

**CITY OF SPARTA  
PLANNING COMMISSION AGENDA  
March 3, 2021**

**THIS MEETING WILL BE HELD IN-PERSON DUE TO PUBLIC HEARING AGENDA  
ITEMS AND WILL NOT BE STREAMED. COVID 19 PROTOCOLS WILL BE IN  
PLACE FOR THE DURATION OF THE MEETING.**

**6:30 P.M.**

- 1. Call meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on February 3, 2021.**
- 4. Consideration of Amendment to the City of Sparta Comprehensive Plan from “Business” use to “Residential” use in accordance with Chapter 17-8(h).**
- 5. Public Hearing Regarding Rezoning of property located on Hwy 16 & Riverwood from B-2 Hwy Business District per Chapter 17-209 to R-3 Multiple Family per Chapter 17-181 for Forbes Adam.**
- 6. Public Hearing Regarding Rezoning of Property from GA General Agricultural, per chapter 17-267 to B-2 Highway Business District, per Chapter 17-209 for Brandee and Kenneth Ortery for property located on Hwy 71.**
- 7. Public Hearing Regarding Rezoning of property located at 200 Hemstock Drive (formerly known as 204 Erickson Dr) from Residential, R-6 per Chapter 17-184 to Manufacturing District, M-1 per Chapter 17-232 for Jerry Martel.**
- 8. Consideration of Rezoning of property located on Hwy 16 & Riverwood from B-2 Hwy Business District per Chapter 17-209 to R-3 Multiple Family per Chapter 17-181 for Forbes Adam.**
- 9. Consideration of Rezoning of Property from GA General Agricultural, per Chapter 17-267 to B-2 Highway Business District, per Chapter 17-209 for Brandee and Kenneth Ortery for property located on Hwy 71.**

- 10. Consideration of Rezoning of property located at 200 Hemstock Drive (formerly known as 204 Erickson Dr) from Residential, R-6 per Chapter 17-184 to Manufacturing District, M-1 per chapter 17-232 for Jerry Martel.**
- 11. Consideration of CSM for Casey Schroeder located at 1050 Depot St.**
- 12. Items for Future Consideration**
- 13. 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: 3-2-2021

**CITY OF SPARTA**  
**PLANNING COMMISSION MINUTES**  
**February 3, 2021**

**THIS MEETING WAS HELD VIA PHONE CONFERENCE FOR THE PUBLIC AND IN PERSON FOR MEMBERS OF THE COMMISSION**

**PRESENT: Mayor Gust, Kevin Riley, Norm Stanek, John Ambro, Toni Wissestad**  
**ABSENT: John Sund, Jim Church**  
**ALSO PRESENT: Mark Sund, Todd Fahning,**

Mayor Gust called the meeting to order at 6:30 p.m.  
Roll call was done by the Clerk.

**A motion was made by John Ambro and seconded by Toni Wissestad to approve the consent agenda consisting of the minutes from the regular meeting on January 6, 2021. Motion carried 5-0.**

Modern Disposal, on Erickson Drive, purchased the lot behind them, (on Hemstock Dr.) tore down the mobile home that was there, and would like to combine that lot with their current lot. At next month's meeting, there will be a request to get this property rezoned. **A motion was made by Norm Stanek and seconded by Kevin Riley to approve the CSM for Modern Disposal/Kentel Enterprises located at 200 Hemstock Dr. Motion carried 5-0.**

The City received a sign permit request from Spartek located at 300 Milwaukee Street. **A motion was made by John Ambro and seconded by Toni Wissestad to approve the sign permit request for Spartek located at 300 Milwaukee St. Motion carried 5-0.**

WTC, located at 11177 Cty Rd. A, presented a site plan for approval as they would like to add on a couple of small additions with some remodeling and modernize the outside of the building to make it look like their other campuses. **A motion was made by Norm Stanek and seconded by John Ambro to approve the Site Plan for WTC located at 11177 Cty Rd. A. Motion carried 5-0.**

A request for sign approval was received for Spartan Lofts, LLC located at 201 E. Franklin Street. Todd showed the members what the sign would look like. **A motion was made by John Ambro and seconded by Kevin Riley to approve the sign permit request for Spartan Lofts, LLC located at 201 E. Franklin St. Motion carried 5-0.**

