

**CITY OF SPARTA  
PLANNING COMMISSION AGENDA  
February 17, 2020**

**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 January 20, 2020**
- 4. Public Hearing Regarding a Conditional Use Permit for Bug Tussel Wireless/Cloud 1 for cell tower located near Century Foods on Hwy 16 Per Chapter 17-144(a)4.**
- 5. Consideration of Conditional Use Permit for Bug Tussel Wireless/Cloud 1 for cell tower located near Century Foods on Hwy 16 per Chapter 17-144(a)4.**
- 6. Consideration of Site Plan for Morrow Home located at 331 S. Water St.**
- 7. Consideration of Site Plan for Brooks Tractor located at 2900 Bicycle St.**
- 8. Items for Future Consideration**
- 9. 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: 2-14-2020

**CITY OF SPARTA**  
**PLANNING COMMISSION MINUTES**  
**January 20, 2020**

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

**ABSENT: Toni Wissestad**

**ALSO PRESENT: Todd Fahning, Mark Sund, Kevin Brueggeman, Matthew Hoffland, Jim Hellman, Josh Lydon, Kevin Raymer, Andy Kaftan, Pat Mulvaney, Duane Hellweg, Dan Hesse, citizens**

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

Roll call was done by the Clerk.

**A motion was made by John Ambro and seconded by John Sund to approve the consent agenda consisting of the minutes from the regular meeting on December 16, 2019. Motion carried 6-0.**

The Public Hearing Regarding Rezoning of Property Located at 331 S. Water Street per Chapter 17-208 from B1 to R3 per Chapter 17-181 was open for public comments.

Duane and Dan spoke in favor of this and explained that they will be doing some remodeling and building into the parking lot area.

No one spoke against this so the public hearing was closed at 6:03.

**A motion was made by Jim Church and seconded by Matthew Hoffland to approve the rezoning of property located at 331 S. Water Street per Chapter 17-208 from B1 to R3 per Chapter 17-181. Motion carried 6-0.**

**A motion was made by Jim Church and seconded by Kevin Riley to approve the CSM for Morrow Home located at 331 S. Water Street. Motion carried 6-0.**

**A motion was made by Kevin Riley and seconded by John Ambro to approve the sign request for Spartan South, LLC dba AMS Micromedical located at 711 Spartan Drive. Motion carried 6-0.**

**A motion was made by John Ambro and seconded by Norm Stanek to approve the sign request for Blue Northern Distributing located at 11475 Cty Rd. A. Motion carried 6-0.**

A Petition for Direct Annexation by Unanimous Approval from Steve and Terry Herrman for property located on W. Division St. and Hart Road. They are being taxes on this area and are turning over their right-of-way to the City. It's possible that the school may want to use this area for a sidewalk for the new school.

Kevin Raymer, the Town of Sparta Chairman, stated that it is in the name of the Town of Sparta and they are working on getting a title search done on it. He is requesting the Commission postpone the decision on this until they hear back.

Todd stated that this area was already dedicated to the public in 2018.

Andy Kaftan owns property in this area and does not feel that this is being done correctly.

Our attorney, Jim Hellman, had talked to another attorney who deals with this type of annexation and was told that this can be annexed. The Town does have the right to appeal to the Department of Administration if they want.

Brad Cleveland was also confused on how this will affect his property.

Sheila Abbott expressed that she wasn't able to talk on these decisions and what the intentions for this area were.

**A motion was made by Jim Church and seconded by Kevin Riley to approve the Petition for Direct Annexation by Unanimous Approval for Steve and Terry Herrman for Property Located on W. Division Street and Hart Road. Motion carried 6-0.**

There were no items mentioned for future consideration.

**A motion was made by Kevin Riley and seconded by Norm Stanek to adjourn at 6:37 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 17th day of February, 2020 at 6:00 p.m. at Sparta City Hall, 201 W. Oak St., Sparta, Monroe County, Wisconsin.**

**Regarding a Conditional Use Permit for Bug Tussel Wireless/Cloud 1 for cell tower located near Century Foods on Hwy 16 per Chapter 17-144(a)4.**

**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: February 3, 2020**

**Julie Hanson  
City Clerk**

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

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 Sparta 2, Inc. 3850 S. 10th St.   
 Sparta, WI 54583   
 Copy # 219 - Sparta 2, Inc.   
 2/29/2019   
 2750-14-001 - Sparta 2, Inc.   
 2/29/2019

PARENT PARCEL DESCRIPTION BY KNIGHT BARRY TITLE LIMITED LLC  
 FILE NUMBER: 1047750, PARCEL NUMBER: 281 02637 3000

PARCEL 1: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 OF NE 1/4) OF SECTION TWENTY FOUR (24) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOUR (4) WEST, 1/4 MILE NORTH OF FEDERAL HIGHWAY NO. 10 AS NOW RELOCATED AND SOUTHWEST OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD;

