

**CITY OF SPARTA
PLANNING COMMISSION AGENDA
January 6, 2021**

VIA PHONE CALL-IN

AMENDED

6:30 P.M.

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/406247165>

You can also dial in using your phone.
United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 406-247-165

- 1. Call meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on November 4, 2020.**
- 4. Consideration of CSM for Arctic Freight located at 2951 Bicycle Street.**
- 5. Consideration of CSM for Martin Warehousing located at 725 Spartan Dr.**
- 6. Items for Future Consideration**
- 7. 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: 1-5-2021

CITY OF SPARTA
PLANNING COMMISSION MINUTES
November 4, 2020

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

ABSENT: Toni Wissestad, Jim Church, John Sund

ALSO PRESENT: Mark Sund, Todd Fahning, Matthew Hoffland, Bob Lydon, Josh Lydon, Bryan Leisso, Emilee Nottestad, Corey Johnson

Mayor Gust called the meeting to order at 6:46 p.m.

Roll call was done by the Clerk.

A motion was made by John Ambro and seconded by Norm Stanek to approve the consent agenda consisting of the minutes from the regular meeting on October 4, 2020. Motion carried 4-0.

The Public Hearing regarding approval of a conditional use permit for mini warehouses to be constructed on Avon Road per Zoning Ordinance 17-209(c)16 requested by Bryan Leisso was open for comments.

Bryan Leisso explained the layout and location of where the mini warehouses will be located.

There were no other comments for this public hearing.

The Public Hearing regarding approval of a conditional use permit for storage units to be built at 3030 Riley Road owned by B & B, LLC per zoning ordinance 17-234(c)2 was open for comments.

Bob Lydon explained that the storage building will be located South of their main building and will be 360' X 141'.

There were no other comments for this public hearing and was closed at 6:54.

A motion was made by Norm Stanek and seconded by John Ambro to approve the conditional use permit for mini warehouses to be construction on Avon Road per zoning ordinance 17-209(c)16 requested by Bryan Leisso. Motion carried 4-0.

A motion was made by Kevin Riley and seconded by Norm Stanek to approve the conditional use permit for storage units to be built at 3030 Riley Road owned by B & B, LLC per zoning ordinance 17-234(c)2. Motion carried 4-0.

There were no items mentioned for future consideration.

A motion was made by John Ambro and seconded by Kevin Riley to adjourn at 6:56 p.m. Motion carried 4-0.

Respectfully submitted,
Julie Hanson
City Clerk



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PROJECT NO. 00051055
 DRAWN BY: KRZ
 SURVEYOR: KRZ
 FILE NO. 00051043
 SHEET NO. 1 OF 2

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

MONROE COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE NE1/4 OF THE SW1/4 AND THE
 NW1/4 OF THE SE1/4 OF SECTION 26, TOWN 17
 NORTH, RANGE 4 WEST, CITY OF SPARTA,
 MONROE COUNTY, WISCONSIN

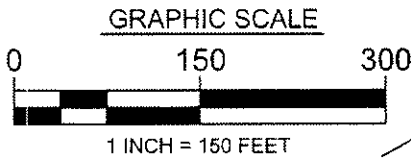


INTERSTATE HIGHWAY "90"

C1 DATA

RADIUS	315.00'
DELTA	36°17'52"
LENGTH	199.56'
CHORD	196.24
BEARING	N42°01'14"E

BEARINGS ARE REFERENCED TO THE WCCS
 MONROE COUNTY (NAD 83/11) THE SOUTH LINE
 OF THE SW1/4 OF SECTION 26 BEARS S89°04'54"W



STATE HIGHWAY "27"
 (RIGHT-OF-WAY VARIES)

OUTLOT 1 MCCSM VOL. 28 PG. 58
 STREET
 426.03'

UTILITY EASEMENT

LANDS BY OWNER

LOT 1

207,551 SQ. FT. ±
 4.77 ACRES ±

NW1/4 - SE1/4

LOT 1 MCCSM
 VOL. 18 PG. 123

LEGEND

- STANDARD HARRISON C.I. MON.
- 2 1/2" IRON PIPE
- EXISTING 3/4" IRON ROD
- 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS. / LINEAL FOOT

BICYCLE

DRAINAGE EASEMENT

NORTH-SOUTH LINE

NE1/4 - SW1/4

1/16 LINE

LOT 3 MCCSM
 VOL. 28 PG. 57

SOUTHWEST CORNER
 SECTION 26

N89°04'54"W 2243.58'

