

10-17-2022

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:10 P.M. by Jim Kuhn in the Monroe County Board Assembly Room 1st Floor - Room #1200, 112 South Court Street.

Present: Jim Kuhn, Cedric Schnitzler, Mary Cook, Todd Sparks and Zach Zebell.

Also Present: Alison Elliott-Sanitation, Zoning, Dog Control Director.

Possible Corrections and Approval of September 26, 2022 Meeting Minutes.

Discussion was held:

A **motion** was made by Zach Zebell, seconded by Mary Cook, to approve the minutes from the September 26, 2022 meeting. Motion carried: 5-0.

Public Hearings:

Application of Clarence Miller for a **conditional use permit** to operate a small business for firewood splitting-bundling, on Co Hwy M, Wilton, WI in part of the SE 1/4, SW 1/4, Section 8, T16N, R1W, Town of Wilton, parcel number 048-00165-0000, 40 acres. The adjoining land use is agriculture.

Clarence Miller was present and addressed the Committee. Mr. Miller stated he is selling 40 acres to his son John Miller, who would like to start a small business for firewood splitting & bundling. This would be located in a new building. He has also applied for the zoning permit.

A letter was received from the Town of Wilton stating that they held a Town meeting on 10-11-2022 and recommended approval of the application with the following conditions:

- 1) The Conditional Use Permit is non-transferable to another owner or location.

Discussion was held:

Since Clarence is selling his property to his son John, the permit would be transferred to John Miller after the purchase of property, but after that would be non-transferable.

A **motion** was made by Mary Cook, seconded by Zach Zebell to approve the conditional use permit, to operate a small business for firewood splitting-bundling on Co Hwy M, Town of Wilton, with the condition that permit would be transferred to John Miller but non-transferable to another owner or location after that. Motion carried: 5-0.

Application of Jozef Koniecko and Gordon Alexander for a **conditional use permit** to operate a small business for U-Haul site, auto repair/maintenance with storage, at 29244 State Hwy 21, Tomah, WI in part of the SW 1/4, SW 1/4, Section 17, T18N, R1E, Town of Byron, parcel number 006-00392-0000, 15 acres. The adjoining land use is residential and agriculture.

Gordon Alexander was present: Mr. Alexander explained they are currently operating a business that rents and repair U-hauls, automobiles, etc. He stated that they have been working on cleaning up the area and have moved off five of the vehicles that were previously stored in the wetlands. He said the remaining vehicles in the wetlands will be moved by the end of the month. They have also been working on cleaning up all the garbage. Mr. Alexander stated he did not know the property was wetlands two years ago when he started the business there.

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There was no letter received from the Town of Byron. No one was present from the Town. Several of the neighboring property owners were present and stated that Allen Bernhardt, Town of Byron Chairman, had planned on attending the meeting. Several of the neighbors spoke:

Tracy Biskey, neighboring property owner to the north, stated that the Town of Byron has been requesting the property be cleaned up for the past two years and it seems to be worse. Also stated that most of this property is in wetlands.

Alison stated that this has been a process that started a couple of years ago. The owner and business operator had been advised that the parcel is mostly wetlands and that vehicles and materials cannot be stored in the wetlands. Alison stated that she went out to the property today, 10-17-2022 and that some of vehicles had been moved out of the wetlands.

Ed and Laura Chambers, neighboring property owners to the east, stated that this property has always been wetlands. He stated that there is currently a semi-truck, fenders, 7 cars and just a lot of junk laying around. This property looks bad for our community especially being on a main highway.

Cedric Schnitzler made the comment that it sounds like Mr. Alexander needs more time to get things cleaned up and felt that if this application would be postponed until next month it would give him time to get the property cleaned up and the rest of the vehicles moved as stated. This would also give the Town of Byron a chance to have someone present to speak on behalf of the Town.

Discussion was held:

A **motion** was made by Cedric Schnitzler, seconded by Todd Starks to postpone the public hearing until next month, November 21, 2022, of Jozef Koniecko and Gordon Alexander for a **conditional use permit** to operate a small business for U-Haul site, auto repair/maintenance with storage, at 29244 State Hwy 21, Tomah Motion carried: 5-0.

A petition by Ashley Berendes and Dustin Warner, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for a parcel of land at 5485 St Hwy 16, Sparta, WI, in the NE ¼, SW ¼, Section 20, T17N, R4W, Town of Sparta, Monroe County, 1.0 acres total.

