



## **OFFICIAL NOTICE AND AGENDA**

Pardeeville Village Board Special Meeting  
Pardeeville Village Hall – Conference Room  
114 Lake Street, Pardeeville, WI 53954  
**Tuesday, August 13, 2024 – 7:00 PM**

### **1. Call meeting to order:**

- 1.1. Pledge of Allegiance
- 1.2. Roll Call
- 1.3. Approval of Agenda
- 1.4. Announcement of Public Hearing

### **2. Public Hearing**

- 2.1. 7:00 PM – Proposed Resolution to Vacate Part of an Alley and Underlying Utilities on Parcel 42
- 2.2. 7:00 PM – Proposed Resolution to Vacate Walkway and Right of Way on Parcel 4C.1

### **3. Ordinances & Resolutions:**

- 3.1. R24-04 a Resolution to Vacate Certain Portions of a Paved Public Alley, and Certain Portions of the Public Utilities Lying Under the Public Alley
- 3.2. R24-05 a Resolution to Vacate Certain Portions of a 9-Foot-Wide Right-Of-Way and 21-Foot-Wide Walkway

### **4. Adjournment**

Craig Abegglen, Clerk/Treasurer

*For more details on reports and agenda items, please see the packet on the website: [villageofpardeeville.net](http://villageofpardeeville.net)*

*The Village Hall is fully accessible. If you require additional assistance, please contact the Village Office (Phone 608-429-3121) 48 hours prior to the meeting. This is a public meeting. As such, all members or a majority of the members of any given Village Committee, Commission, or Board may be in attendance. While a majority of any given group may be present, only the above Board will take official action based on the above agenda.*

**RESOLUTION NO. \_\_\_\_\_**

**VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN**

**A RESOLUTION TO VACATE CERTAIN PORTIONS OF A PAVED PUBLIC ALLEY, AND CERTAIN PORTIONS OF THE PUBLIC UTILITIES LYING UNDER THE PUBLIC ALLEY, LOCATED IN THE VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN, AS SET FORTH ON THE ATTACHED EXHIBITS A AND B**

**RECITALS:**

A. The paved public alley located in the Village of Pardeeville, Columbia County, Wisconsin, as shown and described on the diagram attached hereto as Exhibit A said Exhibit A being incorporated herein, is no longer necessary for Village public access purposes; and

B. The Village Board of the Village of Pardeeville intends to discontinue and vacate that portion of the paved public alley described and shown on Exhibit A (hereinafter "Alley to be Vacated"); and

C. The Village Board of the Village of Pardeeville intends to also discontinue and vacate the public utilities lying under that portion of the Alley to be Vacated described and shown on the attached Exhibit B.

D. This Resolution was introduced before the Village Board of the Village of Pardeeville on the 11th day of June 2024. A Notice of Pendency of Resolution to Discontinue and Vacate was filed with the Register of Deeds for Columbia County on the 3rd day of June 2024. The Notice of Hearing was published as a Class 3 Notice under Chapter 985 of the Wisconsin Statutes. A copy of the Notice of Hearing was served or mailed more than 30 days prior to the hearing in the manner prescribed by law to the owners of all the frontage of the lots and lands abutting upon the Alley to be Vacated as shown by the records on file with the Village. A public hearing was held before the Village Board of the Village of Pardeeville on the 13th day of August 2024; and

E. No proper written objection to the discontinuance of the Alley to be Vacated or the vacation of the underlying utilities was filed with the Village Clerk; and

F. The public interest requires the Alley and underlying utilities to be vacated be discontinued.

**NOW, THEREFORE**, pursuant to § 66.1003(4), Wis. Stats., the Village Board of the Village of Pardeeville hereby resolves as follows:

1. **Discontinuance of Alley.** The Alley to be Vacated identified on the attached Exhibit A is hereby vacated and discontinued.

2. **Vacation of Underlying Utilities.** The public utilities lying under the vacated public alley as set forth on the attached Exhibit B shall also be vacated and discontinued.

3. **Reversion of Title.** Following the vacation, fee title to the parcel described and vacated shall be awarded to the abutting landowners on each side of the vacated parcel.

4. **Clerk Duties.** The Village Clerk is instructed to record a certified copy of this Resolution with the Columbia County Register of Deeds.

The above Resolution was duly adopted at the meeting of the Village Board of the Village of Pardeeville on the 13th day of August 2024.

