

**VILLAGE OF PARDEEVILLE
PLAN COMMISSION AGENDA
Village Hall – 114 Lake Street, Pardeeville
Monday, March 14, 2022 at 5:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. Minutes Approval

V. OLD BUSINESS:

- 1. Jacob Gunderson – proposal of new business at 513 S. Main St.

VI. NEW BUSINESS:

- 2. Vince St. Development - Approval of Road Name and CSM
- 3. LaFollette St./Maple St. - Approval of Road Names

VII. Adjourn

Erin Salmon, Village Administrator/Director of Public Works, *Interim Clerk/Treasurer*
Posted 03/09/22

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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
Tuesday, February 22, 2022 at 5:00 p.m.
DRAFT: Not Approved

Call to Order: ABRATH call the meeting to order at 5:01 p.m.

Roll Call: All committee members present: Woxland, Berger, Griepentrog, Stilson, Adams, Abrath, Haynes.

MOTION Adams/Haynes to approve the agenda as presented. Motion carried unanimously.

Minutes Approval:

MOTION Abrath/Adams to approve minutes from the last meeting. Motion carried unanimously.

NEW BUSINESS

1. Jacob Gunderson – proposal of new business at 513 S. Main St.

Discussion was held regarding current and future business plans for meat processing. Business proposal includes using existing building for slaughter/wash room. Cattle would be held 6 hours. Manure to be spread on field with drains being protected. Also discussed lot size required in ordinance 58-126 in order to be covered under zoning of AR 58-123 zoning requires a full acre. Discussion for rezoning was held.

MOTION Stilson/Adams to approve less than one acre for rezoning with approval contingent on Board of Appeals approving this with being under an acre. Recommendation made to send to the Village Board without a recommendation.

2. Dennis Stilson – proposal of 2-bedroom residential homes

Proposal to build 1 bedroom or 2 bedroom homes of approx. 800 sq ft. Discussion was held. Plan Commission would consider this concept once a tax increment and value are provided. DPW/Administrator Erin Salmon to contact Steve Foote regarding First Right of Refusal. No formal action taken.

3. Vince St. CSM – Approval (with Proposed Road Name)

The current Vince St. CSM lists Donald Dr. for the street extension to the south. Discussion held on that name choice. Salmon stated that MSA has been asking the Village to select names for quite some time now. MSA needs to submit the CSM's and the street names need to be on that document and Plat. This name choice is just a starting point for discussion. Salmon stated the LaFollette St./Maple St. draft CSM has Willow St. and Hemlock St. Woxland commented on those choices being appropriate. Discussion on community involvement suggested in road names to be considered.

MOTION Haynes/Adams to approve posting request for road name suggestions on Facebook which will be considered in addition to Reuhl Rd and Spicer Dr. Motion carried unanimously.

Meeting was adjourned by Abrath at 6:17 p.m.

Submitted by: Erin Salmon, Village Administrator, Director of Public Works, Interim Clerk/Treasurer

← S. Main St. →



4 North

Gates off at drop point

Dumpster
* Garbage only

REVISION DATE(S): 02/28/2022	SHEET TITLE: FLOORPLAN	PROJECT NAME: PARDEEVILLE MEAT MARKET 1.07 acres	PROJECT ADDRESS: PARDEEVILLE, WI	4133 TERMINAL CR. SUITE 100 PARDEEVILLE, WI 53258 (262) 833-9000	ADVANCED BUILDING CORPORATION	SCALE: 1/8" = 1'-0"	SHEET NUMBER: S.2
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5,000 SF Bldg

Sec. 58-76. - M-1 Industrial District.

