

**Plan Commission Agenda  
Village Hall – 114 Lake St, Pardeeville  
Thursday, September 8, 2022**

Open House: 5:30 p.m. – 6:30 p.m.  
&  
Public Hearing and Meeting: 6:30 p.m.

1. Call to Order
2. Roll Call
3. Agenda Approval
4. Previous meeting minutes approval
5. Open House for Village's 2022-2042 Comprehensive Plan
6. PUBLIC HEARING:
  - A. Open Public Hearing
    1. Public Hearing – update the final draft of the Village's Comprehensive Plan
    2. Close Public Hearing
  - B. Open Public Hearing
    1. Public Hearing – to consider a conditional use permit for Dan & Kari Babler, owners of parcel 210 Lake St., 11171-421 for a bed and breakfast. Currently zoned R-2
    2. Close Public Hearing
7. NEW BUSINESS
  - A. Public Hearing – Consider passing the Resolution #22-16 to the Village Board
  - B. Public Hearing – Consider conditional use permit for resident in R-2 at 210 Lake Street, parcel 11171-421
8. Adjourn

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Kayla Lindert, Clerk/Treasurer  
Posted: 09/07/22

Join on your computer or mobile app  
[Click here to join the meeting](#)

**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, August 01, 2022, at 5:30 p.m.  
DRAFT: NOT APPROVED**

- I. Call to Order **Griepentrog** at 5:30 PM
- II. Roll Call, Griepentrog, Haynes, Woxland, Stilson, Abrath, Adam, and Killoran.  
Also, present Kayla Lindert; Clerk/Treasurer, Phil Possehl, audience.
- III. Agenda Approval **Abrath/Woxland**, motion carries
- IV. Minutes Approval **Adam/Stilson**, motion carries

V. OLD BUSINESS:

- 1. Review Final Comp Plan
  - a. MSA opened with a presentation of draft
  - b. Committee asked questions they had about the plan
  - c. Adjustments/modifications
  - d. Questions and concerns on specific page numbers
  - e. TIF conversation and development incentives

Motion to approve 2022-2042 Final Review Plan with revisions, **Adam/Killoran**, motion carries

VI. Adjourn, **Griepentrog** at 6:28 PM

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Jody Hardwick, Deputy Clerk/Administrative Assistant

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

.....  
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**RESOLUTION R22-16**

**RE: ADOPTION OF THE RECOMMENDED 2022-2042 COMPREHENSIVE PLAN  
AS PREPARED BY THE PLAN COMMISSION**

**WHEREAS**, the Village Board of the Village of Pardeeville assigned the Plan Commission to prepare an update to the Village's Comprehensive Plan, previously adopted in 2009 for the Village of Pardeeville; and

**WHEREAS**, the Plan Commission met numerous times to prepare and review the draft 2022-2042 Comprehensive Plan; and

**WHEREAS**, members of the public were invited to participate in the planning process through Plan Commission meetings and workshops; and

**WHEREAS**, the Village of Pardeeville Plan Commission has reviewed the recommended 2022-2042 Comprehensive Plan at a regular monthly meeting; and

**WHEREAS**, members of the public, adjacent local governmental units, and Columbia County were given a 30-day review and comment period prior to the public hearing; and

**WHEREAS**, after said public hearing, the Village Board will decide whether to adopt by ordinance the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Village of Pardeeville; and

**WHEREAS**, this 2022-2042 Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

**NOW, THEREFORE, BE IT RESOLVED**, that the Village of Pardeeville Plan Commission recommends adoptions of said 2022-2042 Comprehensive Plan by the Village Board by ordinance.

**APPROVED:**

\_\_\_\_\_

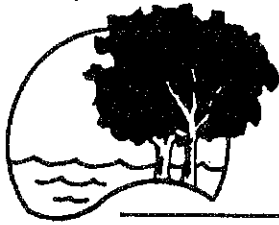
\_\_, Chairperson

Plan Commission

**ATTEST:**

\_\_\_\_\_

Kayla Lindert, Village Clerk



# Village of Pardeeville

114 Lake Street  
Pardeeville, WI 53954

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

## Conditional Use ~~REZONE~~ APPLICATION

APPLICATION FEE \$150.00

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

APPLICANT NAME(s): Dan & Kari Babler

APPLICANT ADDRESS: 210 Lake St

TELEPHONE No. 630 327 4794 DATE: 8/7/2022

SITE OWNER, IF DIFFERENT FROM APPLICANT(s): \_\_\_\_\_

ADDRESS OF SITE OWNER(s): 210 Lake Street

TELEPHONE No. /

CONTRACTOR, IF APPLICABLE: /

CONTRACTOR, ADDRESS: /

TELEPHONE No. \_\_\_\_\_ 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.

*40% rental  
60% personal use*

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: 210 Lake St.

