

Plan Commission Agenda
Village Hall – 114 Lake St, Pardeeville
April 12, 2022 at 5:45 p.m.

1. Call to Order
2. Roll Call
3. Agenda Approval
4. Previous meeting minutes approval
5. PUBLIC HEARING:
 - A. Open Public Hearing
 1. Public Hearing – request for conditional use to keep chickens in a business district; request from Kimberly Turbeville, 142 N. Main St., parcel #17.
 2. Close Public Hearing
 - B. Open Public Hearing
 1. Public Hearing – request for rezone from B-2 to M-1 and request for conditional use for retail in M-1; request from Gunderson, 513 S Main St., parcel #301.A3.
 2. Close Public Hearing
 - C. Open Public Hearing
 1. Public Hearing – request for conditional use for a campground in a M-1 district; request from Jeremiah Kath, 712 Lake St., parcel #429.05.
 2. Close Public Hearing
6. NEW BUSINESS
 - A. Public Hearing – request for conditional use to keep chickens in a business district at 142 N. Main St., parcel #17.
 - B. Public Hearing – request to rezone from B-2 to M-1 and conditional use for retail in M-1 at 513 S. Main St., parcel #301.A3
 - C. Public Hearing - request for conditional use to have a campground in a M-1 District at 712 Lake St., parcel #429.05
7. Adjourn

Kayla Lindert
Clerk/Treasurer

Posted: 04/8/2022

You're invited to join a Microsoft Teams meeting

Title: Kayla Lindert's Teams Meeting

Time: Tuesday, April 12, 2022, 5:45:00 PM Central Daylight Time

Join on your computer or mobile app

[Click here to join the meeting](#)

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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. Notice is hereby given that a majority of the members of the village board may attend this meeting to gather information about a subject over which they have decision-making responsibility.

An updated agenda may be posted 24 hours before meeting time.

VILLAGE OF PARDEEVILLE
PLAN COMMISSION MINUTES
Village Hall – 114 Lake Street, Pardeeville
Monday, March 14, 2022 at 5:00 p.m.
DRAFT MINUTES: NOT APPROVED

Call to Order: **ABRATH** call the meeting to order at 5:05 p.m.

Roll Call: Committee members present: Abrath, Adam, Griepentrog, Haynes, Stilson.

Excused: Berger, Woxland. Also present: Connie Pease, Dick Eberle, Kristi Fehrman, Jacob Gunderson, Phil Possehl, Mike Babcock

Agenda Approval:

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

Minutes Approval:

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

OLD BUSINESS:

1. Jacob Gunderson – proposal of new business at 513 S. Main St.
Gunderson presented his site layout and floor plan of the proposed facility; start to finish. Explain the 10' tall security gate system when livestock are dropped off, inside waste containers, outdoor dumpster is for garbage only (gloves, etc.) Indicated he has an offer to purchase land to be over 1.0 acres to meet Code. Expresses his purpose of the business is to provide fresh meat at a lower cost for the community and how it also helps the local farmers. Discussions on processing of the livestock, maximum capacity of the facility, floor drains and state approved plans.

RESCIND MOTION Stilson/Adam from MOTION from 02/22/22

MOTION Adam/Griepentrog to recommend Gunderson's business with a rezone to M-1 and apply for Conditional Use with retail. Motion carries, Haynes appose.

NEW BUSINESS:

2. Vince St. Development - Approval of Road Name and CSM
Discussion on the process of how street names were selected. Facebook post vs. keeping street names similar to surrounding street names (as noted in the Ordinance).
MOTION Adam/Haynes to approve naming the proposed road name to: Doug Hare Way.
Motion carried unanimously.
3. LaFollette St./Maple St. - Approval of Road Names
MOTION Haynes/Adam to approve naming the proposed road name "A" to: Cedar Street.
Motion carried unanimously.
MOTION Stilson/Abrath to approve naming the proposed road name "B" to: Willow Street.
Motion carried unanimously.

