

Date: Wednesday, October 12, 2016

Time: 5:00 pm

Place: Westside Firestation

PLAN COMMISSION

A. CALL TO ORDER & ROLL CALL

B. CORRECTION OF MINUTES

C. BUSINESS

1. BADGER STATE ETHANOL REQUEST FOR A CHANGE OF ZONING

Property is vacant lot located across from their existing facility located at 820 W 17th Street.

Individual Requesting Item	Zoning Administrator
Expected Length of Discussion	10 Minutes

Documents:

[*2016-10-03 Badger Rezone Petition.pdf*](#)

2. REVIEW CERTIFIED SURVEY MAP PREPARED FOR WANDA DIECKMAN FOR LAND DIVISION

Individual Requesting Item	Director of Public Works
Expected Length of Discussion	5 Minutes

Documents:

[*2016-10-05 Dieckman CSM.pdf*](#)

3. QUIT CLAIM DEED BETWEEN CITY OF MONROE AND BIRGE F. BRAUN AND SANDRA L. BRAUN REGARDING VACATION OF SANITARY SEWER EASEMENT

Individual Requesting Item	Director of Public Works
Expected Length of Discussion	5 Minutes

Documents:

[*2016-10-06 Quit Claim Deed.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



Plan Commission Staff Review

Agenda Item:

Badger State Ethanol Request for a Change of Zoning

Review Notes:

Badger State Ethanol (BSE) is requesting a change of zoning on the vacant lot across from their existing facility (see attached depiction). The property is currently zoned M-3 Industrial Park and the request is a change to M-1 Light Industrial.

The request is being made to provide consistency in zoning across all of the parcels that BSE currently owns rather than one property being subjected to different requirements (design review in M-3). Their existing facility is in the M-1.

The differences between M-1 and M-3 are very little across types of uses and other requirements like area regulations. The most significant difference is the requirement of "design review" in the M-3. Design review is the opportunity of the Plan Commission to review the aesthetic aspects of proposed buildings and signage. In the M-1 this requirement does not exist.

Staff Review:

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

Staff Recommendation:

Recommend to City Council to grant the approval of the petition.



City of Monroe

1110 18th Avenue, Monroe, WI 53566

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

REQUEST FOR A CHANGE OF ZONING PETITION

The Plan Commission meets the second Wednesday of each month at 5:00 P.M. at City Hall. Petitions shall be in the Zoning Administrator's office fourteen (14) days prior to the next meeting. A review fee of \$150.00 is due at this time.

I (We), do hereby request said property at: WEST 17TH STREET MONROE, WI
and legally described as: ATTACHED

be rezoned from MV3 District to M1 District.

The land will be utilized for: continued operation and eventual growth of
Badger State Ethanol.

The reason justifying the petition: provide consistency in zoning to both sides of street
Please Attach:

- 1) A plot plan with a scale of not greater than 1" = 200' showing the area proposed to be rezoned.
- 2) The location and classification of adjacent zoned districts.
- 3) The names and addresses of all property owners within 200' of proposed area for which you are requesting a zoning change.

Name of Property Owner: BADGER STATE ETHANOL, LLC

Owner Address: 820 West 17th Street

City, State, Zip: MONROE, WI 53566

Daytime Telephone Number: 608-329-3900

Signature: [Signature]

Date: 9-16-16

The Plan Commission shall review the petition and make a recommendation to the City Council. A Public Hearing will be held by the Council upon recommendation of the Plan Commission.