EXCEPT THE EAST 33 FEET THEREOF

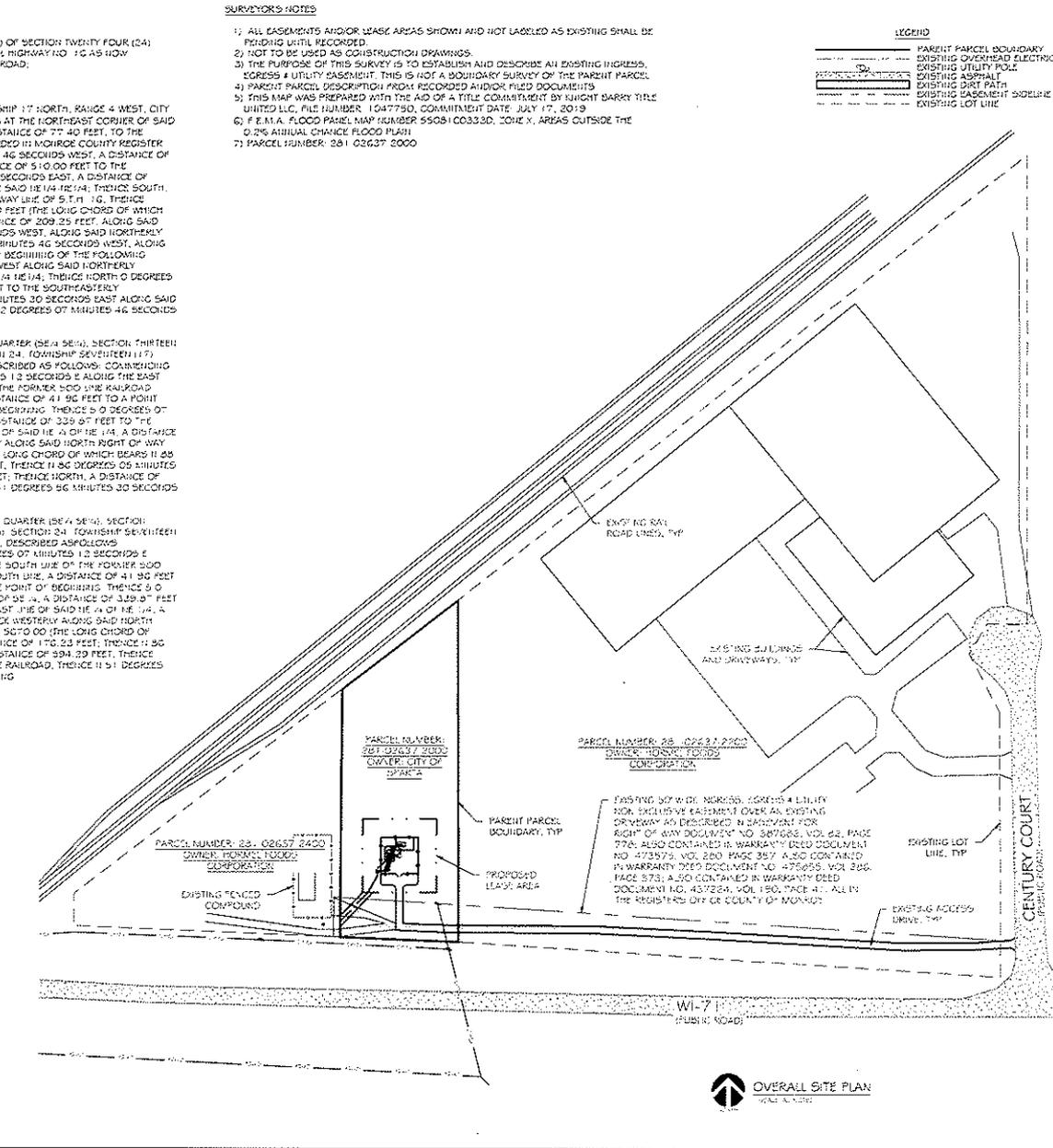
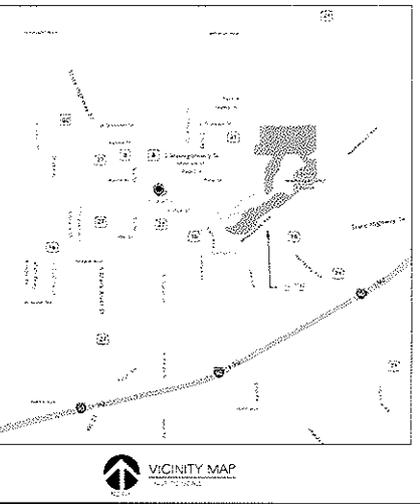
EXCEPT A PARCEL OF LAND LOCATED IN THE NE 1/4 NE 1/4, SECTION 24, ALL IN TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE SOUTH, ALONG THE EAST LINE OF THE SAID NE 1/4 NE 1/4, A DISTANCE OF 77.40 FEET, TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN VOLUME 252 D, PG 93 AS RECORDED IN MONROE COUNTY REGISTER OF DEEDS OFFICE IN SPARTA, WISCONSIN; THENCE NORTH 87 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 23.02 FEET TO THE NORTHWEST CORNER OF SAID LANDS, THENCE SOUTH, A DISTANCE OF 510.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, THENCE SOUTH 87 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE EAST LINE OF THE SAID NE 1/4 NE 1/4, THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 156.32 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF S.T.R. 10, THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5670.00 FEET (THE LONG CHORD OF WHICH BEARS NORTH 86 DEGREES 55 MINUTES 12 SECONDS WEST, 209.23 FEET) A DISTANCE OF 209.23 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 86 DEGREES 05 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 655.64 FEET, THENCE NORTH 87 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 105.93 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE CONTINUING NORTH 87 DEGREES 51 MINUTES 46 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 393.00 FEET TO THE WEST LINE OF THE SAID NE 1/4 NE 1/4, THENCE NORTH 0 DEGREES 00 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 36.36 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 800 LINE RAILROAD, THENCE NORTH 51 DEGREES 56 MINUTES 20 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 466.35 FEET, THENCE SOUTH 02 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 337.34 FEET TO THE PLACE OF BEGINNING

