



OFFICIAL NOTICE AND AGENDA

Pardeeville Plan Commission – **Regular Meeting**

Pardeeville Village Hall – Board Room

114 Lake Street, Pardeeville, WI 53954

Wednesday, September 10, 2025 – 6:00 PM

1. **Call meeting to order:**
 - 1.1. Roll Call
 - 1.2. Approval of Agenda
2. **Approval of Minutes** – 11JUN25
3. **Comments from the Floor** - *(Please be advised per State Statute Section 19.84(2), information will be received from the public. The comments made must remain respectful. The Chief Presiding Officer has the right to end an individual's time should an individual become disrespectful. It is policy of the Village that each individual may receive up to two (2) minutes to speak. More time may be granted by the Chief Presiding Officer. There may be limited discussion on the information received, however, no action will be taken under Comments from the Floor).*
4. **Old Business:**
5. **New Business: Consider and Possible Action on the following items**
 - 5.1. Request to Change the Covenant for 106 Roosevelt Street Parcel #89 from 6 Months to 12 Months
 - 5.2. Rezoning Request: 106 Roosevelt St to Rezone from B-2 Business District to R-2 Single-Family Residential District
 - 5.3. Request to Combine Tax Parcels: Parcel # 11171-441.1 and Parcel#11171-434.1
 - 5.4. Request to Combine Tax Parcels: Parcel #11171-257 and Parcel #11171-256
6. **Adjournment**

Justin Kopfhamer, Commission Chair

Commission Members: Justin Kopfhamer, Lloyd Miller, Connie Pease, Steve Woxland, Steve Arkin, Sara Berger, Carol Ziehmke;

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.



Pardeeville Plan Commission – Meeting Minutes

Pardeeville Village Hall

Wednesday, June 11, 2025 – 6:00 PM

1. Call meeting to order:

Kopfhamer called the meeting to order at 6:01 pm.

1.1. Roll Call

Present: Justin Kopfhamer, Lloyd Miller, Steve Woxland, Steve Arkin.

Absent: Connie Pease, Sara Berger, & Carol Ziehmke.

Staff: Clerk, Laramie Renner, Deputy Clerk-Treasurer Taffy Rodriguez

Guests: Tyler and Brittni Mosser, 115 Washington St.

1.2. Approval of Agenda

Woxland made a motion to approve the agenda. Seconded by Miller. Voice Vote: Motion carried unanimously.

2. Approval of Minutes: None.

3. Comments from the Floor: None

4. Old Business: None

5. New Business:

5.1. Variance Request: 115 Washington Street

Woxland moved to hold a public hearing at the next regular Village Board Meeting (July 2nd) and support the granting of a variance for 115 Washington Street. Seconded by Kopfhamer. Voice Vote: Motion carried unanimously.

6. Adjournment

Kopfhamer moved to adjourn at 6:09 p.m. Seconded by Woxland. Voice Vote: Motion carried unanimously.

*Laramie Renner
Village Clerk*



DocId:8094236

Tx:4083129

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

RE: See attached Exhibit A ("the Lot").

THIS DECLARATION, made this the
22nd day of January, 2024, by the
Village of Pardeeville, a Wisconsin Municipal
Corporation (hereinafter "Village"), as the owners
of all of the above-referenced Lot; and

WHEREAS, Village desires to subject the
Lot to certain conditions, covenants and
restrictions set forth below, for the benefit of said
Lot; and

NOW THEREFORE, it is hereby declared by Village, that the Lot is subject to the
following covenants and restrictions which shall run with the land and shall bind the current
owner, future owners thereof as well as their successors and assigns.

SECTION 1. DEFINITIONS

The following definitions shall be applicable to this Declaration:

- 1.01. Village or Developer.** Village of Pardeeville, Wisconsin.
- 1.02. Declaration.** This Declaration of Protective Covenants and Restrictions.
- 1.03. Lot.** The parcel described on the Attached Exhibit A.
- 1.04. Occupancy Permit.** Permit given by the Village building inspector granting the Lot Owner the right to occupy the principal structure on the Lot.
- 1.05. Owner.** The person or persons, including any business organization or education institution, having the ownership of a Lot as established by documentation recorded with the Columbia County Register of Deeds office, and that power to convey the fee simple title to a given Lot.

DOC # 972539REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:

02/02/2024 09:36:06 AM

PAGES: 9

LISA KRINTZ

REGISTER OF DEEDS

REC FEE: 30.00

Drafted by and Return To:

Paul A. Johnson

Boardman & Clark LLP

PO Box 256

Lodi, WI 53555

E

11-171-89

Parcel Identification Number(s)

SECTION 2. STATEMENT OF PURPOSE

2.01. General Purpose. The general purpose of this Declaration is to help assure the Lot owner that the Lot will become and remain part of an attractive neighborhood; to preserve and maintain the natural beauty of the neighborhood; to insure the most appropriate development and improvement of the Lot; to guard against the erection thereon of poorly designed and proportioned structures; to obtain compatible and harmonious improvements; and to encourage and secure the construction of residential structures thereon. Additionally, this development is designed to increase the tax base within the Village of Pardeeville.

