

**CITY OF SPARTA
PLANNING COMMISSION AGENDA
May 5, 2021**

CITY HALL

6:30 P.M.

- 1. Call meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on April 7, 2021.**
- 4. Consideration of Site Review for Kuderer Apartments located on Julie Ave.**
- 5. Discussion of Fence Ordinance**
- 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: 5-4-2021

CITY OF SPARTA
PLANNING COMMISSION MINUTES
April 7, 2021

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

ABSENT: Jim Church

ALSO PRESENT: Mark Sund, Todd Fahning, Matthew Hoffland, Casey Schroeder, Bryon Leisso

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

A motion was made by Toni Wissestad and seconded by Kevin Riley to approve the consent agenda consisting of the minutes from the regular meeting on March 3, 2021. Motion carried 6-0.

A public hearing was called open for comments regarding approval of a Conditional Use Permit per Zoning Ordinance Chapter 17-111(1) to construct a 4224 sq. ft. garage requested by Casey & Misty Schroeder located at 1050 Depot St.

Casey bought this land from his Dad to increase his lot size so a garage could be built to store a semi truck.

There were no further questions or comments so this public hearing was closed at 6:32.

A motion was made by Kevin Riley and seconded by John Ambro to approve the Conditional Use Permit per Zoning Ordinance Chapter 17-111 to construct a 4224 sq. ft. garage requested by Casey & Misty Schroeder located at 1050 Depot St. Motion carried 5-1 with Norm Stanek abstaining.

A request for approval of a site plan for Triple R Property Investments, LLC located at 2501 Riley Road was presented. They would like to construct another storage unit which will double the size of their storage area. **A motion was made by John Ambro and seconded by Norm Stanek to approve the site plan for Triple R Property Investments, LLC located at 2501 Riley Road to construct another storage unit. Motion carried 6-0.**

Roger Oswald is requesting a CSM be approved for his property at 1800 Milwaukee Street. He would like to divide his 2 lots into 3. **A motion was made by Norm Stanek and seconded by Toni Wissestad to approve the CSM for Roger Oswald for property located at 1800 Milwaukee Street. Motion carried 6-0.**

A development review was presented for approval for Bryan Leisso for mini-warehouses to be constructed on Avon Road in-between Gala Bend and Greendale Manor. Shrubs will be required for screening along the mobile home park side. The front of the main office building will be brick and the buildings, which can be seen from the road, will have 2 tone wainscoting on the outside. The back buildings can be one color since they won't be visible from the main road. The incubator building in front will have sewer and

water hookup. They are to check with the fire department and Todd Hanson to see if a fire hydrant would be necessary out there. **A motion was made by John Ambro and second by Toni Wissestad to approve the development review for Bryan Leisso for mini-warehouses located on Avon Road. Motion carried 6-0.**

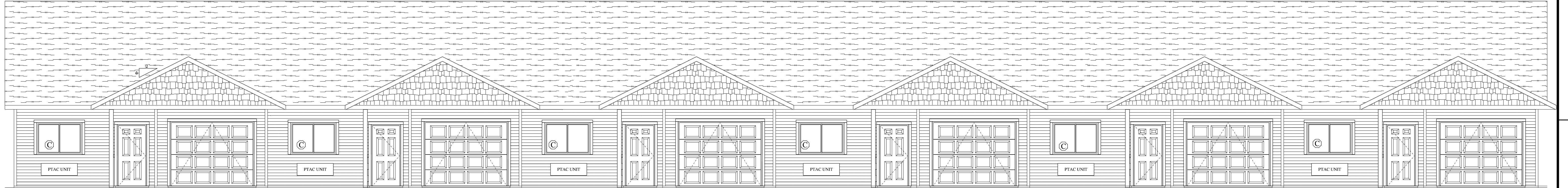
There were no items mentioned for future consideration.

Mayor Gust wanted to thank Norm Stanek for his years serving on the Planning Commission. Norm did not seek re-election and will be retiring from the City Council.