Candance Warner-former owner of the property, spoke to the Committee. Mrs. Warner stated that the property was sold to her son Dustin Warner and Ashley Berendes. They currently have a two-car garage and would like to add a third stall to the existing garage. However, due to the current setbacks required in the GA-General Agriculture zoning district the third stall would not meet minimum setbacks. Changing the zoning to R3 would allow for reduced setbacks so a third stall would fit.

Alison stated that this parcel meets the definition of a substandard lot and that by changing the zoning would allow for reduced setbacks to be utilized.

Clarence Justin, Town of Sparta Supervisor, was present and stated the Town has no concerns with this change.

Discussion was held:

A **motion** was made by Zach Zebell, seconded by Cedric Schnitzler to approve the petition by Ashley Berendes and Dustin Warner, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcel of land at 5485 St Hwy 16, Sparta, WI. This will be forwarded to the full

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County Board on October 26, 2022 for final approval. Motion carried:5-0.

Application of John and Kelli Ollendick for a **conditional use permit** for a small business/one chair studio-salon, located at 17003 Itasca Rd, Camp Douglas in part of the NE ¼ of NE ¼ Section 29, T17N, R1E, in the Town of Oakdale, Tax Parcel ID# 030-00756-0000, 7.26 acres. The adjoining land use is agriculture.

John Ollendick was present: John stated that his wife Kelli is currently renting a chair space in Tomah and would like to move her business to their home.

An email was received from the Town of Oakdale stating they were not opposed to the application and had no recommendation for conditions.

Discussion was held:

A **motion** was made by Cedric Schnitzler, seconded by Mary Cook to approve the application of John and Kelli Ollendick for a **conditional use permit** for a small business/one chair studio-salon, located at 17003 Itasca Rd, Camp Douglas. Motion carried: 5-0.

Application of Travis Conant for a **conditional use permit** for a Small Business-Meat Processing Facility on property located at 10929 Formica Rd, in part of the SE 1/4, SW 1/4, Section 24, T18N, R1W, Town of LaGrange, parcel number 020-00773-0000, 14.16 acres. The adjoining land use agriculture & woodlands.

Travis was present. Travis stated he would like to start a small business butchering and processing meat. DNR has approved him for holding tank, (permits are in the process with the county sanitation department). Travis stated that he has sent letters to his neighboring properties to inform them of what he was pursuing and no one had any issues with it.

Alison stated that she had not received any notification from the Town of LaGrange. No one representing the Town was present.

The applicant stated that they attended the Town meeting and were told that the Town approved the application with the condition that the permit would be non-transferable to another owner or location. John Guthrie, Town Chairman had planned on attending the meeting.

Discussion was held:

A **motion** was made by Todd Starks, seconded by Zach Zebell to approve the application of Travis Conant for a **conditional use permit** for a Small Business-Meat Processing Facility on property located at 10929 Formica Rd, in part of the SE 1/4, SW 1/4, Section 24, T18N, R1W, Town of LaGrange, with the condition that the permit would be non-transferable to another owner or location. Motion carried: 5-0.

Application of Noah Schrock for a **conditional use permit** to operate a small business for a woodworking shop, at 23188 Keystone Rd, Wilton, WI in part of the NW 1/4, NE 1/4, Section 28, T16N, R1W, Town of Wilton, parcel number 048-00587-0000, 5 acres. The adjoining land use is woodlands and agriculture.

Noah Schrock was present. He stated that he rents out the property to his son and he would like to start a small business for woodworking shop. Mr. Schrock stated that his son intends on making cabinets and furniture.

Jim Kuhn inquired about the previous CUP for a Sawmill for this building. Mr. Schrock informed him that this business was replacing the sawmill.

Alison stated that she had performed a site visit and that the building addition did not meet setbacks to the road. Mr. Schrock stated he plans to alter the corner of the structure to meet the minimum setback.

Discussion was held:

Alison stated she will visit the site before issuing the zoning permit to verify the setback once the structure has been altered.

A **motion** was made by Cedric Schnitzler, seconded by Zach Zebell to approve the application of Noah Schrock for a **conditional use permit**, to operate a small business for a woodworking shop, at 23188 Keystone Rd, Wilton, WI, with the condition that the conditional use permit is non-transferable to another owner or location. Motion carried: 5-0.

A petition by Andy and Michelle Bee for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcels of land at 16986 Icarus Rd, Sparta, WI, in the SW ¼, SW ¼, Section 20, T17N, R4W, Town of Sparta, Monroe County, 1.12 acres.

Michelle and Andy were both present. Michelle stated that they bought the property back in July. They would like to construct a detached garage on this property. However due to the size of the lot and required setbacks in the GA-General Agriculture district the building they are proposing would not meet the set-backs. Changing the zoning to R3 would allow for reduced setbacks so the shed would fit.

