

Date: Wednesday, Sept. 14, 2016
Time: 5:00 pm
Place: Westside Fire Station

PLAN COMMISSION

- A. CALL TO ORDER & ROLL CALL
- B. CORRECTION OF MINUTES
- C. BUSINESS

- 1. CONDITIONAL USE PERMIT FOR RICHARD L. WEEDEN FOR WIND TURBINE

Individual Requesting Item	Zoning Administrator
Expected Length of Discussion	10 Minutes

Documents:

[*2016-09-09 Weeden Conditional Use.pdf*](#)

- D. BUSINESS BY MEMBERS

- May make brief informative statements or bring up items to be discussed at a future meeting.

- E. ADJOURNMENT

This Commission may take any action it considers appropriate related to any item on this agenda.

Requests from person with disabilities who need assistance to participate in this meeting, including need for an interpreter, materials in alternate formats, or other accommodations, should be made to the Office of the City Clerk at (608) 329-2564 with as much advance notice as possible so that proper arrangements can be made.

Member: Mayor/Chairperson Louis Armstrong, Vice-Chairperson Nate Klassy, Ronald Spielman, William Bethke, Keith Ingwell, Chuck Schuringa, and Alderperson Charles Koch, Keith Ingwell



Plan Commission Staff Review

Agenda Item:

Conditional Use Application for Richard L. Weeden for a Wind Turbine

Review Notes:

Richard L. Weeden is seeking a conditional use permit for the placement of a wind turbine south of the commercial structure located at 1020 3rd Avenue. See attached map depicting the location of the turbine with a red X.

The location of the turbine is in an M-1 zoning district. In our analysis of the proposed use we believe it would fall under City Code 5-9-2 conditional uses "other uses similar in character to those specifically set forth as permitted or conditional uses in this chapter." The two uses we identified that we believe are similar include:

- Permitted uses: Electric motors, generators, transformers and control, assembly, repair or salvage
- Conditional uses: accessory buildings (the definition of which associates structures, like a wind turbine potentially, as an accessory building.)

Zoning Administrator Comments

The placement of the wind turbine is in the M-1, which only allows for a maximum height of 75ft. Furthermore, an accessory structure cannot exceed the height of the principle structure without a conditional use.

Director of Public Works Comments

The tower is fine for height in relation to airport height restrictions.

Staff Review:

- Building Inspector/Zoning Administrator (if necessary)
- Director of Public Works (if necessary)
- City Attorney (if necessary)
- City Clerk/Director of General Government (if necessary)
- Director of Community Development (required)

Staff Recommendation

Consider the attached Conditional Use Permit as drafted by Attorney Bartholf. Note that the applicant desires a structure that is 80 feet, however the zoning code only allows for a structure that is 75 feet. The conditional use permit as drafted reflects the 75 foot standard.

Plan Commission may desire to add further conditions to the permit.

CONDITIONAL USE PERMIT

Richard L. Weeden

Whereas, on August 10, 2016, Richard L. Weeden ["Applicant"] applied for a conditional use permit for the placement of a wind turbine south of the commercial structure located at 1020 3rd Avenue in the City with tax parcel numbers of 23251 1737.0000 & 23251 2397.0200 ["Subject Property"];

Whereas, the Applicant proposes to place the turbine on the Subject Property at the location marked as an "X" on the attached map ["Turbine Location"] which is located in an M-1 zoning district;

Whereas, the Plan Commission considered the Applicant's request at a meeting on September 14, 2016 and determined that the proposed use would qualify as a conditional use under 5-9-2 of the Monroe City Code as the use is similar in character to accessory buildings [conditional use] and electric motors, generators, transformers and control, assembly, repair or salvage [permitted use]. The Plan Commission authorized the Zoning Administrator to issue a conditional use permit allowing the Applicant, and the successors and assigns of the Applicant, to place a wind turbine with a maximum height of 75 feet at the Turbine Location on the Subject Property ["Authorized Conditional Use"].

Now, Therefore, pursuant to the authority vested in the Zoning Administrator, this instrument shall constitute a permit to use the Subject Property for the Authorized Conditional Use, provided that such use shall not violate any local, state and federal regulation applicable to the Subject Property.

The Authorized Conditional Use shall be maintained in conformity with such rules or regulations as may be enacted from time to time by the City or any other local, state and federal authority having jurisdiction over the Subject Property.

Dated this _____ day of September, 2016.