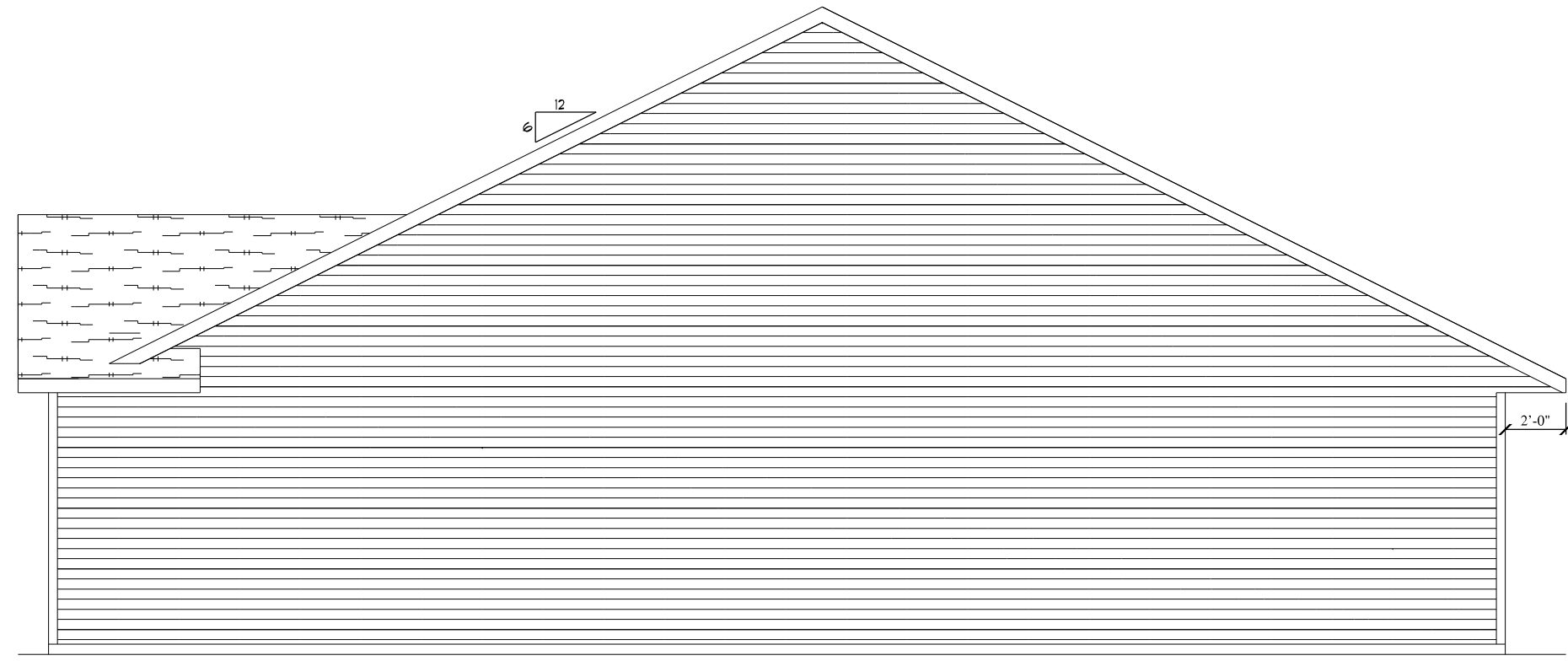
A motion was made by Kevin Riley and seconded by John Sund to adjourn at 6:52 p.m. Motion carried 6-0.

