

**VILLAGE OF PARDEEVILLE
PLAN COMMISSION AGENDA
Village Hall – 114 Lake Street, Pardeeville
Tuesday, September 12, 2023 at 6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. Minutes Approval
- V. PUBLIC HEARING:
 - A. Open Public Hearing
 - 1. Public Hearing – To consider a zoning application-lot division request for the First Presbyterian Church, owner of parcel #11171-492. This parcel is currently zoned R-2
 - 2. Close Public Hearing
- VI. NEW BUSINESS:
 - A. Public Hearing – to consider lot division request for parcel #11171-492
- VII. ADJOURN

Kayla Lindert, Clerk/Treasurer
Posted: 09/06/2023

.....
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
PLAN COMMISSION MEETING MINUTES
Village Hall – 114 Lake Street, Pardeeville
Tuesday, August 8, 2023 at 6:00 PM**

Call to Order – Griepentrog called meeting to order at 6:07 PM

Roll Call – All committee members present (Jennifer Caravella attending virtually). Also present is Salmon, DPW/Administrator, Lindert, Clerk/Treasurer, Richard Schaper, Logan DeBoer, Trustee Pufahl, Bill Pinnow, Trustee Babcock, Adam Salmon, Trustee Engelmann, Trustee Taylor and Trustee Henslin

Agenda Approval – Motion to approve Pease/Woxland. Motion carries unanimously.

Minutes Approval – Motion to approve minutes Pease/Woxland. Motion carries unanimously.

PUBLIC HEARING:

Open Public Hearing

1. **Public Hearing** – To consider request for rezone from M-1 to B-2 for Mr. Schaper, owner of parcel #11171-301.A3. This parcel contains 0.82 acres

-Motion to open public hearing at 6:09 PM Haynes/Abrath. Motion carries unanimously.

- Woxland asked question for rezone. Salmon answered and stated reason for agenda item.

-Griepentrog asked him about Gunderson and why he pulled out. Schaper answered.

Close Public Hearing – Motion to close public hearing at 6:13 PM Abrath/Killoran. Motion carries unanimously.

NEW BUSINESS:

Public Hearing – to consider request for rezone for parcel #11171-301.A3

- Motion to change zoning from M-1 to B-2 for parcel #11171-301.A3 Woxland/Caravella. Motion carries unanimously.

Family Dollar/Dollar Tree – Site Plan Review

- Salmon opened up reason for agenda item. Bill Pinnow came to podium and spoke to committee. Pinnow highlighted review plans and have an updated set of plans just sent today. Referenced access points and right now, the DOT has not granted access to Hwy 22. Stated other possibilities that DOT and owner are in control of.

-Bill Pinnow highlighted process going forward with driveway and notice of intent. Griepentrog asked about Pinnow about exceptions/other possibilities for a driveway. Pinnow answered and stated the DOT has taken the stance that there is no reason that they have to give access and access should have been requested prior to annexation which was not done with it initially.

-Salmon stated Heaps could move his driveway and build a new driveway and explained to committee where. Woxland asked about DOT and their main objection. Pinnow answered and stated it's a frustrating process and holding up development. This will still be dependent on the access.

-Woxland asked a final question to Pinnow about widening the south entry of Piggly Wiggly. Pinnow answered with conditions that Piggly Wiggly has put forth, in order to share a driveway with Family Dollar/Dollar Tree, that really are not acceptable to Family Dollar/Dollar Tree.

-Discussion on conditionally approving and what that means

-Motion to conditionally approve site plan review from 17 items that are listed in packet Abrath/Woxland. Motion carries unanimously.

ADJOURN – Griepentrog adjourned meeting at 6:32 PM

Kayla Lindert, Clerk/Treasurer
Approved:

**VILLAGE OF PARDEEVILLE
PLAN COMMISSION MINUTES
Village Hall – 114 Lake Street, Pardeeville
Tuesday, September 5, 2023 at 6:30 PM**

Call to Order – Village president called meeting to order at 6:43 PM in absence of Chair Griepentrog

Roll Call - All committee members present except for Chair Griepentrog, Robert Abrath and Chris Killoran. Also present are Trustee Babcock, Lindert, Clerk/Treasurer/Office Manager and Ben Andrews from MSA

Agenda Approval – Motion to approve Caravella/Woxland. Motion carries unanimously.

