

**CITY OF SPARTA
PLANNING COMMISSION AGENDA
December 16, 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 October 14, 2019**
- 4. Public Hearing Regarding Conditional Use Permit to Construct Mini-Warehouses per Chapter 17-209 (c)(16) of our Zoning Ordinance to be Located on Avon Road.**
- 5. Public Hearing Regarding Rezoning of Property Located at 631 E. Montgomery Street and 639 E. Montgomery Street from R-6 (existing residential) per Zoning Ordinance Chapter 17-184 to B-2 (Hwy business district) per Zoning Ordinance Chapter 17-209.**
- 6. Consideration of Conditional Use Permit to Construct Mini-Warehouses per Chapter 17-209 (c)(16) of our Zoning Ordinance to be Located on Avon Road.**
- 7. Consideration of Rezoning of Property Located at 631 E. Montgomery Street and 639 E. Montgomery Street from R-6 (existing residential) per Zoning Ordinance Chapter 17-184 to B-2 (Hwy business district) per Zoning Ordinance Chapter 17-209.**
- 8. Consideration of Site Plan for Brooks Tractor, Inc. located at 2900 Bicycle Street**
- 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: 12-13-19

**CITY OF SPARTA
PLANNING COMMISSION MINUTES
October 14, 2019**

PRESENT: Mayor Gust, Norm Stanek, John Ambro, Kevin Riley, Toni Wissestad

ABSENT: John Sund, Jim Church

ALSO PRESENT: Todd Fahning, Jennifer Dunn, Dave Olson Betty Treharne, Amy Van Deuren, Kevin McDonell

Mayor Gust 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 August 19, 2019. Motion carried 5-0.

The 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 was open for public comments.

Kevin McDonell from Commonwealth, a company that is purchasing this school that turns old schools into housing units, gave information regarding what the plans are for this school building. This building will be turned into a housing development consisting of 40 two and three bedroom units. They plan to historically preserve the school and use whatever items they can that are already in the school to make these units unique. These units will also have off-street parking available.

Jennifer Dunn owns a bed and breakfast across the street and is in favor of what they are planning. She feels it will be a plus for Sparta as this building is just a block from the downtown businesses and not far from the library, post office, museum, etc. Dr. Van Deuren, the school superintendent, explained that they did a lot of research on what to do with this school. It would be very expensive for them to keep it and run it as a school and very expensive to raze the building. She read an article about what another district in Wisconsin did with their old school by turning it into a housing development and she pursued this avenue. It is nice that we can preserve this piece of history.

There was no one at this hearing to speak against this so the Mayor closed this public hearing at 6:16.

A motion was made by John Ambro and seconded by Kevin Riley to approve the rezoning of the entire school property located at 201 E. Franklin Street to R3 from Civic Use (CU) per Chapter 17 Sec. 17-181 to Se. 17-265. Motion carried 5-0.

A CSM was presented for approval for the Sparta School District for property located on Pine Street and N. Rusk Ave. as the City of Sparta will be purchasing this school and property to be our new Police Department. **A motion was made by Norm Stanek and seconded by John Ambro to approve the CMS for Sparta School District located on Pine Street and N. Rusk Ave. Motion carried 5-0.**

A CSM was presented for approval from Dave Olson to clean up property behind his home at 111 S. Tyler Street. **A motion was made by John Ambro and seconded by Kevin Riley to approve the CSM for Dave Olson for property located at 111 S. Tyler Street. Motion carried 5-0.**

Page 2 – Planning Commission – October 14, 2019

A CSM was presented for approval from Rick Staff in Highland Meadows. He has 29 acres and is converting this into 4 parcels for agricultural or farmette purposes. **A motion was made by John Ambro and seconded by Toni Wissestad to approve the CSM for Rick Staff in Highland Meadows. Motion carried 5-0.**

There were no items mentioned for future consideration.
Mention of Justice Center Parking

A motion was made by John Ambro and seconded by Norm Stanek to adjourn at 6:33 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 December, 2019 at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.

Regarding Conditional Use Permit to construct mini-warehouses per Chapter 17-209(c)(16) of our Zoning Ordinance to be located on Avon Road.