Ryan Lindsey, Zoning Administrator
City of Monroe



Ruda Chevrolet Toyota

Pick'n Save

Discount Hobby & Gift

Turbine Location

Honey Creek

Badger State Trail

Badger State Trail

10 1/2 St

1st Ave

1st Ave

2nd Ave

3rd Ave

5th Ave

5th Ave

10th St

10th St

9th St



City of Monroe

1110 18th Avenue, Monroe, WI 53566

Phone: (608) 329-2533 Fax: (608) 329-2561

CONDITIONAL USE APPLICATION

DATE: 8-10-2016

I, (We), the undersigned owner(s) do hereby petition the Plan Commission to grant a Conditional Use to permit (include a statement of use, the extent and area of project)

An approximately 80 foot tower wind turbine located to the south of a commercial building on the property. The tower is a galvanized self-supporting structure. The proposed location of the tower is marked with a red X on the attached map of the property

at these premises (address and legal description):

1020 3rd Avenue, Monroe WI - see attached Exhibit A for legal description

Tax Parcel Number: 23251 1737.0000 & 23251 2397.0200

M-1

The present zoning classification of the property is: ~~General Business District~~

Petitioner's interest in the requested Conditional Use: Property owner who would like to install a wind turbine to generate power for the building located on the property. Additionally, it will be a model to show potential purchasers of similar wind turbines.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my (our) knowledge and belief.

PROPERTY OWNER(S)
NAME: Richard L. Weeden

(please print)

Richard L. Weeden

(signature)

OWNER'S AGENT
Alicia M. Augsburger

(please print)

Alicia M. Augsburger

(signature)

ADDRESS: N3282 Aebly Road
Monroe, WI 53566

(City) (State) (Zip Code)

1211 17th Avenue
Monroe, WI 53566

(City) (State) (Zip Code)

PHONE: (608) 558-5641

(608) 328-4441

FOR CITY OF MONROE USE ONLY

PLAN COMMISSION RECOMMENDATION:

EXHIBIT A

Legal Description

Beginning 30 feet West of the Northwest corner of Block 10 of Scott's Addition to the City of Monroe, thence South along the West edge of Scott's Addition 388.3 feet to railroad right-of-way thence South 48°30' West 52.6 feet along railroad right-of-way to iron stake, thence North 77°45' West to the East edge of 2nd Ave. extended, thence North along the East line of 2nd Ave. extended to the South line of Clay Street extended, thence East along the South line of said Clay Street 270 feet to point of beginning, being a part of the Southwest Quarter of Section 34, Town 2 North, Range 7 East, Green County Wisconsin, City of Monroe.

LOTS 1, 2, 3, 4, 5 and 6 of Block 9 of Scott's Addition to the City of Monroe. ALSO all that part of vacated Clay Street between Blocks 9 and 10, Scott's Addition, City of Monroe, Green County, Wisconsin.

LOTS 1, 2, 3, 4, 5 and 6 of Block 10 and Lot 2 of Block 15, except Illinois Central Railroad right-of-way, Scott's Addition, City of Monroe, Green County, Wisconsin.

ALSO that part of vacated 3rd Avenue lying West of Lots 3 and 4 of Block 10 and west of Lot 2, Block 15, Scott's Addition, City of Monroe, Green County, Wisconsin.

ALSO vacated 10-1/2 Street South of Lots 4, 5 and 6 of Block 10, Scotts Addition, City of Monroe, Green County, Wisconsin. ALSO that part of vacated 4th Avenue, lying East of Lots 1 and 6 of Block 10, Scott's Addition, City of Monroe, Green County, Wisconsin. Lots 1, 2, 3, 4 and 5 of Block 11, lying Northwesterly of the Illinois Central Railroad Right-of-Way in Scott's Addition, City of Monroe, Green County, Wisconsin.

ALSO, that part of vacated Clay Street lying adjacent to and North of Lots 1, 2, 3 and part of vacated 4th Avenue lying adjacent to and West of Lots 3 and 4, all in Block 11, Scott's Addition, City of Monroe, Green County, Wisconsin.

Rick Weeden



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RECEIPT

No. 560407

DATE 8/18/16

FROM Augsburg Law

\$150.00

DOLLARS

FOR RENT
 FOR Conditional use review/permit

ACCT.		<input type="checkbox"/> CASH	FROM	TO
PAID	150.00	<input checked="" type="checkbox"/> CHECK 1280		
DUE	0.00	<input type="checkbox"/> MONEY ORDER	BY	Arianna Meier
		<input type="checkbox"/> CREDIT CARD		A-1152 T-4161