FOR OFFICE USE ONLY

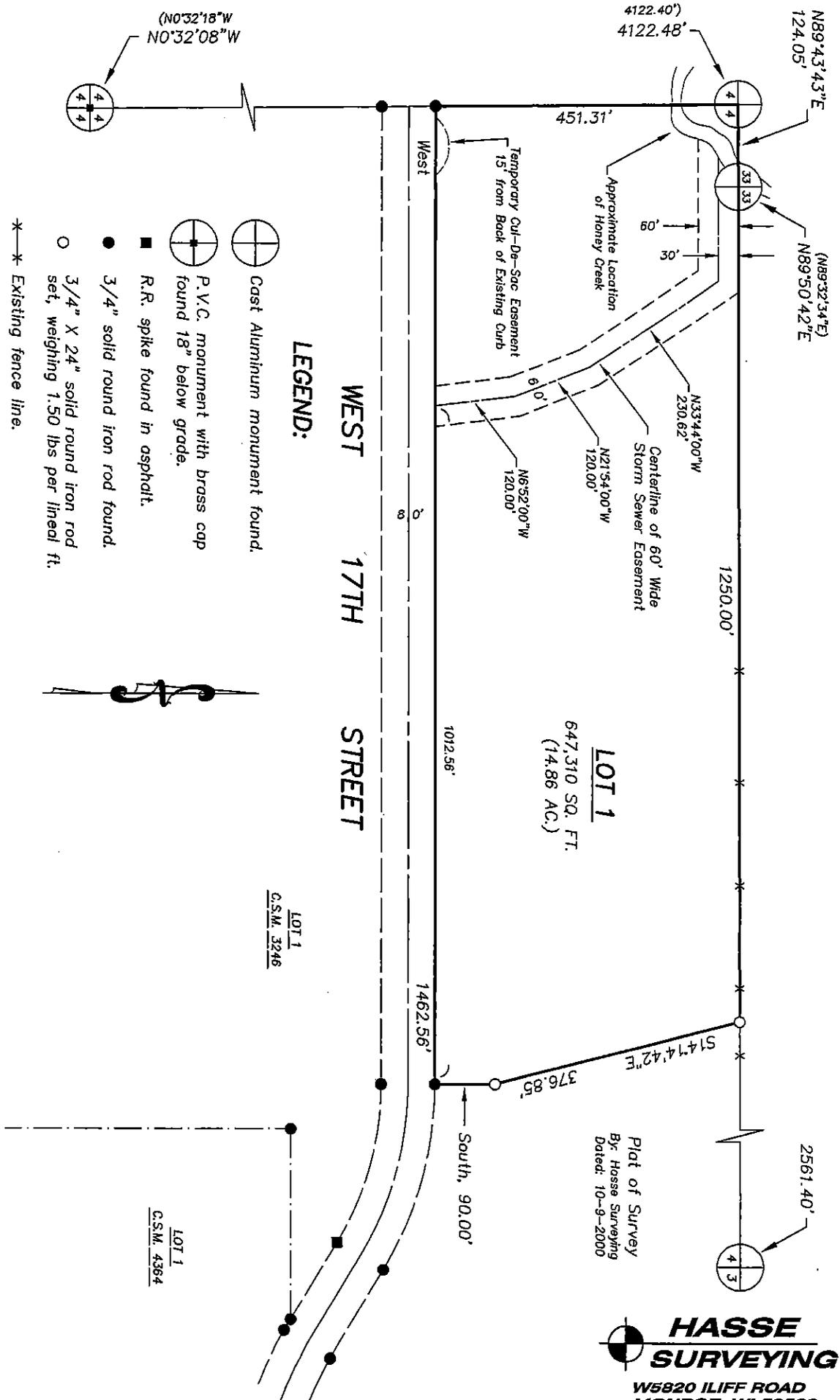
PLAN COMMISSION RECOMMENDATION:

Zoning Administrator

Review Fee of \$150.00 Received: 9-27-16 A.M.

CERTIFIED SURVEY MAP No. _____

PART OF FRACTIONAL LOTS 1 & 2 OF THE NE 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 7 EAST, CITY OF MONROE,
GREEN COUNTY, WISCONSIN.



PREPARED FOR:

City of Monroe
c/o Alan Gerber
1110 18th Avenue
Monroe, WI 53566
(608) 329-2535

SCALE: 1" = 200'

GRAPHIC BAR SCALE:



July 1st, 2014

CERTIFIED SURVEY MAP No. _____

That part of Fractional Lots 1 & 2 of the NE 1/4 of Section 4, Township 1 North, Range 7 East, City of Monroe, Green County, Wisconsin, bounded and described as follows:

Beginning at the N 1/4 corner of Section 4; thence N89°43'43"E along the North line of the NE 1/4 of Section 4, 124.05'; thence N89°50'42"E along said North line, 1250.00'; thence S14°14'42"E, 376.85'; thence South 90.00' to the Northerly right-of-way line of West 17th Street; thence West along said Northerly right-of-way line, 1462.56' to the West line of the NE 1/4 of Section 4; thence N0°32'08"W along said West line, 451.31' to the point of beginning; subject to any and all easements of record.

