

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

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. Minutes Approval
- V. PUBLIC HEARING:
  - A. Public Hearing – to consider a lot division request Jordan Haueter, owner of parcel 11171-261 located at 109 Elm St.
  - B. Close Public Hearing
  - C. 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.
  - D. Close Public Hearing
  
- VI. NEW BUSINESS:
  - 1. Public Hearing – consider lot division request for 109 Elm St
  - 2. Public Hearing – consider conditional use permit for 407 Lake St.
  - 3. Final Approval of the CSM for parcel 337.01 – Family Dollar/Dollar Tree Annexation
  
- VII. Adjourn

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Kayla Lindert, Clerk/Treasurer  
Posted: 12/02/2022

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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  
Wednesday, October 26, 2022 at 6:00 p.m.  
DRAFT MINUTES**

- I. Call to Order – meeting called to order at 6:01
- II. Roll Call ; Haynes, Abrath, Killoran, Adam, Woxland (virtually). Excused Absence: Chair Griepentrog. Also present are Salmon, DPW/Admin, Hardwick, Deputy Clerk, Phill Possehl and Courtney Oswald.

*Will have a vacancy as Stilson is no longer. Move Berger (Alternate to Citizen)*

- III. Agenda Approval

**Motion** Adam/Abrath, Motion carries

- IV. Minutes Approval

**Motion** Woxland/Adam, Motion carries

- V. PUBLIC HEARING: called to order at 6:02

- A. Public Hearing – to consider a conditional use permit for Courtney and Cameron Oswald, owners of parcel 311 N. Main St., parcel #11171-125 for a bed and breakfast. Currently zoned R-2

Possehl commented he has no issues with it. Oswald didn't realize there was an ordinance for this. Screens all guests and so on.

Haynes stated he lives across the street and does not have an issue with it.

- B. Close Public Hearing at 6:10

- VI. NEW BUSINESS:

1. Public Hearing – consider conditional use permit for resident in R-2 at 311 N. Main St., parcel #11171-125

**Motion** to approve the conditional use permit for 311 N. Main St.  
**Adam/Killoran**, Motion Carries

2. Motion for past conditional use permits

Direction is to table this:

Review the list, send them a letter, see if they're still in business.

The goal is to get an up-to-date list. Let them know our new procedure.

The conditional use permit is for them only.

The permit is not perpetual from owner to owner or location to location.

**Motion** to table this, pending the review and notification to all holder.

**Adam/Abrath, Motion Carries**

Discussion on a particular sign at a business. Regarding signs and the ordinance, they are allowed for 6 months, as temporary.

Hardwick explained the situation and why the sign is placed.

Business owner brought up how there are signs

Commission suggests business owner comes back, requests for a sign, do not charge for the Conditional Use Renewal Fee

Application. Consensus for the direction for Village Deputy Clerk on how to proceed with this conditional use holder.

VII. Adjourn at 6:32 p.m.

Submitted: Erin Salmon, Village Administrator/Director of

Approved:



# Village of Pardeeville

114 Lake Street  
Pardeeville, WI 53954  
PHONE 429-3121  
FAX 429-3114

## ZONING APPLICATION – LOT COMBINATION/DIVISION REQUEST

APPLICANT NAME(S): Dawn Horacek

APPLICANT ADDRESS: 916 Silver Lake Dr., Portage, WI

TELEPHONE No. \_\_\_\_\_ DATE: 10-25-2022

SITE OWNER, IF DIFFERENT FROM APPLICANT(S): Jordan Haueter

ADDRESS OF SITE OWNER(S): N7640 Carimannee Dr., Portage, WI

TELEPHONE No. \_\_\_\_\_

Current Zoning: R-2

### ADDITIONAL REQUIREMENTS:

1. Certified Survey Map prepared by a registered land surveyor showing all the information as required by Section 58-11 for a Zoning Permit.

### DESCRIPTION OF LOTS TO BE COMBINED/SPLIT:

Legal Description: Lots 11 & 12 of Block 5 in Sunbourn's Addition

Address: 109 Elm St, Pardeeville, WI

List of property addresses within 200 ft. (must be notified of lot combination requests, Village Staff will send notice):

107 Elm St

45 604 Badger St

110 Elm St

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

10-25-2022  
Date

Applicant: Diana Horacela

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

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

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Planning Commission Hearing Date: 12/06/22

Village Board Mtg Date: \_\_\_\_\_

Approved Date: \_\_\_\_\_

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

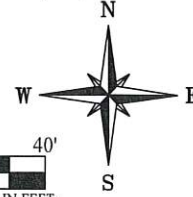
BEING LOTS 11 AND 12 OF SUNBOURN'S ADDITION AND LOCATED IN PART OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 N, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.



