

THE VILLAGE OF



RIDGEWAY

PLAN COMMISSION MEETING AGENDA

July 20, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

CONFIRMATION OF OPEN MEETING

CONSENT AGENDA

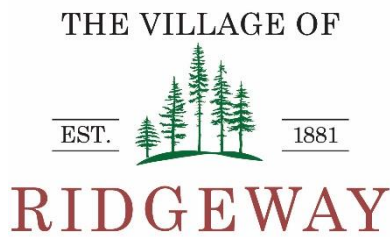
1. Meeting Agenda
2. Minutes from 07/06/2022 and 06/06/2022

CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

ITEMS FOR CONSIDERATION AND ACTION

3. Kuschel CSM - 6868 Rock Road proposed split of parcel 0206.B into two lots
4. 104 E Wells Street Certified Survey Map and Easement Request
5. 501 Main Street - CUP

ADJOURNMENT



PLAN COMMISSION MEETING MINUTES

June 06, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

Meeting called to order by Chair Casper at 6:30 pm.

PRESENT: Chair Michele Casper, Director of Public Works Jeff Brindley, Kari Phelan, Kevin Zeier, Gus Bellenger (7:00 pm).

CONFIRMATION OF OPEN MEETING

Roessler indicated this was a properly noticed meeting posted at the Ridgeway Community Center, the Village website and Facebook page with notification sent via email/text to subscribers.

CONSENT AGENDA

Motion by Brindley, Seconded by Zeier, to adopt the consent agenda as presented. Motion carried.

1. Adoption of 08.04.2021 Meeting Minutes
2. Adoption of this Meeting's Agenda

ITEMS FOR CONSIDERATION AND ACTION

3. Appoint Citizen Members to terms expiring April 2023 - Michele Casper, Village President/Plan Commission Chair

Casper appointed Gus Bellenger to a one-year term expiring April 2023. Casper appointed Kevin Zeier to a one-year term expiring April 2023.

Casper announced there is a remaining one-year term vacancy and is still seeking applicants for the position.
4. CUP - Lots 16 & 17 Keane Street

Ryan Peck, Tracy Peterson, and Maynard Peterson were present to discuss the CUP application for a personal use shop space on lots 16 and 17 of Keane Street.

Motion by Phelan, Seconded by Zeier, to recommend to the Village Board of Trustees that the Conditional Use Permit for Lots 16 and 17 of Keane Street be approved for non-commercial use shop space not to exceed 20 feet in height.

5. Variance Request - 304 Weaver Street

Kari Phelan recused herself from the Plan Commission.

Michael Hogan, Property Owner and Kari Phelan, potential property owner, were present to discuss the variance request for 304 Weaver Street. Discussion was had regarding property in the area and the variation in lot lines.

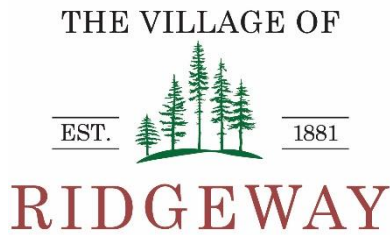
Motion by Brindley, Seconded by Zeier, to recommend to the Village Board of Trustees that the variance request application for 304 Weaver Street be reviewed by Todd Parkos to allow a variance in the front yard setback to be in line with other plats in the area.

CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

Thank you to the members extending their terms were extended by Casper.

ADJOURNMENT

Motion by Phelan, Seconded by Bellenger, to adjourn at 7:17 pm. Motion carried.



PLAN COMMISSION MEETING MINUTES

July 06, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

Meeting called to order by Roessler at 6:30 pm.

PRESENT: Director of Public Works Jeff Brindley, Kevin Zeier

ABSENT: Michele Casper, Gus Bellenger, Kari Phelan, Rick Short

CONFIRMATION OF OPEN MEETING

No binding business was conducted due to lack of quorum.

APPOINTMENT OF CITIZEN MEMBER

Tabled until Casper was in attendance.

CONSENT AGENDA

Tabled due to lack of quorum.

1. Adoption of Meeting Agenda
2. Adoption of Minutes

CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

No announcements were made.

ITEMS FOR CONSIDERATION AND ACTION

3. Kuschel CSM - 6868 Rock Road proposed split of parcel 0206.B into two lots
Todd Kuschel, Jeff Brindley, Kevin Zeier, and Hailey Roessler discussed the proposed certified survey map.

ADJOURNMENT

Meeting adjourned at 6:55 pm.

