



MONROE COUNTY
PLANNING & ZONING DEPARTMENT
14345 County Highway B, Suite 5, Sparta WI 54656-4509
FAX: 608-366-1809
Director-Alison Elliott, 608-269-8939

NOTICE OF SPECIAL MEETING

COMMITTEE: Sanitation, Planning & Zoning, & Dog Control
DATE: October 30, 2023
TIME: 6:00 P.M.
PLACE: Monroe County Justice Center
Monroe County Board Assembly Room
1st Floor - Room #1200, 112 South Court Street, Sparta, WI 54656
*** (Please use the South Side/Oak Street Entrance)

SUBJECT MATTER TO BE CONSIDERED
Discussion and possible action of the following:

- a. Call to Order/Roll Call**
- b. Possible Corrections and Approval of October 16, 2023 Meeting Minutes.**
- c. Continuance of Committee Discussion/Decision** on the application of James & Lisa Stoikes /Chad Morgan-The Towers, LLC, for a conditional use permit to install a new 355'guyed cell tower, on property located on Levi Ave, Norwalk, WI in part of the NE 1/4, SE 1/4, Section 34, T16N, R2W, in the Town of Ridgeville, parcel number 034-00742-5000, 31.160 acres. The adjoining land use is residential, woodlands and agriculture.
- d. Adjournment**

James Kuhn, Chairman

Note: A quorum of the Monroe County Board of Supervisors or Committees may be present but no County Board or Committee business other than the Sanitation, Planning & Zoning and Dog Control Committee will be conducted.

10-16-2023

Sanitation/Planning & Zoning/Dog Control

Meeting called to order at 6:00 p.m. by James Kuhn in the Monroe County Board Assembly Room 1st Floor - Room #1200, 112 South Court Street.

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

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

Possible Corrections and Approval of August 21, 2023 Meeting Minutes. (September meeting was cancelled)

A **motion** was made by Todd Sparks, seconded by Cedric Schnitzler, to amend minutes to make a correction on page one. Motion carried 5-0.

A **motion** was made by Zach Zebell, seconded by Todd Sparks, to amend minutes to make a correction on page four. Motion carried 5-0.

A **motion** was made by Todd Sparks, seconded by Zach Zebell, to approve the minutes as amended from the August 21, 2023 meeting. Motion carried: 5-0.

Continuance of Committee Discussion/Decision on the application of Steve Waldner for a conditional use permit for a small business for sorting on property located at 8877 Ellsworth Rd in part of the SW ¼, SE ¼, Section 8, T18N, R1W, 3.05 acres in the Town of LaGrange, Tax Parcel ID# 020-00198-0000. The adjoining land use is agriculture.

A **motion** was made by Mary Cook, seconded by Zach Zebell, to put this discussion back on the floor. Motion carried: 5-0.

Corporation Council, Kerry Sullivan-Flock was present. She reminded the Committee that their vote must be based on substantial evidence and language must be very clear. Kerry brought up points for the Committee to consider, including environmental concerns, needing a better definition of “clean metal sorting”, and a more clear definition of “equipment”.

Zach Zebell stated he received a lot of phone calls from community members who were opposed. He also does not feel that industrial should be allowed in upcoming residential.

Todd Sparks stated he received a lot of phone calls from community members who were against this CUP. Todd said Mr. Waldner has not complied with the items the DNR asked for, nothing has been filed with the state, and he has been up and running this business for a year without any permits.

Discussion held.

Alison stated that if it gets denied, Steve Waldner can appeal it to the Zoning Board of Adjustments.

A **motion** was made by Zach Zebell, seconded by Todd Sparks, to deny the application of Steve Waldner for a conditional use permit for a small business for sorting on property located at 8877 Ellsworth Rd., Town of LaGrange. Motion carried 5-0.

In summary, reasons for denial of the application are as follows:

- 1) The proposed use is inconsistent with surrounding land uses in the area.
- 2) Concern regarding the applicant’s failure to follow State and Local regulations. This business was established and has already been in operation on this site without any permits.
- 3) Concern regarding the potential environmental impact of air and water pollution from materials on the site.
- 4) The proposed use of an industrial type business is inconsistent with the County’s and Town’s Comprehensive plan which designates residential use for this area.