Meeting was adjourned by Abrath at 5:32 p.m.

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

**VILLAGE OF PARDEEVILLE
NOTICE OF PUBLIC HEARING
PLAN COMMISSION
Village Hall – 114 Lake Street, Pardeeville
Tuesday, April 12, 2022 at 5:45 p.m.**

**STATE OF WISCONSIN:
VILLAGE OF PARDEEVILLE: ss
COUNTY OF COLUMBIA:**

PUBLIC NOTICE is hereby given to all persons in the Village of Pardeeville, Wisconsin that a public hearing will be held on Tuesday, April 12, 2022 at 5:45 p.m. at the Pardeeville Village Hall, 114 Lake Street, Pardeeville, WI 53954 relative to the following application:

1. Conditional use application from Kimberly Turbeville, for Keeping of Chicken in a Business district at 142 N Main Street, Pardeeville WI.

All interested persons, or their agents or attorneys, are invited to attend said hearing and be heard. All objections will be considered at this hearing and thereafter a decision will be determined.

A meeting of the Plan Commission will commence at 6:30 p.m. The Plan Commission will deliberate about the above cited question.

Dated this 29th day of March, 2022

VILLAGE OF PARDEEVILLE

Kayla Lindert, Clerk/Treasurer

Posted: 03/29/2022

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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
NOTICE OF PUBLIC HEARING
PLAN COMMISSION
Village Hall – 114 Lake Street, Pardeeville
Tuesday, April 12, 2022 at 6:00 p.m.**

**STATE OF WISCONSIN:
VILLAGE OF PARDEEVILLE: ss
COUNTY OF COLUMBIA:**

PUBLIC NOTICE is hereby given to all persons in the Village of Pardeeville, Wisconsin that a public hearing will be held on Tuesday, April 12, 2022 at 6:00 p.m. at the Pardeeville Village Hall, 114 Lake Street, Pardeeville, WI 53954 relative to the following application:

1. Rezone application from B-2 to M-1 and Conditional use application from Jacob Gunderson, to include retail sales within zoning district M-1 at 513 S Main Street, Pardeeville WI.

All interested persons, or their agents or attorneys, are invited to attend said hearing and be heard. All objections will be considered at this hearing and thereafter a decision will be determined.

A meeting of the Plan Commission will commence at 6:30 p.m. The Plan Commission will deliberate about the above cited question.

Dated this 29th day of March, 2022

VILLAGE OF PARDEEVILLE

Kayla Lindert, Clerk/Treasurer

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**VILLAGE OF PARDEEVILLE
NOTICE OF PUBLIC HEARING
PLAN COMMISSION
Village Hall – 114 Lake Street, Pardeeville
Tuesday, April 12, 2022 at 6:15 p.m.**

**STATE OF WISCONSIN:
VILLAGE OF PARDEEVILLE: ss
COUNTY OF COLUMBIA:**

PUBLIC NOTICE is hereby given to all persons in the Village of Pardeeville, Wisconsin that a public hearing will be held on Tuesday, April 12, 2022 at 6:15 p.m. at the Pardeeville Village Hall, 114 Lake Street, Pardeeville, WI 53954 relative to the following application:

1. Conditional use application from Jeremiah Kath, for use of a Campground/Resort in an Industrial District at 712 Lake Street.

All interested persons, or their agents or attorneys, are invited to attend said hearing and be heard. All objections will be considered at this hearing and thereafter a decision will be determined.

A meeting of the Plan Commission will commence at 6:30 p.m. The Plan Commission will deliberate about the above cited question.