The City received a Unanimous Petition for Direct Annexation from Brandee and Kenneth Ortery for their 2 acre lot off Hwy 71 to be annexed into the City. Next month this will come to the Planning Commission to be rezoned. **A motion was made by Kevin Riley and seconded by Norm Stanek to approve the Unanimous Petition for Direct Annexation from Brandee and Kenneth Ortery to annex their 2 acre lot off Hwy 71 to the City. Motion carried 5-0.**

Items mentioned for future consideration or update were:  
Brooks Tractor status

**A motion was made by Norm Stanek and seconded by Toni Wissestad to adjourn at 6:42 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 3rd day of March, 2021 at 6:30 p.m.**

**Regarding Rezoning of property located at on Hwy 16 & Riverwood from B-2 Hwy Business District per Chapter 17-209, to R-3 Multiple Family per Chapter 17-181.**

**Any interested party may call-in personally or by their agent and/or attorney to present their views for or against the approval of this change.**

**Dated: February 8, 2021**

**Julie Hanson  
City Clerk**


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

# SPARTA



## Plan Commission Application Form

Date: 1/30/2021

Name/Company: Sam Adam 

Address: 9300 S. Michigan Ave.  
Chicago IL 60619

Phone: (608) 397-9364

Purpose: Re zoning of parcels 281-02587-6236, 281-02587-6237,  
281-02587-6202, 281-02587-6201, 281-02587-6235 to R-3 residential  
mult. family

Meeting Date: 2/8/2021

Fee: \$ 325.00

### Fee Schedule:

Conditional Use Permit:	\$75.00
<u>Zoning Variance:</u>	<u>\$250.00</u>
<u>Request for Zoning Change</u>	<u>\$75.00</u>
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: 608-269-6509

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".



**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 3rd day of March, 2021 at 6:30 p.m.**

**Regarding Rezoning of property from GA General Agricultural, per chapter 17-267 to B-2 Highway Business District, per chapter 17-209 for Brandee & Kenneth Ortery.**

**Any interested party may call-in personally or by their agent and/or attorney to present their views for or against the approval of this change.**

**Dated: February 8, 2021**

**Julie Hanson  
City Clerk**

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





**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 3rd day of March, 2021 at 6:30 p.m.**

**Regarding Rezoning of property located at 200 Hemstock Drive (previously known as 204 Erickson Dr) from Residential, R-6 per chapter 17-184 to Manufacturing District, M-1 per chapter 17-232.**

**Any interested party may call-in personally or by their agent and/or attorney to present their views for or against the approval of this change.**

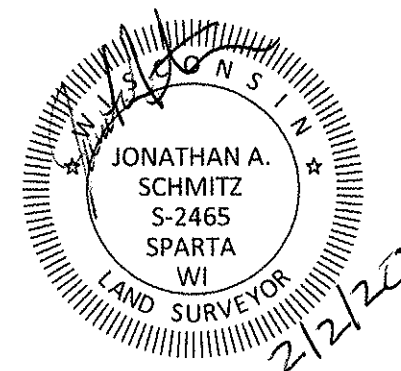
**Dated: February 8, 2021**

**Julie Hanson  
City Clerk**

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

**CERTIFIED SURVEY MAP #**

LOT 6 OF 11CSM234 DOCUMENT #464324. LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 24, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