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: December 2, 2019

**Julie Hanson
City Clerk**

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



PLAN COMMISSION APPLICATION FORM

Date: 11/20/19

Name/Company: Coulee Region Construction

Address: 00 Avon Rd Sparta, WI 54656

Phone: (608) 385-6558

Purpose: Conditional Use Permit to build storage units on vacant lot

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
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

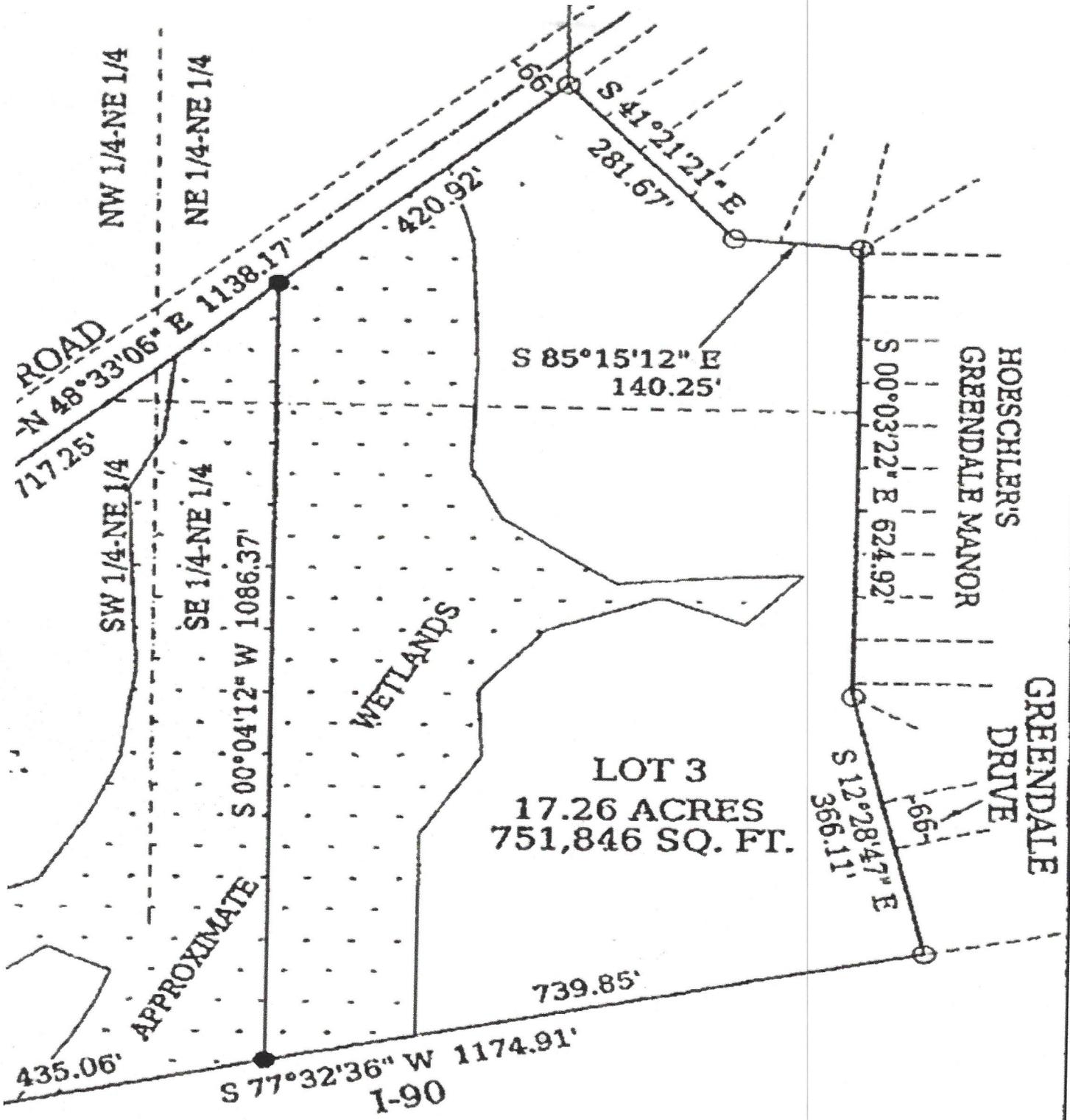
Mail To:
Building & Zoning Office
201 W Oak Street
Sparta, WI 54656