I, Todd E. Hasse, Registered Land Surveyor, S-2228, hereby certify that I have made this Certified Survey Map under the direction of Alan Gerber, Engineering Supervisor for the City of Monroe and that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information provided.

July 1st, 2014

Todd E. Hasse R.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 2014 at ____ o'clock ____M.
and recorded in Volume _____ of Certified Survey Maps of Green County on Page _____.

By: _____
Cynthia A. Meudt Register of Deeds

NOTES:

1. Bearings and distance shown in parenthesis, indicates recorded as data.
2. Bearings are referenced to the West line of the NE 1/4 of Section 4, which was assumed to bear N0°32'08"W.



W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX



Zoning: Ag

Zoning: Ag

Honey Creek Park
Zoning: M-2

Zoning: Ag

2354.1303
Subject Property

Stormwater Pond
Zoning: M-3

Charlie Bark Park
Zoning: M-3

Badger State Ethanol
Zoning: M-1

528.1

537.1

2354.171

2354.1282

2354.128

2354.131

2354.132

2354.161

2354.16

2354.1301

2354.134

44

04

2354.14

2354.132

2354.15

2354.133

48

44.01

50

502

Adjacent Properties:

Fahey Enterprises LLC – 2354.1301

701 W 17th Street

Owners:

Fahey Enterprises LLC

C/O Chad & Heidi Fahey

W5741 County Road H

New Glarus, WI 53574

Zoning: M-3

Current Use: Dog Park

City of Monroe – 2354.1304

Honey Creek Park – 2354.11

1224 10th Ave West

Owners:

City of Monroe

1110 18th Ave

Monroe, WI 53566

Zoning: M-2

Current Use: Park

Heinzelman, Terrance – 531.1; 528.1; 44

Owners:

Terrance Heinzelman

1704 Lake Dr

Monroe, WI 53566:

Current Use: Farmland

Badger State Ethanol LLC – 2354.14

820 W 17th Street

Owners:

Badger State Ethanol LLC

820 W 17th Street

Monroe, WI 53566

Zoning: M-1

Current Use: Industrial



Plan Commission Staff Review

Agenda Item:

Review Certified Survey Map Prepared for Wanda Dieckman for Land Division

Review Notes:

The survey is located within 1-½ miles of the City Limits, and thus requires extra-territorial plat review and approval. The survey depicts an easement for access as well as a note of the easement being reserved for potential extension of 8-½ Street Right-of-Way. The survey and land division meets our requirements.

Staff Review:

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

Staff Recommendation:

Recommend approving Certified Survey Map and forwarding on to 8-18-2015 Council.