Jacob Gunderson

- (a) *Principal uses.* The following uses are permitted in the M-1 district: Automotive body repairs; automotive upholstery; cleaning, pressing and dyeing establishments; commercial bakeries; commercial greenhouses; distributors; farm machinery; food locker plants; freight yards, freight terminals and transshipment depots, inside storage; laboratories; machine shops; manufacture and bottling of nonalcohol beverages; mini storage units, painting; printing; publishing; storage and sale of machinery and equipment; trade and contractors' offices; warehousing and wholesaling; manufacture, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles and wood; manufacture, fabrication, packing and packaging of confections, cosmetics, electrical appliances, electronic devices, food (except cabbage, fish and pea vining), instruments, jewelry, pharmaceuticals, tobacco and toiletries, *add 'Retail' to M-1; recommendation to Zoning Board of Appeal*
- (b) *Conditional uses.* See sections 58-123, 58-126, 58-127, and 58-128.
- (c) *Lot, building and yard requirements.* *or Conditional Use for "Retail"*

Lot frontage	No minimum ✓
Lot area	Minimum 1 acre ✓
Front yard	Minimum 50 ft. ✓
*Side yards	Minimum 20 ft. ✓
*Rear yards	Minimum 30 ft. ✓
Building height	Maximum 45 ft. ✓
Number of stories	Maximum 3 ✓
Percent of lot coverage	Maximum 40% ✓

* Required buffer strips in industrial districts.

Where an M-1 Industrial District abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to the lot line. Plant

materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior 25 feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide the screening. The maximum height of fencing shall be determined by the plan commission upon application and will be dependent on the nature of the business. Fencing shall effectively screen the industrial area. The exterior 25 feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior 15 feet may be devoted to parking of vehicles.

(Code 1986, § 10-1-30)



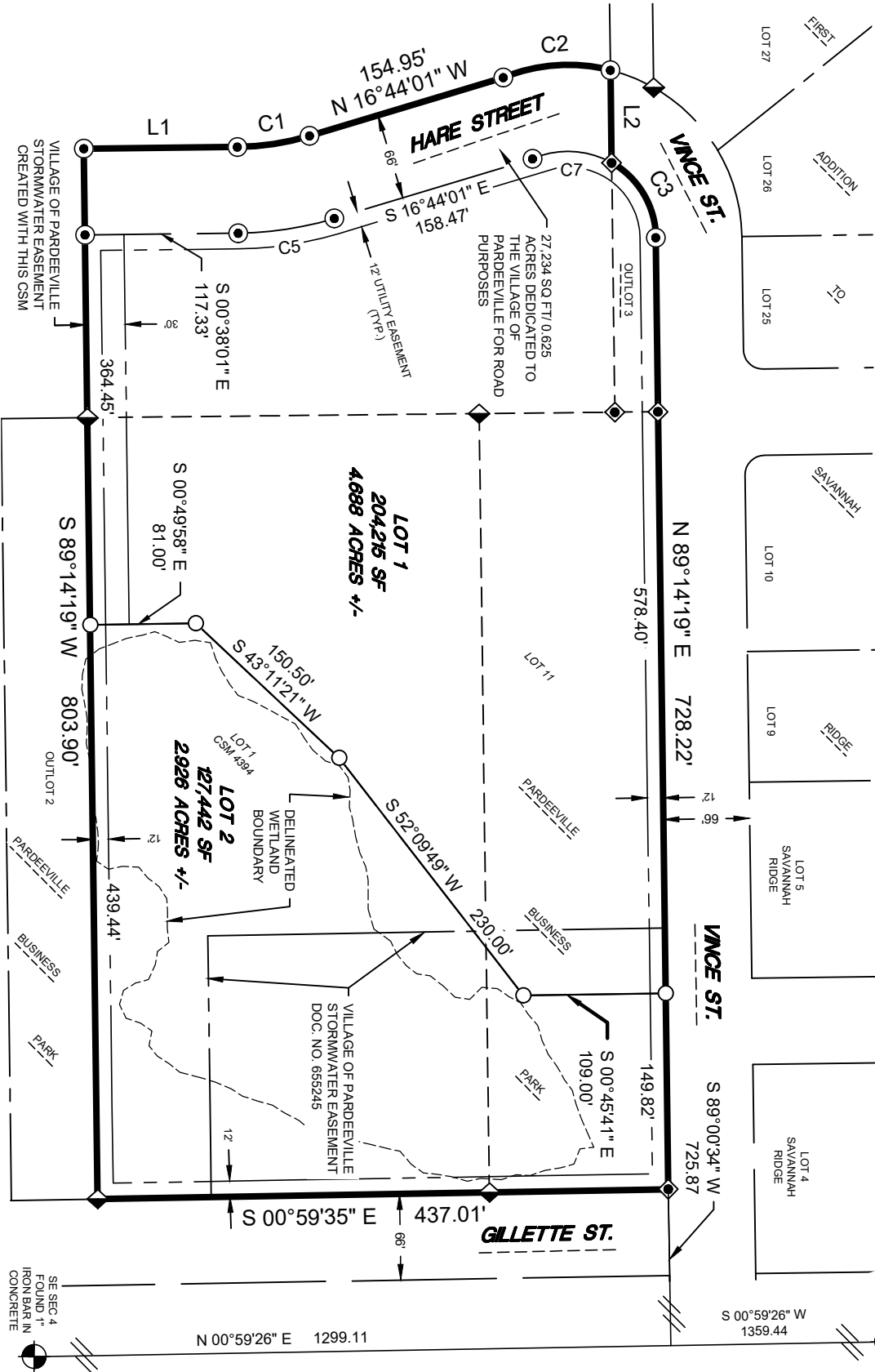
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PROJECT NO. 00041021
DRAWN BY: SRS
SURVEYOR: SRS
FILE NO. 00041021
SHEET NO. 1 OF 3