Minutes Approval – Motion to approve Pease/Caravella. Motion carries unanimously.

Review Amended TID No. 2 Project Plan – Presentation from Ben Andrews, MSA

-Ben Andrews from MSA handed out packet in similar format that he handed out for Joint Review Board. He introduced himself to committee and explained process with this amendment. Woxland questioned overlap of original TIF District #1 (1980). Ben Andrews answered and said it could be possible, but no other TID is active currently. Stated we are specifically talking about the territorial amendment with the active TID No. 2.

-Ben Andrews continued to go through packet/handout and explained all pages and answered all questions that arose.

-No further discussion at this time. Ready to open the public hearing.

PUBLIC HEARING:

Open Public Hearing – Village president moved to open the public hearing at 7:23 PM

Public Hearing – Regarding the proposed amendment of Tax Incremental District No. 2, the proposed boundaries of the District, and the proposed Project Plan for the District

-Village president called the public hearing three times

Close Public Hearing – Village president closed public hearing at 7: 25 PM

NEW BUSINESS:

Consideration and/or possible action on Resolution #23-R8, the amendment of Tax Incremental Finance District No. 2

-Motion to approve Resolution 23-R08, the amendment of Tax Incremental Finance District No. 2 Woxland/Pease. Motion carries unanimously.

ADJOURN – Village president adjourned meeting at 7:25 PM. Roll call vote. Pease – Y, Haynes – Y, Caravella – Y, Woxland – Y

Kayla Lindert, Clerk/Treasurer/Office Manager
Approved:



Village of Pardeeville

1111 Lake Street
Pardeeville, WI 53904
Phone: 429-4121
FAX: 429-3733

ZONING APPLICATION LOT COMBINATION DIVISION REQUEST

APPLICANT NAME(s): First Presbyterian Church

APPLICANT ADDRESS: 105 S. Main St., Pardeeville

TELEPHONE No. 608-429-2646 DATE: 08/22/23

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

ADDRESS OF SITE OWNER(s): _____

TELEPHONE No. 608-429-2623 (Connie Pease)

Current Zoning: R-2

ADDITIONAL REQUIREMENTS:

1. Certified Survey Map prepared by a registered land surveyor showing all the information as required by Section 58-11 for a Zoning Permit.

DESCRIPTION OF LOTS TO BE COMBINED SPLIT:

Legal Description: _____

Existing →

Location of Property/Legal Description

105 S Main St
Sec. 3, T12N, R10E
PARCEL OF LAND COMM NE COR OF NW 1/4 OF SW 1/4 OF
TH W10 RODS; S 16 RODS; TH E 10 RODS; TH N 16 RODS TO
POB.

1.000 ACRES

Need Now

Address: Legal Description or re-zone legal description

E.M.S.
08-22-23

List of property addresses within 200 ft. (must be notified of lot combination requests, Village Staff will send notice):

Craig T. - or more

pc 8/22/23

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

8-23-23
Date

Applicant: First Presbyterian Church

Applicant: Connie Pardo, SPDR

Applicant: R. Elaine Butler, Treasurer

Planning Commission Hearing Date: 09/12/23

Village Board Mtg Date: 09/12/23

Approved Date: _____

Signature of Village Clerk

As prepared by:

CA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

PRELIMINARY

G & A FILE NO. 623-305



DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 322-106

DWG. 623-305 SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF NW1/4 OF THE SW1/4, SECTION 3, T. 12 N, R. 10 E, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN. CONTAINING 39,189 SQ. FT. - 0.90 ACRES