EXCEPT A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SE 1/4 SE 1/4), SECTION THIRTEEN (13) AND IN THE NORTHEAST QUARTER OF NORTHEAST QUARTER (NE 1/4 NE 1/4), SECTION 24, TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOUR (4) WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE N 0 DEGREES 07 MINUTES 13 SECONDS E ALONG THE EAST LINE OF SAID SE 1/4 OF SE 1/4, A DISTANCE OF 363.58 FEET TO THE SOUTH LINE OF THE FORMER 800 LINE RAILROAD, THENCE S 91 DEGREES 56 MINUTES 30 SECONDS W ALONG SAID SOUTH LINE, A DISTANCE OF 41.96 FEET TO A POINT 33.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4 OF SE 1/4, BEING THE POINT OF BEGINNING, THENCE S 0 DEGREES 07 MINUTES 13 SECONDS E PARALLEL WITH THE EAST LINE OF SAID SE 1/4 OF SE 1/4, A DISTANCE OF 329.87 FEET TO THE NORTH LINE OF SAID NE 1/4 OF NE 1/4, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE 1/4 OF NE 1/4, A DISTANCE OF 773.45 FEET TO THE NORTH RIGHT OF WAY LINE OF S.T.R. 10, THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5670.00 (THE LONG CHORD OF WHICH BEARS N 86 DEGREES 45 MINUTES 11.5 SECONDS W, 176.22 FEET) A DISTANCE OF 176.22 FEET, THENCE N 86 DEGREES 05 MINUTES 24 SECONDS W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 594.29 FEET, THENCE NORTH, A DISTANCE OF 466.25 FEET TO SAID SOUTH LINE OF THE FORMER 800 LINE RAILROAD, THENCE N 51 DEGREES 56 MINUTES 20 SECONDS E, A DISTANCE OF 977.70 FEET TO THE POINT OF BEGINNING

PARCEL 2: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SE 1/4 SE 1/4), SECTION THIRTEEN (13) AND IN THE NORTHEAST QUARTER OF NORTHEAST QUARTER (NE 1/4 NE 1/4), SECTION 24, TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOUR (4) WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE N 0 DEGREES 07 MINUTES 13 SECONDS E ALONG THE EAST LINE OF SAID SE 1/4 OF SE 1/4, A DISTANCE OF 363.58 FEET TO THE SOUTH LINE OF THE FORMER 800 LINE RAILROAD, THENCE S 91 DEGREES 56 MINUTES 30 SECONDS W ALONG SAID SOUTH LINE, A DISTANCE OF 41.96 FEET TO A POINT 33.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4 OF SE 1/4, BEING THE POINT OF BEGINNING, THENCE S 0 DEGREES 07 MINUTES 13 SECONDS E PARALLEL WITH THE EAST LINE OF SAID SE 1/4 OF SE 1/4, A DISTANCE OF 329.87 FEET TO THE NORTH LINE OF SAID NE 1/4 OF NE 1/4, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE 1/4 OF NE 1/4, A DISTANCE OF 773.45 FEET TO THE NORTH RIGHT OF WAY LINE OF S.T.R. 10, THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5670.00 (THE LONG CHORD OF WHICH BEARS N 86 DEGREES 45 MINUTES 11.5 SECONDS W, 176.22 FEET) A DISTANCE OF 176.22 FEET, THENCE N 86 DEGREES 05 MINUTES 24 SECONDS W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 594.29 FEET, THENCE NORTH, A DISTANCE OF 466.25 FEET TO SAID SOUTH LINE OF THE FORMER 800 LINE RAILROAD, THENCE N 51 DEGREES 56 MINUTES 20 SECONDS E, A DISTANCE OF 977.70 FEET TO THE POINT OF BEGINNING

**SURVEYOR'S NOTES**

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED
- 2) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 3) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE AN EXISTING INGRESS, EGRESS & UTILITY EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- 4) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR PLAT DOCUMENTS
- 5) THIS MAP WAS PREPARED WITH THE AID OF A TITLE COMMITMENT BY KNIGHT BARRY TITLE LIMITED LLC, FILE NUMBER: 1047750, COMMITMENT DATE: JULY 17, 2019
- 6) F.E.M.A. FLOOD PANEL MAP NUMBER 55081C0333D, ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
- 7) PARCEL NUMBER: 281 02637 3000



**RAMAKER & ASSOCIATES, INC.**  
 100% EMPLOYEES OWNED  
 855 Community Dr, Sauk City, WI 53583  
 608-643-4100 www.Ramaker.com  
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 Woodcliff Lake, NJ • Bayamon, PR

**cloud1**  
 130 EAST WALNUT ST.  
 GREEN BAY, WI 54305-1060  
 PHONE: (920) 940-0147



PLAN NO.	44805
DATE	
SCALE	
PROJECT NO.	
OWNER	
DATE OF SURVEY	
DATE OF PLOTTING	
DATE OF PRINTING	

DATE	02/26/2019
TIME	2:00 PM
PROJECT	SPARTA 2
OWNER	CENTURY COURT SPARTA, WI 54583 MONROE COUNTY
DATE	
TIME	
PROJECT	
OWNER	
DATE	
TIME	
PROJECT	
OWNER	

**SITE SURVEY**

Scale: 0 75' 150' 300'

1" = 30'

1" = 150'

1" = 75'

DATE: 2019244

SHEET: 1 OF 1

THIS DOCUMENT, CONTAINING CONTRACTS OF PROPERTY, IS THE PROPERTY OF RAMAKER & ASSOCIATES, INC. IT IS TO BE REPRODUCED AND NOT REPRODUCED WITHOUT THE WRITTEN PERMISSION OF RAMAKER & ASSOCIATES, INC.