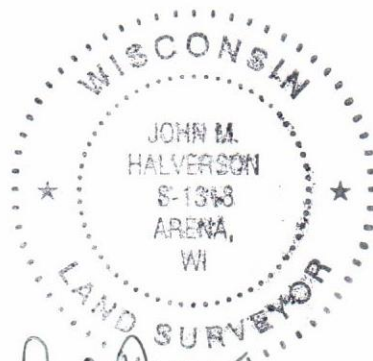
IOWA COUNTY CERTIFIED SURVEY MAP

Item 3.

Being Lot 1 of CSM 1802, located in part of the NE & NW 1/4's of the SE 1/4 of Section 14, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

LEGEND:

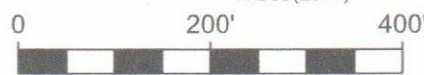
- 3/4" X 24" X 1.5LB./LF. REBAR SET
- ▲ 3/4" REBAR FOUND
- ✦ SECTION CORNER
- △ RAILROAD SPIKE FOUND
- OH E— EXISTING OVERHEAD ELECTRIC
- ⊗ EXISTING POWER POLE
- X— EXISTING FENCELINE
- () RECORDED AS



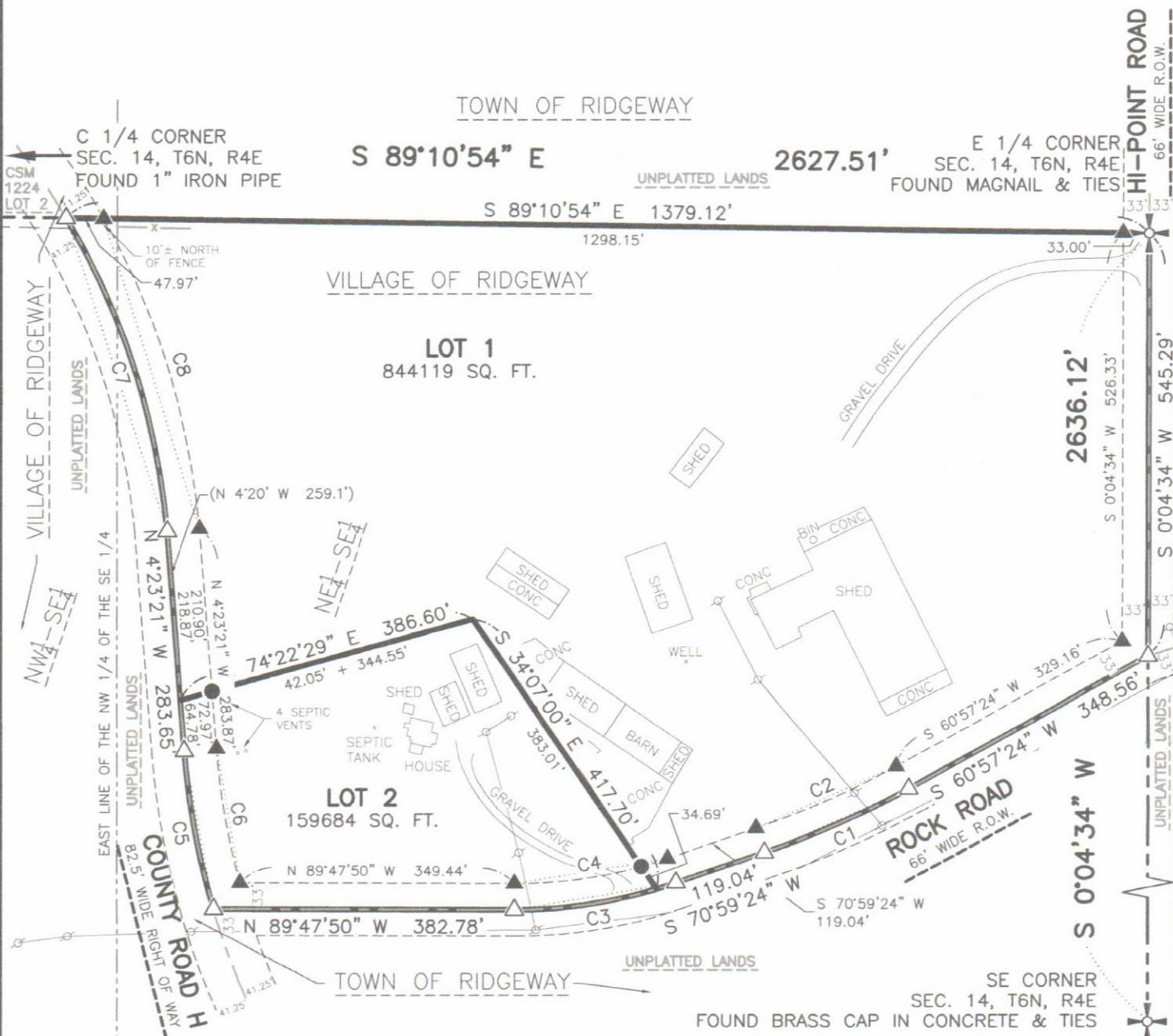
SEE CURVE & AREA TABLE ON SHEET 2 OF 3



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 14 WHICH BEARS S 0°04'34" W BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY ZONE, NAD83(2011)



SCALE: 1" = 200'



HALVERSON LAND SURVEYING

6381 COON ROCK ROAD
ARENA, WI 53503
(608) 753-2498

FOR:
DYNAMIC FARMS LLC
525 WALNUT GROVE DR
MADISON, WI 53717

SHEET 1 OF 3
JOB ID: 2103251C
FIELD WORK COMPLETED 3/25/2021

IOWA COUNTY CERTIFIED SURVEY MAP

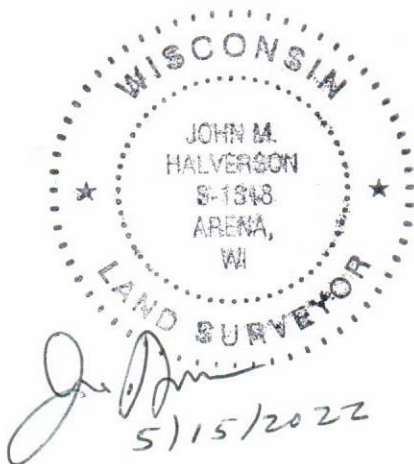
Item 3.

Being Lot 1 of CSM 1802, located in part of the NE & NW 1/4's of the SE 1/4 of Section 14, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

#	LOTS	Length	Radius	Delta	Chord Direction	Cd. Lg.	Tangent In	Tangent Out
C1	1	201.38'	1150.00'	10°02'00"	S 65°58'24" W	201.12'	S 60°57'24" W	S 70°59'24" W