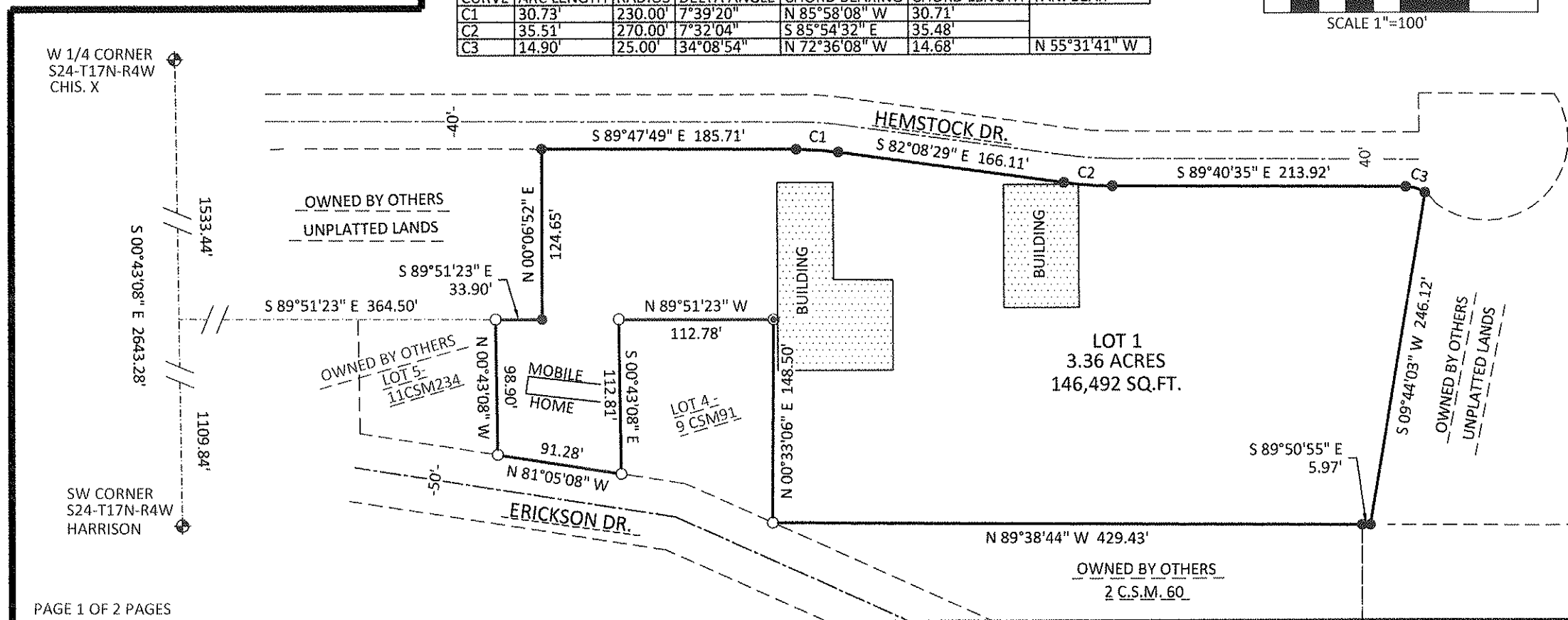
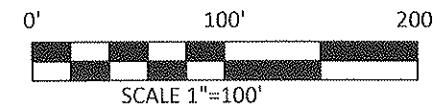


BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SEC 24 - T17N - R4W. ASSUMED TO BEAR S00°43'08\"E.

**LEGEND**

- 3/4" X 18" IRON BAR FOUND
- ⊕ PLSS CORNER AS NOTED
- ⊙ RR SPIKE FOUND
- 1" IRON PIPE FOUND

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN. BEAR
C1	30.73'	230.00'	7°39'20"	N 85°58'08" W	30.71'	
C2	35.51'	270.00'	7°32'04"	S 85°54'32" E	35.48'	
C3	14.90'	25.00'	34°08'54"	N 72°36'08" W	14.68'	N 55°31'41" W



W 1/4 CORNER  
S24-T17N-R4W  
CHIS. X

SW CORNER  
S24-T17N-R4W  
HARRISON

OWNED BY OTHERS  
2 C.S.M. 60



Bicycling Capital of America

**PLAN COMMISSION APPLICATION FORM**

Date: 2-25-21

Name/Company: ~~Delta 3 Engineering~~ Casey Schmeder

Address: ~~878 E Chestnut St~~ 1050 Depot St  
Platteville, WI 53808

Phone: 608-348-5355

Purpose: Certified Survey Map

Meeting Date: 3-3-21

Fee: \$ 50.00

**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 five working days prior to the scheduled meeting (the first Wednesday of the first full week 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".*