# SPARTA



## Plan Commission Application Form

Date: 2/12/20

Name/Company: MORROW HOME COMMUNITY

Address: 331 S. WATER STREET  
SPARTA, WI 54656

Phone: REPRESENTED BY DUANE HOLWIG - 920-209-7514

Purpose: PARTIAL DEMOLITION OF EXISTING FACILITY; NURSING HOMES  
AND ASSISTED LIVING ADDITIONS.

Meeting Date: 2/17/20

Fee: \$ 75.00

### Fee Schedule:

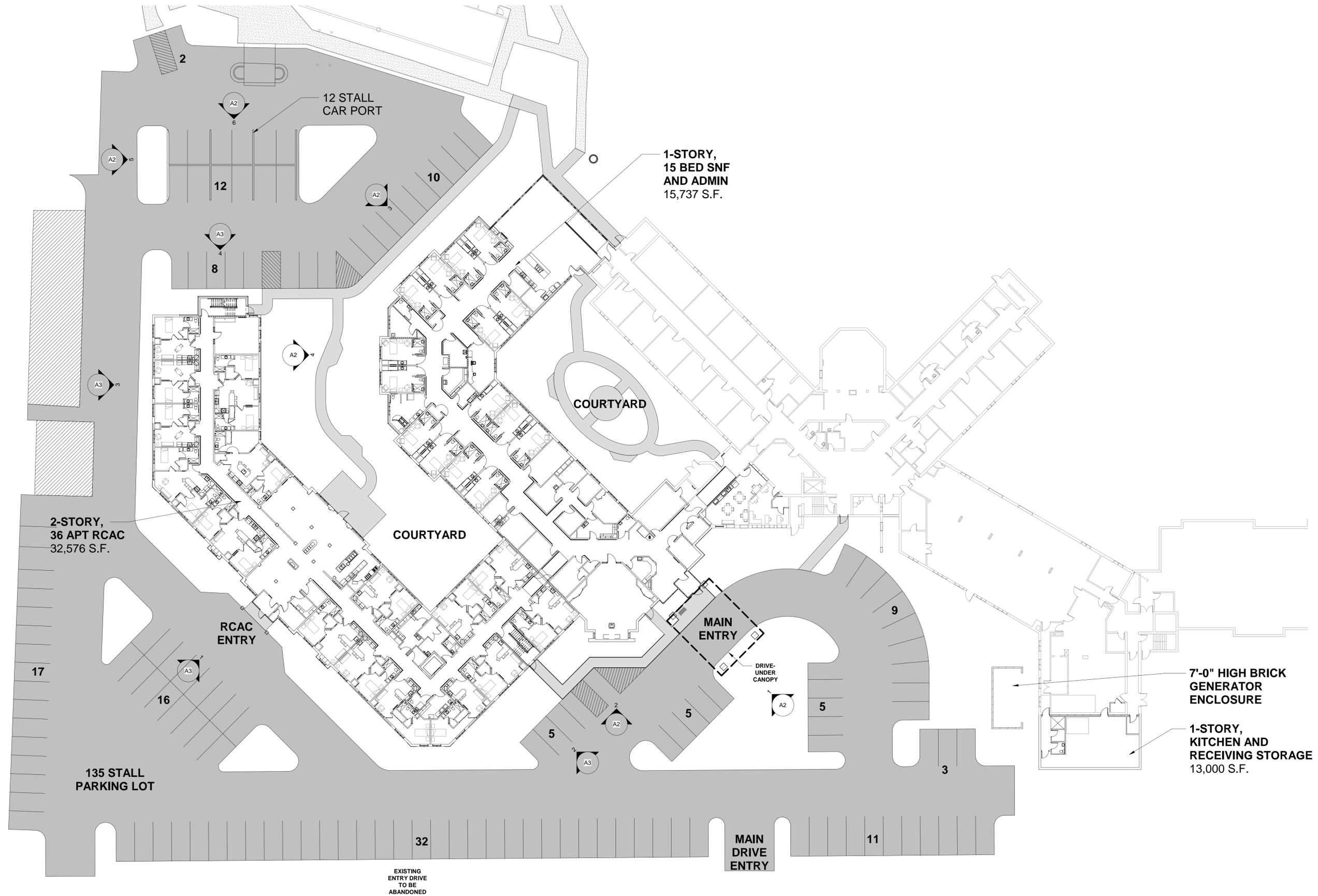
Conditional Use Permit:	\$75.00
Zoning Variance:	\$250.00
Request for Zoning Change	\$75.00
Development Review (business)	\$75.00
Subdivision Plat Review	\$150.00
PUD Review	\$150.00
Lot Division/CSM Approval	\$50.00
Grading/Filling/Stormwater	\$50.00
ET Zoning Permit Residential	\$50.00
ET Zoning permit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