**VILLAGE OF PARDEEVILLE**

By: \_\_\_\_\_  
Michael Haynes, President

Attest: \_\_\_\_\_  
\_\_\_\_\_, Clerk

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

Posted: \_\_\_\_\_

**Instrument drafted by:**

Paul A. Johnson  
Boardman & Clark LLP  
P.O. Box 256  
Lodi, WI 53555  
(608) 592-3877

Attachments: Exhibit A-Map and Legal Description of alley to be vacated  
Exhibit B-Map and Legal Descriptions of underlying utilities to be vacated.

**Alley to be Vacated:**

Being part of an alley, Original Plat of Pardeeville, located in the Southeast Quarter of the Northwest Quarter, Section 3, Town 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 1, Certified Survey Map, No. 1252 and being in the West right-of-way line of a public alley;

thence South  $11^{\circ}04'35''$  West along the East line of Lot 1, Certified Survey Map, No. 1252 and the West right-of-way line of a public alley, 11.17 feet to the point of beginning;

thence South  $78^{\circ}46'51''$  East, 16.50 feet to a point in the East right-of-way line of a public alley and being in the West line of Lot 26, Original Plat of Pardeeville;

thence South  $11^{\circ}04'35''$  West along the East right-of-way line of a public alley, the West line of Lots 26, 27, 28 and 29, Original Plat of Pardeeville and the West line of Lot 1, Certified Survey Map, No. 1284, 300.38 feet to a point in the North right-of-way line of East Chestnut Street;

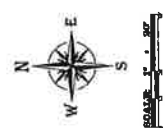
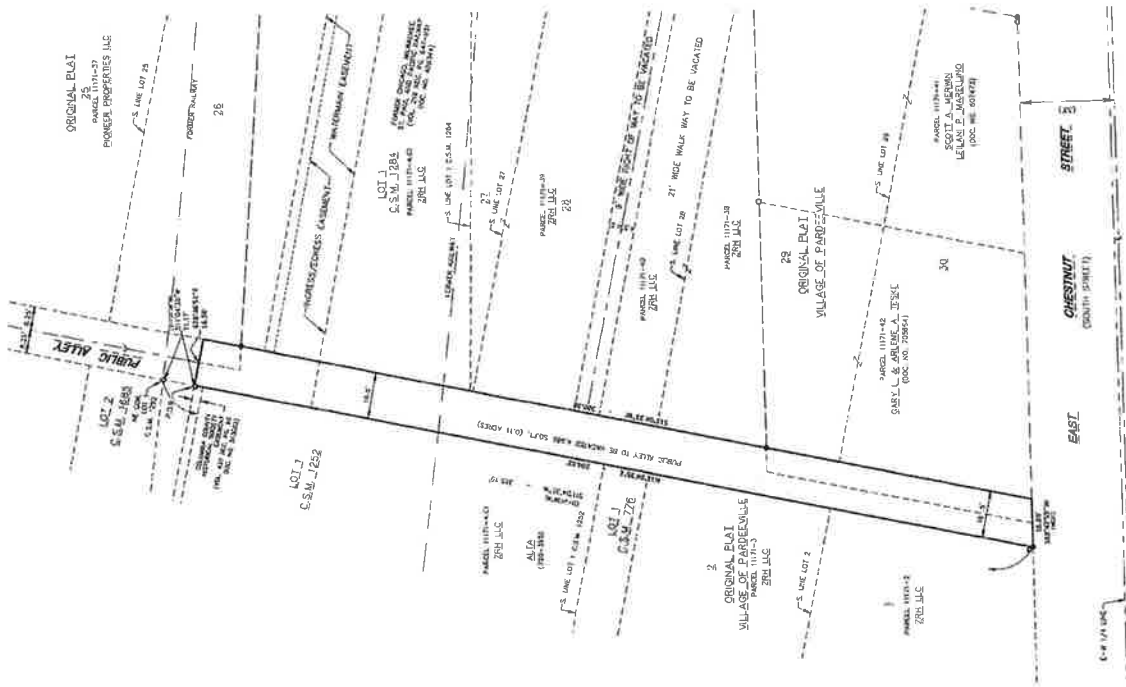
thence South  $88^{\circ}47'59''$  West along the North right-of-way line of East Chestnut Street, 16.89 feet to a point in the West right-of-way line of a public alley and the East line of Lot 1, Original Plat of Pardeeville;

thence North  $11^{\circ}04'35''$  East along the East line of Lots 1 and 2, Original Plat of Pardeeville, the East line of Lot 1, Certified Survey Map, No. 776, the East line of Lot 1, Certified Survey Map, No. 1252 and the West right-of-way line of a public alley, 304.02 feet to the point of beginning.