Clarence Justin, Town of Sparta Supervisor, was present and stated the Town has no concerns with this change.

Discussion was held:

A **motion** was made by Zach Zebell, seconded by Cedric Schnitzler to approve the petition by Andy and Michelle Bee for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcels of land at 16986 Icarus Rd, Sparta. This will be forwarded to the full County Board October 26, 2022 for final approval. Motion carried: 5-0.

Application of Jeff and Linda Deeth for a **conditional use permit** for a Boarding & Training Dog Kennel, at 21284 Kale Rd, WI in part of the SW 1/4, NE 1/4, Section 17, T16N, R4W, Town of Leon, parcel number 022-00376-5300, 8 acre parcel. The adjoining land use is agriculture.

Jeff or Linda Deeth were not present.

Peter Solberg: A neighbor to Jeff and Linda Deeth asked if he could speak. He stated that he had approached Jeff Deeth with one concern. He was wondering if they would be putting the dogs inside for the night or if they would be outside (concerned about the noise). At that time Jeff Deeth assured him that they would be put inside for the night. Mr. Solberg attended the meeting tonight to address this issue again with Mr. Deeth so that it would be on the record. Mr. Solberg also stated that he has talked with several of the other neighbors about their concerns.

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Discussion was held.

A **motion** was made by Cedric Schnitzler, seconded by Mary Cook, to postpone the public hearing for the application of Jeff and Linda Deeth for a **conditional use permit** for a Boarding & Training Dog Kennel, at 21284 Kale Rd, WI in part of the SW 1/4, NE 1/4, Section 17, T16N, R4W, Town of Leon, until next month, November 21, 2022, due to the applicants failure to appear or send representation. Motion carried: 5-0.

Sanitation & Zoning Dept Questions & Updates

Alison gave an update regarding the proposed canoe/kayak landing site on Icarus Ave. The Land Conservation Department presented the project to the Economic Development Committee and were approved to use funding budgeted to promote tourism. It is estimated the project will cost around \$5500. Alison also stated that the site will be named after the previous owner.

Dog Control Dept Questions & Updates

Alison pointed out the monthly statistics report for Dog Control will now include citation issued using the new System.

Financial Report

FINANCIAL REPORT - VOUCHERS - INTER-DEPARTMENTAL TRANSFERS – CREDIT CARD EXPENDITURES – LINE ITEM TRANSFERS – BUDGET ADJUSTMENTS

Line item request to transfer \$499 from Office Supplies to Motor Vehicles for Sanitation Department. Alison explain of the request was due to the increase of fuel prices.

Line item request to transfer \$150 from books/public from zoning board of adjustments to mileage account due to unanticipated number of variance requests in 2022 and mileage increased in August 2022.

Discussion was held:

A **motion** was made by Cedric Schnitzler, seconded by Mary Cook, to approve the two line item transfers for the Sanitation and Zoning Board of Adjustments 2022 budgets. Motion carried: 5-0.

Budget adjustment \$500 from revenue account-Zoning Board of Adjustment to expenses line item Mileage due to unanticipated number of variance requests in 2022. This increased revenue budgeted as well as the expense for mileage paid to board members for travel to hearings.

Budget adjustment \$2,000 from revenue Zoning permits & fees to Sanitation Dept. expense line item for motor vehicles due to unanticipated increase in the cost of gas for 2022.

Discussion was held:

A **motion** was made by Zach Zebell, seconded by Todd Sparks to approve the two budget adjustments for Zoning Board of Adjustment, Zoning Dept and Sanitation Dept 2022 budgets. Motion carried: 5-0.

September 2022

Department Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	671.66	Sanitation		Sanitation Credit	
Zoning	352.74	Zoning		Zoning	68.94
Dog Control BOA	1777.87	Dog Control		Dog Control LR	280.56
Total	2933.23				349.50

Discussion was held:

Set Date for Next Meeting and Possible Agenda Items.

The next meeting will be held Monday, November 21, 2022 and will start at 6:00 pm in the Monroe County Justice Center Monroe County Board Assembly Room 1st Floor - Room #1200, 112 South Court Street, Sparta, WI 54656. Agenda items: (5) CUP, postponed CUP-Koniecko/Alexander, postponed CUP-Deeth, (1) COZ.

A **motion** to adjourn was made by Cedric Schnitzler, seconded by Mary Cook. Motion carried: 5-0.

Meeting adjourned at 7:15 PM.

Recorded by Gretchen Jilek