

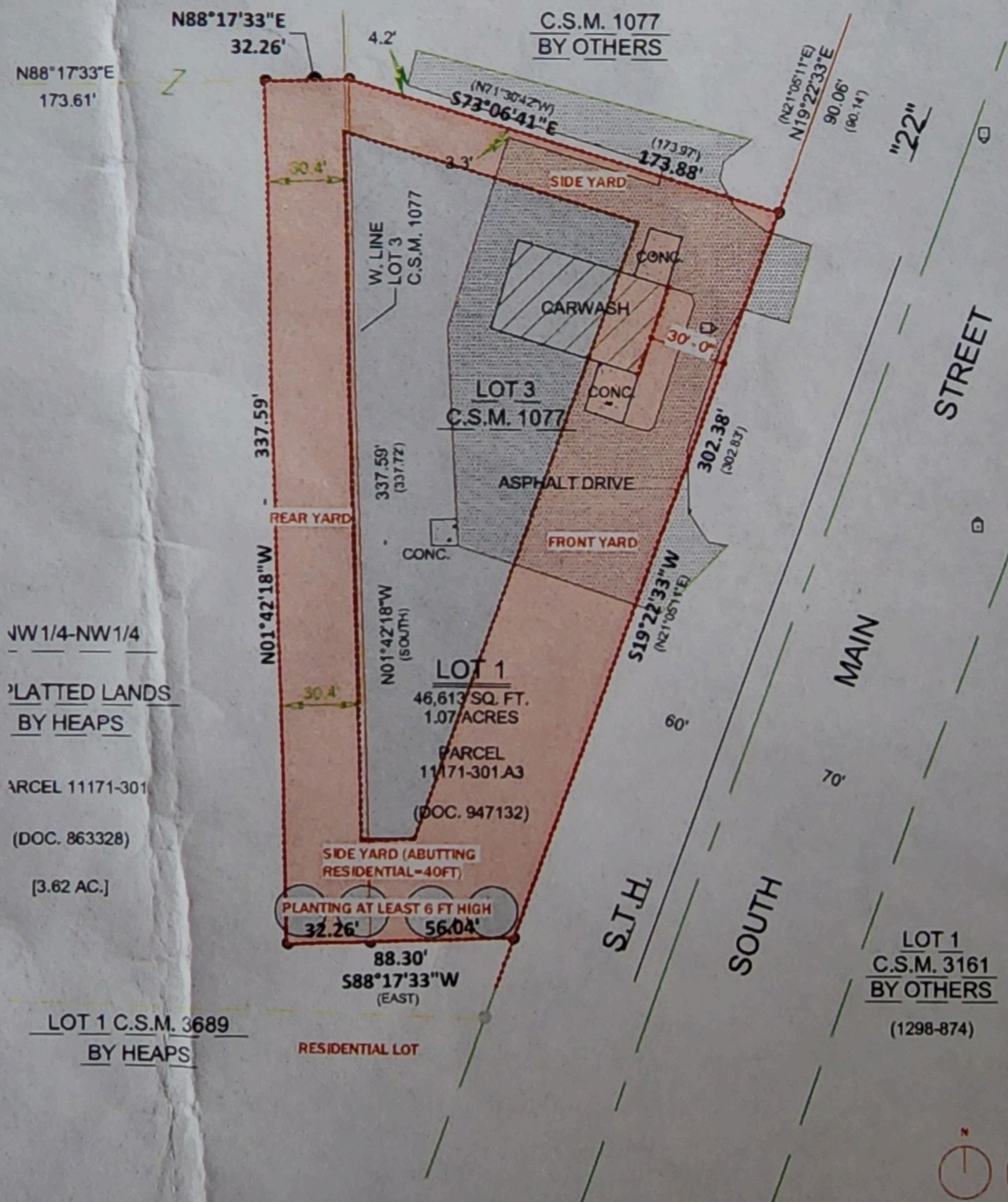
**VILLAGE OF PARDEEVILLE
PUBLIC HEARING AND ZONING BOARD OF APPEALS
AGENDA**

**Village Hall – 114 Lake Street, Pardeeville
Wednesday, October 26th, 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 Sections 58-74 and 76: variance to setbacks for a proposed building located at 513 S. Main St., parcel #301.A2 requested by Jacob Gunderson. Request the ability to maintain current front yard setback established by existing building so that the existing drives and parking can be maintained.
 - 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 Jacob Gunderson
- VI. Adjourn

Kayla Lindert, Clerk/Treasurer
Posted: 10/25/22

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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.



BUILDING SETBACK REQUIREMENTS

ALLOWABLE BUILDING AREA

ADDITIONAL ORDINANCE NOTES:

BUILDING HEIGHT MAXIMUM 45 FT.

LOT COVERAGE MAX: 40% PER VILLAGE ORDINANCE. WITH SETBACKS ONLY 18,102 SF ALLOWABLE (38.8%).

EXISTING BUILDING SETBACK IS 30 FEET. REQUEST A VARIANCE FOR FRONT YARD?

JW 1/4-NW 1/4

PLATTED LANDS BY HEAPS

PARCEL 11171-301

(DOC. 863328)

[3.62 AC.]

Sec. 58-74. - B-2 Business District.

Car Wash

- (a) *Principal uses.* The following uses are permitted in the B-2 district: Those uses allowed in the B-1 district. Antique shops, apartment hotels, appliance shops, art and school supply stores, automotive parts sales stores, automobile sales lots and showrooms and lots, including incidental servicing and repair; provided, however, that all vehicles be in operative condition. Automotive servicing and repairs, banks and other financial institutions including loan and finance companies. Barbershops and beauty parlors, bowling alleys, business offices, candy and ice cream stores, caterers, clinics, clothing repair shops, clubs, cocktail lounges, confectioneries, contractor and trade offices, delicatessens, department stores, drug stores, electrical supply stores, food lockers, furniture stores, grocery stores, heating suppliers, hotels, insurance agencies, jewelry stores, laundromats, libraries, lumber yards, medical clinics, mini storage units, museums, opticians and optical stores, paint stores—retail only, parking facilities, honey processors, photographic studios, professional offices, publishers, restaurants, showrooms, small animal hospitals, miscellaneous small equipment storage or repair, and small machine assembly or manufacturing shops with a maximum of six employees, sporting shops, taverns with permit by village board, tourist information and hospitality centers, undertaking establishments, upholsterer's shops, variety stores, vegetables stores, and video stores. Bowling alleys, contractor and trade offices, grocery stores, laundromats, libraries, mini storage units, museum, showrooms, taverns by permit from the village board.
- (b) *Conditional uses.* See sections 58-123, 58-124, 58-125 and 58-128.
- (c) *Lot, building and yard requirements.*

Lot frontage	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 3
Lot area per dwelling unit	Minimum 3,000 sq. ft.
Front Yard	Minimum 30 ft.
Side Yard	Minimum 10 ft.
Rear Yard	Minimum 30 ft.

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

Gunder son

- (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.
- (b) *Conditional uses.* See sections 58-123, 58-126, 58-127, and 58-128.
- (c) *Lot, building and yard requirements.*

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