N89°04'54"W 396.84'

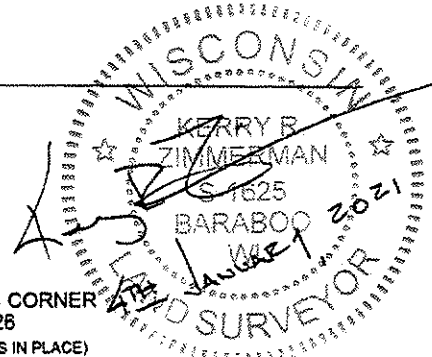
SOUTH LINE SW 1/4 N89°04'54"W 2640.42'

(MONUMENT & TIES IN PLACE)

FIELD WORK COMPLETED 3/20/20

SOUTH 1/4 CORNER
 SECTION 26

(MONUMENT & TIES IN PLACE)





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PROJECT NO.	00051055
DRAWN BY:	KRZ
CHECKED BY:	MJM
FILE:	00051043
SHEET NO.	2 OF 2

MONROE COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 26, TOWN 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN

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 NE1/4-SW1/4, and the NW1/4-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, 396.84 feet along the south line of the southwest one-quarter of said Section 26; thence N00°55'06"E, 1547.47 feet to the northwesterly corner of Lot 3 of Monroe County Certified Survey Map Volume 28, Page 57 and the point of beginning;

Thence along the southerly right-of-way line of Bicycle Street N23°52'18"E, 105.12 feet to a point of curve; thence along the southerly right-of-way line of Bicycle Street along the arc of a curve concave to the southeast, radius 315.00 feet (the chord of which bears N42°01'14"E, 196.24 feet) a distance of 199.56 feet; thence along the southerly right-of-way line of Bicycle Street N60°10'10"E, 426.03 feet; thence S29°49'50"E, 310.00 feet; thence S60°10'10"W, 243.00 feet; thence S38°11'00"W, 263.78 feet; thence N66°07'42"W, 354.12 feet to the point of beginning.

Said parcel contains 207,551 square feet or 4.77 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.

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 26, 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





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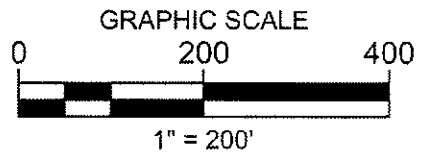
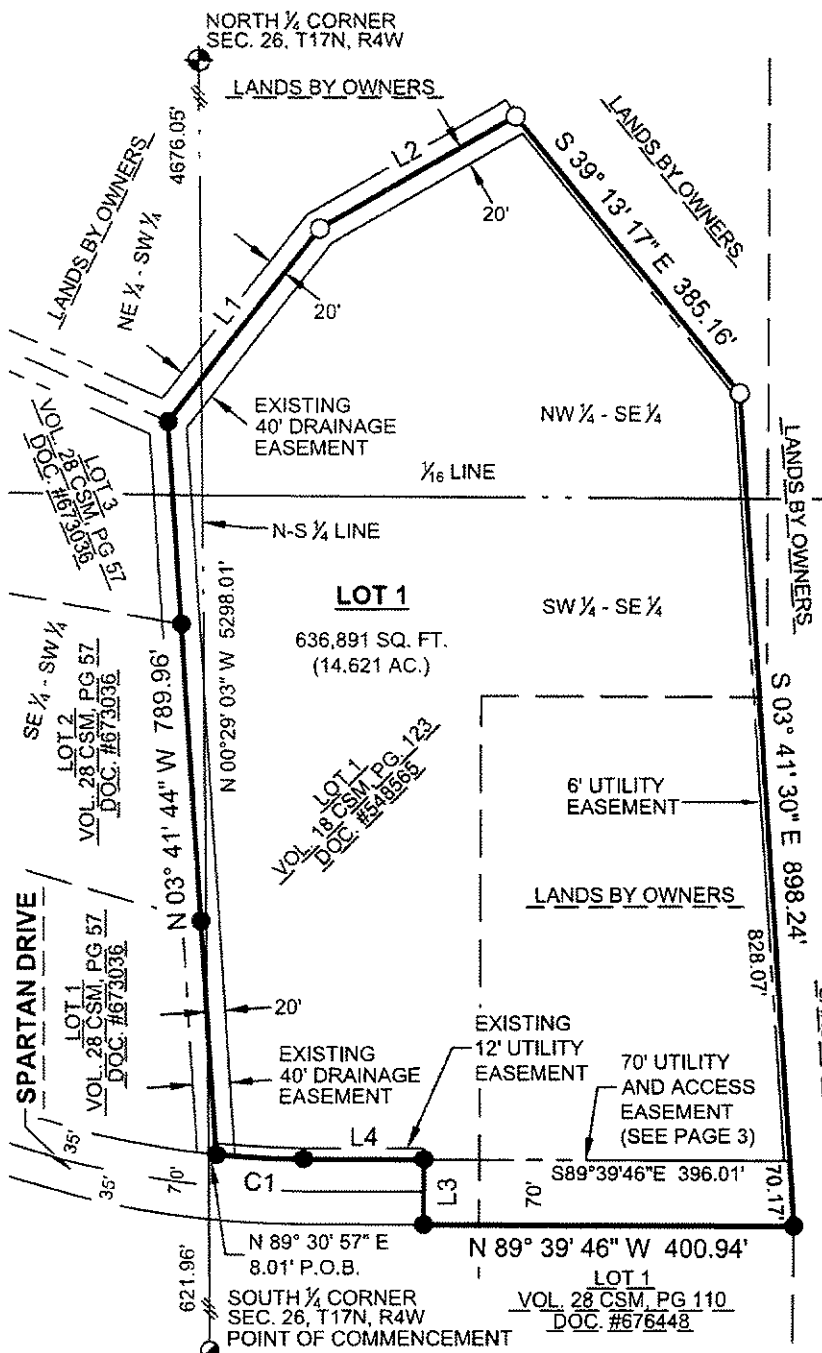
PROJECT NO.	00051043
DRAWN BY:	EJS
CHECKED BY:	KRZ
FIELDWORK COMPLETED:	12/17/2020
SHEET NO.	1 OF 3

