

**VILLAGE OF PARDEEVILLE  
PLAN COMMISSION AGENDA  
Village Hall – 114 Lake Street, Pardeeville  
Wednesday, January 25, 2023 at 5:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. Minutes Approval
- V. PUBLIC HEARING:
  - A. Public Hearing – to consider a conditional use permit for Seth Dehne and Jacob Dehne, owners of parcel #11171-463.C for a short-term rental. Currently zoned R-2
  - B. Close Public Hearing
- VI. NEW BUSINESS:
  - A. Public Hearing – consider conditional use permit for resident in R-2 at parcel #11171-463.C
- VII. Adjourn

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Kayla Lindert, Clerk/Treasurer  
Posted 01/13/2023

For more detail on the reports listed, please see the packet on the Village website:  
[villageofpardeeville.net](http://villageofpardeeville.net)

The Village Hall is accessible to the handicapped. If you require additional assistance, please contact the Village Office no later than 48 hours prior to the meeting date. Phone 608-429-3121. If members are present from other recognized Boards, Commissions, or Committees which may constitute a quorum, the meeting is presumed to be for the above-stated agenda/purpose. An updated agenda may be posted 24 hours before meeting time.

**VILLAGE OF PARDEEVILLE  
PLAN COMMISSION MINUTES  
Village Hall – 114 Lake Street, Pardeeville  
Tuesday, December 6, 2022 at 5:30 p.m.**

**Call to Order** – Griepentrog called meeting to order at 5:34 PM

**Roll Call** – All members present except for Abrath. Woxland videoing in. Knadle sitting in for Abrath. Also present are Clerk/Treasurer, Lindert, Deputy Clerk, Hardwick, Village President Possehl, Tommy and Jayne Napielski, Cal & Joanne Dalton

**Agenda Approval** – Adam/Killoran. Motion carries unanimously.

**Minutes Approval** – Adam/Killoran. Motion carries unanimously.

**PUBLIC HEARING:**

**Public Hearing – to consider a lot division request Jordan Haueter, owner of parcel 11171-261 located at 109 Elm St.**

- Woxland brought up setback question and if it meets requirements
- Griepentrog asked if he has purchased lots 1 and 2. Hardwick answered and Haynes highlighted lot has sat vacant for a long time. Getting this home fixed up is a huge plus.
- Discussion on zoning and width of lot. Hardwick brought up current ordinances and read them aloud (needs to be 80' for R-2).

**Close Public Hearing** – Griepentrog closed public hearing at 5:40 PM

**Public Hearing – to consider a conditional use permit for Tommy & Jayne Nakielski, owners of parcel 11171-192 located at 407 Lake St. Currently zoned R-2.**

- Possehl asked why this conditional use coming back and having an existing conditional use. Answer based on adding sign to conditional use.
- Haynes stated complaints to trustees they have heard. Griepentrog brought up who he bought the inventory from, Pulvermacher, could display items out for sale, out in street, during normal business hours and then having to put them inside garage or behind/beyond backside of garage. Not to be exposed to public. Stated off driveway during hours.
- Tommy stated he is against that. He is only open 24 hours a week and the previous owner was open a lot more. Killoran stated Napielskis inventory isn't blocking anything. Adam questioned ordinances in place about inventory on lawn and if Village has anything prohibited that.
- Griepentrog stated he doesn't want neighbors complaining and could be brought back to this committee.

- Tommy stated he always tries to keep everything neat and keeping everyone happy.
- Discussion on signage and permanent sign
- Woxland stated they have gone over lawn signs in the past and compared it to a political sign dimension. Woxland stated he doesn't want to go against ordinance. Griepentrog questioned light on sign. Napielskis answered with a solar light and being courteous to neighbors.
- Adam stated he isn't for Napielski's moving equipment and keeping it at a smaller number.

**Close Public Hearing - Griepentrog closed public hearing at 5:49 PM**

**NEW BUSINESS:**

**Public Hearing – consider lot division request for 109 Elm St**

- **Motion to approve lot division request as presented Adam/Woxland. Motion carries unanimously.**

**Public Hearing – consider conditional use permit for 407 Lake St.**

- **Motion to approve conditional use permit as set forward Killoran/Adam. Motion carries unanimously.**

**Final Approval of the CSM for parcel 337.01 – Family Dollar/Dollar Tree Annexation**

- **Motion to approve CSM as presented Adam/Haynes. Motion carries unanimously.**

Adjourn – Griepentrog adjourned meeting at 5:55 PM

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Kayla Lindert, Clerk/Treasurer

Approved:

CONDITIONAL USE PERMIT APPLICATION

APPLICATION FEE \$150.00

(If this application is denied the Village retains \$100.00 and refunds \$50.00)  
(If this application is accepted, it must be renewed every two years for \$50.00)

APPLICANT'S NAME(s): Seth Dehne + Jacob Dehne  
APPLICANT'S ADDRESS: 527 Breezy Point Dr. Pardeeville WI 53954  
Telephone No. \_\_\_\_\_ Date: 12-12-2022

SITE OWNER, IF DIFFERENT FROM APPLICANT(s): \_\_\_\_\_  
ADDRESS OF SITE OWNER(s): \_\_\_\_\_  
Telephone # \_\_\_\_\_

CONTRACTOR, IF APPLICABLE: \_\_\_\_\_  
CONTRACTOR ADDRESS: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Insurance Company: \_\_\_\_\_

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ADDITIONAL REQUIREMENTS:

Set of plans are required under the following conditions:

- 1.) New building.
- 2.) Remodeling or enlarging of existing rooms, changing of entry or exits, etc.
- 3.) Use will become public versus private, i.e. Bed & Breakfasts, meeting halls, etc.
- 4.) Use to become commercial versus private.

*N/A*

*E.M.S.  
12-16-22*

Please provide the names of your architect or professional engineer or both (if applicable):

ARCHITECT: \_\_\_\_\_ Telephone # \_\_\_\_\_  
ENGINEER: \_\_\_\_\_ Telephone # \_\_\_\_\_

DESCRIPTION OF SUBJECT SITE:

Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: 527 Breezy Point Dr. Pardeeville WI 53954

Current Zoning: Residential

Current Use: 2nd Home

Business Type, If Applicable: N/A

Number of Employees: N/A

Proposed Use (make sure it meets ordinance uses):

Short Term Rental, We have allowed friends to stay over the years and we receive a lot of requests for more visitors to our home and Pardeeville.

Residential:

Total # of dwelling units proposed: 1

Number of Parking Stalls off-street: 0

Commercial or In Home Business:

Type of Business: Rental Short Term

~~Hours of operation:~~ NOT listed on websites, friends & family usage.

Parking Plan: Driveway & Garage Private

A public hearing will be held for consideration of this application and all property owners within 200 ft. will be notified of said hearing.

I, hereby, certify that the information provided is true and correct.

12-12-2022  
Date

Applicant: Seth Dehne 

Applicant: \_\_\_\_\_

Applicant: \_\_\_\_\_

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Date Application Received: 12-15-22

Scheduled Hearing Date: 01-25-23

Approved by Plan Commission: \_\_\_\_\_

Board Approved Date: 

\_\_\_\_\_  
Signature of Village Clerk