

5-15-2023

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:00 P.M. by Cedric Schnitzler in the Monroe County Board Assembly Room 1st Floor - Room #1200, 112 South Court Street.

Present: Cedric Schnitzler, Todd Sparks, Mary Cook and Wally Habhegger.

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

Possible Corrections and Approval of April 17, 2023 Meeting Minutes.

Discussion was held.

A **motion** was made by Todd Sparks, seconded by Mary Cook, to approve the minutes from the April 17, 2023 meeting. Motion carried: 4-0.

Public Hearings:

Application of Luke S. Morgan for a **conditional use permit** for a private grass runway for light general aviation aircraft located off of Bedford Rd between Bedford and Hwy 27, Sparta, WI, in part of the SE ½ of Section 22, T19N, R4W, Town of Little Falls, Tax Parcel ID# 026-00457-0000 and 026-00455-0000, 40 acres. The adjoining land use is woodlands and agriculture.

Luke Morgan was present and explained to the Committee the history of the property. It has been the family farm for several generations. Mr. Morgan explained the process of getting approval for an airstrip at the State and Federal level and that approval at the county and local level is the first step. He emphasized that safety is the number one priority for any pilot. He said that there are State and Federal safety regulations that will apply. He is looking at an airstrip between 1,800 and 2,000 feet long depending on the State and Federal requirements.

Alison read a letter that was received from the Town of Little Falls recommending approval without conditions.

Discussion was held:

A **motion** was made by Todd Sparks, seconded by Wally Habhegger, to approve the application for Luke Morgan for a Conditional Use Permit for a private grass runway for light general aviation aircraft located off of Bedford Rd between Bedford and Hwy 27, Sparta, WI. Motion carried: 4-0.

Application of Jozef Koniecko and Gordon Alexander/Haley Alexander for a **conditional use permit** to replace CUP permit #004-23 issued on 1-16-23 to add rental of U-Haul U-Box containers to the operation of the small business for U-Haul rentals and installing intoxalocks on vehicles. Also to remove the condition of installing an 8' fence on the South and West side of the parking area, 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.

Haley Alexander was present and explained the request to add Uhaul-Ubox rentals to the existing permitted business and explained the request for removal of the fencing requirement on the original CUP. Jennifer Larson (Gordon's daughter) spoke on behalf of Mr. Alexander stating that she is now involved to assist with the continued cleanup of the property. The Committee inquired as to what was left of the vehicles that still need to be removed. Haley stated that there are 2 semi trucks and 3 wrecker trucks that are still located on the property. These require someone with a CDL driver's license to be able to move them. Todd Sparks commented that these are the same vehicles that were on the property a year ago and have still not been removed. Haley is making arrangements with her brother, who has a CDL, to move these off the property. Ms. Alexander and Ms.

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Larson felt confident that these could be removed within the next 30 days. The Committee stated that if the vehicles were removed from the property they would not have an issue with removing the fencing requirement.

Allen Bernhardt – Town Chairman of Byron was present. He acknowledged that the property has been cleaned up a great deal in the past year and stated that if the remaining vehicles were also removed the Town would not have any issue with removing the fencing requirement. He expressed concern that the property would remain cleaned up in the future and that no materials would be stored in the wetlands again.

Discussion was held:

A **motion** was made by Wally Habegger, seconded by Todd Sparks to postpone the public hearing until next month, June 19, 2023, of Jozef Koniecko and Gordon Alexander/Haley Alexander for a **conditional use permit** to replace CUP permit #004-23 issued on 1-16-23 to add rental of U-Haul U-Box containers to the operation of the small business for U-Haul rentals and installing intoxalocks on vehicles. Also to remove the condition of installing an 8' fence on the South and West side of the parking area, at 29244 State Hwy 21, Tomah, WI. This would allow time for the completion of the cleanup of the property.

Motion carried: 4-0.

Application of Donald and Donna Justin/Dawn Justin for a **conditional use permit** to operate a Farmers Market, Flea Market and Retail Store located at 7452 Kathryn Ave, Sparta, WI, in part of the SE ¼ of NW ¼ Section 22, T16N, R4W, in the Town of Leon, part of Tax Parcel ID# 022-00470-0000, 39 acres. The adjoining land use is agriculture.

All applicants were present. Dawn Justin explained that they would like to have Farmer's market on Thursdays a few months out of the year. Every third Thursday they are also proposing to have a Flea market in addition to the Farmer's market. The times and days may vary once they get going depending on the attendance.

No correspondence was received from the Town of Leon. Dawn Justin reported that she had attended the Town meeting and they did not have any objections.

Discussion was held:

A **motion** was made by Wally Habegger, seconded by Mary Cook, to approve the application of Donald and Donna Justin/Dawn Justin for a **conditional use permit** to operate a Farmers Market, Flea Market and Retail Store located at 7452 Kathryn Ave, Sparta, WI, in part of the SE ¼ of NW ¼ Section 22, T16N, R4W, in the Town of Leon. Motion carried: 4-0.

Sanitation & Zoning Dept Questions & Updates

Sanitation and Zoning Permit Fees

A copy of the "Notice of Fee Increase" to be published in the paper was included in the Committee packet for review. This will be published in December of 2023 prior to the new fees taking effect on January 1, 2024.

Zoning Code Changes

- sign locations
- navigability determination fee
- "front" yard setback

Alison explained the excerpts from the State sign regulations included in the Committee packet. Discussion was held. The Committee directed Alison to draft proposed changes to the County Zoning sign regulations and put it on the June agenda. She also reported that the State and County Highway Departments do not have any regulations for signage

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outside the road Right-of-Ways.

Alison reported that she had received feedback from the County Corporation Counsel regarding the requirement for publication in a specific or multiple papers. While the County has not officially designated a “county paper” it was recommended by Corporation Counsel to continue to publish in the two papers to ensure proper notification of the public.

Dog Control Dept Questions & Updates

Discussion was held.

Financial Report

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

Line item transfer:

Alison explained that there was an additional cost of \$34 to file amended deed restrictions on one of the properties that were purchased and returned to open space using the FEMA buyout grant. The Zoning Dept. line item, Federal Emergency Management Agency for the FEMA buyout grant did not have any monies in it for the 2023 budget as it was anticipated that these grants would be closed out in 2023 with no additional cost. However FEMA required the amendment to the deed restrictions. It is proposed to transfer \$34 from the Zoning Dept Office Supplies line item to the FEMA grant line item to cover this expense. This will be submitted to FEMA for reimbursement as part of the grant expenses.

Discussion was held:

A **motion** was made by Todd Sparks, seconded by Mary Cook, to approve the line item transfer from zoning office supplies to the FEMA grant line item to cover the additional expenses in the 2023 budget. Motion carried: 4-0.

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Department Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	1,420.56	Sanitation		Sanitation Credit	299.00
Zoning	20.06	Zoning		Zoning	
Dog Control BOA	2,213.67	Dog Control	315.00	Dog Control LR	
Total	3,654.29		\$315.00		299.00

Discussion was held

Set Date for Next Meeting and Possible Agenda Items.

The next meeting will be held Monday, June 19, 2023 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: (2) CUP’s – one previously postponed & (1) COZ.

A **motion** to adjourn was made by Mary Cook seconded by Wally Habegger. Motion carried: 4-0.

Meeting adjourned at 7:20 PM.

Recorded by Cassie Cunitz

The minutes are not official until approved by the Zoning Committee at their next regular meeting.