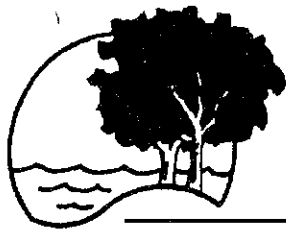
Dated this 29th day of March, 2022

VILLAGE OF PARDEEVILLE

Kayla Lindert, Clerk/Treasurer

Posted: 03/29/2022

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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)

(If this application is accepted, it must be renewed every two years for \$50.00)

Waive fee for now!
Per Bob Abrath
↓

APPLICANT'S NAME(s): Kimberly L Turbeville
APPLICANT'S ADDRESS: 142 N main St Po Box 62 Pardeeville
Telephone No. 608 697 6952 Date: 4/1/2022

SITE OWNER, IF DIFFERENT FROM APPLICANT(s): _____
ADDRESS OF SITE OWNER(s): NA
Telephone # _____

CONTRACTOR, IF APPLICABLE: _____
CONTRACTOR ADDRESS: _____
Telephone # _____ Insurance Company: NA

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.

Plat of Survey prepared by a registered land surveyor showing all the information as required by Section 10-1-12 for a Zoning Permit may be required by the Planning Commission and in addition the following:

- 1.) Mean and historic high water lines on or within 40 feet of the subject premises.
- 2.) Existing or proposed landscaping.

Please provide the names of your architect or professional engineer or both:

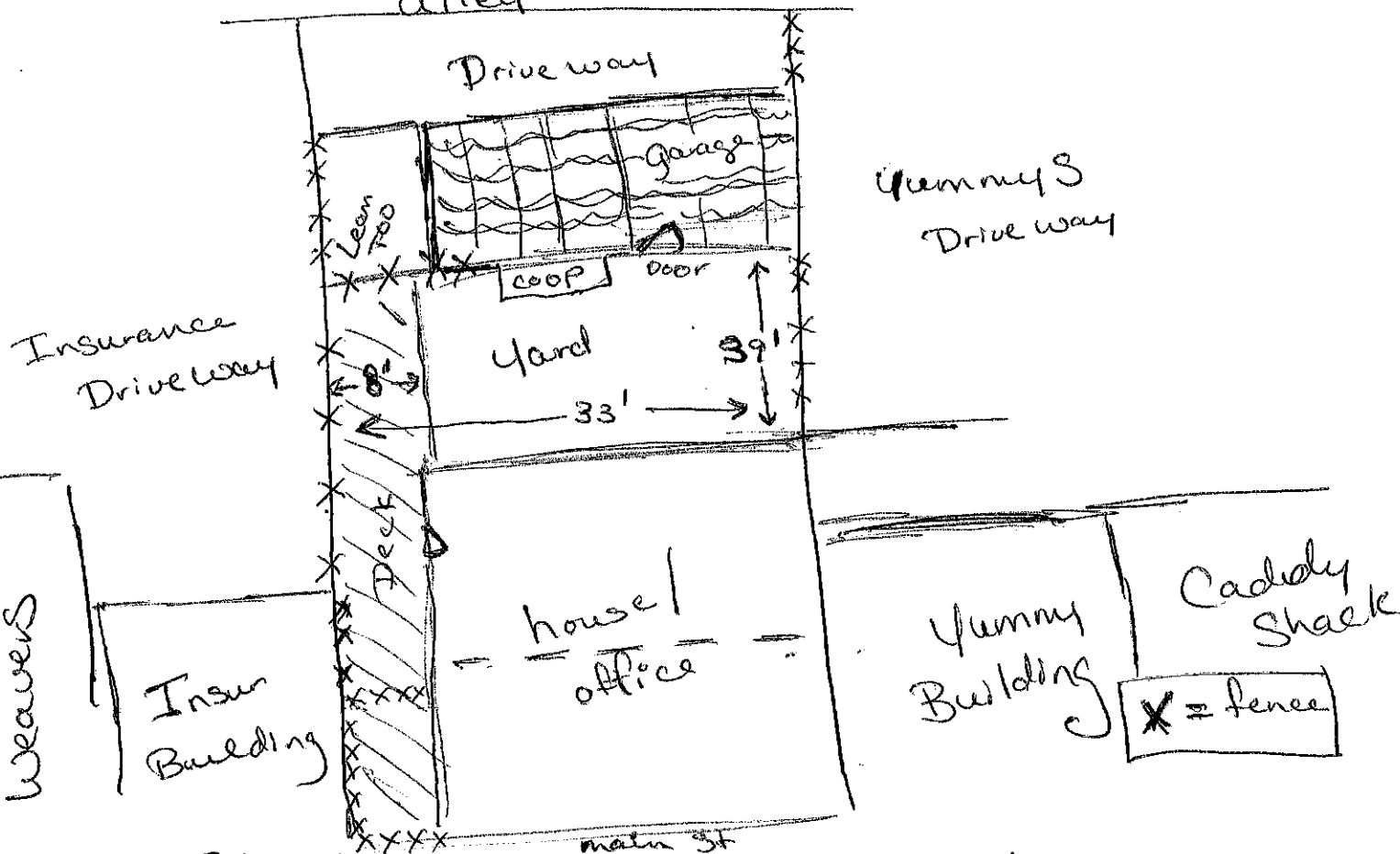
ARCHITECT: _____ Telephone # _____
ENGINEER: _____ Telephone # _____
DESCRIPTION OF SUBJECT SITE: _____