PH: (608) 269-4340

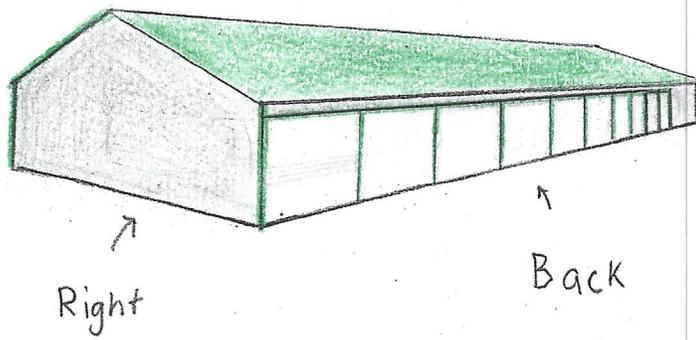
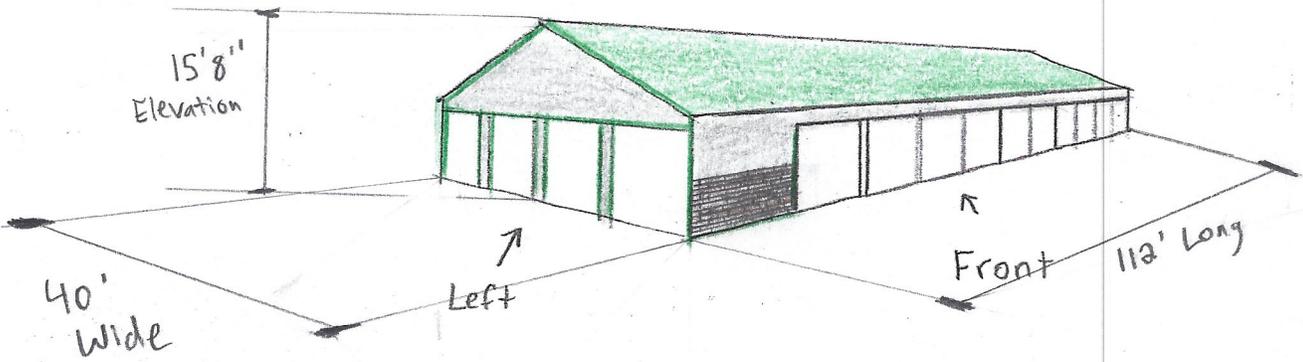
Note: All items for Plan Commission must be received the Monday prior to the scheduled meeting. (Usually the second Monday of every month.) All fees are due at the time of application and are non-refundable.

All site and building plans must be submitted no larger than 11" x 17".

Survey



Elevation



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 December, 2019 at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.

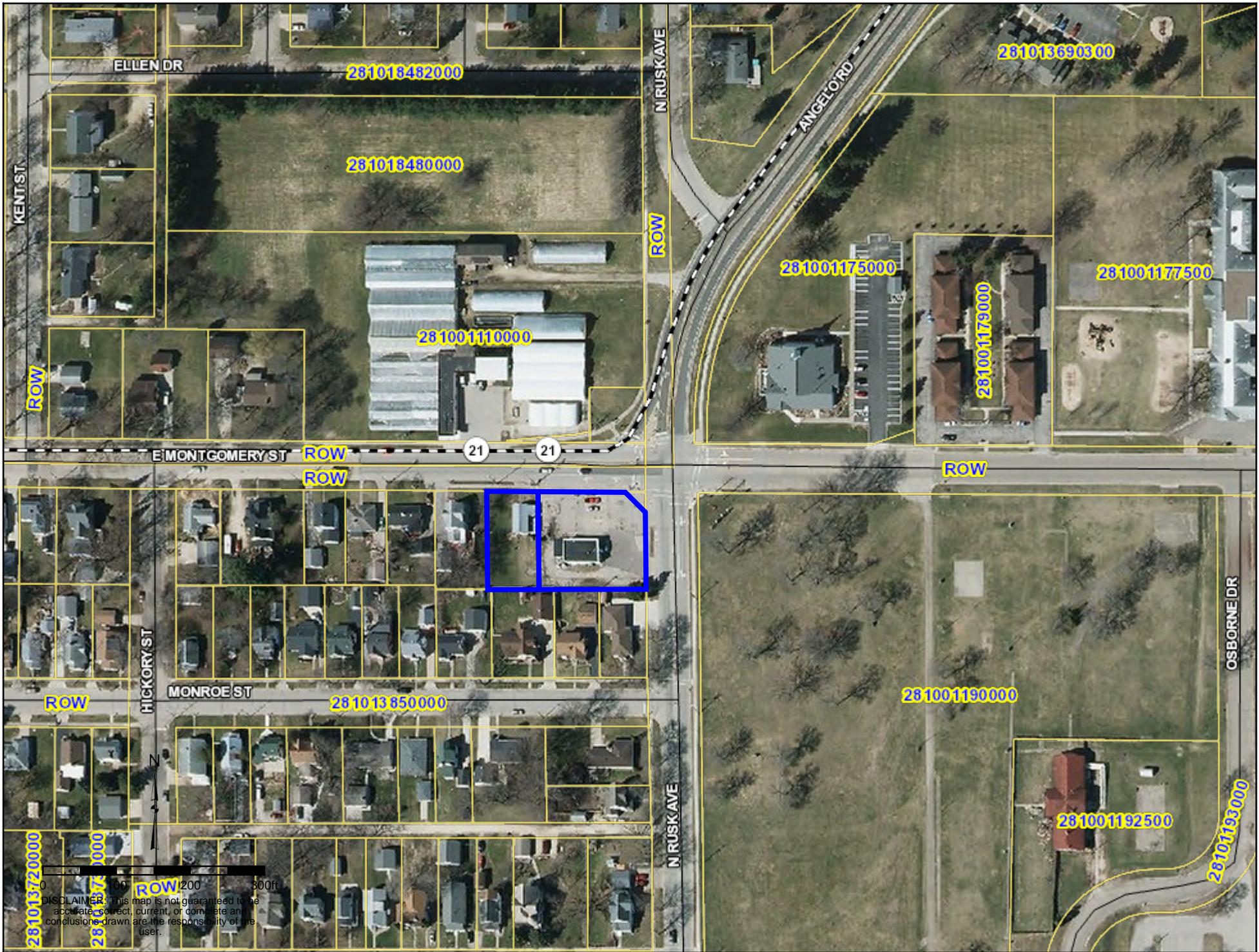
Regarding Rezoning of property located at 631 E. Montgomery Street and 639 E. Montgomery Street from R-6 (existing residential) per Zoning Ordinance Chapter 17-184 to B-2 (Hwy business district) per Zoning Ordinance Chapter 17-209.

