

**VILLAGE OF PARDEEVILLE
PUBLIC HEARING AND ZONING BOARD OF APPEALS
AGENDA**

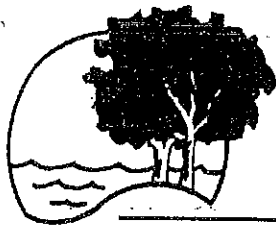
**Village Hall – 114 Lake Street, Pardeeville
Tuesday, December 6, 2022 at 5:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. PUBLIC HEARING:
 - A. Open Public Hearing for Variance Request
 - 1. Variance Section 58-69: variance to setbacks of an accessory building located at 502 Elliot St., parcel #11171-617.01 requested by Adam Bierman. Request the ability to have a 5’ setback off the right of way compared to 30’ per our Village ordinance. Garage will be parallel to the existing right of way. Note: the existing driveway was installed to centerline of Elliot St., per previous Administration.
 - 2. Describe Board Authority and Rules of Hearing: The Zoning Board of Appeals is an agent of, and acts in, the interests of the citizens of the Village of Pardeeville. It has the authority to grant permission to build or develop property in ways inconsistent with the standards set forth in the Village’s ordinances. It is in all cases, the board’s duty to preserve the zoning ordinances, without modification, to the greatest extent possible. By statute, to grant a variance, the board must find that all three of the following standards are met:
 - a. The ordinance creates an unnecessary hardship to the extent that in the absence of a variance, the owner can make no use whatsoever of the property. Neither self imposed hardships nor prospects of monetary gains or losses have any bearing on our decisions.
 - b. There exists a physical limitation unique to the property such that the difficulty is not one which affects all parcels in the Village similarly.
 - c. The interests and safety of the public will not be compromised under any circumstances.
 - B. Close Public Hearing
- V. NEW BUSINESS:
 - A. Variance request for Adam Bierman

VI. Adjourn

Kayla Lindert, Clerk/Treasurer
Posted: 12/01/2022

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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.



5:00

Village of Pardeeville

114 Lake Street
Pardeeville, WI 53954

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

BOARD OF APPEALS
(Variance requests)

APPLICATION FEE \$150.00

(If this application is denied the Village retains \$100 and refunds \$50)

APPLICANT NAME(s): Adam Bierman

APPLICANT ADDRESS: 502 Elliott St

TELEPHONE No. _____ DATE: 11-4-22

SITE OWNER, IF DIFFERENT FROM APPLICANT(s): NA

ADDRESS OF SITE OWNER(s): NA

TELEPHONE No. NA

CONTRACTOR, IF APPLICABLE: NA

CONTRACTOR, ADDRESS: NA

TELEPHONE No. NA INSURANCE COMPANY: NA

DESCRIPTION OF SUBJECT SITE:

Legal Description: Accessory Building

Address: _____

Explain the Variance or Administrative Appeal being requested:

Requesting to be approx 5' off Elliotts Right of way
Garage will be parallel to the existing home

Reasons why the applicant cannot comply with the ordinance requirements (variance) OR why you believe a prior administrative decision is incorrect (attach additional comments or information if necessary)

Elliot St was never completed according to the Plotting of the subdivision. When home was build drive was never done correctly. No curbs and gutter installed. Storm sewer improperly done

FOR VARIANCE: Draw or attach copy of site plan drawn to scale showing there a variance is being requested.

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.