CLIENT:
 CITY OF SPARTA
 201 WEST OAK STREET
 SPARTA, WI 54656

MONROE CERTIFIED SURVEY MAP # _____

PART OF LOT 1 OF VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 123, DOCUMENT NUMBER 548565, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

CURVE #	ARC DISTANCE	RADIUS	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE	TANGENT OUT
C1	93.79'	965.00'	93.76'	N 86° 52' 42" W	5° 34' 08"	N 84° 05' 38" W

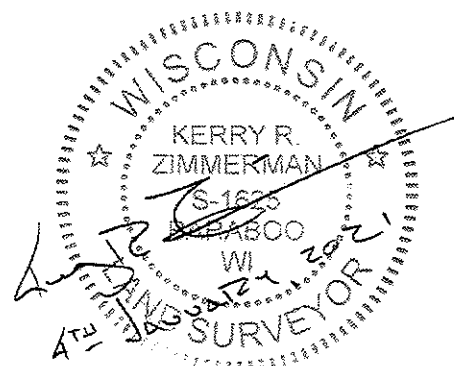


LINE #	BEARING	DISTANCE
L1	N 38° 11' 00" E	263.78'
L2	N 60° 10' 10" E	243.00'
L3	N 00° 20' 14" E	70.00'
L4	N 89° 39' 46" W	130.19'



LEGEND

- - COMPUTED GOVERNMENT CORNER FROM TIES
- - 0.75" IRON ROD FOUND
- - 2.5" IRON PIPE FOUND
- - 0.75" X 18" IRON ROD, 1.5 #/FT., SET



11/21/21 11:47 AM - Survey - 2021 - MSA PS, Inc. - 1230 S. BROADWAY - BARABOO, WI - 53913 - PHONE: (608) 356-2771 - FAX: (608) 356-2772 - WWW.MSA-PS.COM



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PROJECT NO.	00051043
DRAWN BY:	EJS
CHECKED BY:	KRZ
FIELDWORK COMPLETED:	12/17/20
SHEET NO.	2 OF 3

MONROE CERTIFIED SURVEY MAP # _____

PART OF LOT 1 OF VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 123, DOCUMENT NUMBER 548565, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