Current Zoning: R-2 Current Use: Residential

Business Type, If Applicable: Rental Number of Employees: \_\_\_\_\_

Requested Zoning: \_\_\_\_\_

Proposed Use (make sure it meets ordinance uses):  
short term vacation rental ; approx. 40%  
times per year

Residential:  
Total # of dwelling units proposed: 17-20 Number of Parking Stalls off-street: 2-3

Commercial:  
Type of Business: Vacation Rental. Hours of operation: \_\_\_\_\_

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

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.

8/7/2022  
Date

Applicant: [Signature]

Applicant: Kaw Balkin

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

\*\*\*\*\*

Date Application Received: 08-10-22

Scheduled Hearing Date: \_\_\_\_\_

Approved by Plan Commission: \_\_\_\_\_

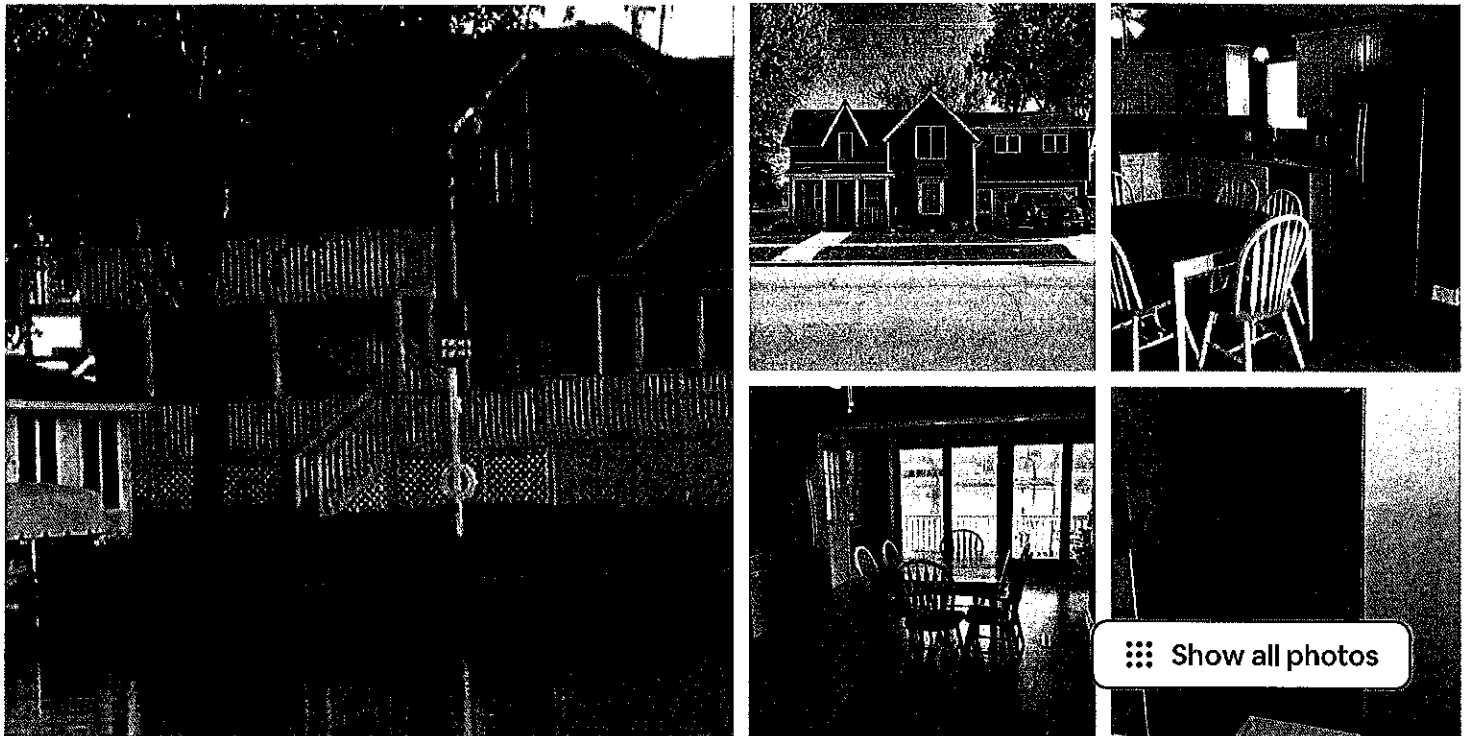
Board Approved Date: \_\_\_\_\_

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

# 4 Bedroom Lake House Large Deck

★ 4.84 · [38 reviews](#) · [Pardeeville, Wisconsin, United States](#)

[Share](#) [Save](#)



## Entire home hosted by Dan

16 guests · 4 bedrooms · 17 beds · 2.5 baths



### Great location

100% of recent guests gave the location a 5-star rating.



### Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.



### Great communication

100% of recent guests rated Dan 5-star in communication.

**\$500** night

★ 4.84 · [38 reviews](#)

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest



[Check availability](#)

[Report this listing](#)

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Lake house with large deck over looking lake. House has new kitchen with new appliances and is fully stocked with kitchenware for 21 people. 2,500 sqft house sleeps 19. (2) Hi-Def TV's with Hulu and Netflix.