2.02. Building Time Limits; Penalties.

- (a) Construction of a new principal structure (including the building permit) on a Lot must begin within six (6) months from the date of closing on purchase of said Lot. The structure must be completed within twenty-four (24) months from the date of closing on purchase of said Lot. Construction will be commenced when a building permit is obtained. The structure will be considered completed when an occupancy permit is obtained from the Village building inspector. If construction of the structure is not commenced within six (6) months from the date of closing or the structure is not completed within twenty-four (24) months from the date of closing, the Lot owner will be subject to a forfeiture as described in Section 2.02(b) below. The Lot owner may request an extension from the Village Board of the time limits provided under the terms of this paragraph. Extensions of time may be approved or disapproved by the Village Board in the Board's exclusive discretion. If the Lot is sold before an occupancy permit is obtained the sale of the Lot does not result in a reset of the time limits set forth in this section.
- (b) In the event Buyer has not met the timelines as set forth in Section 2.02(a) above, Village shall have the option to buy the above-described Lot at a purchase price equal to the amount paid for the land less any commissions or expenses paid by the Village in connection with the original sale to the Buyer, or the subsequent buy back pursuant to this section. The Village is not liable to reimburse buyer for any improvements made to the lot following the initial purchase.

SECTION 3. ARCHITECTURAL ATTRIBUTES.

3.01. Building Types Allowed. All structures built on the Lot shall follow the land use requirements of said zoning district specified in the Village Ordinances.

3.02. Lot Subdivision; Building on Multiple Lots. No Lot as platted shall be further subdivided. This covenant shall be construed to prevent the combination of more than one Lot into a building site. The Lot is further subject to applicable zoning laws, ordinances and building codes.

3.03. Square Footage Minimums. If a residential structure is to be constructed on the Lot, the principal structures constructed on the Lot shall meet the following minimum finished gross square foot living area requirements:

- (a) R-1 residential lots shall have a building at least 1,700 square feet for a single story and 2,000 square feet for a multi-story;
- (b) R-2 residential lots shall have a building at least 1,400 square feet for a single story and 1,400 square feet for a multi-story;
- (c) R-3 residential lots (multi-family dwelling) shall have a minimum combined square footage of at least 1,800 square feet (and a minimum of 900 square feet for each dwelling) for a building footprint;
- (d) For the purpose of determining floor area, stair openings shall be included but open Porches, Screened Porches, attached Garages and Basements, even if the Basements are finished shall be excluded. Square footage for a raised ranch, bi-level or split entry home is calculated using the main level only, excluding the garage. Square footage for tri-level homes is calculated using the two main levels above grade excluding the garage.

3.04. Building Requirements. All principal structures constructed on the Lot must comply with the following:

- (a) While metal roofs are allowed, they must be of residential type, i.e., textured and/or lapped construction.
- (b) Outdoor wood burning stoves used for the primary or secondary purpose of heating any structure on the Lot are prohibited.
- (c) Roof pitch on all buildings shall be no less than 5/12 (five/twelve).
- (d) Aluminum fascia and soffit is also allowed. Fascia shall be a minimum of six inches (6"). High quality cladding materials are required. Lap siding may be wood, fiber, cement or high-quality vinyl that will resist warping. The use of brick or stone cladding is required on a minimum of 10% of the front façade or it may be used for the entire building. When not used on the entire building, the brick or stone cladding shall end either at an inside corner of the façade or shall be wrapped around outside corners and extended at least 18 inches along the side wall. High quality transition methods between materials are required to assure aesthetic and performance longevity.
- (e) No building previously erected elsewhere shall be moved upon a Lot, excepting new prefabricated construction which meets the requirement of these Restrictive Covenants.
- (f) No carports will be allowed.

- (g) No satellite dishes shall be allowed on the Lot unless located to the rear of a dwelling unit building on said Lot.
- (h) All driveways must be paved with concrete within one (1) year from the date the occupancy permit is issued for the Lot.
- (i) One or more gables facing the street are required. At least one gable shall have a minimum width of 16 feet at its widest point. The design review committee will consider flat roof designs without gabled elements, though such designs must have outstanding proportions and design character.

3.05. Accessory Building.

- (a) A single accessory use building is allowed on the Lot. All accessory use buildings must comply with all provisions of the Village zoning code.
- (b) Any principal residential structures shall have a minimum of an attached two car garage at least 20' wide and 20' deep. Garages shall provide space for at least 2 vehicles and may be up to 3 vehicle stalls in width. The width of the garage portion of the structure may not exceed 50% of the width of the house and the door for the third garage stall shall be set back a minimum of 18 inches further from the street than the first two garage stalls. It is preferred where feasible, that the garage be set back further from the street than the front door (however, the front door may be set back, to a maximum distance of five feet from the face of the garage).

3.06. Fencing. Any fencing allowed shall be constructed in accordance with Village ordinances along with the following requirements:

- (a) No fences are allowed to extend forward, from the rear of the principal structure. All fences can be extended from the rear of the residence/structure into the rear yard and side yards.
- (b) Fences shall not be erected on any Village right-of-way and may be installed on the side and rear property lines as long as they do not interfere with any other aspect of this Declaration.
- (c) Plastic-coated chain-link fence is allowed as long as the plastic coating is black. No other color of coating is allowed.

3.07. Lawn Maintenance.

- (a) The Lot shall not be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste must be kept in sanitary containers.
- (b) All areas of the Lot not used as building site, lawn or under cultivation as a family garden shall be kept under a cover crop or so cultivated or tended to keep such areas free of noxious weeds. Lot Owners shall be responsible for maintaining the

structures, Lot, and adjoining street terrace in a neat appearance and keeping the Lot and street terrace free of noxious weeds. Seeding or sodding of the entire yard is permissible and must be completed within sixty (60) days of occupancy of the building unless, due to weather conditions, the Village Board waives this condition in writing.

