

**VILLAGE OF PARDEEVILLE  
PLAN COMMISSION AGENDA  
Village Hall – 114 Lake Street, Pardeeville  
Tuesday, March 14, 2023 at 6:15 p.m.**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. Minutes Approval
- V. PUBLIC HEARING:
  - A. Public Hearing – to consider several lots to be split on behalf of the Pardeeville Wisconsin Fire Protection District. Parcels to be split are as follows: #11171-234, 189, 4.03, 4.08, and 190. With these lot splits, the five parcels previously listed will then be combined with parcels #11171-4.04 and 189.01
  - B. Close Public Hearing
- VI. NEW BUSINESS:
  - A. Public Hearing – consider lot split/combination for the Pardeeville Wisconsin Fire Protection District
  - B. 320 Green Street – second driveway
  - C. Sunrise Subdivision addresses
- VII. ADJOURN

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Kayla Lindert, Clerk/Treasurer  
Posted 03/09/2023

For more detail on the reports listed, please see the packet on the Village website:  
[villageofpardeeville.net](http://villageofpardeeville.net)

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 MINUTES  
Village Hall – 114 Lake Street, Pardeeville  
Wednesday, January 25, 2023 at 5:00 p.m.**

**Call to Order** – Griepentrog called the meeting to order at 5:04 PM

**Roll Call** – All members present. Sara Berger arrived 10 minutes late. Woxland videoing in by Microsoft Teams. Also present are Administrator/Director of Public Works Salmon, Clerk/Treasurer Lindert, Village President Possehl, Trustee Henslin, Trustee Babcock, Seth Dehne and Jacob Dehne, Myron and Anita Palomba, Harvey and Linda Manteufel, John and Candy Wolf, Tim Anthon, Mark Taylor and Deputy Elson.

**Agenda Approval – Motion to approve Abrath/Haynes. Motion carries. Berger absent during this time.**

**Minutes Approval – Motion to approve Killoran/Adam. Motion carries. Abrath abstains as he was absent during this meeting and Berger absent during this time as well.**

**PUBLIC HEARING:**

**A. Public Hearing – to consider a conditional use permit for Seth Dehne and Jacob Dehne, owners of parcel #11171-463.C for a short-term rental. Currently zoned R-2**

- Griepentrog opened public hearing at 5:05 PM

- Seth Denhe (527 Breezy Point) stated reason for conditional use and harassment they have received from neighbor to the West. Stated do not want to advertise on website and goal is not to make it the busiest place on the block. Want to bring people to Pardeeville in winter and utilize themselves during summer.

-Linda Manteufel (518 Breezy Point Drive) stated she has no problem for conditional use, but worried about parking on Breezy Point Dr. (although it is ROW). Possibly added this to the conditional use. Stated Anthon's concerns.

-Tim Anthon (Donna Anthon's son – 525 Breezy Point Drive) and stated his mother's concerns and fence issues. Concerned about parking and who is renting the property and doesn't want to be taken advantage of

- Myron Palomba (532 Breezy Point Drive) stated his primary concern is the egress and ingress to property as well as number of vehicles. Stated has seen as many as 7 vehicles over 1 weekend. Stated ordinances in village that aren't met with this property and stated conditional

use conditions that aren't being met. Argue not to approve and just see what happens. Encourages the commission to deny the request.

-Anita Palomba (523 Breezy Point Drive) stated they came to Pardeeville for the peace and quiet. Has had rental north of house and been very appropriate with no problems. She believes there is abuse going on with their property. Last year and a half has been really bad and doesn't believe they aren't renting and disturbs the quality of life for people in their neighborhood. Can also understand why Anthon is concerned.