C2	1	195.60'	1117.00'	10°02'00"	S 65°58'24" W	195.35'	S 60°57'24" W	S 70°59'24" W
C3	1-2	209.58'	625.00'	19°12'46"	S 80°35'47" W	208.60'	S 70°59'24" W	N 89°47'50" W
	1	36.83'		3°22'35"	N 72°40'42" E	36.83'	N 74°21'59" E	N 70°59'24" E
	2	172.75'		15°50'11"	N 82°17'05" E	172.20'	S 89°47'50" E	N 74°21'59" E
C4	1-2	198.51'	592.00'	19°12'46"	S 80°35'47" W	197.58'	S 70°59'24" W	N 89°47'50" W
	1	34.89'		3°22'35"	N 72°40'42" E	34.88'	N 74°21'59" E	N 70°59'24" E
	2	163.62'		15°50'11"	N 82°17'05" E	163.11'	S 89°47'50" E	N 74°21'59" E
C5	2	205.79'	955.00'	12°20'48"	N 10°33'45" W	205.39'	N 16°44'09" W	N 4°23'21" W
C6	2	175.05'	913.75'	10°58'34"	N 9°52'38" W	174.78'	N 15°21'55" W	N 4°23'21" W
C7	1	426.65'	955.00'	25°35'50"	N 17°48'00" W	423.11'	N 5°00'05" W	N 30°35'55" W
C8	1	420.30'	996.25'	24°10'19"	N 17°04'28" W	417.19'	N 4°59'19" W	N 29°09'38" W

Curve Table

Lot Area Table	
Lot #	Area
1	844,119 SQUARE FEET, INCLUDING RIGHT OF WAY 19.378 ACRES, INCLUDING RIGHT OF WAY
	777,443 SQUARE FEET, EXCLUDING RIGHT OF WAY 17.848 ACRES, EXCLUDING RIGHT OF WAY
2	159,684 SQUARE FEET, INCLUDING RIGHT OF WAY 3.666 ACRES, INCLUDING RIGHT OF WAY
	131,173 SQUARE FEET, EXCLUDING RIGHT OF WAY 3.012 ACRES, EXCLUDING RIGHT OF WAY



IOWA COUNTY CERTIFIED SURVEY MAP

Item 3.