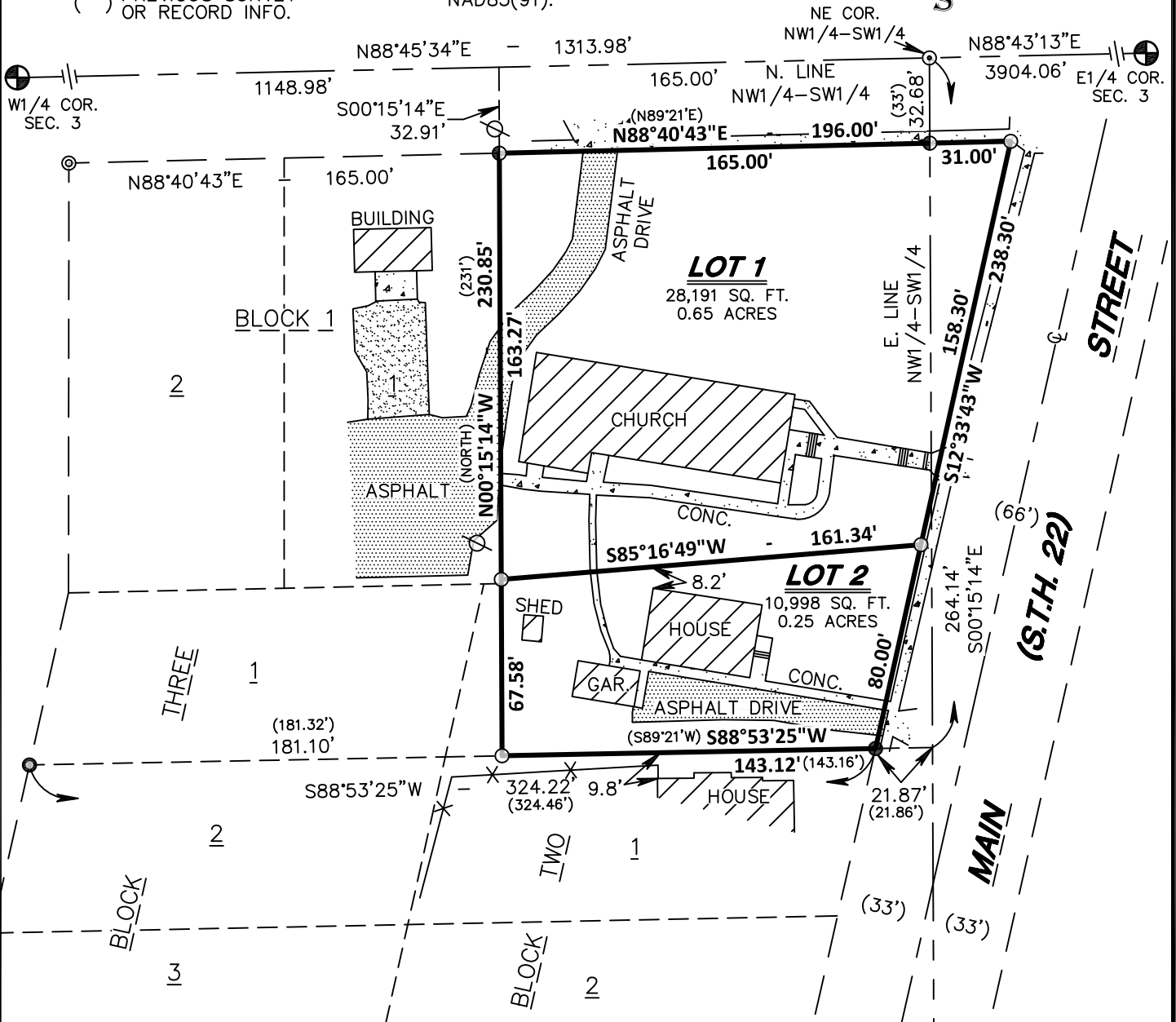
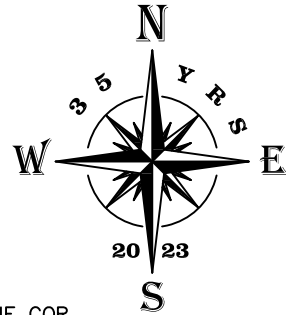
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1" IRON ROD IN CONC. FND.
- ⊙ 3/4" IRON PIPE FND.
- ⊙ 1" IRON ROD FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- ✕✕ FENCE
- () PREVIOUS SURVEY OR RECORD INFO.

SCALE: 1" = 60'

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NW1/4-SW1/4, SECTION 3, WHICH BEARS N88°45'34"E AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).



OWNER/CLIENT: PRESBYTERIAN CHURCH OF PARDEEVILLE
105 S MAIN STREET
P.O. BOX 660
PARDEEVILLE, WI 53954