-Jacob Dehne (527 Breezy Point Drive) stated reason why they bought this property. Upon buying, they didn't realize driveway to their property was a road right of way. They learned shortly after, as did the Village and others. Stated did reach out to meet their neighbors and did their best to reach out and be the best neighbor they can be. Have reviewed cameras they have in place as well. This past summer, four friends stayed at house. Donated to 4<sup>th</sup> of July parade here in Pardeeville. Just trying to not be threaten and only having people stay who are respectable people only. The 90-degree angle doesn't help them at all

#### **B. Close Public Hearing – Griepentrog closed public hearing at 5:25 PM**

#### **NEW BUSINESS:**

#### **A. Public Hearing – consider conditional use permit for resident in R-2 at parcel #11171-463.C**

- Haynes stated they are allowed to have friends and family visit regardless of what the commission decides tonight. Also stated in April, wants to bring Board of Appeals out to Breezy Point Drive to understand variances to ordinances in place.

-Griepentrog questioned Dehne's about property already being built when they bought. Stated a lot of variances were given to houses and stated Anthon should have never been allowed to have the variances she has in place currently

-Adam stated again what Haynes said: Dehne's are allowed to have friends and family come to property regardless of the commission's decision tonight. This decision tonight isn't going to change neighbor friction. Stated he walked the property and doesn't understand how houses were built so close together and unsure who allowed the variances. Salmons expressed that she advised the Dehne's to report all complaints to the Sheriff Dept.

-Woxland stated the hardship history on this area, way back when, how he didn't agree with the when the variance was made here. Also agrees that if Pardeeville created a problem, we don't need to compound to make it worse.

-Salmon stated letters received from Anthon over the last two years, reporting the license plates on the vehicles. The Sheriff's Office suggested the Dehne's apply for conditional use, it could put the neighbor harassment to an end.

-Adam stated Dehne's can work with Anthon on a schedule and group of people and if any concern, Anthon can work with son and Dehne's.

-Seth Dehne stated he has no issue giving out his cell phone numbers. Worried about his family and grandmother coming to house.

-Jacob Dehne also stated not looking to make this a profitable business. Friction can be easily fixed with a phone call. Just want to do things right. Continued to state there is a cost to their family and friends coming up and if opportunity arises, they would like to start charging them \$300-\$400 or a cleaning fee and if we do not have the conditional use, we legally according to the ordinances cannot charge them anything. Also stated the Palomba's had a sign in their driveway before the Dehne's bought the property, regarding it's private property.

-Griepentrog stated biggest things that came up was parking on the 12' right of way to their property. Dehne's stated this is the first they are hearing of parking issues.

Adam stated that if they were to grant conditional use, it puts them up to worse scrutiny and microscope for issues to arise.

- Discussion on parking and possible parking options on that 12' wide right of way.

**-Motion to deny conditional use permit Adam/Woxland. Motion carries unanimously.**

**Adjourn – Griepentrog adjourned meeting at 5:41 PM**

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Kayla Lindert, Clerk/Treasurer

Approved:



# Village of Pardeeville

114 Lake Street  
Pardeeville, WI 53954  
1-608-429-3121  
FAX 1-608-429-3714

## ZONING APPLICATION – LOT COMBINATION/DIVISION REQUEST

APPLICANT NAME(S): Pardeeville Fire Protection District

APPLICANT ADDRESS: \_\_\_\_\_

TELEPHONE No. 608-697-3101 DATE: 2/24/2023

SITE OWNER, IF DIFFERENT FROM APPLICANT(S): Pardeeville Fire Protection District

ADDRESS OF SITE OWNER(S): 110 Third St., Pardeeville, WI 53954

TELEPHONE No. 608-697-3101

Current Zoning: Residential

### 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: Parcel # 11171-234, 189, 4.03, 4.08, and 190  
combined with parcels # 11171-4.04 and 189.01

Address: Same

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

2/24/2023  
Date

Applicant: Thomas J. Steele, president, PFPD

Applicant: \_\_\_\_\_

Applicant: \_\_\_\_\_

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Planning Commission Hearing Date: 03/14/23

Village Board Mtg Date: 03/21/23

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

\_\_\_\_\_  
Signature of Village Clerk



# SUNRISE SUBDIVISION

PART OF THE NE1/4 OF THE SW1/4, THE SE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE SE1/4, ALL LYING IN SECTION 3, TOWN 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