COUNTY SURVEY MAP NO. \_\_\_\_\_

# CERTIFIED SURVEY MAP

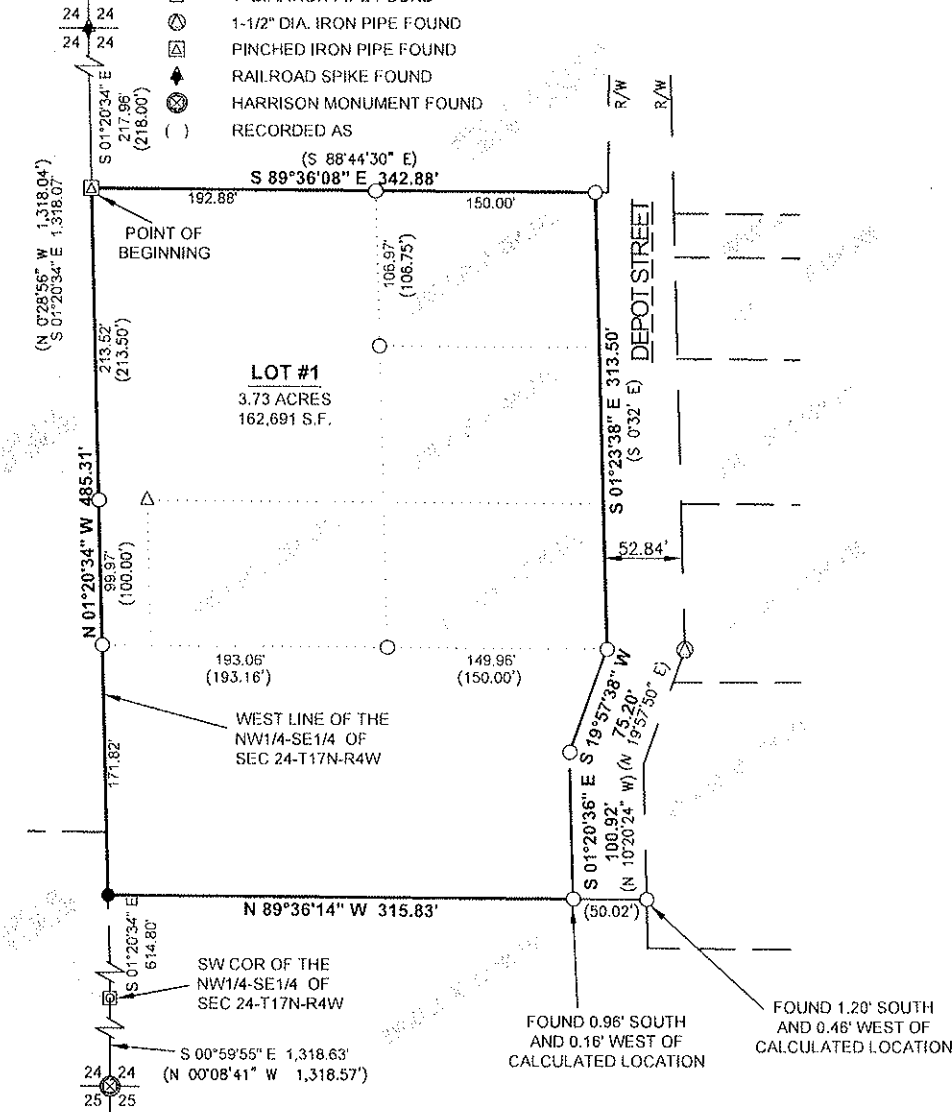
A REPLAT OF 3 CSM 131 AND PART OF 9 CSM 242, BEING LOCATED IN O.L. 98 OF ASSESSOR'S SUBDIVISION OF THE CITY OF SPARTA AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T17N, R4W OF THE 4TH P.M., CITY OF SPARTA, MONROE COUNTY, WISCONSIN

## FOR AGENCY REVIEW

FOR RECORDING PURPOSES

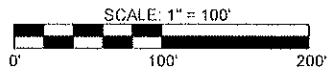
- PROPERTY BOUNDARY LINE
- - - EXISTING LOT LINES
- - - RIGHT-OF-WAY (R/W)
- ..... ORIGINAL BLOCK LINES
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- △ 1/2" DIA. REBAR FOUND
- 3/4" DIA. REBAR FOUND
- ⊗ 1" DIA. IRON PIPE FOUND
- ⊗ 1-1/2" DIA. IRON PIPE FOUND
- ⊗ PINCHED IRON PIPE FOUND
- ⬮ RAILROAD SPIKE FOUND
- ⊗ HARRISON MONUMENT FOUND
- ( ) RECORDED AS

NW COR OF THE SE 1/4 SEC 24-T17N-R4W



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4-SE 1/4 OF SECTION 24-T17N-R4W, WHICH BEARS S 01°20'34" W IN THE MONROE COUNTY COORDINATE SYSTEM (NAD 83(2011)).