OWNER:
VILLAGE OF PARDEEVILLE
114 LAKE ST
PARDEEVILLE, WI 53954

COLUMBIA COUNTY CERTIFIED SURVEY MAP #

PART OF LOT 11 OF PARDEEVILLE BUSINESS PARK, OUTLOT 3 OF FIRST ADDITION TO SAVANNAH RIDGE, LOT 1 OF CSM 4394, AND LANDS IN THE SW1/4 OF THE SE 1/4, ALL LOCATED IN SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN



- SYMBOL LEGEND**
- FOUND SECTION CORNER
 - FOUND 1 1/4" IRON ROD
 - FOUND 3/4" IRON REBAR
 - SET 3/4" BY 24" IRON REBAR WEIGHING 1.50 LBS./FT.
 - SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.



BEARINGS FOR THIS SURVEY ARE
BASED ON THE NORTH LINE OF LOT 11
OF PARDEEVILLE BUSINESS PARK
WHICH BEARS N 89°14'19" E

E 1/4 SEC 4
FOUND
ALUMINUM
MONUMENT

S 00°59'26" W
1359.44

N 00°59'26" E 1299.11

SE SEC 4
FOUND 1"
IRON BAR IN
CONCRETE



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PROJECT NO.	00041021
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	00041021
SHEET NO.	2 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP #

PART OF LOT 11 OF PARDEEVILLE BUSINESS PARK, OUTLOT 3 OF FIRST ADDITION TO SAVANNAH RIDGE, LOT 1 OF CSM 4394, AND LANDS IN THE SW1/4 OF THE SE 1/4, ALL LOCATED IN SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	TAN. IN	TAN. OUT
C1	56.20'	200.00'	016°06'00"	N8°41'01"W	56.01'	N00°38'01"W	N16°44'01"W
C2	83.61'	133.00'	036°01'04"	N3°56'41"W	82.24'	N21°57'13"W	N14°03'51"E
C3	69.56'	67.00'	059°29'14"	N59°29'48"E	66.48'	N29°45'11"E	N89°14'25"E
C5	74.75'	266.00'	016°06'00"	S8°41'01"E	74.50'	S16°44'01"E	S00°38'01"E
C7	62.97'	67.00'	053°50'52"	S2°50'00"W	60.68'	S29°45'26"W	S24°05'26"E