10-16-2023

A **motion** was made by Zach Zebell, seconded by Mary Cook, to reconsider the Conditional Use Permit. Motion carried: 3-2. Cedric Schnitzler and James Kuhn voted no.

Discussion held.

A **motion** was made by Zach Zebell, seconded by Todd Sparks, to postpone to the next Committee meeting, the Committee discussion and decision to consult with legal counsel on the application of James & Lisa Stoikes/Chad Morgan – The Towers, LLC, for a conditional use permit to install a new 355' guyed cell tower, on property located on Levi Ave, Norwalk. Motion carried: 5-0.

Petition by Steven Horstman, for a **change of zoning** district from GA-General Agriculture to R3-Rural Residential for a parcel of land on County Hwy BC, Sparta, WI, in the SW 1/4, SE 1/4, Sec. 18, T17N, R4W, Town of Sparta, tax parcel #040-00528-2000, 1.699 acres, described as follows:

Lot 4 of Certified Survey Map recorded in Volume 29 CSM Page 140, as Document No. 694742.

Reason for change of zoning is to comply with Town of Sparta requirements for new parcel of this size and the minimum lot dimensions required in the County Zoning Code.

Steven Horstman was present. Alison stated she had not heard anything from the Town of Sparta.

Discussion was held:

A **motion** was made by Cedric Schnizler, seconded by Zach Zebell, to approve the change of zoning district from GA-General Agriculture to R3-Rural Residential for a parcel of land at County Hwy BC, Sparta, WI. Motion carried: 5-0. Resolution will be forwarded to the County Board for final approval on October 25, 2023.

Application of Clemens Bornrtreger for a **conditional use permit** for a General Store, at 26326 Hwy 71, Wilton, WI in part of the NE 1/4, SW 1/4, Section 26, T16N, R1W, Town of Wilton, parcel number 048-00535-0000, 21.22 acres. The adjoining land use is residential and agriculture.

Clemens Bornrtreger was present and explained his proposal to the Committee.

Alison stated she received a letter from the Town of Wilton. The Town recommended approval with the following conditions:

- 1) Stay in compliance with Monroe County
- 2) CUP is nontransferable.
- 3) All signage must be in compliance with State and Local regulations.

A **motion** was made by Mary Cook, seconded by Zach Zebell, to approve the application for Clemens Bornrtreger, for a conditional use permit for a general supply store with the condition the permit is non-transferable to another owner at at 26326 Hwy 71, Wilton, WI. Motion carried: 5-0.

Resolution to Amend Monroe County Code of Ordinances Chapter 47 - Zoning

- “front” yard setback
- signs
- navigability determination fee

Discussion held.

A **motion** was made by Cedric Schnitzler, seconded by Zach Zebell, to approve resolution to amend Monroe County Code of Ordinances Chapter 47 – Zoning. Motion carried 5-0. This resolution will be forwarded to the full County Board on October 25, 2023 for approval.

10-16-2023

September

Department Vouchers		Interdepartmental Transfers		Credit Card Voucher	
Sanitation	1893.58	Sanitation		Sanitation Credit	66.00
Zoning		Zoning		Zoning	143.80
Dog Control BOA	5568.84 55.42	Dog Control		Dog Control LR	479.81
Total	7,517.84				689.61

Set Date for Next Meeting and Possible Agenda Items.

The next meeting will be held Monday, November 20, 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-James-Oakdale.

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

Meeting adjourned at 7:50 p.m.

Recorded by Cassie Cunitz

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

October 4, 2023

Staff Report
Monroe County Planning & Zoning Department

James & Lisa Stoikes – The Towners LLC

Hearing Date: October 16, 2023

Property Owner(s): James & Lisa Stoikes – The Towners LLC
Town: Ridgeville
Site Address: 19828 Levi Ave
Parcel Id: 034-00742-5000
Legal Description: NE1/4, SE 1/4, Section 34 T16N, R2W
Total Acres: 31.16 Acres
Current Zoning: GA General Agriculture
CUP Requested: 355' Guyed Tower
Link to Monroe County Comprehensive Plan referenced below: http://www.co.monroe.wi.us/wp-content/uploads/2015/02/MonroeCounty_ComprehensivePlan_Revised%209-24-14.pdf

Attachments: 1. Application
 2. Floodplain Map
 3. Title Sheet
 4. Location Plan (site map)
 5. Site Elevation
 6. Lease Survey

Background:

Purposed for Request:

To construct a new 355' tall guyed telecommunications tower for 4 total carriers.