- (c) The Village shall have the right to complete any grading, seeding, sodding, or general landscaping not completed within the time required by Paragraph 3.08(b) and to recover the costs of same from the Owner. The owner will be billed for the work and, if it is not paid by October 30, the cost will be placed on the tax roll as a special charge.
- (d) No Lot Owner shall change the elevation of a Utility Easement without the permission of Village Board and the Lot Owner shall be responsible for any damages caused to underground utilities affected by any changes in grade. No Lot Owner shall change the grade along any of the Lot lines of existing grade without the written consent from the Village Board. Lot Owners shall be liable for any damages or costs incurred as a consequence of unauthorized grade changes. Any damages done to adjoining properties shall be repaired by the responsible Lot Owner, including loss of any ground cover or vegetation used for prohibiting soil erosion.

3.08. Structure/Grounds Maintenance. The structures and the grounds of the Lot shall be maintained in a neat and attractive manner. Upon the Owner's failure to do so, the Village may, at its option and after giving the Owner five (5) days of written notice sent to the Owner's last known address, have grass, weeds, dead trees, dead shrubs, dead plants and other vegetation cut and removed as often as in its judgment the same is necessary. The Village shall be allowed to conduct this work upon the non-action of an Owner as allowed by Village Ordinance. The Village shall be allowed to collect any charges for these services against the Lot or Owner as a special charge. This covenant is meant to prevent an Owner's negligence or inaction from negatively impacting the value of a neighboring Lot.

3.09. Inspections. For the sole purpose of inspecting the construction of any improvements or for performing the repair and maintenance outlined above, the Village, through its duly authorized agents or employee(s), shall have the option, after reasonable notice to the Owner, to enter upon the Lot at reasonable hours on any business day to ensure that all work has been performed.

3.10. Waiver. The Village Board is authorized to grant waivers from any provision of this Declaration where such waiver will assist in carrying out the intent and spirit of this Declaration and where strict application of the provision would result in a particular hardship to the Owner seeking the waiver.

SECTION 4. LOT USAGE

4.01. Solar Energy. All forms of solar energy collectors must be roof mounted and must follow the rate file for Pardeeville Utilities on the inner-connection agreement process.

- 4.02. Utilities.** All utilities serving any building or site shall be underground. No building or other improvement shall be erected or placed within any utility easement. Electric, Water and Sewer services shall be separately metered and billed to the Lot by the Utility directly. Gas required to service the Lot shall be supplied by the public utility company serving the area and shall be separately metered and billed to the Lot by the utility directly.
- 4.03. Signs.** No commercial signs, billboards or advertising devices except those used in the sale of the property shall be placed on the Lot.
- 4.04. Temporary Living Quarters.** No trailer, mobile home, recreational vehicle, tent, shack or other structure, except as otherwise permitted herein and no temporary building structure of any kind shall be used for a residence, either temporary or permanent. Temporary structures used during the construction of a structure shall be on the same lot as the structure and such temporary structures shall be removed upon completion of the construction.

SECTION 5. ENFORCEMENT.

Any Lot Owner who violates or fails to perform an obligation under these Restrictive Covenants shall be subject to forfeiture. Before assessing a forfeiture, the Village shall give the violating Lot Owner notice of the violation, and five (5) days, or such additional time as the Village may agree, to cure the violation. The amount of a forfeiture shall be within the range of forfeitures provided for violation of the Village's zoning regulations, as determined by the Village. Each day a violation continues, after a Lot Owner has been given notice and an opportunity to cure, shall constitute a separate violation subject to a separate forfeiture. Forfeitures shall be assessed by written notice from the Village to the violating Lot Owner and paid to the Village. Forfeitures that remain unpaid may be collected in an action under Wis. Stat. sec. 778.10.

SECTION 6. MISCELLANEOUS.

- 6.01. Severability.** Invalidation of any one of these covenants, or any severable part of any covenant by judgment or court order, shall in no way affect any of the other provisions, which provisions shall remain in full force and effect.
- 6.02. Terms and Amendments.**
- (a) These covenants and restrictions as amended, run with the land and shall be binding on all persons having an interest in the Lot for a period of thirty (30) years from the date this Declaration is recorded, after which time they shall automatically stand renewed for successive ten (10) year periods, unless an instrument terminating or altering such covenants and restrictions, in whole or in part is recorded with the Columbia County Register of Deeds as set forth in (b) below.
 - (b) These covenants and restrictions as amended, or any part thereof may be cancelled, released or amended in writing at any time by a motion passed by the

Village Board at a meeting duly called and held. These restrictions or any part thereof may also be released, cancelled, amended or waived upon the affirmative vote of the Lot Owner the consent of the Village Board by a motion passed at a meeting duly called and held. All amendments shall have prospective application only and shall be evidenced in writing by a document recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

- 6.03. Notice to Owners.** Any notice required to be sent to any Owner under the provisions of these covenants shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the most recent real estate tax bill at the time of such mailing.
- 6.04. Attorney's Fees.** If any suit or action is brought to enforce the provisions of this Declaration, the party who prevails in such action or suit shall be entitled to recover its court costs and reasonable attorney's fees from the other party.