Being Lot 1 of CSM 1802, located in part of the NE & NW 1/4's of the SE 1/4 of Section 14, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, JOHN M. HALVERSON, professional land surveyor, hereby certify:

THAT under the direction of Todd B Kuschel, I have surveyed, divided and mapped the following described parcel of land:

Being Lot 1 of CSM 1802, located in part of the NE & NW 1/4's of the SE 1/4 of Section 14, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin, to wit:

BEGINNING at the E 1/4 corner of said Section 14;
 thence S 0°04'34" W, 545.29' along the east line of the SE 1/4 to the beginning of a traverse along the centerline of Rock Road;
 thence S 60°57'24" W, 348.56' to the beginning of a curve, concave to the north having a central angle of 10°02'00", a radius of 1150.00', and whose long chord bears S 65°58'24" W, 201.12';
 thence along the arc of said curve 201.38';
 thence S 70°59'24" W, 119.04' to the beginning of a curve, concave to the north, having a central angle of 19°12'46", a radius of 625.00', and whose long chord bears S 80°35'47" W, 208.60';
 thence along the arc of said curve 209.58';
 thence N 89°47'50" W, 382.78' to the end of said centerline traverse to the beginning of a traverse along the centerline of County Road H and to the beginning of a curve, concave to the east, having a central angle of 12°20'48", a radius of 955.00', and whose long chord bears N 10°33'45" W, 205.39';
 thence along the arc of said curve 205.79';
 thence N 4°23'21" W, 283.65' to the beginning of a curve, concave to the west, having a central angle of 25°35'50", a radius of 955.00', and whose long chord bears N 17°48'00" W, 423.11';
 thence along the arc of said curve 426.65' to end of said centerline traverse;
 thence S 89°10'54" E, 1379.12' along the north line of the SE 1/4 to the POINT OF BEGINNING;
 containing 1,003,803 square feet or 23.044 acres, more or less.
 Parcel is subject to a public right of way easement on the easterly side thereof for Hi-Point Road, on the southerly side thereof for Rock Road and on the westerly side thereof for County Road H.
 Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

JOHN M. HALVERSON, S-1318

5/15/2022
Date



CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ___ day of _____, 2022 at ___ o'clock __M, and recorded in Volume ___ of Certified Survey Maps, on Page(s) _____.

VILLAGE OF RIDGEWAY APPROVAL CERTIFICATE

Resolved that this CSM, in the Village of Ridgeway, is hereby approved by the Village Board.