General Features of the Property:

Based on the county zoning map the parcel is bounded on all sides by parcels zoned General Agriculture. Access for this parcel is off of Levi Ave., a dead end road.

Current land use is indicated as Agriculture/Open Land. (see *Existing Land Use-Map 12*) Adjoining land use to the site is currently agriculture, woodlands and some residential.

Monroe County Comprehensive Plan:

This parcel contains Shorelands, Floodplain and mapped Wetlands.

Technical Review Findings:

Sec. 47-635 of the Monroe County Zoning Ordinance requires a Conditional Use Permit for all new mobile service support structures and radio broadcast service facilities structures.

The applicant has submitted all materials and information required under Sec. 47-635(3), 47-636, the removal bond required under 47-637(a) and the fall zone letter required under 47-637(g)(5)

Applicable Statutes and Criteria:

The Planning & Zoning Committee may consider the following provisions before granting approval for the Conditional Use Permit:

1. The proposed use is consistent with Monroe County Zoning Ordinance and all other applicable Ordinances.

Town of RIDGEVILLE

Conditional Use Permit No. _____



MONROE CO. ZONING DEPT.
APPLICATION FOR CONDITIONAL/SPECIAL USE PERMIT
for MOBILE & RADIO BROADCAST SERVICE FACILITY
14345 Co Hwy B, Suite 5, Sparta WI 54656-4509
608-269-8736



Name of Owner JAMES & LISA STOIKES
(current property owner)
Mailing Address 19684 LEVI AVE

City, State Zip NORWALK, WI 54648

Phone: (608) 633-2811

Email: lisastoikes@yahoo.com

Name of Co-Applicant THE TOWERS, LLC
(if applicable)
Co-Applicant Address 750 PARK OF COMMERCE DRIVE, SUITE 200

City, State Zip BOCA RATON, FL 33487

Co-Applicant Phone: (847) 997-6797

Co-Applicant Email: Jennifer.Schaumburg@verticalbridge.com

PROPOSED USE

NEW 355' GUYED TOWER DESIGNED FOR FOUR TOTAL CARRIERS IN 50'x50' FENCED COMPOUND WITHIN A 100'x100' LEASE AREA.
ACCESS AND UTILITIES WITHIN EASEMENT ROUTED FROM PUBLIC ROW.

DESCRIPTION OF SITE

Tax Parcel ID No. 034-00742-5000

Legal description NE 1/4 of SE 1/4, Sec. 34 T 16 N, R 02 W E or W

Town of RIDGEVILLE Zoning District GA - GENERAL AGRICULTURE

Certified Survey Map No. 16 CSM 075 Lot No. 2 Subdivision _____
(if applicable)

Property Address: Levi Ave Lot size: 31.160 Acres

PROPOSED BUILDING(S) AND AREA TO BE USED

NOTE: Conditional Use Permit does not include permit for new construction or addition(s) to existing structures. A separate Zoning Permit(s) is required.

N/A New Buildings: (separate zoning permit required) _____ ft. x _____ ft. Height _____ ft. Stories _____ ft.
N/A Existing Building or portion of existing building: _____ ft. x _____ ft. Height _____ ft. Stories _____ ft.