VILLAGE OF PARDEEVILLE

Michael J. Haynes
Michael J. Haynes, President

Denise Vater
Denise Vater, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF COLUMBIA)


Personally came before me this 22 day of January, 2024, the above-named Michael J. Haynes, in the capacity indicated, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cindy Luedeman
Cindy Luedeman (print name)
Notary Public, Columbia County, WI.
My Commission expires 10/16/2026



[illegible]

Personally came before me this 22 day of January, 2024, the above-named Denise Vater, in the capacity indicated, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Cindy Wedeman (print name)
Notary Public, Columbia County, WI
My Commission expires 10/16/2026



This instrument drafted by:
Attorney Paul A. Johnson
Boardman & Clark LLP
Post Office Box 256
Lodi, WI 53555
608-592-3877 (p)
608-592-5844 (f)

pjohnson@boardmanclark.com

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EXHIBIT "A"

Lot One (1), Block Three (3), Wescher's Second Addition to the Village of Pardeeville, and Lot Two (2), Block Three (3), Wescher's Second Addition to the Village of Pardeeville, Columbia County, Wisconsin. Also part of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ - SW $\frac{1}{4}$), Section 3, Township 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin, described as follows: Commencing at the Northwest corner of Lot One (1), Block Two (2), Fred Wescher's First Addition, originally known as Wescher's Addition to Pardeeville; thence Northerly along the East line of Lot One (1), Block Three (3), Fred Wescher's Second Addition, originally known as Wescher's Second Addition to Pardeeville, to the South line of Lot One (1), Block One (1), Fred Wescher's First Addition, originally known as Wescher's Addition to Pardeeville; thence East along the South line thereof to the Southeast corner of said Lot One (1), Block One (1), First Addition, originally known as Wescher's Addition to Pardeeville; thence due South to the North line of Lot One (1), Block Two (2), Wescher's First Addition originally known as Wescher's Addition to Pardeeville; thence West along the North line thereof to the place of beginning, all in the Village of Pardeeville, Columbia County, Wisconsin.

REZONE APPLICATION

APPLICATION FEE \$150.00

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

APPLICANT NAME(s): Jackson Pargman and Madisyn Pargman

APPLICANT ADDRESS: 106 Roosevelt Street, Pardeeville WI, 53954

TELEPHONE No. 608-697-4692 DATE: 08/28/25

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

ADDRESS OF SITE OWNER(s): 213 Roosevelt Street, Pardeeville WI, 53954

TELEPHONE No. 608-697-4962

CONTRACTOR, IF APPLICABLE: N.A.

CONTRACTOR, ADDRESS: N.A.

TELEPHONE No. N.A. INSURANCE COMPANY: Erie Insurance

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: N.A. Telephone No. N.A.

ENGINEER: N.A. Telephone No. N.A.

DESCRIPTION OF SUBJECT SITE:

Legal Description: Being Lots 1 and 2 of Wescher's Second Addition to Pardeeville and part of Wescher's
Addition to Pardeeville, located in part of the Northwest 1/4 of the Southwest 1/4 of Fractional Section 3,
Township 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin.

Address: 106 Roosevelt Street, Pardeeville WI, 53954

Current Zoning: Buisness 2 (B-2)

Current Use: Vacant

Business Type, If Applicable: N.A. Number of Employees: N.A.

Requested Zoning: Residential 2 (R-2)

Proposed Use (make sure it meets ordinance uses):

We plan to build roughly an 1,800 sq. ft. first floor ranch home with a two car garage.

Residential:

Total # of dwelling units proposed: One Number of Parking Stalls off-street: 0

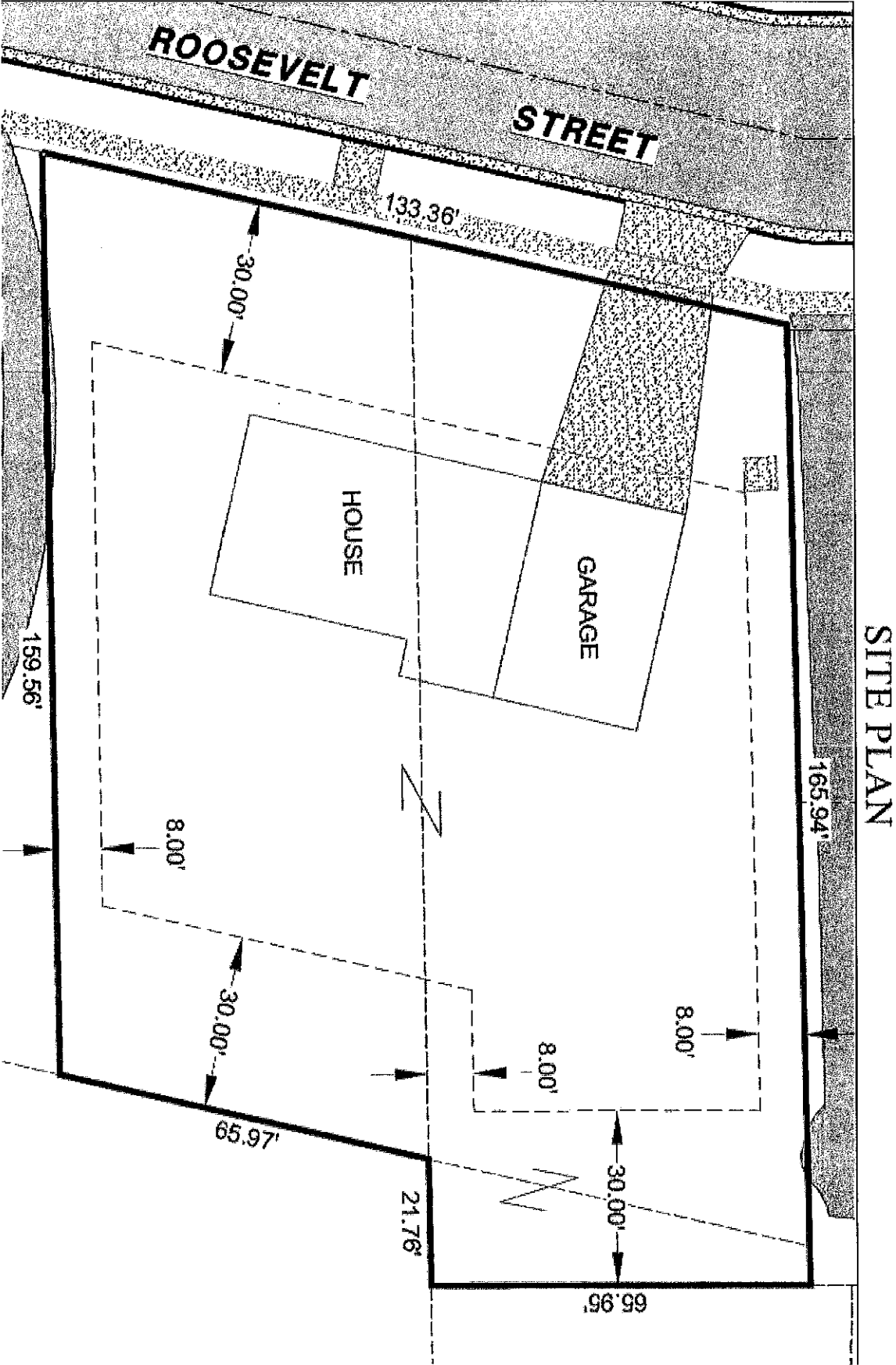
Commercial:

Type of Business: N.A.

Hours of operation: N.A.

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.

08/28/25
Date

Applicant: Jackson Pargman Davey Neff

Applicant: _____

Applicant: _____

Date Application Received: _____

Scheduled Hearing Date: _____

Approved by Plan Commission: _____

Board Approved Date: _____

Signature of Village Clerk

PLAT OF SURVEY

BEING PART OF WESCHER'S ADDITION TO PARDEEVILLE AND LOTS 1 AND 2, BLOCK THREE, OF WESCHER'S SECOND ADDITION TO PARDEEVILLE, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

Bearings are referenced to the North line of the Northwest 1/4 of the Southwest 1/4 of Fractional Section 3, Township 12 North, Range 10 East, per the Wisconsin County Coordinate System, Columbia County Zone, with a bearing of North 88°45'44" East, NAD 83(91).

Surveyor's Section Corner Notes:

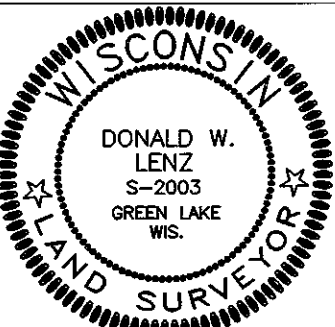
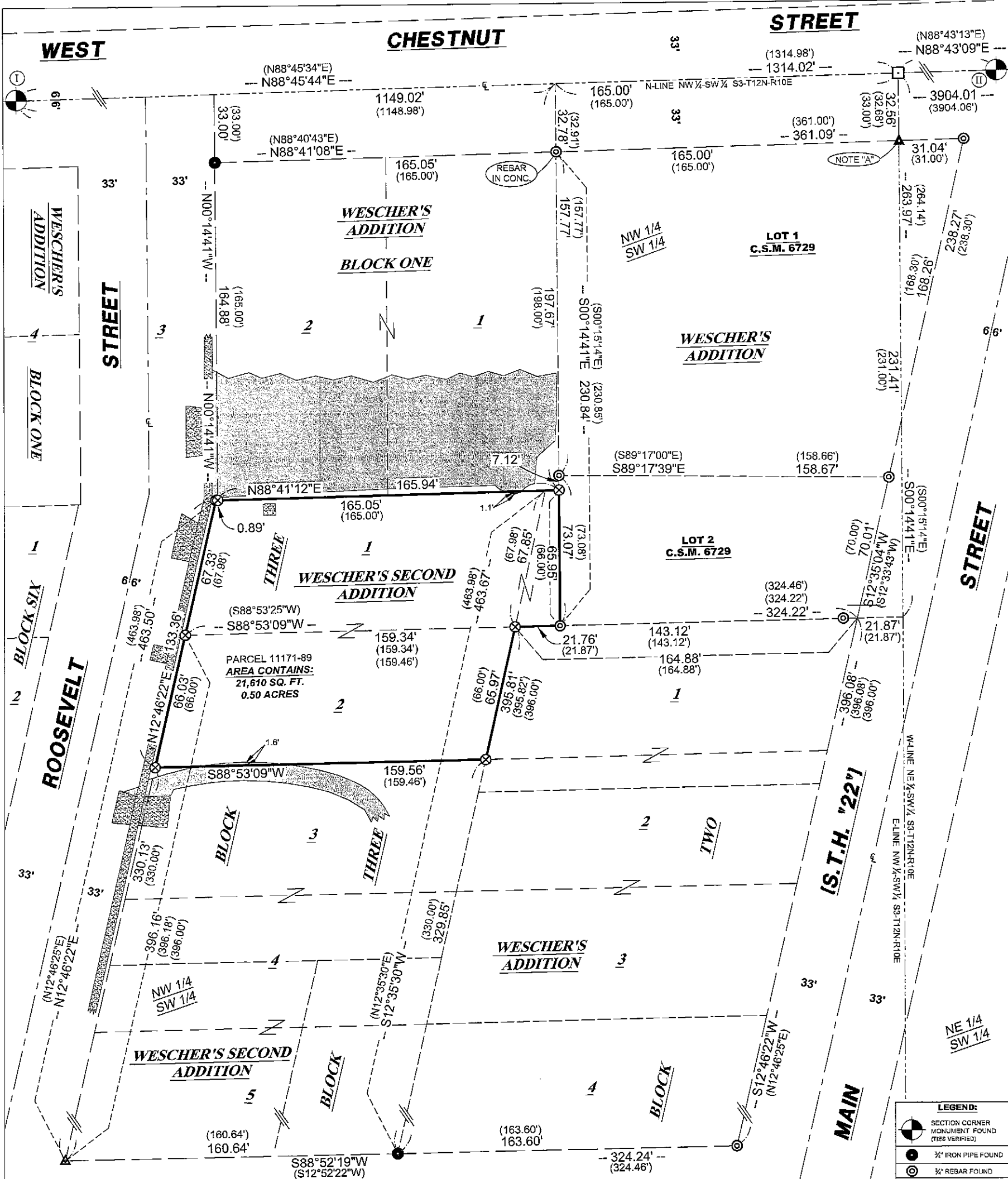
- I. West 1/4 Corner - Fractional Section 3 - Township 12 North - Range 10 East, Found 1" Rebar in 6" Conc. Cylinder.
- II. East 1/4 Corner - Fractional Section 3 - Township 12 North - Range 10 East, Found 1 1/2" Rebar in 6" Conc. Cylinder.