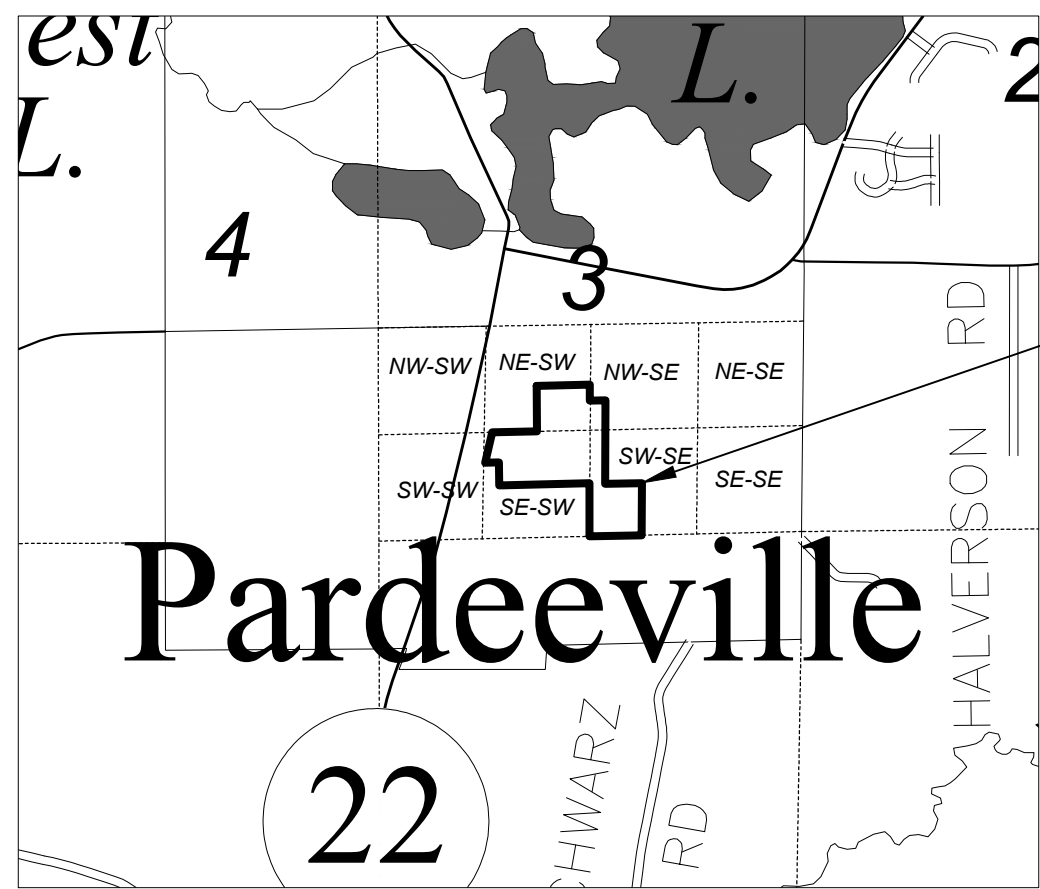
Certified November 11, 2022

*Rene M. Power*  
Department of Administration

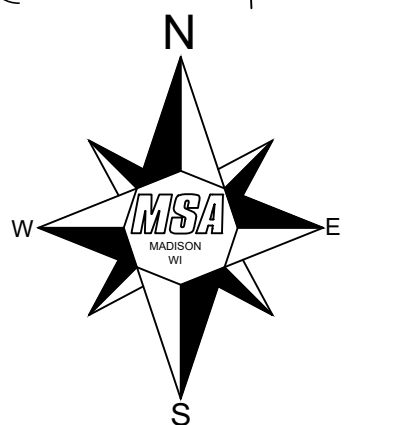
OWNER:  
VILLAGE OF  
PARDEEVILLE  
114 LAKE STREET  
PARDEEVILLE, WI 53954

### SYMBOL LEGEND

- SECTION CORNER MONUMENTED
- FOUND 1" IRON PIPE
- FOUND 1 1/2" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- FOUND T-POST IN CONCRETE
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- SUBDIVISION BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- EASEMENT LINE
- SECTION 1/4 SECTION LINE
- CENTERLINE
- PREVIOUS SURVEY
- ( ) RECORD INFORMATION



