

THE VILLAGE OF



RIDGEWAY

PLAN COMMISSION MEETING AGENDA

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

CONFIRMATION OF OPEN MEETING

APPOINTMENT OF CITIZEN MEMBER

CONSENT AGENDA

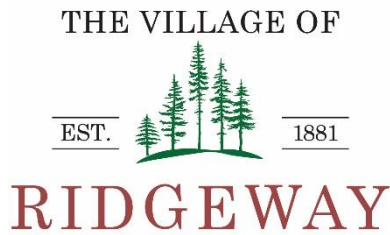
1. Adoption of Meeting Agenda
- [2.](#) Adoption of Minutes

CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

ITEMS FOR CONSIDERATION AND ACTION

- [3.](#) Kuschel CSM - 6868 Rock Road proposed split of parcel 0206.B into two lots

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.

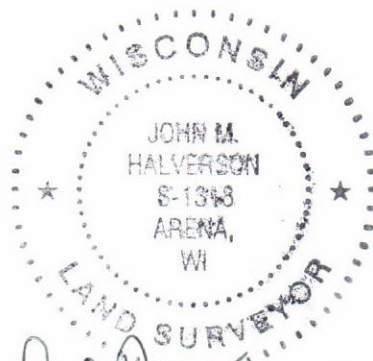
IOWA COUNTY CERTIFIED SURVEY MAP

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



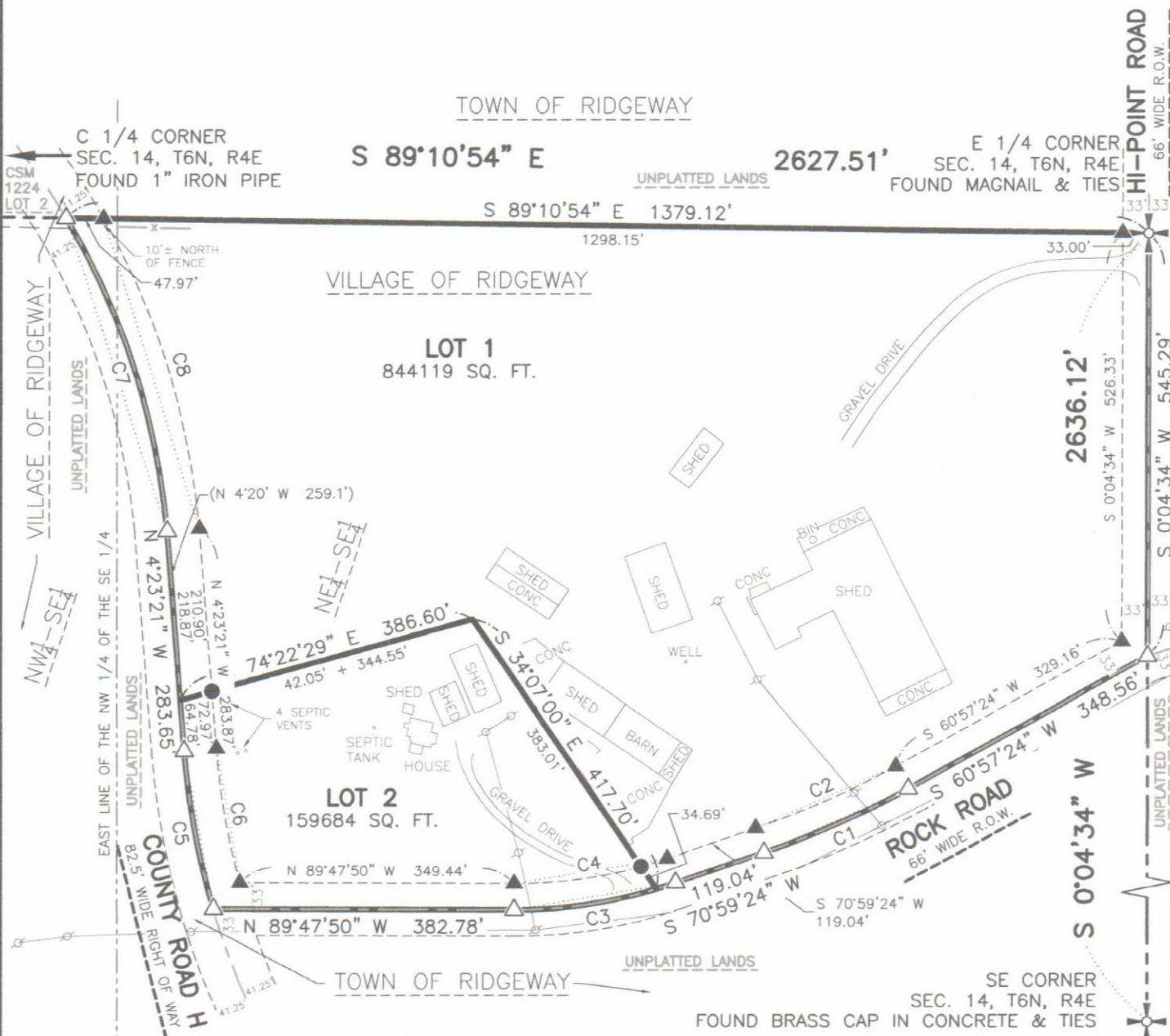
SEE CURVE & AREA TABLE ON SHEET 2 OF 3



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