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: December 2, 2019

**Julie Hanson
City Clerk**

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



ELLEN DR

281018482000

281018480000

281001110000

281001175000

281001179000

281001177500

E MONTGOMERY ST

ROW
ROW

21 21

ROW

MONROE ST

281013850000

281001190000

281001192500

281011930000

0 100 200 300ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Sec. 17-209. - B-2 Highway Business District.

- (a) Intent. The intent of the B-2 Highway Business District is to provide a district for a broad range of business uses located along the major roadways in the city.
- (b) Permitted uses:
 - (1) Amusement and recreation services.
 - (2) Automobile service station.
 - (3) Business services.
 - (4) Clubs and organizations.
 - (5) Convenience stores.
 - (6) Day care centers.
 - (7) Garden supplies.
 - (8) Hobby shop.
 - (9) Hotels and motels.
 - (10) Manufacturing in enclosed building (no outside storage).
 - (11) Parking.
 - (12) Parks.
 - (13) Professional services.
 - (14) Professional offices.
 - (15) Recreational facilities (indoor).
 - (16) Restaurants.
 - (17) Retail trade.
 - (18) Veterinary hospital and clinic.
 - (19) Essential service facilities.
- (c) Conditional uses:
 - (1) Automobile body shop.
 - (2) Agricultural services.
 - (3) Day care center.
 - (4) CBRFs.
 - (5) Contractors; building construction (no outside storage).
 - (6) Green house; floral shop.
 - (7) Junkyard.
 - (8) Lumberyard.
 - (9) Medical centers.

- (10) Nursing homes.
- (11) Outside tavern premises.
- (12) Rehabilitation centers.
- (13) Tool and machine shop.
- (14) Tourist homes (bed and breakfasts).
- (15) Utility facilities.
- (16) Warehousing/storage.
- (d) Minimum lot size: 10,000 square feet.
- (e) Minimum lot width: 70 feet.
- (f) Minimum yard setbacks:

Front yard	15 feet
Rear yard	20 feet
Flanking street side yard	15 feet
Interior side yard	10 feet

- (g) Maximum height: 45 feet.