Hailey Roessler, Clerk/Treasurer _____ Date

Michele Casper, President _____ Date

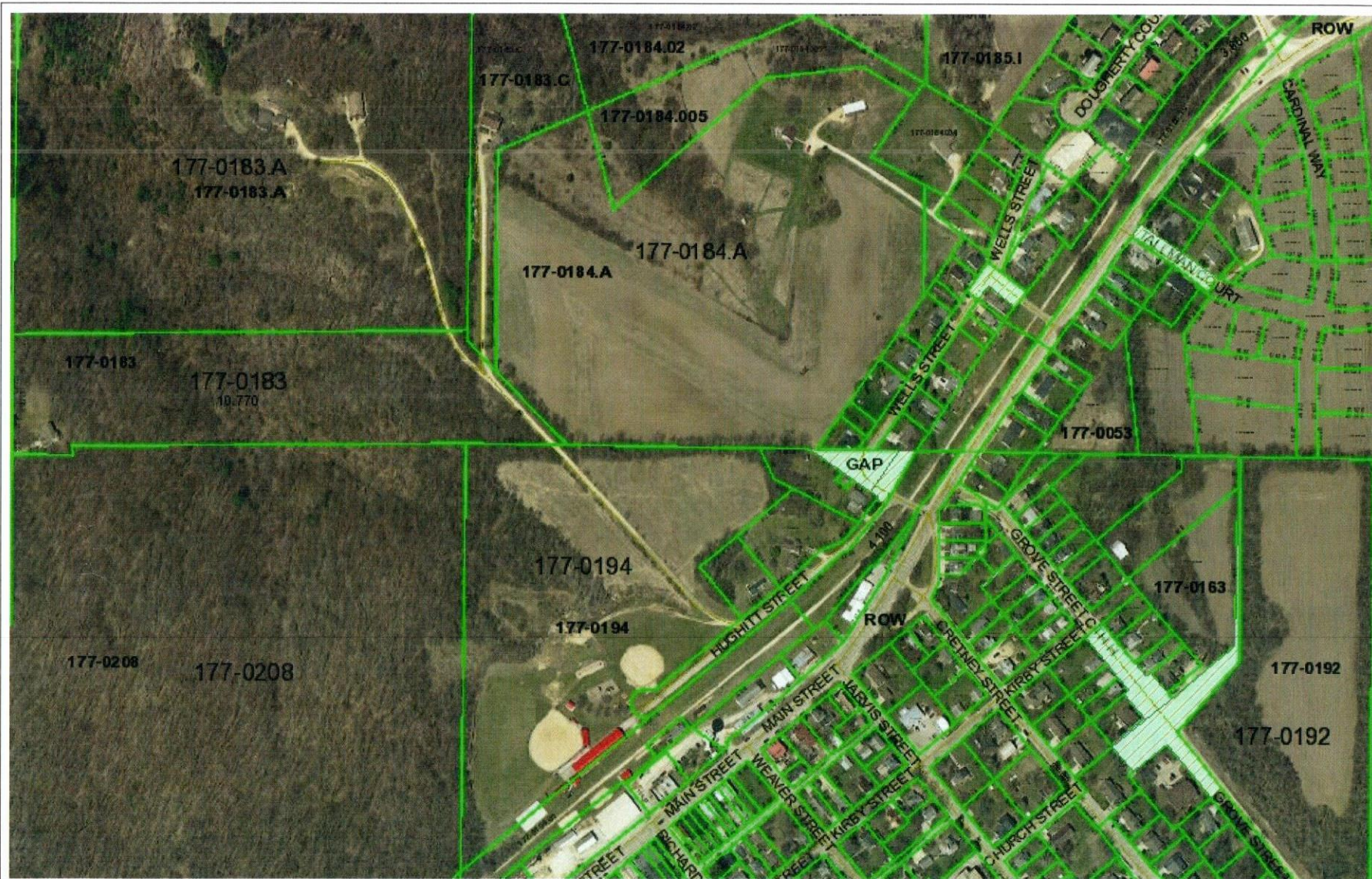
TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS

HALVERSON LAND SURVEYING

6381 COON ROCK ROAD
ARENA, WI 53503
(608) 753-2498

FOR:
DYNAMIC FARMS LLC
525 WALNUT GROVE DR
MADISON, WI 53717

SHEET 3 7 3
JOB ID: 210220C
FIELD WORK COMPLETED 3/25/2021



SW WI GIS

S Husom and Park Aerial

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SCALE: 1" = 400'



Print Date: 6/3/2021



208 Jarvis Street | Suite A | Ridgeway, WI 53582

CSM, Conditional Use, Change Of Use, Zoning District Change, Or Variance Application

Property Address: 104 E Wells Parcel #: 0184, A

Owner's Name: Jon + Sue Husom Phone: 208-574-6789
sfhusom@hotmail.com

***Type Of Action Requested:**

Check Items Applicable:

Conceptual Land Division CSM: (Certified Survey Map) Request: \$100.00 + \$10 per lot
Include CSM

Conditional Use Permit: \$400.00
Describe what Conditional Use will be: _____

Zoning District Change: \$400.00-Reason for Change: _____

Variance Request: \$400.00-Include site plan with dimensions and reasons for hardship: _____

Request made by:

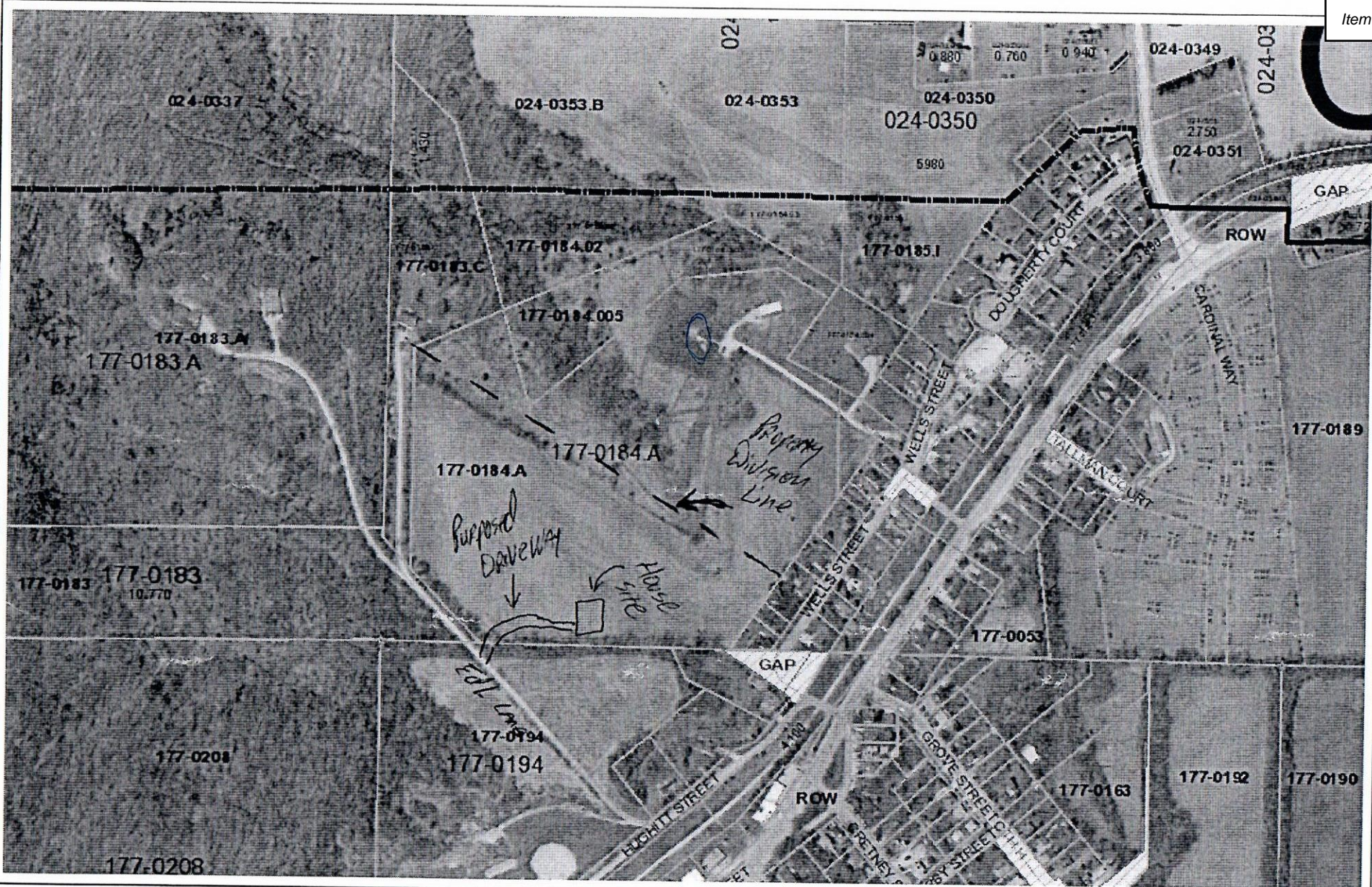
Applicant (if different than owner): Jon + Sue Husom

Phone: _____

Signature of Owner/Applicant: [Signature] Date: 1-7-2022

FOR OFFICE USE ONLY:

Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Next Plan Commission Meeting: <u>FEB 9, 2022</u>
Fee Paid: _____	Approved <input type="checkbox"/> Denied <input type="checkbox"/>



SW WI GIS

Jon & sue Husom
574-6789



SCALE: 1" = 400'

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JUL 06 2022

RIDGEWAY

208 Jarvis Street | Suite A | Ridgeway, WI 53582

CSM, Conditional Use, Change Of Use, Zoning District Change, Or Variance Application

Property Address: 501 Main St. Parcel #: 177-0001
Owner's Name: Jordan Kolb Phone: 1-920-905-2494
Email: _____

Check Items Applicable for Type of Action Requested:

() **Conceptual Land Division CSM: (Certified Survey Map) Request: \$100.00 + \$10 per lot**
Include CSM

(X) **Conditional Use Permit: \$400.00**
Describe what Conditional Use will be: Museum/Retail

() **Zoning District Change: \$400.00**-Reason for Change: _____

() **Variance Request: \$400.00**-Include site plan with dimensions and reasons for hardship: _____

Request made by:

Applicant (if different than owner): David Banker d_banks36@hotmail.com
Phone: 608-334-9911

Signature of Owner/Applicant: [Signature] Date: 7-6-22

FOR OFFICE USE ONLY:

Application: <u>Approved</u> Denied <u>[Initials]</u>	Next Plan Commission Meeting: <u>8-2-2022</u>
Fee Paid: _____	Approved Denied

Bot 8/19/22
7:00pm

6:30pm
Dd. ck 588 \$400.00