Legal Description: Lot 11 0.121 acres

Address: 142 N Main St Pandeeville

Sketch of Site: (To include lot size, building placement, parking, loading, highway access points before proposed change.)

Bank Bank Parking Lot
Alley



Type of Zoning: B1 Business Type, If Applicable: Massage Therapy

Number of Employees: 1 --include yourself (yourselves)

Proposed Use: we would like to keep chickens (2-5) in my yard of my living space in the commercially zoned location

Yard has grass & completely left privacy fenced in

LIST OF PROPERTY OWNERS WITHIN 200' OF PROPERTY LINES OF SUBJECT PROPERTY:

Insurance Company
Yumony Chinese
weavers
Caddy Shack
National Exchange Bank ?

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

4/1/22
Date

Kembrey Thibault
Applicant

Applicant

Applicant

Date Given to Industrial Development & Planning: Received 04-05-22
Public Hearing Date: 04-12-22





Coop



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)

(If this application is accepted, it must be renewed every two years for \$50.00)

APPLICANT'S NAME(s): Jacob Gunderson, Shar Staveness
APPLICANT'S ADDRESS: N7310 Whittingham Rd., Pardeeville, WI 53954
Telephone No. 608-235-3878 Date: 3-20-22

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

CONTRACTOR, IF APPLICABLE: Advance Builders
CONTRACTOR ADDRESS: 4125 Terminal Dr. STE 100, McFarland, WI 53558
Telephone # 608-333-5090 Insurance Company: _____

Brickl Bros.
400 Brickl Road
West Salem, WI 54609

608-781-7152

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.

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

ARCHITECT: _____
ENGINEER: _____

Telephone # _____
Telephone # _____

DESCRIPTION OF SUBJECT SITE:

Legal Description: Currently being used as a Car Wash

Address: 513 S. Main St., Pardeeville

Current Zoning: Commercial Current Use: Car wash

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

Proposed Use (make sure it meets ordinance uses):

Meat Processing facility. We will perform Slaughtering of
Cattle and hogs. we will have a retail space.

Residential:

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

Commercial or In Home Business:

Type of Business: _____ Hours of operation: _____

Parking
Plan: _____

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.

3-20-22
Date

Applicant: [Signature]

Applicant: [Signature]

Applicant: _____

Date Application Received: 03-30-22

Scheduled Hearing Date: 04-12-22

Approved by Plan Commission: _____

Board Approved Date: _____

Signature of Village Clerk



Village of Pardeeville

114 Lake Street
Pardeeville, WI 53954

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

REZONE APPLICATION

APPLICATION FEE \$150.00

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

APPLICANT NAME(s): Jacob Gunderson, Shar Staveness

APPLICANT ADDRESS: N7310 Whittingham Rd., Pardeeville, WI 53954

TELEPHONE No. 608-235-3878 DATE: 3-20-22

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

ADDRESS OF SITE OWNER(s): _____

TELEPHONE No. _____

CONTRACTOR, IF APPLICABLE: Advance Builders / Brickl Bros.