PLAT LOCATION



BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), COLUMBIA COUNTY (MDSB 2011). THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3 BEARS S88°56'55\"

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	73.09'	2530.00'	001°39'19\"	S1°05'37\"E	73.08'
C2	71.35'	2470.00'	001°39'19\"	S1°05'37\"E	71.35'
C3	70.65'	2470.00'	001°38'20\"	S1°06'06\"W	70.65'
C4	72.36'	2530.00'	001°38'20\"	N1°06'06\"W	72.36'
C5	23.83'	15.00'	091°02'30\"	S45°48'11\"E	21.41'
C6	38.08'	250.00'	008°43'40\"	N84°18'44\"E	38.05'
C7	25.42'	250.00'	005°49'33\"	N85°45'48\"E	25.41'
C8	12.66'	250.00'	002°54'07\"	N81°23'58\"E	12.66'
C9	39.95'	250.00'	009°09'22\"	N84°31'35\"E	39.91'
C10	23.56'	15.00'	090°00'00\"	N43°46'05\"E	21.21'
C11	204.20'	130.00'	090°00'00\"	S43°46'05\"W	183.85'
C12	195.74'	130.00'	086°16'16\"	S41°54'12\"W	177.77'
C13	8.46'	130.00'	003°43'44\"	S86°54'12\"W	8.46'
C14	23.21'	15.00'	088°39'32\"	N44°26'18\"E	20.96'
C15	23.29'	15.00'	088°57'30\"	N44°11'49\"E	21.02'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C16	47.22'	310.00'	008°43'40\"	N84°18'44\"E	47.18'
C17	30.53'	190.00'	009°12'20\"	N84°33'04\"E	30.49'
C18	23.56'	15.00'	090°00'00\"	S46°13'55\"E	21.21'
C19	23.56'	15.00'	090°00'00\"	N43°46'05\"E	21.21'
C20	23.91'	15.00'	091°20'27\"	S45°33'42\"E	21.46'
C21	23.59'	15.00'	090°06'27\"	S45°03'13\"W	21.23'
C22	23.53'	15.00'	089°53'33\"	N44°56'47\"W	21.19'
C23	23.21'	15.00'	088°39'32\"	S44°26'18\"W	20.96'
C24	23.56'	15.00'	090°00'00\"	N46°13'55\"W	21.21'
C25	109.96'	70.00'	090°00'00\"	N43°46'05\"E	98.99'
C26	23.91'	15.00'	091°20'28\"	S45°33'42\"E	21.46'

LINE	BEARING	LENGTH
L1	S00°15'57\"E	63.37'
L2	S01°55'16\"E	104.46'
L3	S00°16'56\"E	64.24'
L4	N00°15'57\"W	64.40'
L5	N01°55'16\"W	104.46'
L6	S00°16'56\"E	131.08'
L7	N88°46'05\"E	50.78'
L8	N88°46'05\"E	50.96'



**ZONING INFORMATION**

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT  
LOTS 34-38

R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT  
LOTS 10-16, 20-33

R-3: TWO-FAMILY RESIDENTIAL DISTRICT  
LOTS 3-9

R-4: MULTIFAMILY RESIDENTIAL DISTRICT  
LOTS 1-2

PUD: PLANNED UNIT DEVELOPMENT  
LOT 17, 18, 19

C-1: CONSERVANCY DISTRICT  
OUTLOT 1



THOMAS M HEAPS PID: 11171-294.04



EXISTING ADDRESS AROUND SUNRISE