2/12/2020 10:38:28 AM

**MORROW HOME COMMUNITY**

*SUSTAINABLE BUSINESS SOLUTIONS FOR SENIOR LIVING PROVIDERS*

331 S. WATER ST. SPARTA, WI 54656

2/17/20

[www.communitylivingsolutions.com](http://www.communitylivingsolutions.com)



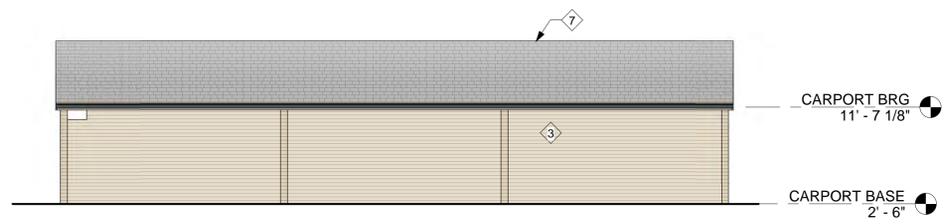
**COMMUNITY LIVING SOLUTIONS**  
 2801 E. Enterprise Avenue  
 Suite 202 | Appleton, WI 54913  
 P 920-969-9344 | F 920-969-9345  
[communitylivingsolutions.com](http://communitylivingsolutions.com)

*Creating, Transforming and Sustaining Senior Living Communities.*

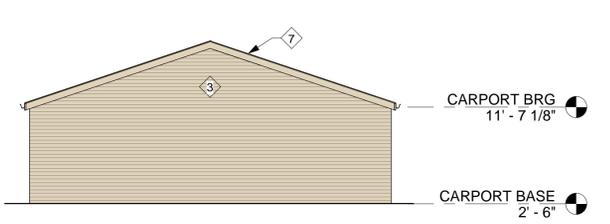
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**MATERIALS LEGEND**

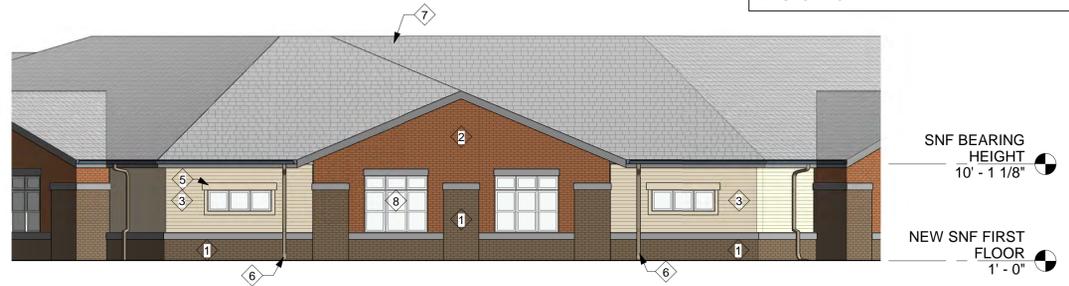
- 1. BRICK - COLOR 1
- 2. BRICK - COLOR 2
- 3. VINYL SIDING
- 4. ENGINEERED WOOD PANELS
- 5. TRIM
- 6. DOWNSPOUTS
- 7. ASPHALT SHINGLE ROOFING
- 8. VINYL WINDOWS
- 9. ALUMINUM STOREFRONT SYSTEM
- 10. STONE 1
- 11. STONE 2
- 12. STONE 3



**6 CARPORT FRONT**  
1/8" = 1'-0"



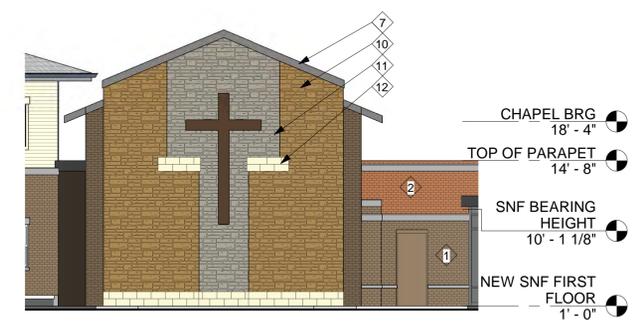
**5 CARPORT SIDE**  
1/8" = 1'-0"



**4 SNF NORTH ELEVATION**  
1/8" = 1'-0"



**3 SNF NORTHEAST ELEVATION**  
1/8" = 1'-0"



**2 CHAPEL FRONT ELVATION**  
1/8" = 1'-0"



**1 SNF MAIN ENTRY ELEVATION**  
1/8" = 1'-0"

2/12/2020 10:38:40 AM

**MORROW HOME COMMUNITY**

SUSTAINABLE BUSINESS SOLUTIONS FOR SENIOR LIVING PROVIDERS

331 S. WATER ST. SPARTA, WI 54656

2/17/20

[www.communitylivingsolutions.com](http://www.communitylivingsolutions.com)



2801 E. Enterprise Avenue  
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MATERIALS LEGEND	
1.	BRICK - COLOR 1
2.	BRICK - COLOR 2
3.	VINYL SIDING
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5.	TRIM
6.	DOWNSPOUTS
7.	ASHPALT SHINGLE ROOFING
8.	VINYL WINDOWS
9.	ALUMINUM STOREFRONT SYSTEM
10.	STONE 1
11.	STONE 2
12.	STONE 3