S 1/4 COR SEC 24-T17N-R4W



PROFESSIONAL SURVEYING, ENGINEERING & ARCHITECTURE  
LAND DEVELOPMENT • PLANNING • SURVEYING SERVICES  
675 SOUTH CHESTNUT STREET • PHONE: (608) 785-4400  
PLATEVILLE, WISCONSIN 53678

FOR: CASEY SCHROEDER  
1050 DEPOT ST.  
SPARTA, WI 54656

DATE(S) OF FIELDWORK: 02/23/21  
FIELD CREW: G. BONN & J. McDERMOTT  
DRAWN BY: G. BONN  
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D21-041  
DATA LOCATION: D21-041\SURVEY\CAD\CSM

SHEET 1 OF 3

COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

A REPLAT OF 3 CSM 131 AND PART OF 9 CSM 242, BEING LOCATED IN O.L. 98 OF ASSESSOR'S  
SUBDIVISION OF THE CITY OF SPARTA AND BEING LOCATED IN THE NW 1/4 OF THE SE 1/4 OF  
SECTION 24, T17N, R4W OF THE 4TH P.M., CITY OF SPARTA, MONROE COUNTY, WISCONSIN

**FOR AGENCY  
REVIEW**

**SURVEYOR'S CERTIFICATE:**

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, A REPLAT OF 3 CSM 131 AND PART OF 9 CSM 242, BEING LOCATED IN OUTLOT 98 OF ASSESSOR'S SUBDIVISION OF THE CITY OF SPARTA AND BEING LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-FOUR (24), TOWN SEVENTEEN NORTH (T17N), RANGE FOUR WEST (R4W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF SPARTA, MONROE COUNTY, WISCONSIN, CONTAINING 3.73 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE SOUTH 01°20'34" EAST 217.96 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE POINT OF BEGINNING;

THENCE SOUTH 89°36'08" EAST 342.88 FEET ALONG THE NORTH LINE OF LOT 1 OF 3 CSM 131 TO THE NORTHEAST CORNER THEREOF AND THE WEST RIGHT-OF-WAY OF DEPOT STREET;

THENCE SOUTH 01°23'38" EAST 313.50 FEET ALONG THE WEST RIGHT-OF-WAY OF DEPOT STREET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID 3 CSM 131;

THENCE SOUTH 19°57'38" WEST 75.20 FEET ALONG THE WEST RIGHT-OF-WAY OF DEPOT STREET;

THENCE SOUTH 01°20'36" EAST 100.92 FEET ALONG THE WEST RIGHT-OF-WAY OF DEPOT STREET;

THENCE NORTH 89°36'14" WEST 315.83 FEET TO THE WEST LINE OF PARCEL 1 OF 9 CSM 242;

THENCE NORTH 01°20'34" WEST 485.31 FEET ALONG THE WEST LINE OF SAID PARCEL 1 OF 9 CSM 242 AND ITS EXTENSION TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF CASEY SCHROEDER.

THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF SPARTA, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

STANLEY J. KING, S-2001  
DELTA 3 ENGINEERING, INC.  
875 S. CHESTNUT STREET  
PLATTEVILLE, WI 53818  
(608) 348-5355  
KINGS@DELTA3ENG.BIZ



PROFESSIONAL SURVEYING, ENGINEERING AND DESIGN  
LAND SURVEYING AND DEVELOPMENT • PLANNING AND DESIGN  
401 NORTH CHESTNUT STREET • PHONE: (608) 348-5355  
PLATTEVILLE, WISCONSIN 53818

FOR: CASEY SCHROEDER  
1050 DEPOT ST.  
SPARTA, WI 54656

DATE(S) OF FIELDWORK: 02/23/21  
FIELD CREW: G. BONN & J. MCDERMOTT  
DRAWN BY: G. BONN  
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D21-041  
DATA LOCATION: D21-041\SURVEY\CAD\CSM

SHEET 2 OF 3