Containing 4,986 square feet (0.11 acres), more or less.

Exhibit A

# EXHIBIT MAP



**CLIENT**  
 KWIK TRIP, INC.  
 1400 S. MAIN STREET  
 PORTAGE, WI 53001  
 PHONE 920.742-2434  
 FAX 920.742-2434  
 E-MAIL: info@kwiktrip.com

**OWNER**  
 790 LLC  
 1628 OAK STREET  
 LAKEWISSE, WI 54602-2107

**SURVEYOR**  
 SCOTT P. HEWITT  
 100 E. MAIN STREET  
 PORTAGE, WI 53001  
 PHONE 920.742-2434  
 FAX 920.742-2434  
 E-MAIL: info@kwiktrip.com

- LEGEND**
- 3/4" IRON ROD PND
  - 3/4" IRON PIPE PND
  - AXLE SHAFT PND
  - 1" IRON PIPE PND

DATE	BY

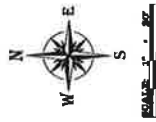
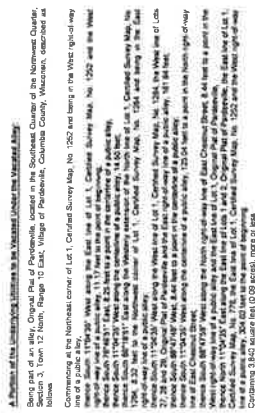
Kwik Trip, Inc.

106 & 108 MAIN STREET &  
 105 EAST CHESTNUT STREET  
 PARDEEVILLE, WI

**CAGROTHMAN & ASSOCIATES, S.C.**  
 100 E. MAIN STREET  
 PORTAGE, WI 53001  
 PHONE 920.742-2434  
 FAX 920.742-2434  
 E-MAIL: info@kwiktrip.com

SCALE: 1" = 30'	FILE NO: 700-252
DATE: 1/27/2024	PROJECT NO: 700-252
DRAWN BY: E. KASPER	DRAWING NO: 132-0001000
CHECKED BY: E. HEWITT	SHEET 1 OF 1

## Exhibit B



**SURVEYOR**  
SCOTT P. HEWITT  
P.O. BOX 373  
525 E. SUPER STR  
PORTAGE, WI 53901  
PHONE PORTAGE: 1  
PHONE SAUK PRAMI  
FAX: (808) 742-00  
e-mail: surveying@

CLIENT	OWNER
KWK TRP, INC 1628 OAK STREET LA CROSSE, WI 54602	ZRH LLC 1628 OAK STREET LA CROSSE, WI 54602-2107

**LEGEND**

- 3/4" IRON ROD END
- 3/4" IRON PIPE END
- JAIL SHAPED END
- 1" IRON PIPE END

Kwik Trip, Inc.

106 & 108 MAIN STREET &  
106 EAST CHESTNUT STREET  
PARDEEVILLE, IN

**CA GROTHMAN & ASSOCIATES S.C.**  
FRESH LEGISLATION. SAMPLES.  
800 LIME RAPID STREET, P.O. BOX 875, HARRISBURG, PA 17109  
PHONE: (717) 651-1000 FAX: (717) 651-1017  
E-MAIL: [carol@ca-grothman.com](mailto:carol@ca-grothman.com)



RESOLUTION NO. \_\_\_\_\_

VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN

**A RESOLUTION TO VACATE CERTAIN PORTIONS OF A 9-FOOT-WIDE  
RIGHT-OF-WAY AND 21-FOOT-WIDE WALKWAY, LOCATED IN THE  
VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN, AS SET  
FORTH ON THE ATTACHED EXHIBIT A**

**RECITALS:**

A. There is located in the Village of Pardeeville a 9-foot-wide right of way and 21-foot-wide walkway that have been used by the public as shown and described on the diagram attached hereto as Exhibit A. The area as set forth on Exhibit A being incorporated herein is no longer necessary for Village public access purposes; and

