/4 of Section 15,
T17N-R4W, City of Sparta, Monroe County, Wisconsin described as follows:

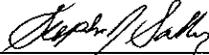
Commencing at the East 1/4 corner of said Section 15, thence
S 89°58'34" W 669.58 feet to the point of beginning;
thence S 01°01'44" E 303.02 feet;
thence S 88°58'48" W 660.02 feet;
thence S 01°05'41" E 120.11 feet;
thence S 88°58'16" W 390.00 feet;
thence S 30°39'46" E 216.01 feet;
thence S 75°45'21" W 480.21 feet;
thence S 10°09'02" E 576.18 feet;
thence N 89°57'47" W 663.43 feet;
thence N 00°57'37" W 1311.90 feet;
thence N 89°58'37" E 1981.26 feet to the point of beginning.

Subject to any easements, rights-of-way, covenants or restrictions of
record.

That I have made such survey, land division and map at the direction of
Rick Staff.

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

That I have fully complied with the provisions of s.236.34, Wisconsin
Statutes and with the subdivision ordinances of the City of Sparta in surveying,
dividing and mapping the same.



Stephen J. Solberg, PLS 1846

Date



HIGH CLIFF CONSULTING LLC

P.O. Box 176, Galesville, WI 54630
608-582-2205 survey@highcliffconsulting.com
www.highcliffconsulting.com

Owner's Certificate

As owner, I hereby certify that I caused the land described on this
Certified Survey Map to be surveyed, divided, mapped and dedicated as
required by s.236.10 or 236.12 to be submitted to the City of Sparta for
approval or objection.

Date _____ Signed _____

City of Sparta Resolution

Resolved, that this Certified Survey Map is approved by the City of Sparta.

Date _____ Signed _____
Mayor

Date _____ Signed _____
City Clerk