Use of Adjoining, Neighboring Property and Other Details N/A

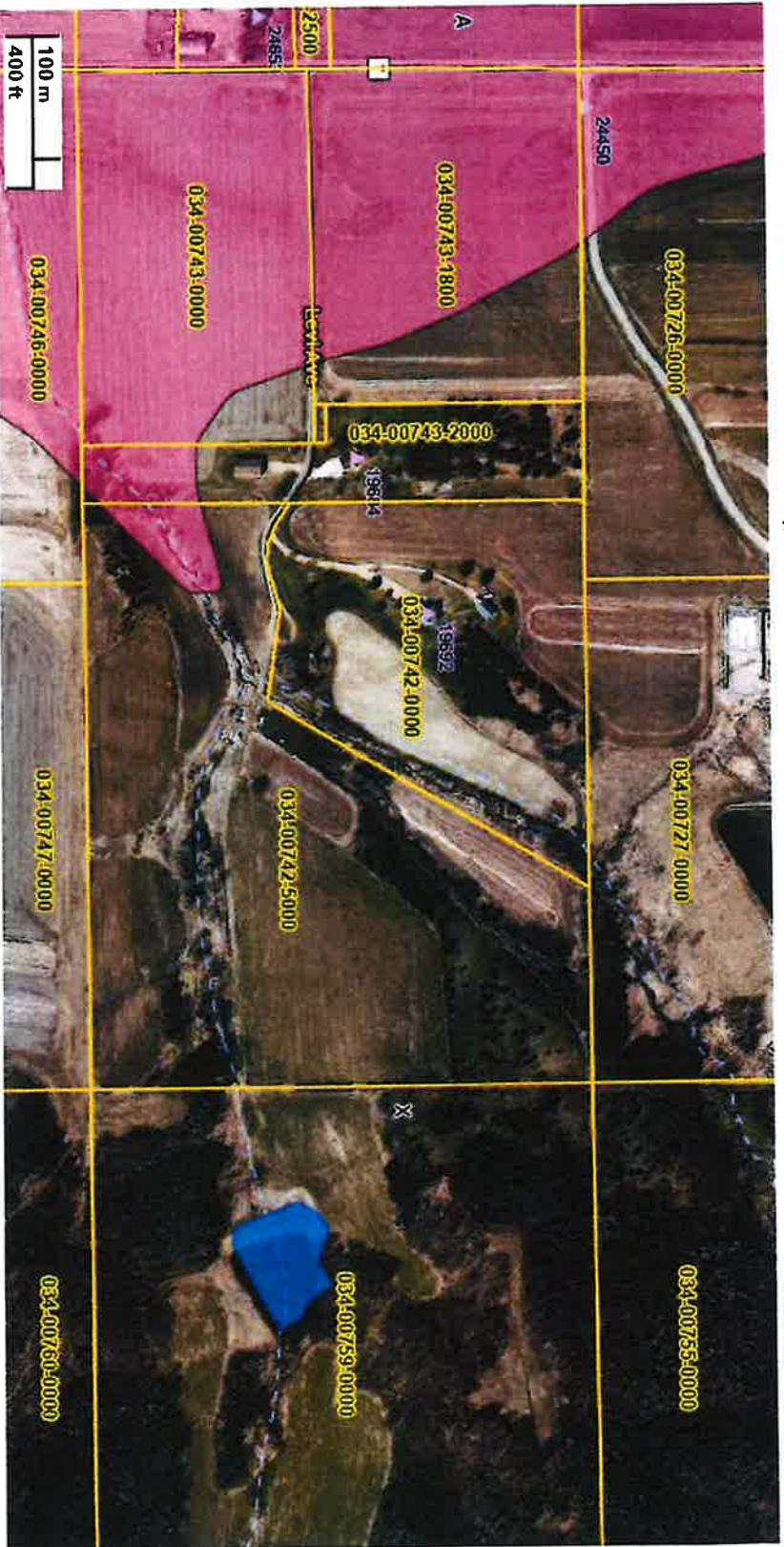
The undersigned hereby applies to the Monroe County Zoning Committee for a determination that the above site is suitable for the purpose indicated, and that suitable safeguards are met, in accordance with the provisions and requirements of the Monroe County Zoning Ordinance. *You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page www.dnr.wi.gov/wetlands/delineation.html or contact a department of natural resources service center.*

Signature of Property Owner
By signing this, I acknowledge that I have received this notice.
Chad Morgan o/b/o THE TOWERS, LLC
Signature of Co-Applicant
By signing this, I acknowledge that I have received this notice.

Date

07/13/2023

Date



- Parcels
- Flood Hazard Boundaries
- Mill Lines
- SFHA / Flood Zone Boundary
- Flood Hazard Zones
- 1% Annual Chance Flood
- Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood
- Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Primary Frontal Dunes
- Base Index
- Topographic Low Confidence Areas
- Gages
- Nodes
- Alluvial Fans
- LOMRs
- LOMAS
- Political Jurisdictions
- Profile Baselines
- Water Lines
- Cross-Sections
- Base Flood Elevations
- Levees
- Submittal Info

Disclaimer: These driveways are not public property. You should have owner consent before traveling on these. Monroe County assumes no responsibility whatsoever for direct, indirect, special, consequential, exemplary or other damages.