**4 RCAC EAST ELEVATION**  
1/8" = 1'-0"



**3 RCAC NORTH ELEVATION**  
1/8" = 1'-0"



**2 RCAC SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**1 RCAC MAIN ENTRY ELEVATION**  
1/8" = 1'-0"

2/12/2020 10:38:59 AM

MORROW HOME COMMUNITY

SUSTAINABLE BUSINESS SOLUTIONS FOR SENIOR LIVING PROVIDERS

331 S. WATER ST. SPARTA, WI 54656

2/17/20

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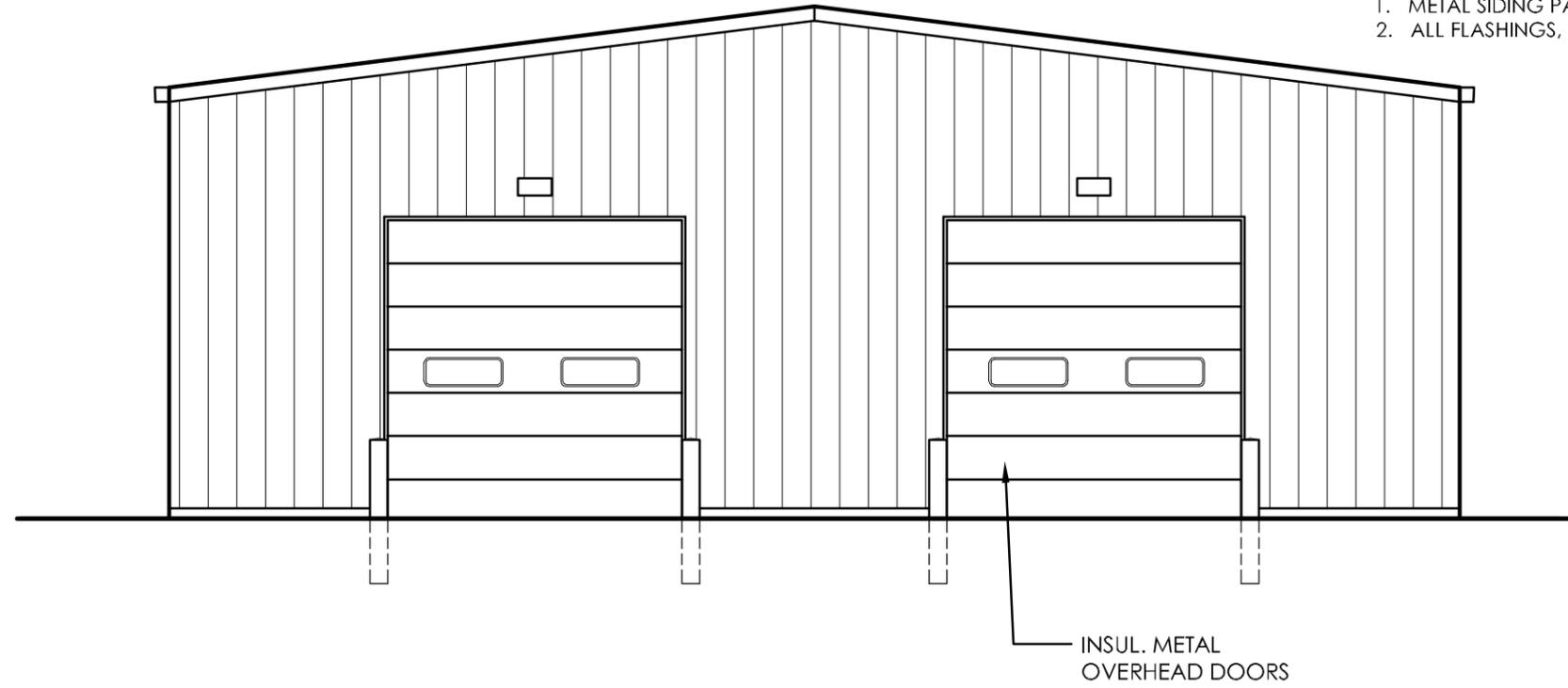
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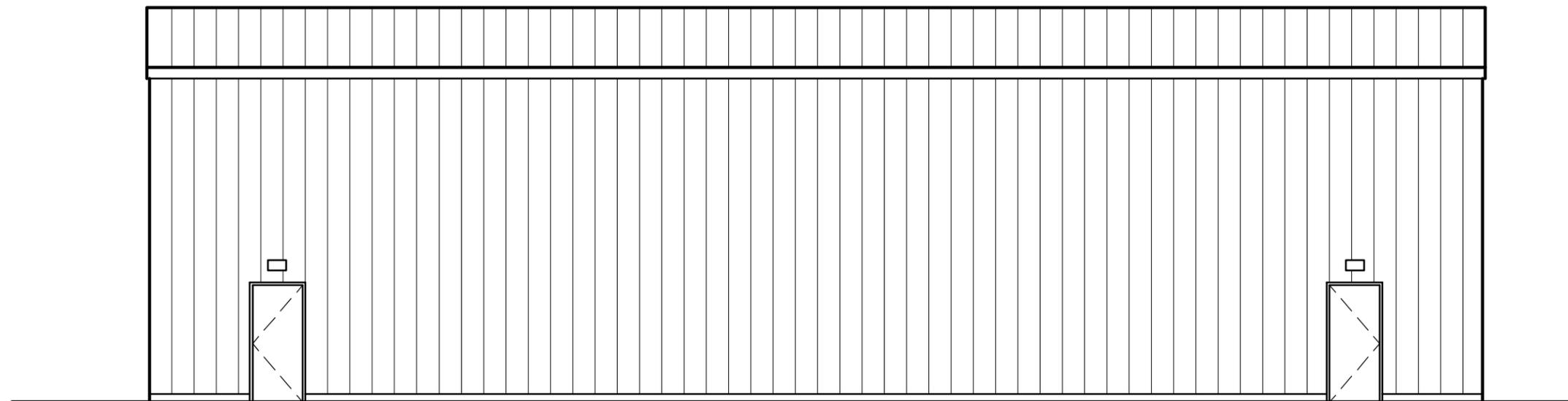
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# EXTERIOR NOTES