CERTIFIED SURVEY MAP No. _____

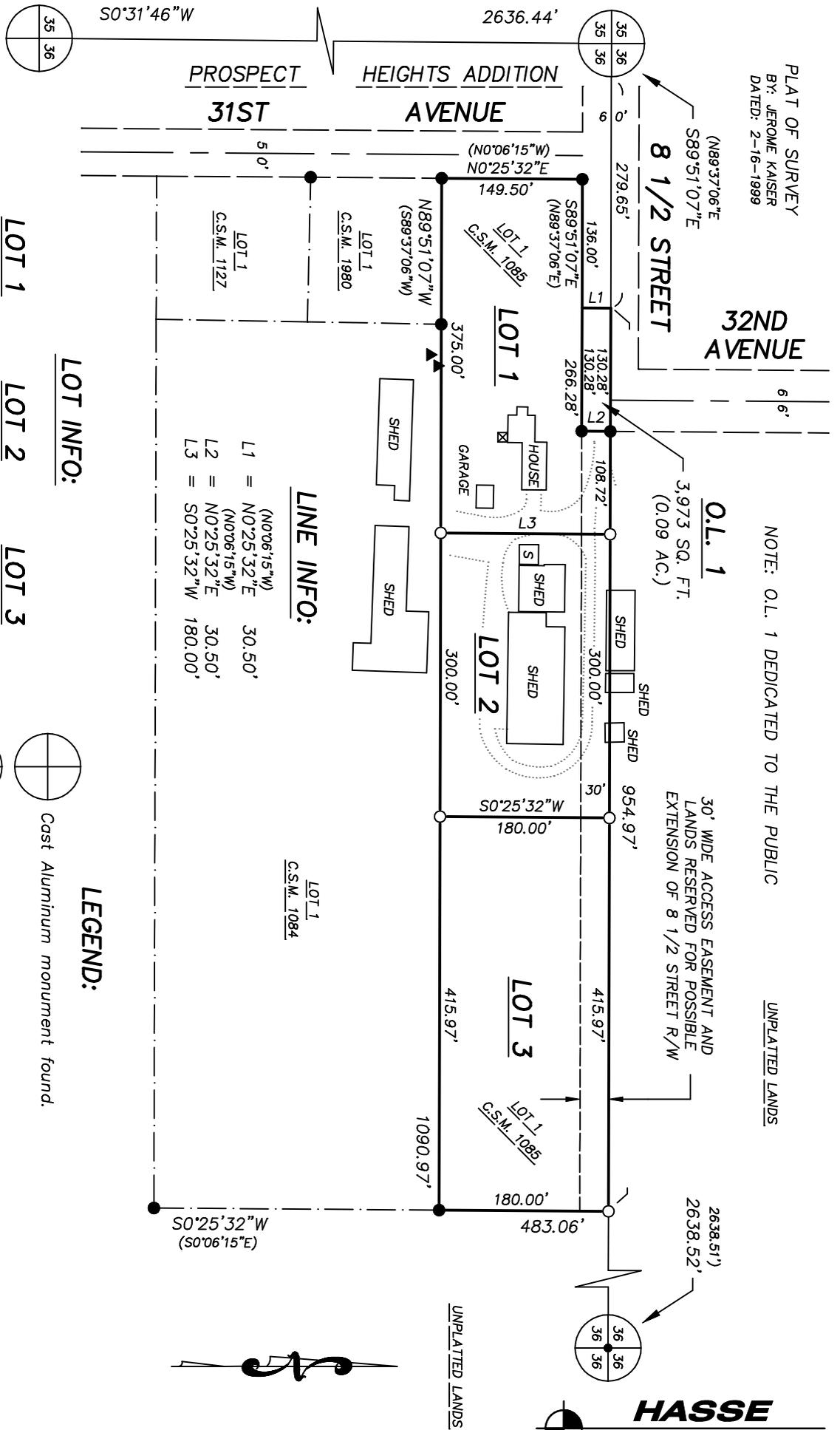
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 7 EAST, TOWN OF MONROE, GREEN COUNTY, WISCONSIN.

PLAT OF SURVEY
BY: JEROME KAISER
DATED: 2-16-1999

NOTE: O.L. 1 DEDICATED TO THE PUBLIC

UNPLATTED LANDS

30' WIDE ACCESS EASEMENT AND
LANDS RESERVED FOR POSSIBLE
EXTENSION OF 8 1/2 STREET R/W



LOT INFO:

LOT 1	59,378 SQ. FT. (1.36 AC.)	LOT 2	54,000 SQ. FT. (1.24 AC.)	LOT 3	74,874 SQ. FT. (1.72 AC.)
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LINE INFO:

L1 =	(N0°06'15"W)	30.50'
L2 =	(N0°06'15"W)	30.50'
L3 =	(S0°25'32"W)	180.00'

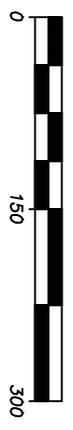
- LEGEND:**
- Cast Aluminum monument found.
 - 3/4" solid round iron rod found.
 - 1 1/4" solid round iron rod found.
 - 3/4" solid round iron rod found.
 - 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.
 - Septic vent.
 - Well.