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RAMAKER
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PROJECT TITLE: NORWALK MOORE CREEK

DATE SUBMITTED: 07/19/2023

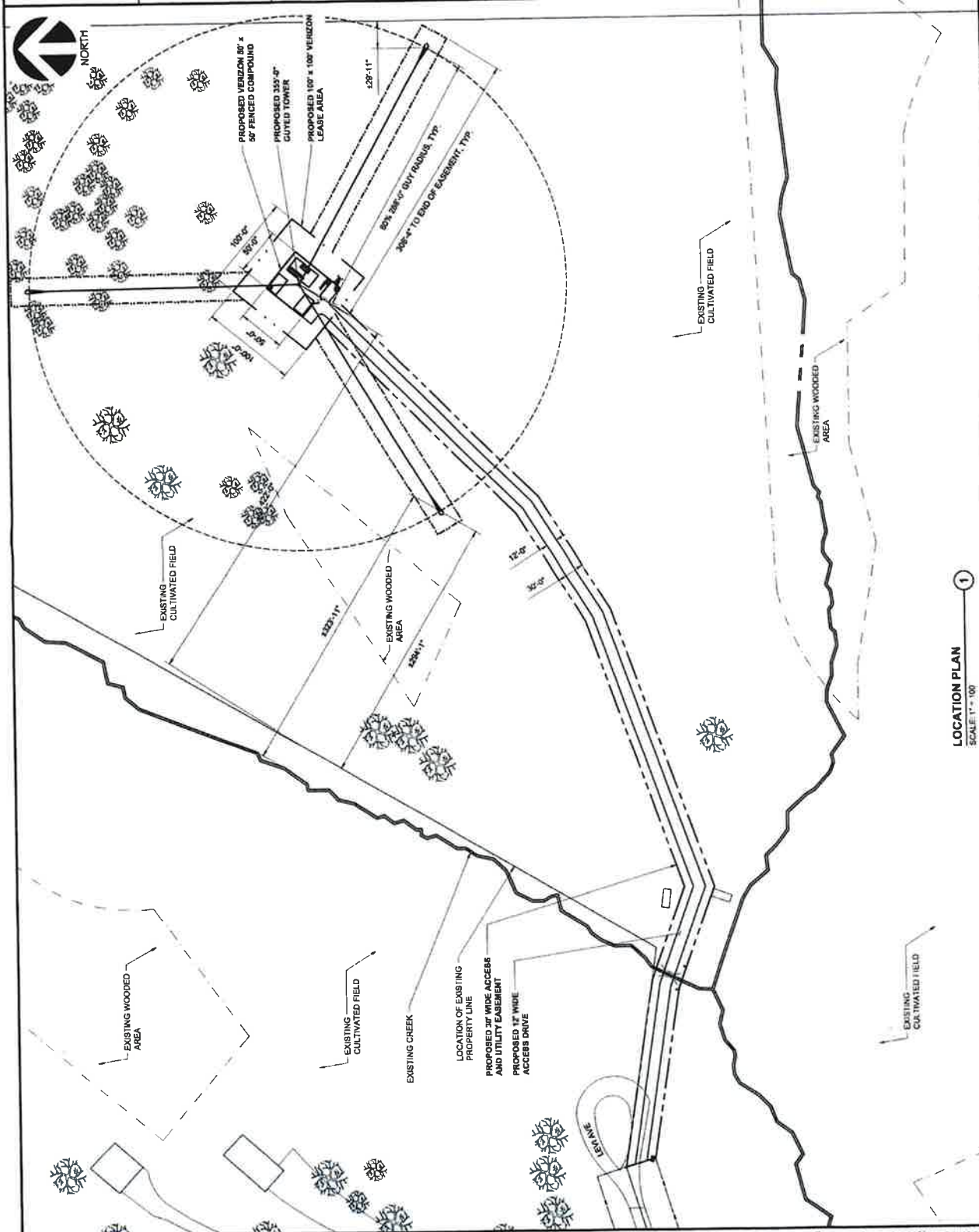
DATE REVISED PER COMMENTS: 07/19/2023

PREPARED BY: PRELIMINARY

DRAWN BY: [blank]

LOCATION PLAN

57360 LP



1
LOCATION PLAN
SCALE: 1" = 100'