- 1. METAL SIDING PANELS COLOR - WHITE.
- 2. ALL FLASHINGS, TRIMS, BRAKE TRIM, ETC.. COLOR - GRAY



1 WEST ELEVATION  
A1 1/8" = 1'-0"



2 SOUTH ELEVATION  
A1 1/8" = 1'-0"

brooks tractor inc.  
2900 bicycle street  
sparta, wi 54656

storage building

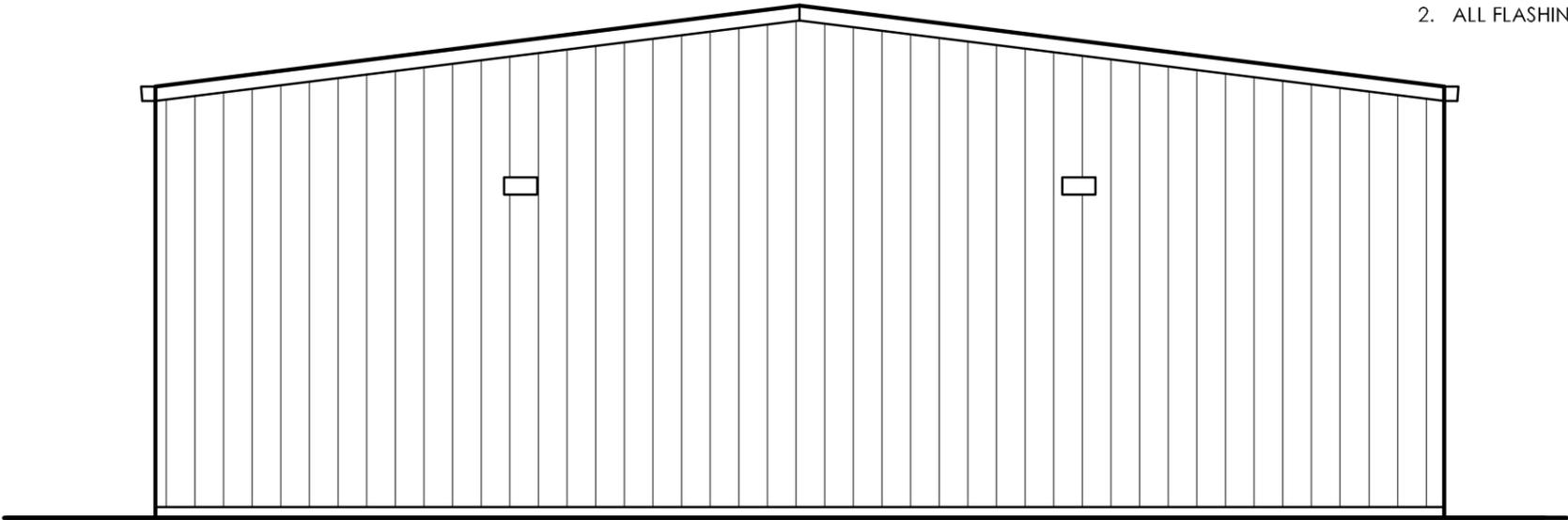
project #  
1904  
drawn: d.a.m.