Respectfully submitted,

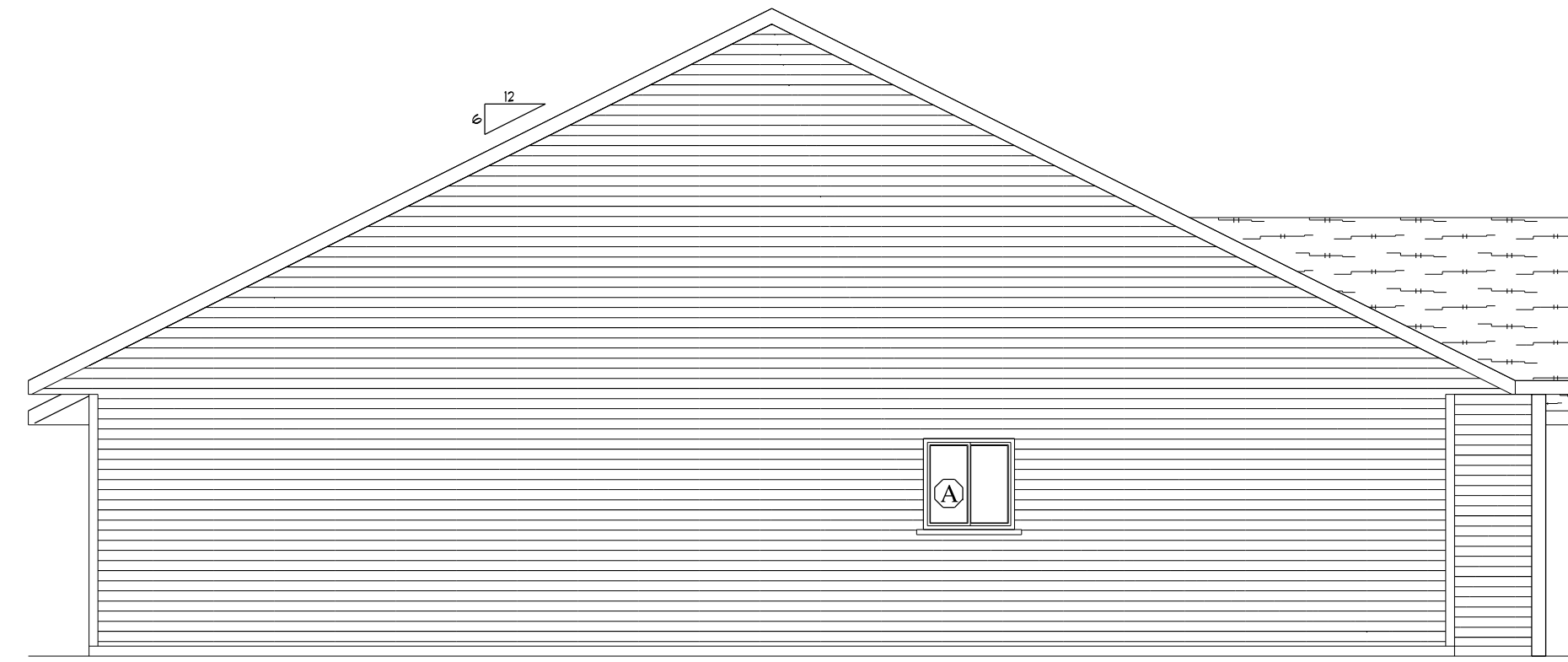
Julie Hanson
City Clerk



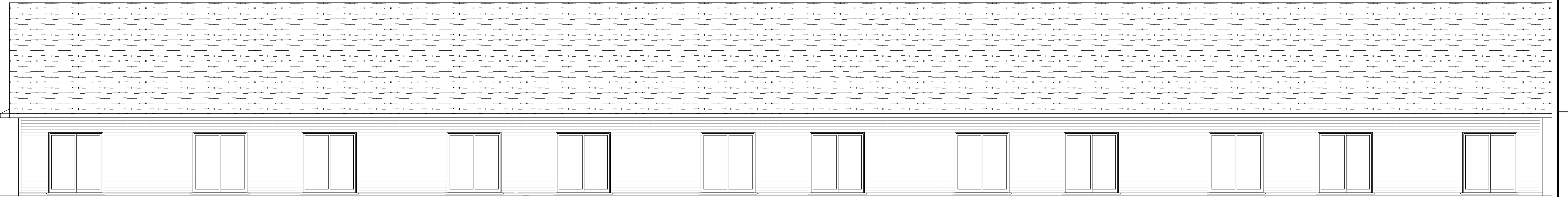
Cashton 6 Unit
FRONT ELEVATION
 Scale = 3/16" = 1'-0" 5/3/2021



Cashton 6 Unit
RIGHT ELEVATION
 Scale = 3/16" = 1'-0" 5/3/2021



Cashton 6 Unit
LEFT ELEVATION
 Scale = 3/16" = 1'-0" 5/3/2021



Cashton 6 Unit
REAR ELEVATION
 Scale = 3/16" = 1'-0" 5/3/2021

FENCES

GENERAL REQUIREMENTS

The following are required of all fences installed in the City of Sparta:

(a) All fences shall be maintained in good repair and in structurally sound condition. No fence may be constructed or maintained which is detrimental to human life or safety or causes a traffic hazard. All fences shall be constructed and maintained straight, plumb and of an even height along its length, except for such deviations as required by grade.