B. The Village Board of the Village of Pardeeville intends to discontinue and vacate that portion of the 9-foot-wide right of way and 21-foot-wide walkway as described and shown on Exhibit A (hereinafter "Area to be Vacated"); and

C. This Resolution was introduced before the Village Board of the Village of Pardeeville on the 11th day of June 2024. A Notice of Pendency of Resolution to Discontinue and Vacate was filed with the Register of Deeds for Columbia County on the 3rd day of June 2024. The Notice of Hearing was published as a Class 3 Notice under Chapter 985 of the Wisconsin Statutes. A copy of the Notice of Hearing was served or mailed more than 30 days prior to the hearing in the manner prescribed by law to the owners of all the frontage of the lots and lands abutting upon the Area to be Vacated as shown by the records on file with the Village. A public hearing was held before the Village Board of the Village of Pardeeville on the 13th day of August 2024; and

D. No proper written objection to the discontinuance of the Area to be Vacated was filed with the Village Clerk; and

E. The public interest requires the Area to be Vacated to be discontinued.

**NOW, THEREFORE**, pursuant to § 66.1003(4), Wis. Stats., the Village Board of the Village of Pardeeville hereby resolves as follows:

1. **Discontinuance of Right-of-Way and Walkway.** The Area to be Vacated identified on the attached Exhibit A is hereby vacated and discontinued.



2. **Reversion of Title.** Following the vacation, fee title to the parcel described and vacated shall be awarded to the abutting landowners on each side of the vacated parcel.

3. **Clerk Duties.** The Village Clerk is instructed to record a certified copy of this Resolution with the Columbia County Register of Deeds.

The above Resolution was duly adopted at the meeting of the Village Board of the Village of Pardeeville on the 13th day of August, 2024.

**VILLAGE OF PARDEEVILLE**

By: \_\_\_\_\_  
Michael Haynes, President

Attest: \_\_\_\_\_  
\_\_\_\_\_, Clerk

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

Posted: \_\_\_\_\_

**Instrument drafted by:**

Paul A. Johnson

Boardman & Clark LLP

P.O. Box 256

Lodi, WI 53555

(608) 592-3877

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Attachments: Exhibit A – Map and Legal Descriptions

Exhibit A



**CA GRUTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
100 EAST SALT LAKE AVENUE, P.O. BOX 210, PROVO, UT 84601  
PHONE: (801) 771-1100 FAX: (801) 771-1101

### **LEGAL DESCRIPTION**

#### **9 Foot Wide Right-of-Way to be Vacated:**

Being part of Lot 28, Original Plat of Pardeeville located in The Southeast Quarter of the Northwest Quarter, Section 3, Town 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin, described as follows:

Commencing at the Southwest corner of Lot 28, Original Plat of Pardeeville and being in the East right-of-way line of a public alley;  
thence North  $11^{\circ}04'35''$  East along the West line of Lot 28 and the East right-of-way line of an existing alley, 21.00 feet to the point of beginning;  
thence continuing North  $11^{\circ}04'35''$  East along the West line of Lot 28 and the East right-of-way line of a public alley, 9.00 feet;  
thence South  $78^{\circ}47'39''$  East, 165.85 feet to the East line of Lot 28 and the West right-of-way line of Second Street;  
thence South  $11^{\circ}03'09''$  West along the East line of Lot 28 and the West right-of-way line of Second Street, 9.00 feet;  
thence North  $78^{\circ}47'39''$  West, 165.85 feet to the point of beginning.  
Containing 1,493 square feet (0.03 acres), more or less.

#### **21 Foot Wide Walkway to be Vacated:**

Being part of Lot 28, Original Plat of Pardeeville located in the Southeast Quarter of the Northwest Quarter, Section 3, Town 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 28 and being in the East right-of-way of a public alley;  
thence North  $11^{\circ}04'35''$  East along the West line of Lot 28 and the East right-of-way line of a public alley, 21.00 feet;  
thence South  $78^{\circ}47'39''$  East, 165.85 feet to the East line of Lot 28 and the West right-of-way line of Second Street;  
thence South  $11^{\circ}03'09''$  West along the East line of Lot 28 and the West right-of-way line of Second Street, 21.00 feet to the Southeast corner of Lot 28;  
thence North  $78^{\circ}47'39''$  West along the South line of Lot 28, 165.86 feet to the point of beginning.  
Containing 3,483 square feet (0.08 acres), more or less.

Exhibit A