02.12.20

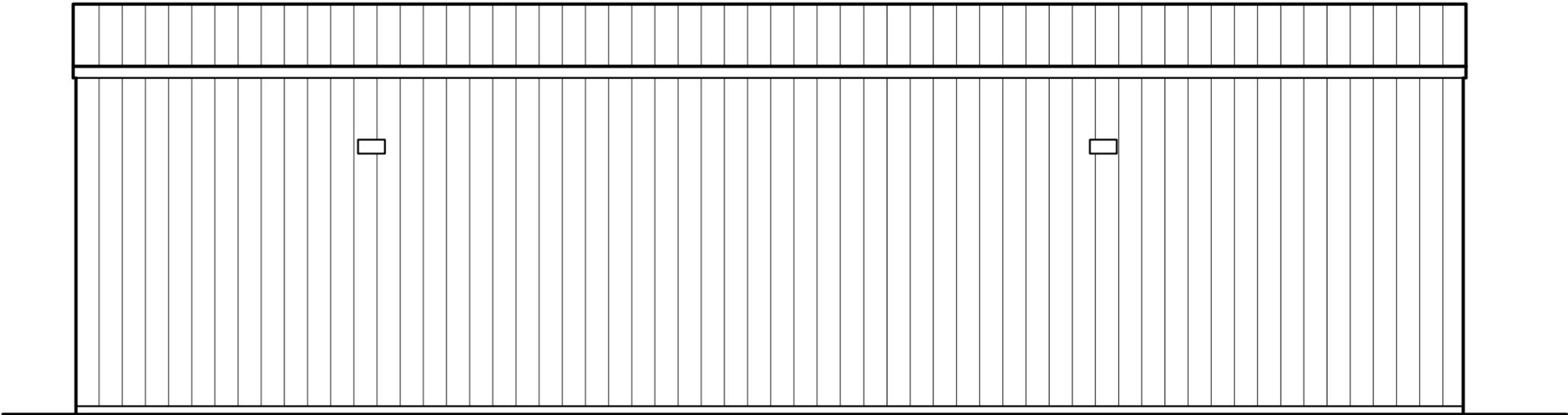
a1

# EXTERIOR NOTES

- 1. METAL SIDING PANELS COLOR - WHITE.
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1 EAST ELEVATION  
A2 1/8" = 1'-0"



2 NORTH ELEVATION  
A2 1/8" = 1'-0"

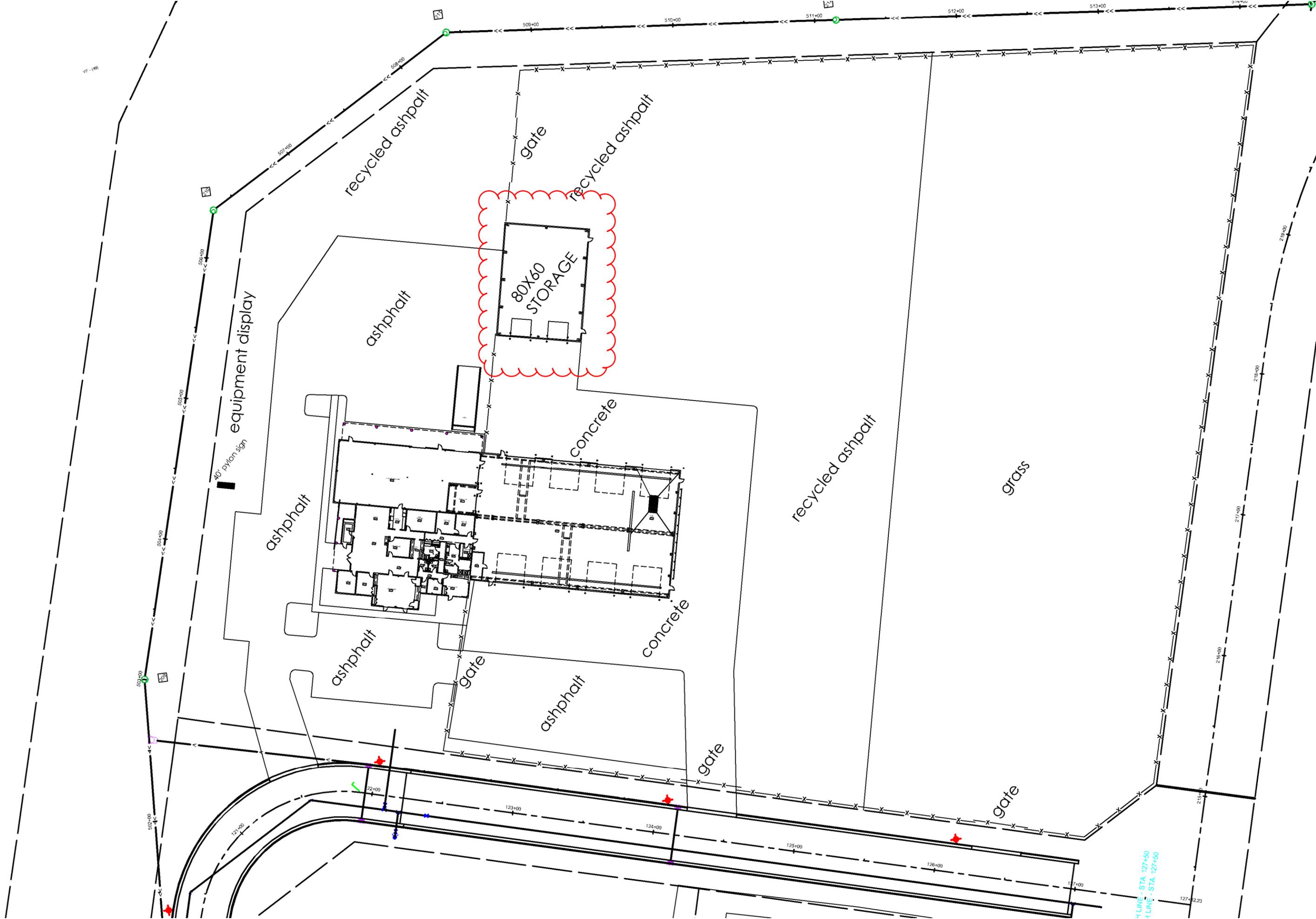
brooks tractor inc.  
2900 bicycle street  
sparta, wi 54656

storage building

project #  
1904  
drawn: d.a.m.

02.12.20

a2



equipment display

asphalt

asphalt

gate

asphalt

concrete

gate

recycled asphalt

gate

grass

80X60 STORAGE

recycled asphalt

recycled asphalt

gate

recycled asphalt

503+00

504+00

505+00

506+00

507+00

508+00

509+00

510+00

511+00

512+00

513+00

514+00

121+00

122+00

123+00

124+00

125+00

126+00

127+00

127+23.23

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.  
02.03.2020

c1.0