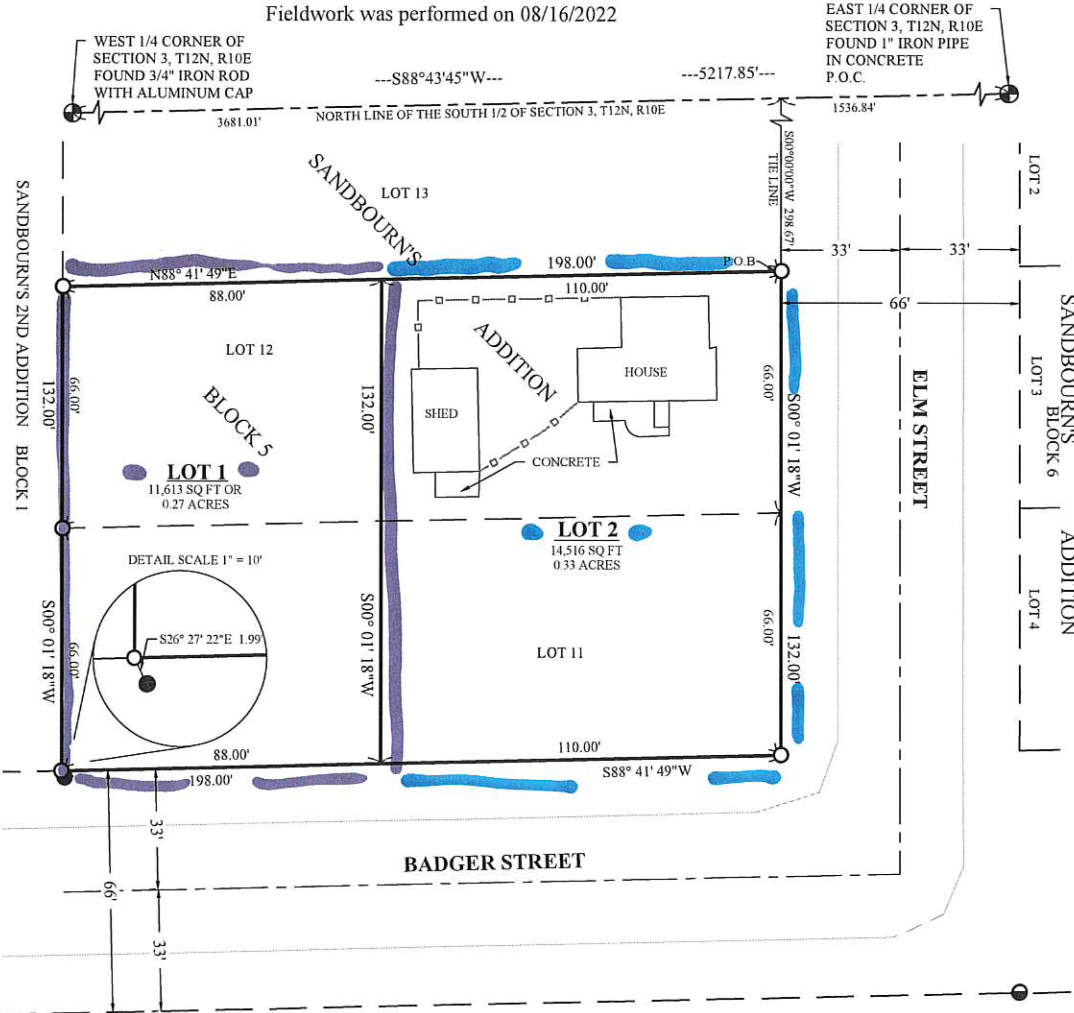
*Donald W. Lenz*  
 Donald W. Lenz WI PLS No. 2003  
 Dated this 21st day of October, 2022

- LEGEND**
- SECTION CORNER FOUND
  - 3/4" X 18" ROUND IRON ROD
  - WEIGHING 1.5#/LN FT. SET
  - FOUND 1" IRON PIPE BENT
  - FOUND 3/4" IRON ROD
  - CERTIFIED SURVEY MAP
  - POINT OF COMMENCEMENT
  - POINT OF BEGINNING
  - PARCEL BOUNDARY
  - - - EXISTING RIGHT-OF-WAY
  - - - EXISTING LOT LINE
  - - - EXISTING WOODEN FENCE
  - - - EXISTING SANITARY SEWER MANHOLE
  - - - EXISTING STORM SEWER MANHOLE
  - - - EXISTING STORM SEWER INLET
  - - - EXISTING WATER VALVE

Bearings are referenced to the North line of the Northeast Quarter of the Southeast Quarter of Section 3, T12N, R10E, per Columbia County coordinate system with a bearing of S88°43'45"W, NAD 83(2011).