(b) No advertising or signs shall be permitted on any fence in any zoning district without prior approval from the Planning Commission.

(c) No materials shall be stored between a fence located adjacent to a lot line and the lot.

(d) Fencing shall be constructed with a finished or decorative side facing the adjacent or abutting property or street.

(e) No fence shall be constructed in the City without first obtaining a Building Permit. (Except no permit shall be required for decorative fencing.)

(f) Snow fencing will only be permitted between November 15 and April 15 of each year. No building Permits for the installation of said snow fencing shall be required.

DEFINITIONS:

(a) **Fence:** A structure, which is a barrier or is used as a boundary or means of protection or confinement.

(b) **Fence - Solid:** A fence, including gates, which conceals from view from adjoining properties, streets or alleys, activities conducted behind it.

(c) **Fence - Decorative:** A fence, including gates, which are more than 75% open and less than 3 feet in height, such as split rail fences used for ornamental purposes. For purposes of this section, chain link and picket fences are not considered to be decorative fences.

(d) **Height:** The height of the fence shall be determined by measuring the vertical distance from grade to the top of each section of the fence.

(e) **Yard, Front, Side, and Rear:** All yard areas are defined by the City of Sparta Zoning Ordinance.

RESIDENTIAL FENCING

LOCATION

1. Fences having a height of six (6) feet or less may be used to locate property lines within the required rear yard areas in residential districts. While fences are allowed to be placed on the property line, care must be made that the fencing needs to be properly maintained without trespassing upon the neighboring property.

2. Fences located in front and street side yards may not exceed 4 feet in height.

3. **Prohibited Fencing Materials-** Fences shall not be constructed with, or consist of, rope, string, wire products, including, but not limited to, chicken wire, hog wire, wire fabric, barbed wire (except as allowed in other sections of this Code), razor ribbon wire and similar welded or woven wire fabrics, chain, netting, cut or broken glass, paper, metal panels, corrugated metal panels, galvanized sheet metal, plywood, fiberglass panels or plastic panels or any other materials that are not manufactured specifically as fencing materials.

4. In all cases ordinance section 17.05L in regards to vision clearance shall be followed.

5. Decorative capping of posts or fences more than 75% open will be permitted to a height of 18 inches above the required fence height.

COMMERCIAL/INDUSTRIAL ZONING DISTRICTS

1. Fences may be located in all yards in nonresidential zoning districts. The Plan Commission prior to the issuance of a building permit shall approve fences located in the front yard.

2. Fences installed in nonresidential districts shall not exceed eight (8) feet in height, except when required to enclose outside storage areas or when approved by the Plan Commission.

3. Fencing constructed to enclose outside storage areas shall be at least eight (8) feet in height and in no case lower in height than the enclosed storage area when approved by the Plan Commission.

4. Barbed wire may be allowed on the top of fences six (6) feet or more in height.

5. All fencing constructed to enclose outside storage areas in non-residential zoning districts shall follow ordinance section 17.05.

AGRICULTURAL DISTRICTS

1. Fencing shall be permitted in all yards in the A-1 and A-2 districts, and in all yards on legal non-conforming agricultural uses for replacement of existing fencing. Fencing shall be permitted in front yards only for the enclosure of cultivated fields, pastures and animal pens.

2. Fencing for areas other than those described in Section

3. Fencing may be constructed in the A-1 and A-2 districts for cultivated fields and pastures before a principal structure is present.

APPEALS

Any person aggrieved of the requirements of this ordinance may appeal the decision of the Building Inspector or Zoning Administrator to the Board of Building and Zoning Appeals.

APPLICATION FOR PERMIT

In order to avoid delays in the processing of an application to erect or construct a fence, the following information is necessary:

1. Survey or accurate drawing of the property, showing proposed fencing location, any existing structures, swimming pool, and overhead or underground electrical wiring.

2. Dimensions of fence to lot lines and adjacent buildings.

3. Height of sidewall of fence above grade (highest point).

4. Type of any fence proposed.

INSPECTIONS

1. Location. Fence location is clearly marked before setting posts.

2. When fence installation is complete.

PERMIT FEES

\$20.00 per permit