11-4-22
Date

Applicant: Adam Beinman

Applicant: _____

Applicant: _____

Date Application Received: 11/4/22

Scheduled Hearing Date: 12/06/22

Approved by Plan Commission: _____

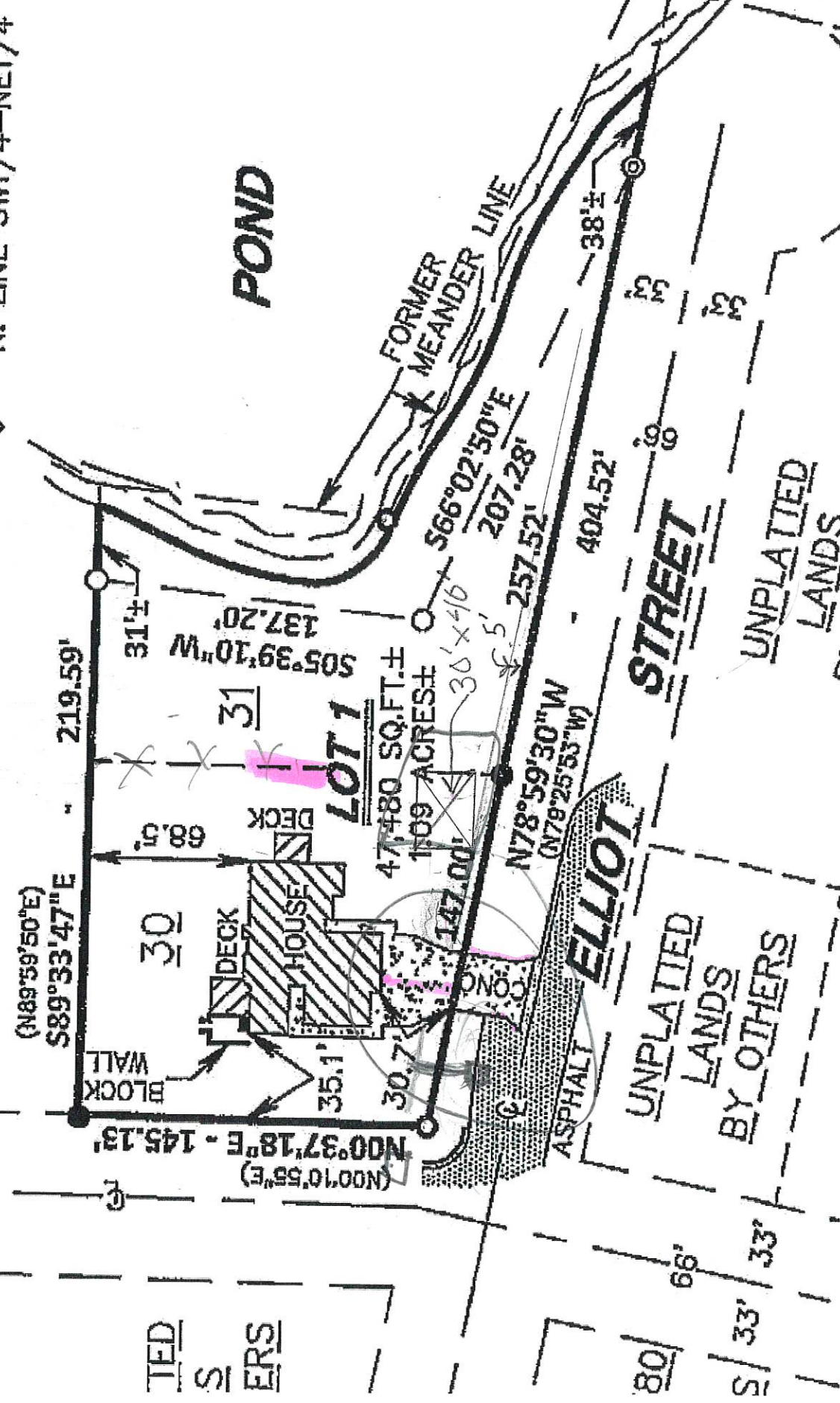
Board Approved Date: _____

Signature of Village Clerk

APPROXIMATE
N. LINE SW1/4-NE1/4

BY OTHERS

5



TED
S
ERS

80
S
33' 33'

66'

UNPLATTED
LANDS
BY OTHERS

ELLIOT

UNPLATTED
LANDS

UNPLATTED
LANDS

UNPLATTED
LANDS

502 ELLIOT ST.

Coverthly R-1
30 ft. compared to 5 ft.

N.T.S.

1:240
Columbia County
Land Information Department
November 22, 2022



Sec. 58-69. - R-1 Single-Family Residential District.

(a) *Principal use.* The following uses are permitted in the R-1 district:

- (1) Single-family dwellings.
- (2) Churches, public and parochial schools, public libraries and similar public or semi-public buildings.
- (3) Telephone, telegraph, and power transmission lines.
- (4) Public parks and recreation areas.
- (5) A garage in connection with a single-family home.
- (6) A private garage; such garage shall not be used to conduct any business, and no garage shall be used for living quarters.
- (7) The keeping of usual household pets, but not the operation of commercial kennels or hutches.
- (8) Uses customarily incident to any of the above used, when located on the same lot and not involving the conduct of a business.

(b) *Conditional uses.* See sections 58-123, 58-124 and 58-128.

(c) *Lot, building and yard requirements.*

Lot frontage		Minimum 100 ft.
Lot area		Minimum 12,000 sq. ft.
Principal building:		
	Front yard	Minimum 30 ft.
	Side yards	Minimum 10 ft.
	Rear yard	Minimum 30 ft.
Accessory building:		
	Front yard	Minimum 30 ft.
	Side yards	Minimum 10 ft.

	Rear yard	Minimum 10 ft.
	Alley	Minimum 15 ft.
	Building height	Maximum 35 ft.
	Number of stories	Maximum 2½
	Percentage of lot coverage	Maximum 30%
Floor area per dwelling unit:		
	Single story	Minimum 1,000
	Multiple story	Minimum 1,400 sq. ft.

(Code 1986, § 10-1-23)