Fieldwork was performed on 08/16/2022



**GEC**  
 General Engineering Company  
 P.O. Box 340 916 Silver Lake Dr. Portage, WI 53901  
 608-742-2169 (Portage Office) 920-294-6666 (Green Lake Office)  
 www.generalengineering.net

**CLIENT:**  
 Jordan Haueter  
 109 Elm Street  
 Pardeeville, WI, 53954

GEC PROJECT NO: S0822-124

# CERTIFIED SURVEY MAP NO. \_\_\_\_

BEING LOTS 11 AND 12 OF SUNBOURN'S ADDITION AND LOCATED IN PART OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 N, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor, hereby certify that I have surveyed, divided, monumented and mapped a parcel of land being Lots 11 and 12 of Sunbourn's Addition and located in part of the Northwest Quarter of the Southeast Quarter of Section 3, T12N, R10E, Village of Pardeeville, Columbia County, Wisconsin. more particularly described as follows:

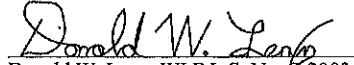
Commencing at the East quarter corner of said Section 3; thence S88°43'45"W, 1536.84 feet along the North line of the South 1/2 of said Section 3; thence S00°00'00"W, 298.67 feet to a point on the West right-of-way line of Elm Street, said point being the Northeast corner of said Lot 12 and the Point of Beginning of lands hereinafter described; thence S00°01'18"W along the East line of said Lots 11 & 12 and also the West right-of-way line of Elm Street, 132.00 feet to the intersection of the West right-of-way line of Elm Street and the North right-of-way line of Badger Street, said intersection being the Southeast corner of said Lot 11; thence S88°41'49"W along the South line of said Lot 11 and also the North right-of-way line of Badger Street to, 198.00 feet the Southwest corner of said Lot 11; thence N00°01'18"E along the West line of said Lots 11 & 12 to, 132.00 feet the Northwest corner of said Lot 12; thence N88°41'49"E along the North line of said Lot 12 to, 198.00 feet the Point of Beginning.

Said described area contains 26,129 sq. ft. or 0.60 acres and is subject to easements of record.

I have complied with Wisconsin Administrative Code, Chapter AE-7 and the provisions of Chapter 236.34 of Wisconsin Statutes to the best of my knowledge, information and belief in surveying, mapping and combining the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey under the direction of Jordan Haueter, N7640 Carimaunee Dr., Portage, WI 53901.

  
Donald W. Lenz, WI P.L.S. No. S-2003  
Dated this 21st day of October, 2022



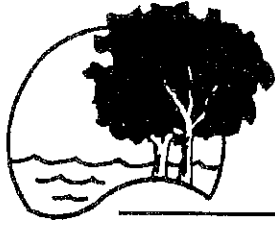
## VILLAGE OF PARDEEVILLE APPROVAL:

Resolved that this Certified Survey Map located in the Village of Pardeeville be, and hereby is, approved by the Village of Pardeeville this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved: \_\_\_\_\_  
Village Clerk



General Engineering Company  
P.O. Box 340 916 Silver Lake Dr., Portage, WI 53901  
608-742-2169 [Portage Office] 920-294-6666 [Green Lake Office]  
www.generalengineering.net



# Village of Pardeeville

114 Lake Street  
Pardeeville, WI 53954

1-608/429-3121  
FAX 1-608/429-3714

## CONDITIONAL USE PERMIT APPLICATION APPLICATION FEE \$150.00

(If this application is denied the Village retains \$100.00 and refunds \$50.00)

Date: 1/17/2022

APPLICANT'S NAME(s): Tommy Dale Nakielski JR. + Jayne Nakielski

APPLICANT'S ADDRESS: 407 Lake St Pardeeville, WI 53954

Telephone #: \_\_\_\_\_ Email: tommusmallengine@yahoo.com

SITE OWNER, IF DIFFERENT FROM APPLICANT(s): \_\_\_\_\_

ADDRESS OF SITE OWNER(s): Nakielski

Telephone # \_\_\_\_\_

CONTRACTOR, IF APPLICABLE: \_\_\_\_\_

CONTRACTOR ADDRESS: \_\_\_\_\_

Telephone # \_\_\_\_\_ Insurance Company: \_\_\_\_\_

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### ADDITIONAL REQUIREMENTS:

A set of plans is 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.

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

ARCHITECT: \_\_\_\_\_

Telephone # \_\_\_\_\_

ENGINEER: \_\_\_\_\_

Telephone # \_\_\_\_\_



DESCRIPTION OF SUBJECT SITE:

Legal Description: Prt SWNE Sec 3, Comm 12 rods E of NE  
Cor OL 11 Pardeeville Outlots, S to RR, E 4 Rods  
N Lake St. W to POB; (Tax Parcel ID#192)

Address: 407 Lake Street, Pardeeville, WI, 53954

Current Zoning: Residential Current Use: Home

Business Type, If Applicable: — Number of Employees: —

Proposed Use (make sure it meets ordinance uses):

Small engine, small scale repair shop out  
of garage. Sign (<sup>removable</sup> non-permanent) out in front to notify  
traffic of driveway. Refurbished machines for sale out front.

Residential:

Total # of dwelling units proposed: — Number of Parking Stalls off-street: —

Commercial or In Home Business:

Type of Business: Small Engine Repair Hours of operation: M-F 4pm-8pm Sat 10am  
- 2pm  
Parking Plan: Off street; By garage, back of lot Sunday: Closed

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FLOOR PLAN or SITE PLAN OF USE REQUESTED IF APPLICABLE:

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.

Date: 11/17/2022

Applicant: *Com/At*

Applicant: *Jayne Wakielski*

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

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Date Application Received: 11/17/22

Scheduled Hearing Date: 12/06/22

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

Board Approved Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Village Clerk/Treasurer