The space...

[Show more >](#)

## Where you'll sleep



### Bedroom 1

2 queen beds, 2 single beds



### Bedroom 2

1 queen bed, 1 single bed



## What this place offers



Waterfront



Kitchen



Wifi








Free parking on premises



TV with standard cable



-  Washer
-  Dryer
-  Air conditioning
-  Private patio or balcony
-  Private backyard – Not fully fenced

**Show all 34 amenities**

## Select check-in date

Add your travel dates for exact pricing

August 2022							Sep		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
	1	2	3	4	5	6			
7	8	9	10	11	12	13	4	5	6
14	15	16	17	18	19	20	11	12	13
21	22	23	24	25	26	27	18	19	20
28	29	30	31				25	26	27



★ 4.84 · 38 reviews

Cleanliness	4.8
Accuracy	4.9
Communication	5.0
Location	4.8
Check-in	5.0
Value	4.8



**Joy**

June 2022

Dan was a great host. He answered all my texts very quickly. The house is located to town within walking distance



**Tami**

May 2022

Nicely remodeled, comfortable, clean, and plenty of space for groups. The kids really enjoyed the lake and the paddleboards! Dan was very responsive to messages. Everyone in our group had a fantastic time and thought the area was beautiful!

[Show more >](#)



**Dawn**

May 2022

Definitely the home to gather a large group of friends/family! Conveniently located. Great setup with all of the bedrooms being located upstairs. The outdoor gathering area was really nice with a great view of the lake! Dan checked in right away to make sure we were good. His communication...

[Show more >](#)



**Bob**

March 2019

Awesome value! I've stayed in this house on two occasions. Dan is a great host, and I highly recommend his house!!



**Kyle**

March 2019

Great communication and lovely home!



**Greg**

February 2019

Why Pardeeville in the winter, you may ask? Because this great house is a mere 500 feet from the town's curling club! Perfect for bonspiels, as you don't have to figure out a designated driver to get you to the Portage hotels 20 minutes away.

[Show more >](#)

Show all 38 reviews

## Where you'll be

**Pardeeville, Wisconsin, United States**

Just a few things to do in the area for the summer:

Fishing, Swimming, Boating, Parks, golf course, Pick your own strawberries, Ice cream shop and...

[Show more >](#)

**Hosted by Dan**

Joined in February 2016

★ 38 Reviews

✓ Identity verified

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



## Things to know

### House rules

- 🕒 Check-in: After 4:00 PM
- 🕒 Checkout: 11:00 AM
- 🚭 No smoking
- 🐾 No pets

[Show more >](#)

### Health & safety

- ✳️ Airbnb's COVID-19 safety practices apply
- 🚒 Carbon monoxide alarm
- 🚬 Smoke alarm

[Show more >](#)

### Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

## Explore other options in and around Pardeeville

Wisconsin Dells

Winter

Oshkosh

Appleton

Lake Wisconsin

La Crosse

Eau Claire

Wausau

Lake Delton

Devils Lake

Minocqua

Chicago

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Cabin Rentals

Camper Rentals

Treehouse Rentals

Glamping Rentals

Lakehouse Rentals

Beach House Rentals

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[Report a neighborhood concern](#)

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[Support Afghan refugees](#)

[Combating discrimination](#)

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Sec. 58-70. - R-2 Single-Family Residential District.

(a) *Principal use.* The following uses are permitted in the R-2 district:

- (1) Single-family dwellings.
- (2) Churches, public and parochial schools, public libraries and similar public or semi-public buildings.
- (3) Telephone, telegraph, and power transmission lines.
- (4) Public parks and recreation areas.
- (5) A garage in connection with a single-family home.
- (6) A private garage; such garage shall not be used to conduct any business, and no garage shall be used for living quarters.
- (7) The keeping of usual household pets, but not the operation of commercial kennels or hutches.
- (8) Uses customarily incident to any of the above used, when located on the same lot and not involving the conduct of a business.

(b) *Conditional uses.* See sections 58-123, 58-124 and 58-128.

(c) *Lot, building and yard requirements.*

Lot frontage		Minimum 80 ft.
Lot area		Minimum 10,000 sq. ft.
Principal building:		
	Front yard	Minimum 30 ft.
	Side yards	Minimum 8 ft.
	Rear yard	Minimum 30 ft.
Accessory building:		
	Front yard	Minimum 30 ft.
	Side yards	Minimum 8 ft.

	Rear yard	Minimum 8 ft.
Alley		Minimum 15 ft.
Building height		Maximum 35 ft.
Number of stories		Maximum 2½
Percentage of lot coverage		Maximum 30%
Floor area per dwelling unit:		
	Single story	Minimum 1,000
	Multiple story	Minimum 1,400 sq. ft.

(Code 1986, § 10-1-24)



The Stilsons stopped in on August  
31st & they have no objections  
to this passing & continuing &  
has not caused them any  
issues.

Susan Stilson

Dennis Stilson

8/31/22

2:00 PM