

6-19-2023

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 Zach Zebell.

Absent: James Kuhn

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

Possible Corrections and Approval of May 15, 2023 Meeting Minutes.

Discussion was held.

A **motion** was made by Zach Zebell, seconded by Mary Cook, to approve the minutes from the May 15, 2023 meeting.

Motion carried: 4-0.

Public Hearings:

Application of Cataract Essential Services, Inc for a **conditional use permit** for a multi-purpose use community center at 6070 State Hwy 27, Sparta, WI, in part of the NW ¼ of NE ¼, Section 34, T19N, R4W, Town of Little Falls, Tax Parcel ID# 026-01506-0000, 026-01505-2000, 13.98 acres. The adjoining land use is residential, business and woodlands.

Alison spoke on behalf of the applicant. She stated that there are no immediate plans for remodeling. They are proposing to use the building as is. A letter was received from the Town of Little Falls recommending approval.

Discussion was held.

A **motion** was made by Mary Cook, seconded by Todd Sparks, to approve the application for Cataract Essential Services, Inc for a **conditional use permit** for a multi-purpose use community center at 6070 State Hwy 27, Sparta, WI, in part of the NW ¼ of NE ¼, Section 34, T19N, R4W, Town of Little Falls. Motion carried: 4-0.

A petition by Bobby and Jennifer Huntington, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcels of land at 18844 Icestorm Rd, Sparta, WI, in the SE ¼, SW ¼, Sec.34, T17N, R04W, tax parcels # 040-01140-0007 and #040-01140-0008, Town of Sparta, total acres 7.41.

Bobby Huntington was present. He wants to change the zoning so he can build a house and shed utilizing the reduced setbacks in the R-3 Rural Residential Zoning District. Clarence Justin, Town of Sparta Supervisor was present representing the Town and stated that the Town of Sparta had no issues with this.

Discussion was held.

A **motion** was made by Mary Cook, seconded by Zach Zebell, to approve the petition by Bobby and Jennifer Huntington, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcels of land at 18844 Icestorm Rd, Sparta, WI, in the SE ¼, SW ¼, Sec.34, T17N, R04W, tax parcels # 040-01140-0007 and #040-01140-0008, Town of Sparta. Motion carried: 4-0. Resolution will be forwarded to the full County Board for approval on June 28, 2023.

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A petition by Adam & Shianne Hayden, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for a parcel of land at 6275 Garland Ave, Sparta, WI, in the SW 1/4, Sec. 4, T17N, R4W, Town of Sparta, parts of tax parcels # 040-00109-2000 and #040-00110-0000, 2.14 acres.

Adam Hayden was present. He wants the change of zoning so he can sell the house with 2 acres. Town of Sparta requires a change of zoning to residential for any new parcels under 3 acres. Clarence Justin, Town of Sparta Supervisor was present representing the Town and stated that the Town of Sparta had no issues with this.

Discussion was held.

A **motion** was made by Todd Sparks, seconded by Zach Zebell, to approve the petition by Adam & Shianne Hayden, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for parcel of land at 6275 Garland Ave, Sparta, WI, in the SW 1/4, Sec. 4, T17N, R4W, Town of Sparta. Motion carried: 4-0. Resolution will be forwarded to the full County Board for approval on June 28, 2023.

Application of Roman Troyer for a **conditional use permit** for a small business to build lawn and patio furniture on property located at 24354 Co Hwy XU in part of the SE ¼, NE ¼, Section 36, T16N, R3W, 40 acres in the Town of Wells, Tax Parcel ID# 046-00765-0000. The adjoining land use is woodlands and agriculture.

Roman Troyer was present and explained his request. Simon Wells, Town of Wells Treasurer was present representing the Town. He stated that the Town of Wells has no issue with this and recommended approval.

Discussion was held:

A **motion** was made by Todd Sparks, seconded by Mary Cook, to approve the application for Roman Troyer for a **conditional use permit** for a small business to build lawn and patio furniture on property located at 24354 Co Hwy XU in part of the SE ¼, NE ¼, Section 36, T16N, R3W, 40 acres in the Town of Wells. 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.

Hayley Alexander was present. Hayley showed the Committee time stamped photos of the property showing that it was cleaned up and the last few vehicles have been removed from the property. With the exception of the Uhaul vehicles.

Allen Bernhardt, Town Chairman of Byron, was present and stated that the Town of Byron appreciated that they cleaned it up but wants it ensure that it stay that way. Allen requested the Committee place a condition on the permit requiring that the property remain cleaned up.

Todd Sparks gave the applicants a recommendation on who to call to get the used oil and tank removed.

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A **motion** was made by Zach Zebell to approve the 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.

Discussion was held. Zach Zebell rescinded his motion.

Further discussion was held.

A **motion** was made by Zach Zebell, seconded by Todd Sparks, to approve the 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 at 29244 State Hwy 21, Tomah, WI with the following conditions.

- 1) Previous condition on CUP #004-23 to install an 8 foot high fence on the west and south side of the parking area is removed.
- 2) Previous condition on CUP #004-23 to only allow for vehicles to be parked within the fenced area is removed.
- 3) No vehicle service may be performed on site that involves lubricants, oils, coolants or other fluids.
- 4) No vehicles may be located on the property that are un-roadworthy or non-functional.

Motion carried: 4-0.

Sanitation & Zoning Dept Questions & Updates

Sanitation and Zoning Permit Fees

Discussion was held.

A **motion** was made by Zach Zebell, seconded by Cedric Schnitzler, to bring this back to next month's meeting. Motion Carried 4-0.

Waive fees for streambank restoration cost share projects

Discussion was held.

A **motion** was made by Zach Zebell, seconded by Mary Cook, to waive Shoreland and Floodplain Land Use permit fees for streambank restoration cost share projects. Motion Carried: 4-0.

Zoning Code Changes

- sign locations
- navigability determination fee
- “front” yard setback

Committee reviewed a draft of proposed changes to the zoning code presented by Alison. Discussion was held.

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Dog Control Dept Questions & Updates

Discussion was held.

Financial Report

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

Discussion was held:

May 2023

Department Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	2214.05	Sanitation		Sanitation Credit	126.00
Zoning	330.73	Zoning		Zoning	183.74
Dog Control BOA	2417.78 99.66	Dog Control		Dog Control LR	954.75
Total	5,049.97				1264.49

Discussion was held

Set Date for Next Meeting and Possible Agenda Items.

The next meeting will be held Monday, July 17, 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: (1) CUP’s and (1) COZ.

A **motion** to adjourn was made by Todd Sparks, seconded by Zach Zebell. Motion carried: 4-0.

Meeting adjourned at 6:54 PM.

Recorded by Cassie Cunitz

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