LINE	BEARING	LENGTH
L1	N00°38'01"W	117.47'
L2	N89°14'42"E	70.85'

LEGAL DESCRIPTION

PART OF LOT 11 OF PARDEEVILLE BUSINESS PARK, OUTLOT 3 OF FIRST ADDITION TO SAVANNAH RIDGE, LOT 1 OF CSM 4394 RECORDED IN VOLUME 31, PAGE 7, DOCUMENT NO. 730653, AND LANDS IN THE SW 1/4 OF THE SE 1/4, ALL LOCATED IN SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00°59'26" EAST ALONG THE EAST LINE OF SAID SECTION 4, 1299.11 FEET; THENCE SOUTH 89°00'34" WEST, 725.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING; THENCE SOUTH 00°59'35" EAST, 437.01 FEET; THENCE SOUTH 89°14'19" WEST, 803.90 FEET; THENCE NORTH 00°38'01" WEST, 117.47 FEET; THENCE NORTHWESTERLY 56.20 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET AND HAVING A CHORD WHICH BEARS NORTH 08°41'01" WEST A DISTANCE OF 56.01 FEET; THENCE NORTH 16°44'01" WEST, 154.95 FEET; THENCE NORTHERLY 83.61 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 133.00 FEET AND HAVING A CHORD WHICH BEARS NORTH 03°56'41" WEST A DISTANCE OF 82.24 FEET; THENCE NORTH 89°14'42" EAST, 70.85 FEET; THENCE NORTHEASTERLY 69.56 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 67.00 FEET AND HAVING A CHORD WHICH BEARS NORTH 59°29'48" EAST A DISTANCE OF 66.48 FEET; THENCE NORTH 89°14'19" EAST, 728.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 358,891 SQUARE FEET OR 8.239 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR S-2824, DO HEREBY CERTIFY THAT BY THE DIRECTION OF THE VILLAGE OF PARDEEVILLE, I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

BRADLEY L. TISDALE, S-2824
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

CLIENT:

VILLAGE OF PARDEEVILLE
114 LAKE ST
PARDEEVILLE, WI 53954



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SHEET NO.	3 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP #

PART OF LOT 11 OF PARDEEVILLE BUSINESS PARK, OUTLOT 3 OF FIRST ADDITION TO SAVANNAH RIDGE, LOT 1 OF CSM 4394, AND LANDS IN THE SW1/4 OF THE SE 1/4, ALL LOCATED IN SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN

OWNER'S CERTIFICATE

THE VILLAGE OF PARDEEVILLE, AS OWNER, DO HEREBY CERTIFY THAT SAID OWNER HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED HEREON. SAID OWNER FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PARDEEVILLE FOR APPROVAL.

IN WITNESS WHEREOF, THE VILLAGE OF PARDEEVILLE HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY THEIR REPRESENTATIVE THIS ____ DAY OF _____, 2022.

PHILLIP POSSEHL, PRESIDENT

STATE OF WISCONSIN) SS
COLUMBIA COUNTY) SS

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2022.
THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME

NOTARY PUBLIC, COLUMBIA COUNTY, WISCONSIN

MY COMMISSION EXPIRES

VILLAGE OF PARDEEVILLE CERTIFICATE

RESOLVED THAT THE CERTIFIED SURVEY MAP, LOCATED IN THE VILLAGE OF PARDEEVILLE, IS HEREBY APPROVED BY THE VILLAGE BOARD AND ANY DEDICATIONS SHOWN THEREON ACCEPTED, ON THIS _____ DAY OF _____, 2022.

PHILLIP POSSEHL, PRESIDENT

SURVEYOR'S SEAL

CLIENT:

VILLAGE OF PARDEEVILLE
114 LAKE ST
PARDEEVILLE, WI 53954