CONTRACTOR, ADDRESS: 4125 Terminal Dr. STE 100 / 400 Brickl Rd
McFarland, WI 53558 / West Salem, WI 54069

TELEPHONE No. 608-333-5090 INSURANCE COMPANY: 608-769-7952

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.

Plat of Survey prepared by a registered land surveyor showing all the information as required by Section 58-11 for a Zoning Permit may be required by the Planning Commission and in addition the following:

- 1.) Mean and Historic high water lines on or within 40 feet of the subject premises.
- 2.) Existing or proposed landscaping.

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

ARCHITECT: _____ Telephone No. _____

ENGINEER: _____ Telephone No. _____

DESCRIPTION OF SUBJECT SITE:

Legal Description: Currently is being used as a Car wash.

Address: _____

Current Zoning: Commercial

Current Use: Car Wash

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

Requested Zoning: M1

Proposed Use (make sure it meets ordinance uses):

Meat Processing facility. We will be Slaughtering Cattle and hog.
We will have retail space.

Residential:

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

Commercial:

Type of Business: _____ Hours of operation: _____

Sketch of Site: (To include lot size, building placement, parking, loading, highway access points before proposed change)

FLOOR PLAN or SITE PLAN OF USE 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.

3-20-22
Date
Applicant: [Signature]
Applicant: [Signature]
Applicant: _____

Date Application Received: 03-30-22

Scheduled Hearing Date: 04-12-22

Approved by Plan Commission: _____ Board Approved Date: _____

Signature of Village Clerk

Dumpster
* Garbage Only

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.

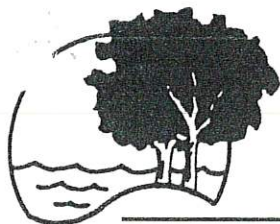
Where an M-1 Industrial District abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to the lot line. Plant

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)







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)

~~(If this application is accepted, it is must be renewed every two years for \$50.00)~~

APPLICANT'S NAME(s): JEREMIAH KATH
APPLICANT'S ADDRESS: 1014 SPRUCE ST. MADISON, WI 53715
Telephone No. 608. 691. 7298 Date: 4.5.2020

SITE OWNER, IF DIFFERENT FROM APPLICANT(s):
ADDRESS OF SITE OWNER(s): 712 Lake St.
Telephone # _____

CONTRACTOR, IF APPLICABLE: _____
CONTRACTOR ADDRESS: _____
Telephone # _____ Insurance Company: _____

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.

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

SURVEYOR
ARCHITECT: NEIL BORTZ
ENGINEER: _____

Telephone # _____
Telephone # _____

DESCRIPTION OF SUBJECT SITE:

Legal Description: _____

Address: 712 LAKE ST.

Current Zoning: M-1 Current Use: NONE - VACANT LAND

Business Type, If Applicable: SEASONAL CAMPGROUND Number of Employees: OWNERS -

Proposed Use (make sure it meets ordinance uses):

Campground / Resort / RV - SEASONAL & POSSIBLE YEAR ROUND
- POSSIBLE Development as well

Residential:

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

Commercial or In Home Business:

Type of Business: CAMPGROUND / RESORT / RV Hours of operation: SEASONAL APRIL - NOV
24 HRS - OVERNIGHT GUESTS

Parking Plan: CARS ABLE TO PARK ON THEIR OWN SITE. ALSO AMPLE
SPACE TO PARK IN OPEN FIELD

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.

