

**CITY OF SPARTA  
PLANNING COMMISSION AGENDA  
June 8, 2022**

**CITY HALL**

**6:30 P.M.**

- 1. Call meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of minutes of the regular meeting on May 4, 2022**
- 4. Public Hearing Regarding Conditional Use Permit to repair garage for RBI Construction, Inc. located at 503 Prairie Avenue per Zoning Ordinance Section 17-232 (c).**
- 5. Public Hearing Regarding Changing Zoning Ordinance Definition of “Tourist Home” to the following per Chapter 17-5;  
Tourist Home – lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments.**

**Regarding Changing Zoning Ordinance Per Chapter 17-209(c)14 from “Tourist Home (bed and breakfasts)” to just “Tourist Home”.**

**Regarding Changing Zoning Ordinance to add the following:**

**“Tourist Home” to 17-208(c)6 as a Conditional Use for B-1**

**“Bed and Breakfast” to 17-209(c) as a Conditional Use for B-2**

**“Tourist Home” to 17-179(c)5 as a Conditional Use for R-1**

**“Tourist Home” to 17-182(c)5 as a Conditional Use for R-4**

**“Tourist Home” to 17-184(c)6 as a Conditional Use for R-6**

- 6. Consideration of Conditional Use Permit to repair garage for RBI Construction, Inc. located at 503 Prairie Avenue per Zoning Ordinance Section 17-232 (c).**
- 7. Consideration of Changing Zoning Ordinance Definition of “Tourist Home” to the following per Chapter 17-6;**

**Tourist Home – lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments.**

**Regarding Changing Zoning Ordinance Per Chapter 17-209(c)14 from “Tourist Home (bed and breakfasts)” to just “Tourist Home”.**

**Regarding Changing Zoning Ordinance to add the following:**

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**“Tourist Home” to 17-179(c)5 as a Conditional Use for R-1**

**“Tourist Home” to 17-182(c)5 as a Conditional Use for R-4**

**“Tourist Home” to 17-184(c)6 as a Conditional Use for R-6**

## **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

**CITY OF SPARTA**  
**PLANNING COMMISSION MINUTES**  
**May 4, 2022**

**PRESENT:** Mayor Riley, John Ambro, Jim Church, Toni Wissestad, Jim Church, Ron Button

**ABSENT:** Anthony Boltik

**ALSO PRESENT:** Todd Fahning, Matthew Hoffland, Bruce Humphrey, Kyle Evans, Joel from Mach IV, Mary Hemmersbach

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

Toni Wissestad nominated John Ambro as Vice-Chairman, seconded by Kevin Riley and nominations were closed. Motion carried 6-0.

**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 April 6, 2022. Motion carried 6-0.**

Agenda Items #5 & 6 were cancelled as the property address was incorrect for the CUP. This will be moved to next month's meeting.

**Agenda Item #11** was addressed at this time.

Joel from Mach IV was here to present the site plan for the proposed Starbucks which will be located at 630 S. Black River Street right next to McDonalds. Entrances will be located off of Black River Street and Maple Avenue. The road that is currently connecting to McDonalds will be closed off. **A motion was made by Ed Lukasek and seconded by Toni Wissestad to approve the Site Plan for Starbucks to be located at 630 S. Black River Street. Motion carried 5-0-1 with John Ambro abstaining.**

**Agenda Item #9** was discussed at this time. Mary Hemmersbach recently purchased property at 123 N. Court Street, next to the Sparta Free Library. She is interested in turning this building into an Airbnb but our zoning ordinance does not cover this type of business. She is planning on remodeling this to have 4 bedrooms, 4 bathrooms a conference room or social space, but no kitchens. We will need to change our ordinance definition of Tourist Home and parts of this ordinance so these homes can update or remodel using a Conditional Use Permit according to their zoning. There will be a public hearing on this zoning change next month.

**Agenda Item # 7 - A motion was made by John Ambro and seconded by Ed Lukasek to approve the CSM for Trent Ziegler and Quintin Schaitel to subdivide the lot on Maple Avenue and rededicate the street to the City. Motion carried 6-0.**

**Agenda Item #8 - A motion was made by Ron Button and seconded by Toni Wissestad to approve the CSM for Dave Gorman of Paragon Associates for property located on E. Franklin Street to combine the two lots. Motion carried 6-0.**

**Agenda Item #10 – A motion was made by John Ambro and seconded by Ed Lukasek to approve the Extension of Beer Garden area with concrete, add area to liquor license and improve fencing at the Beer Shop located at 200 W. Wisconsin Street. Motion carried 6-0.**

Items for future consideration were:  
Public Hearing for Tourist Homes

**A motion was made by John Ambro and seconded by Ed Lukasek to adjourn at 7:20 p.m. Motion carried 6-0.**

Respectfully submitted,

Julie Hanson  
City Clerk

# SPARTA



Bicycling Capital of America

CITY OF SPARTA  
201 West Oak Street  
Sparta, WI 54656  
(608) 269-4340

## 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 8th day of June, 2022 at 6:30 p.m.

Regarding Conditional Use Permit to repair garage for RBI Construction, Inc. located at 503 Prairie Avenue per Zoning Ordinance Section 17-232(c).

Any interested party may appear in person or have their agent and/or attorney appear to present their views for or against the approval of this change.

Dated: May 16, 2022

**Julie Hanson**  
City Clerk

If you should have any questions, please contact Todd Fahning at 608-269-4340, ext. 5159.



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**Regarding Changing Zoning Ordinance Definition of "Tourist Home" to the following per Chapter 17-5:**

**Tourist Home – lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments.**

**Regarding Changing Zoning Ordinance per Chapter 17-209(c)14 from "Tourist Home (bed and breakfasts)" to just "Tourist Home".**

**Regarding Changing Zoning Ordinance to add the following:**

- "Tourist Home" to 17-208(c)6 as a Conditional Use for B-1**
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- "Tourist Home" to 17-179(c)5 as a Conditional Use for R-1**
- "Tourist Home" to 17-182(c)5 as a Conditional Use for R-4**
- "Tourist Home" to 17-184(c)6 as a Conditional Use for R-6**

**Any interested party may appear in person or have their agent and/or attorney appear to present their views for or against the approval of this change.**

**Dated: May 17, 2022**

**Julie Hanson  
City Clerk**

**If you should have any questions, please contact Todd Fahning at 608-269-4340, ext. 5159.**

Tourist Rooming House (TRH): All lodging places, tourist cabins and cottages, in which sleeping accommodations are offered for pay to tourists or transients. Not including private boarding or rooming houses not accommodating tourists or transients, hotels and motels, or bed and breakfast establishments. Note: In general, TRH establishments are vacation homes, cabins and ~~cottages~~ <sup>Dwellings</sup> that are rented out to tourists and transients

**Add to Zoning Ordinance:**

"Tourist Home" to 17-208(c)6 as a Conditional Use for B-1

"Bed and Breakfast" to 17-209(c) as a Conditional Use for B-2

"Tourist Home" to 17-179(c)5 as a Conditional Use for R-1

"Tourist Home" to 17-182(c)5 as a Conditional Use for R-4

"Tourist Home" to 17-184(c)6 as a Conditional Use for R-6

**Change 17-5 Definition of "Tourist Home"**

*Tourist Home- lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments.*

**Change Zoning Ordinance:**

17-209(c)14 from "*Tourist Home (bed and breakfasts)*" to just "*Tourist Home*"