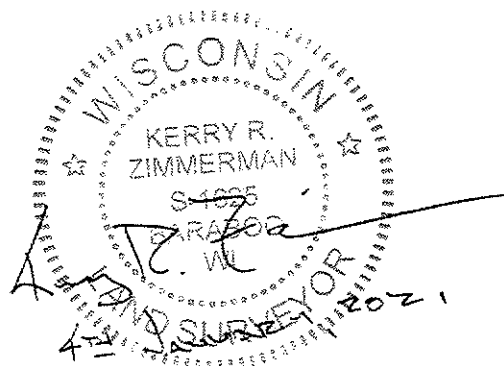
SURVEYOR'S CERTIFICATE

I, KERRY R. ZIMMERMAN, Wisconsin Professional Land Surveyor #S-1625 hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code, and Chapter 18 of the City of Sparta Code of Ordinances, that under the direction of the City of Sparta, I have surveyed and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is part Lot 1 of Volume 18 of Certified Survey Maps, Page 123, document number 548565, located in part of the Northeast Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southwest Quarter of the Southeast Quarter, all in Section 26 Township 17 North, Range 4 West, City of Sparta, Monroe County, Wisconsin, containing 636,891 square feet or 14.621 acres of land more or less and more particularly described as follows:

Commencing at the South one quarter corner of Section 26, Township 17 North, Range 4 West; thence North 00° 29' 03" West along the North-South one quarter line of said Section 26 a distance of 621.96 feet; thence North 89° 30' 57" East a distance of 8.01 feet to the Southeast corner of Lot 1 of Volume 28 of Certified Survey Maps, Page 57, document number 673036 and being the POINT OF BEGINNING;

thence North 03° 41' 44" West along the East line of Lots 1, 2, and 3 of Volume 28 of Certified Survey Maps, Page 57, document number 673036, a distance of 789.96 feet to the Northeast corner of said Lot 3; thence North 38° 11' 00" East a distance of 263.78 feet; thence North 60° 10' 10" East a distance of 243.00 feet; thence South 39° 13' 17" East a distance of 385.16 feet; thence South 03° 41' 30" East a distance of 898.24 feet to the Northeast corner of Lot 1 of Volume 28 of Certified Survey Maps, Page 110, document number 676448; thence North 89° 39' 46" West along the North line of said Lot 1 a distance of 400.94 feet to the Southerly right of way line of Spartan Drive (shown as being part of Outlot 1 of Volume 28 of Certified Survey Maps, Page 56); thence North 00° 20' 14" East along the Easterly right of way line of Spartan Drive a distance of 70.00 feet to the Northerly right of way line of Spartan Drive; thence North 89° 39' 46" West along said Northerly right of way line a distance of 130.19 feet to a point of curve; thence along the arc of a curve to the right a distance of 93.79 feet, a radius of 965.00 feet (the chord of which bears North 86° 52' 42" West, 93.76 feet) to the POINT OF BEGINNING.

Together with and subject to any and all easements, restrictions, covenants, and right of ways of record.



CLIENT:
 CITY OF SPARTA
 201 WEST OAK STREET
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FIELDWORK COMPLETED:	12/17/20
SHEET NO.	3 OF 3

MONROE CERTIFIED SURVEY MAP # _____

PART OF LOT 1 OF VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 123, DOCUMENT NUMBER 548565, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 4 WEST, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

UTILITY AND ACCESS EASEMENT DESCRIPTION

Commencing at the south 1/4 corner of Section 26, T17N, R4W; thence N00°29'03"W, 621.96 feet to a point on a curve on the north right-of-way line of Spartan Drive; thence along said right-of-way line along the arc of a curve concave to the north, radius 965.00 feet (the chord of which bears S86°52'42"E, 93.76 feet) a distance of 93.79 feet; thence S89°39'46"E, 130.19 feet to the point of beginning;
 Thence continuing S89°39'46"E, 396.01 feet; thence S03°41'30"E, 70.17 feet; thence N89°39'46"W, 400.94 feet; thence N00°20'14"E, 70.00 feet to the point of beginning.
 Contains 27,892 square feet or 0.64 acres, more or less.

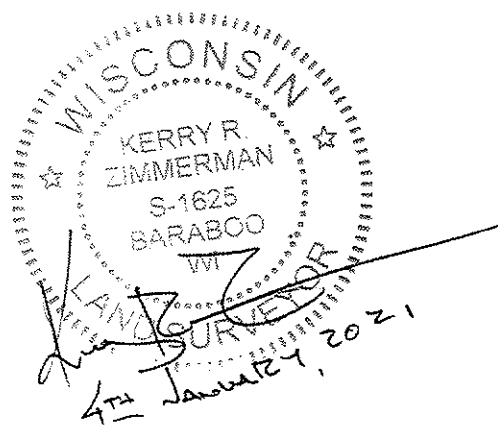
COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey map located in part of the Northeast Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 17 North, Range 4 West, 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



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 CITY OF SPARTA
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