PREPARED FOR:

Wanda Dieckman
N2696 32nd Avenue
Monroe, WI 53566
(608) 325-5477

SCALE: 1" = 150'

GRAPHIC BAR SCALE:



- Cast Aluminum monument found.
- 3/4" solid round iron rod found.
- 1 1/4" solid round iron rod found.
- 3/4" solid round iron rod found.
- 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.
- Septic vent.
- Well.

October 4th, 2016

HASSE SURVEYING, LLC

W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX

CERTIFIED SURVEY MAP NO. _____

Lot 1, of Certified Survey Map No. 1085, Recorded in Volume 3 of Certified Survey Maps of Green County on Page 391, as Document No. 321754, being part of the NW 1/4 of the SW 1/4 of Section 36, Township 2 North, Range 7 East, Town of Monroe, Green County, Wisconsin, bounded and described as follows:

Commencing at the W 1/4 corner of Section 36; thence S89°51'07"E along the North line of the SW 1/4 of Section 36, 279.65' to the point of beginning; thence S89°51'07"E along said North line, 954.97'; thence S0°25'32"W, 180.00'; thence N89°51'07"W, 1090.97' to the Easterly right of way of 31st Avenue; thence N0°25'32"E along said Easterly right of way line, 149.50'; thence S89°51'07"E along the Southerly right of way line of 8 1/2 Street, 136.00'; thence N0°25'32"E, 30.50' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I, Todd E. Hasse, Professional Land Surveyor, S-2228, hereby certify that I have made this Certified Survey Map under the direction of Wanda Dieckman and that this Survey is in compliance with Chapter 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation thereof in accordance with the information that was provided.

October 4th, 2016

Todd E. Hasse P.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 2016 at ____ o'clock ____M.

and recorded in Volume _____ of Certified Survey Maps of Green County on Page _____.

By: _____
Cynthia A. Meudt Register of Deeds

GREEN COUNTY ZONING APPROVAL:

Approved for recording by the Green County Zoning Department this _____ day of _____, 2016.

By: _____
Adam Wiegel Zoning Administrator

NOTES:

1. Bearings and distances shown in parenthesis, indicates recorded as data.
2. Bearings are referenced to the West line of the SW 1/4 of Section 36, which bears S0°31'46"W, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

CERTIFIED SURVEY MAP NO. _____

TOWN OF MONROE APPROVAL:

Approved for recording by the Town of Monroe this _____ day of _____, 2016.

By: _____
Alois Mayer Town Chair

CITY OF MONROE APPROVAL:

Approved for recording by the City of Monroe this _____ day of _____, 2016.

By: _____
Carol J. Stamm City Clerk

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval (City of Monroe, Township of Monroe, Green County Zoning).

Dated this _____ day of _____, 2016.

Wanda Dieckman

STATE OF WISCONSIN) SS
GREEN COUNTY)

Personally came before me this _____ day of _____, 2016,
the above named Wanda Dieckman to me known to be the same person
who executed the foregoing instrument and acknowledged the same.

My commission expires December 13th, 2019

Kristen M. Hasse Notary Public State of Wisconsin

 **HASSE**
SURVEYING, LLC
W5820 ILIFF ROAD
MONROE, WI 53566
(608) 325-5321 PHONE
(608) 329-5321 FAX



Plan Commission Staff Review

Agenda Item:

Quit Claim Deed between City of Monroe and Birge F. Braun and Sandra L. Braun regarding vacation of sanitary sewer easement

Review Notes:

We have a request, from Birge Braun to vacate an easement from 1958 for sanitary sewer. His Title work turned up an existing sanitary sewer easement from 1958 which does not contain an active sewer line. This same easement had previously been vacated for the lot to the South. We would recommend approving the Quit Claim Deed vacating the easement on his lot which is Lot 3 of Certified Survey Map 1505. The Lot is located across from Honey Creek Park at the intersection of 4th Avenue West and W. 13th Street.

Staff Review:

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

Staff Recommendation:

Recommend approval to 10-18-2016 City Council.