Note "A": Iron Stake Found
S00°14'41"E, 0.10' of Southerly
right-of-way of West Chestnut Street.

Note "B": Possible Encroachment

LEGEND

SECTION LINE
QUARTER LINE
RIGHT-OF-WAY LINE
ROADWAY CENTERLINE
PROPERTY LINE
OWNER'S PROPERTY LINE



Donald W. Lenz
S-2003
Green Lake, Wis.

Donald W. Lenz WI PLS No. 2003
Dated this 27th Day of August, 2025

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/Site Owner:
Jackson and Madisyn Pargman
Client/Site Address:
106 Roosevelt Street, Pardeeville
WI, 53954

GEC File Name: 106 Roosevelt Street
Jackson Pargman Property.dwg

Drafted By: JDP
Fieldwork Completed: 08-15-24

LEGEND:

- SECTION CORNER MONUMENT FOUND (TIES VERIFIED)
- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 3/4" X 18" REBAR SET (1.60 LBS PER LINEAL)
- IRON STAKE FOUND
- CUT CROSS SET
- 1" REBAR FOUND
- PAVEMENT
- CONCRETE

SCALE: 1" = 50'

50' 0' 50'

PLAT OF SURVEY

BEING PART OF WESCHER'S ADDITION TO PARDEEVILLE AND LOTS 1 AND 2, BLOCK THREE, OF WESCHER'S SECOND ADDITION TO PARDEEVILLE, LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor, hereby certify that by the order of Jackson and Madisyn Pargman, that I have surveyed, monumented and mapped a parcel of land being part of Wescher’s Addition to Pardeeville recorded on the 27th of December, 1904, as Document 130969 and Lots 1 and 2 of Wescher's Second Addition to Pardeeville recorded on the 16th of July, 1907, as Document 137677, located in part of the Northwest ¼ of the Southwest ¼ of Fractional Section 3, Township 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin, being more particularly described as follows:


Commencing at the West ¼ Corner of said Fractional Section 3;
thence North 88°45'44" East, along the North line of the Southwest ¼ of said Fractional Section 3, 1149.02 feet;
thence South 00°14'41" East, 197.67 feet to the Westerly line of Lot 2 of Certified Survey Map 6729, recorded on the 19th of October, 2023 in Vol. 50, on Page 84 as Document 970144 and to the **Point of Beginning**;
thence continuing South 00°14'41" East, along the said Westerly line, 65.95 feet to the Northerly line of said Lot 1, Block Two of said Wescher's Addition to Pardeeville;
thence South 88°53'09" West, along said Northerly line, 21.76 feet to the Easterly line of said Lot 2, Block Three of said Wescher's Second Addition to Pardeeville;
thence South 12°35'30" West, along said Easterly line, 65.97 feet to the Southerly line of said Lot 2;
thence South 88°53'09" West, along said Southerly line, 159.56 feet to the Easterly right-of-way line of Roosevelt Street;
thence North 12°46'22" East, along said right-of-way line, 133.36 feet to the Northerly line of Lot 1 of said Wescher's Second Addition to Pardeeville;
thence North 88°41'12" East, along said Northerly line, 165.94 feet to the **Point of Beginning**.

Said described area contains 21,610 sq. ft. or 0.50 acres.

Subject to all easements and restrictions of record, if any.