4.5.22
Date

Applicant: [Signature]

Applicant: _____

Applicant: _____

Date Application Received: 04-06-22

Scheduled Hearing Date: 04-12-22

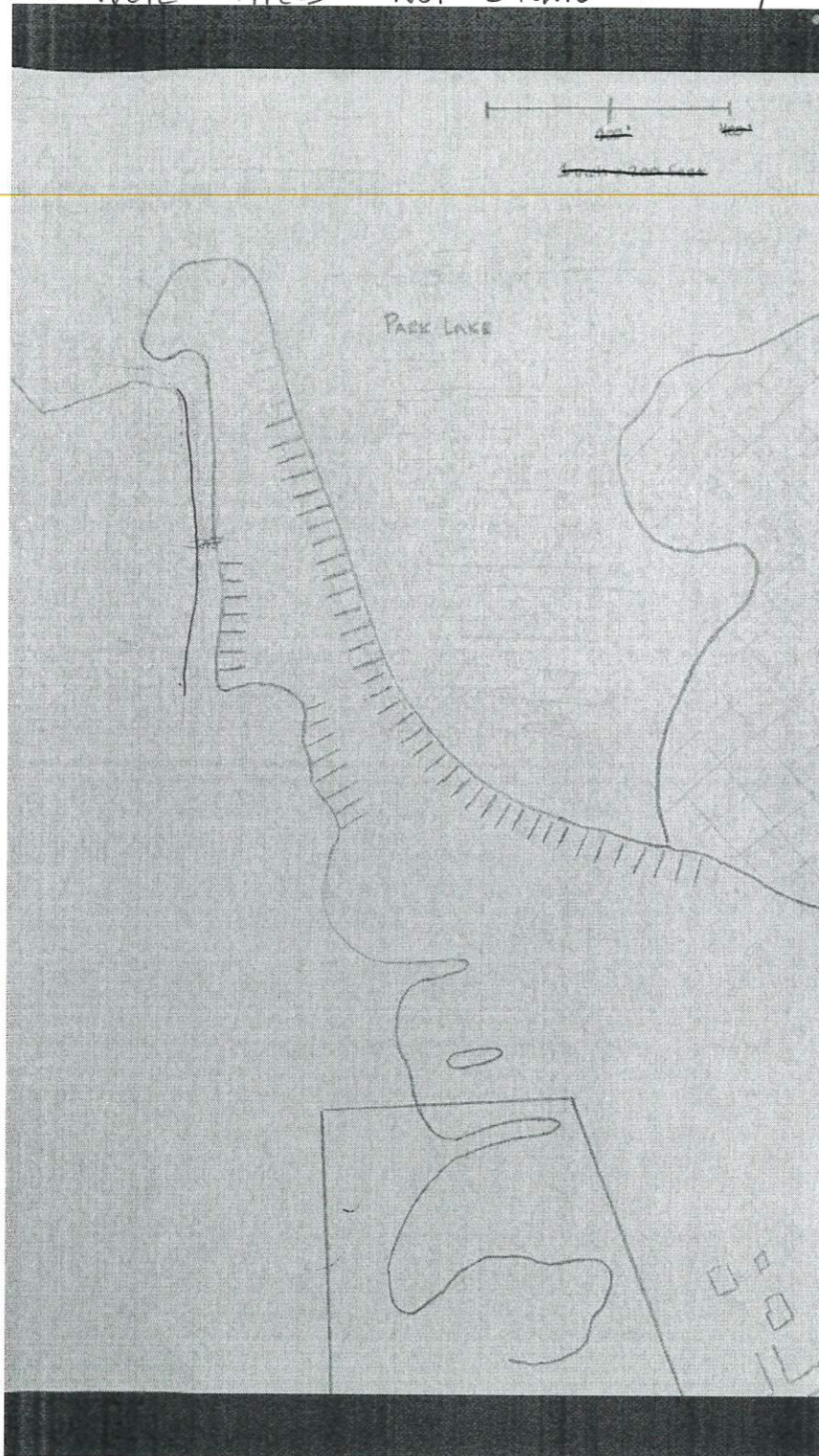
Approved by Plan Commission: _____

Board Approved Date: _____

Signature of Village Clerk

Preliminary Site Plan

*Note - trees not shown = we do plan to keep most.



*
≤ 50
sites

Each site
is 30' wide
x 50' Deep

04-06-22