(Prior Code, § 17.08(3))



Brooks Tractor

southpoint

2900 bicycle street

dm architecture
4 december 2019



Brooks Tractor

southpoint

2900 bicycle street

dm architecture
4 december 2019



Brooks Tractor

southpoint

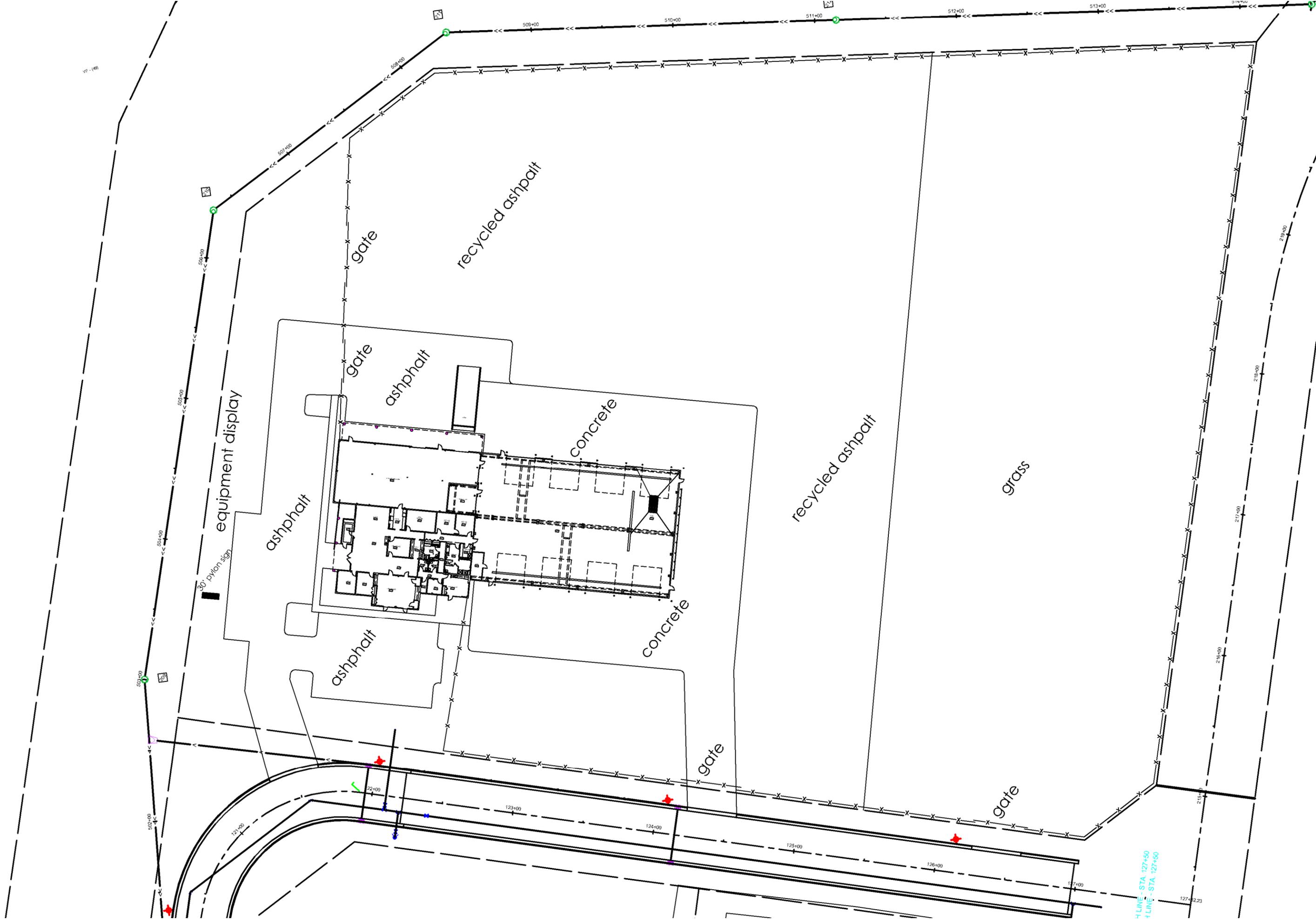
2900 bicycle street

dm architecture

4 december 2019



Brooks Tractor
southpoint
2900 bicycle street



VF-160

equipment display

30' pylon sign

asphalt

asphalt

asphalt

recycled asphalt

concrete

concrete

recycled asphalt

grass

gate

gate

gate

gate

502+00

504+00

506+00

508+00

510+00

512+00

514+00

121+00

122+00

123+00

124+00

125+00

126+00

127+00

127+23

4 LINE - STA. 127+50
1 LINE - STA. 127+50

brooks tractor inc.
2900 bicycle street
sparta, wi

overall site plan

project #
1904
drawn d.s.m.
11.25.2019

c1.0