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

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


Donald W. Lenz WI PLS No. 2003
Dated this 27th Day of August, 2025



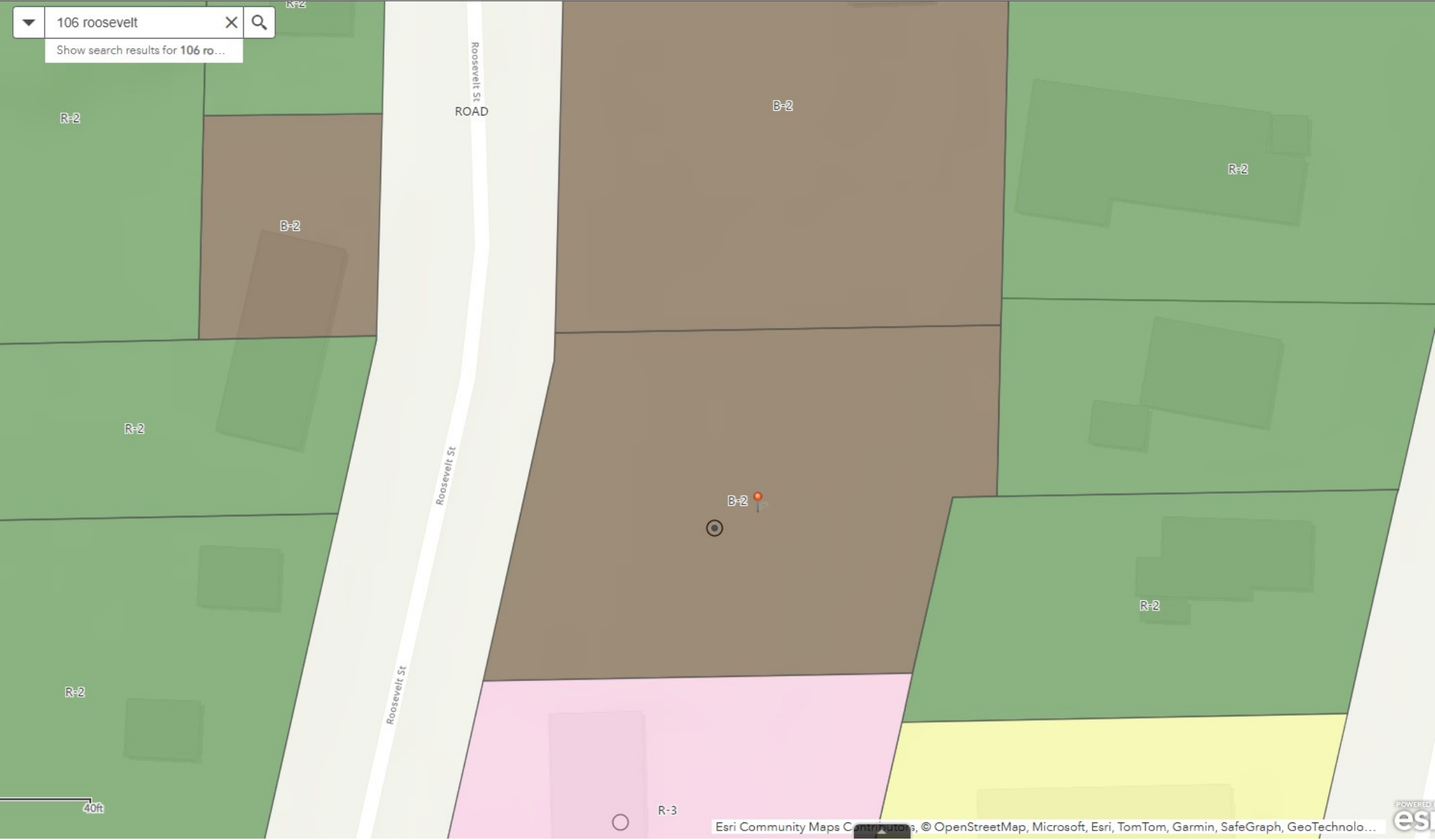
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106 roosevelt

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Show search results for 106 ro...



COLUMBIA COUNTY LAND INFORMATION REQUEST TO COMBINE TAX PARCEL BILLS

NOTE: Combining tax parcel bills creates new tax parcels for tax billing purposes only, it does not create new lots. Combining tax parcel bills may affect the way the new tax parcels are viewed by different agencies. Any effects of combining tax parcel bills are the property owner's responsibility. All portions of this form must be completed prior to submission. Approval by, and signature of, an authorized representative of the local taxing district is required.

Tax parcel bills may be combined if:

- The tax parcels are contiguous (**two or more parcels of land with a common boundary which are not separated by a public or private roadway or other public or private right-of-way**) and they are located within the same tax and school districts.
- Ownership of each tax parcel is identical.
- There are no delinquent taxes due on any of the tax parcels.

Name: Michael A & Carla J Housner

Address: 111 3rd St

Pardeeville WI 53954

Email address or daytime phone: cmhousner@gmail.com

Date of request: 8/11/25

List the current tax parcel number(s) of the tax parcels you are requesting to combine. The tax parcel number can be obtained from the tax bill. Attach additional pages if necessary.

11171 441.1

11172 434.1

The Columbia County Land Information Department reserves the right to deny any request for combinations at its discretion. If the request is denied, the owner and local taxing district will be notified. Combinations approved in the current year will appear on next year's assessment rolls and tax bills.

Carla J Housner

Owner's Name - Printed

Carla J Housner

Owner's Signature

8/11/25

Date of Signature

Taxing District Representative Name & Title - Printed

Taxing District Signature

Date of Signature

Return completed form to:

Columbia County Land Information Department

112 E Edgewater Street

Portage, WI 53901

Phone: 608.742.9616

Fax: 608.742.9816

Email: Land.Information@columbiacountywi.gov

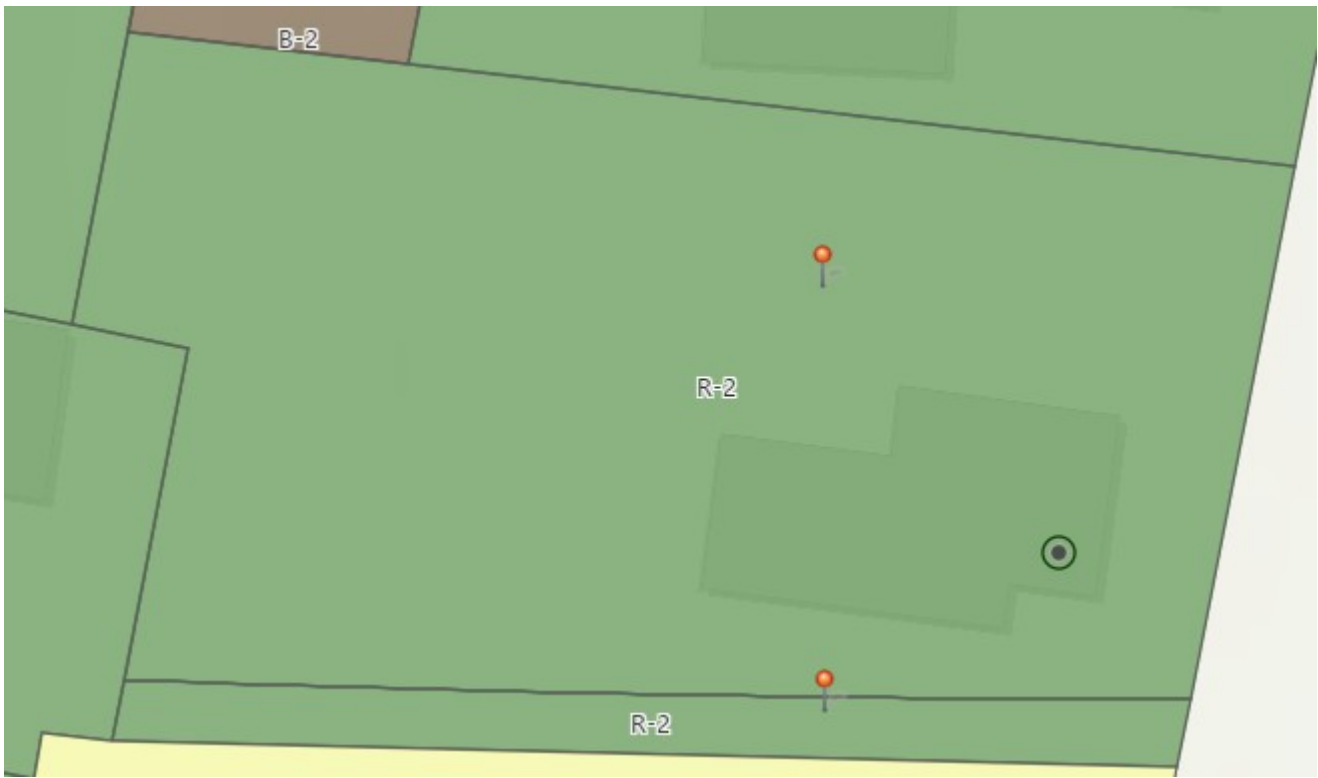
FOR DEPARTMENT USE ONLY: Date processed: _____

Revised 4-2017

Date and reason denied: _____



COLUMBIA COUNTY
Land Information



GA GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53001
PHONE: PORTAGES: (808) 742-7788 SAULI: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

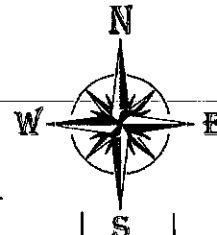
SHEET 1 OF 2

A circular postmark from Wisconsin. The outer ring contains the word "WISCONSIN" at the top and "SCOTTSBLUFF" at the bottom. Inside the ring, the text "SCOTT S-1229 PORTAGE WISCONSIN" is printed. The number "50" is handwritten in the bottom left, and "7-23-25" is handwritten in the bottom right. There are also some handwritten marks resembling "X" or "Z" in the top right.

Volume____, Page____

BEING LOTS 9 & 10, BLOCK 4, SANBORN'S ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 3, T. 12 N., R. 10 E., VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

- IS THE SOUTH LINE OF THE SE1/4,
SECTION 3, WHICH BEARS
N88°56'57"E AS REFERENCED TO
GRID NORTH COLUMBIA CO.
COORDINATE SYSTEM NAD83(91).

[illegible]

OWNER/CLIENT: WILLIAM & LINDA AHRENS
2869 SAINT CHARLES ROAD
SAINT CHARLES, IA 50240

As prepared by:

GAGROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE (808) 742-7788 SAULG (808) 644-8677
FAX (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 625-367

DRAFTED BY: R.V.

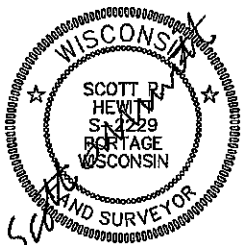
CHECKED BY: L.D.

PROJ. 820-429

DWG. 625-367

SHEET 2 OF 2

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

COMBINING OF PARCELS DESCRIBED IN DOCUMENT NO. 983627
BEING LOTS 9 & 10, BLOCK 4, SANBORN'S ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4,
SECTION 3, T. 12 N., R. 10 E, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **William and Linda Ahrens**, I have surveyed, monumented, mapped and combined Lots 9 and 10, Block 4, Sanborn's Addition located in the Northwest Quarter of the Southeast Quarter, Section 3, Town 12 North, Range 10 East, Village of Pardeeville, Columbia County, Wisconsin.
Containing 23,945 square feet, (0.55 acres), more or less. Being subject to servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this Certified Survey Map is not a division of property but is a combining of and depiction of parcel(s) recorded in **Document No. 983627** into a single parcel and description(s) and that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the **Village of Pardeeville** Subdivision Ordinances to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: July 23, 2025

File No: 625-367

VILLAGE BOARD APPROVAL

RESOLVED that the certified survey map, located in the **Village of Pardeeville**,
_____, Owner(s), is hereby approved by the
Village Board.

Village President
20____

Dated this the _____ day of _____,

I HEREBY CERTIFY that the foregoing is a copy of a motion adopted by the **Village of Pardeeville**.

Village Clerk

OWNER/CLIENT: WILLIAM & LINDA AHRENS
2869 SAINT CHARLES ROAD
SAINT CHARLES, IA 50240

▼ 119 Oak St, Pardeeville, WI X 🔍

Show search results for 119 Oak St, Pardeeville, WI



R-2



R-2



20ft

R-2

R-2