

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

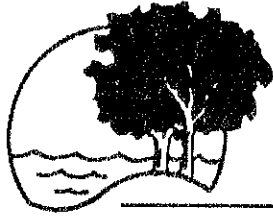
**Village Hall – 114 Lake Street, Pardeeville
Tuesday, October 10, 2023 at 6:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Agenda Approval
- IV. PUBLIC HEARING:
 - A. Open Public Hearing for Variance Request:
 - 1. Variance to the lot frontage at 105 S. Main St., parcel #11171-492 requested by the First Presbyterian Church of Pardeeville. They are applying to change the lot frontage to 70 feet instead of 80 feet and the west lot line from 67.5 feet to 73 feet.
 - 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 the First Presbyterian Church of Pardeeville

VI. Adjourn

Kayla Lindert, Clerk/Treasurer
Posted: 10/04/2023

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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.



Village of Pardeeville

114 Lake Street
Pardeeville, WI 53954

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

BOARD OF APPEALS (Variance requests)

APPLICATION FEE \$150.00

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

APPLICANT NAME(s): First Presbyterian Church

APPLICANT ADDRESS: 105 S. Main St., Pardeeville

TELEPHONE No. 608-429-2646 DATE: _____

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

ADDRESS OF SITE OWNER(s): _____

TELEPHONE No. 608-429-2023 (Connie Pease)

CONTRACTOR, IF APPLICABLE: _____

CONTRACTOR, ADDRESS: _____

TELEPHONE No. _____ INSURANCE COMPANY: _____

DESCRIPTION OF SUBJECT SITE:

Legal Description: _____

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 10RODS; TH N 16 RODS TO
POB.

1.000 ACRES

Address: _____

Explain the Variance or Administrative Appeal being requested: _____

To change the frontage from 80' to 70' and the west lot line from
~67.5' to 73'

Reasons why the applicant cannot comply with the ordinance requirements (variance) OR why you believe a prior administrative decision is incorrect (attach additional comments or information if necessary) Why we are

requesting the change: - Straightening the lot split.

- More property for 107 on the west side.

- Less sidewalk for future owner of 107 to maintain in the winter.

- More aesthetically pleasing for the church,

FOR VARIANCE: Draw or attach copy of site plan drawn to scale showing there a variance is being requested.

which is on the National Historic Registry.

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.

9/21/23
Date

Applicant: Connie Pease

Applicant: _____

Applicant: _____

Date Application Received: 09/21/23

Scheduled Hearing Date: 10/10/23

Approved by Zoning Board of Appeals : _____

Signature of Village Clerk

As prepared by:

GA 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

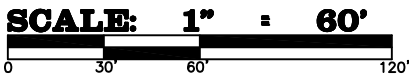
COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

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

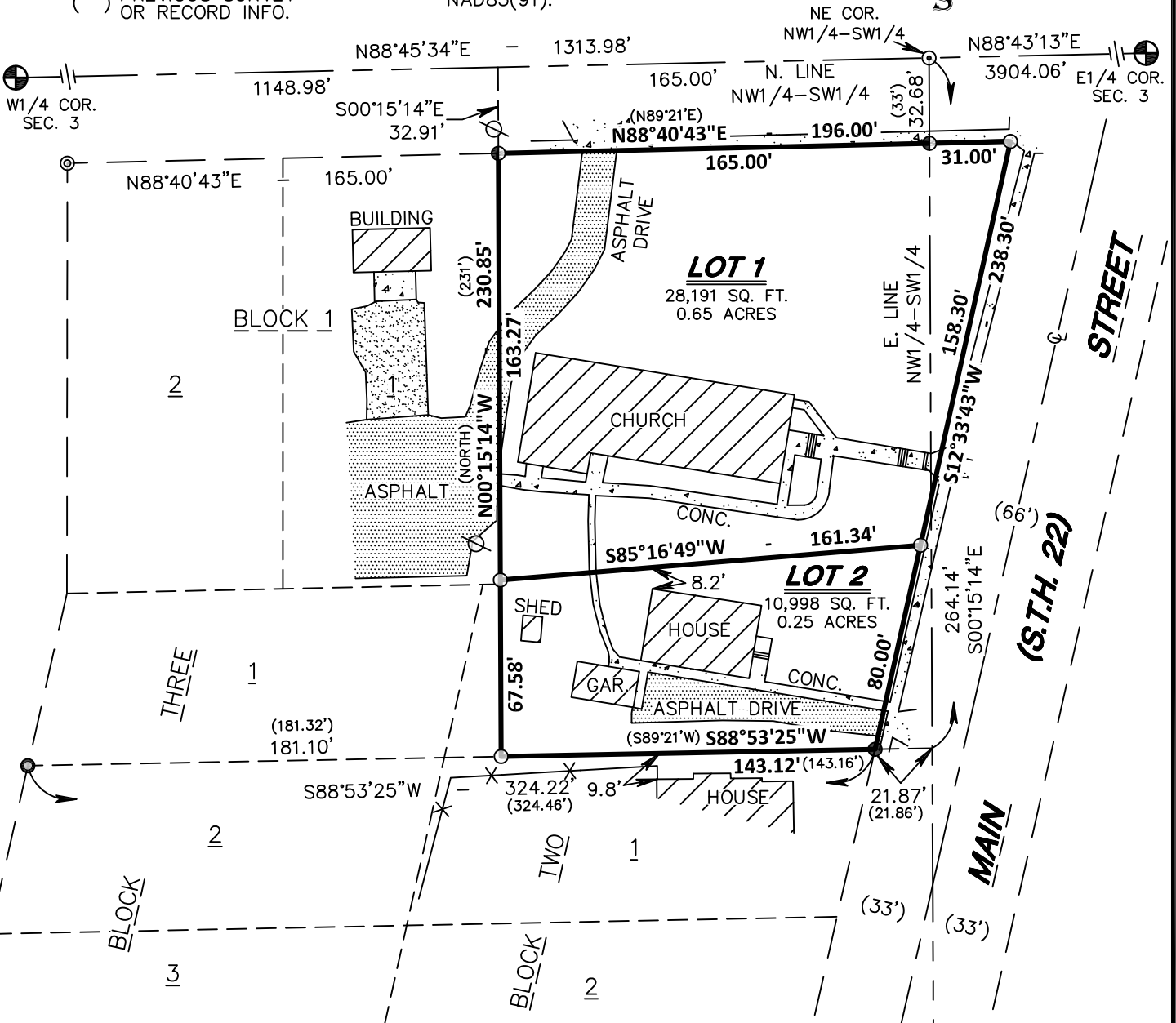
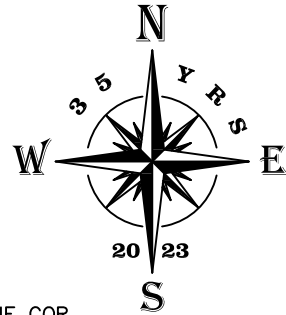
LEGEND

- 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.



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

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)