



PUBLIC NOTICE
Plan Commission Meeting
Thursday December 14, 2023 @ 5PM
City Hall – Council Chambers

MINUTES

1. Call to order and Roll Call

The meeting was called to order by Todd Novak at 5:00 pm.

Members Present: Todd Novak, Tom DeVoss, Dan Meuer, Mike Tiber, Mike Humke, Bob Kratochwill, Aaron Boehnen

Members not present: Matt Staver

Others Present: Greg Lee – City of Dodgeville Public Works Director, Kent Paulson – Representative from Nungesser Development, Logan Hanson – Representative from Vierbicher, Chad Kannenberg - Landowner, Larry Gilles – City of Dodgeville Building Inspector

2. Approval of Minutes from October 30, 2023

Motion by: Humke, Second by: Tiber

Motion Carried.

3. Public hearing to discuss re-zoning parcel #216-1077 containing approximately 29 acres from AG to M-U (Mixed Use), and possible changes to the City “Future Land Use Map”

- a. Chad Kannenberg has filed a petition to change the zoning classification from its current zoning of AG to M-U in order to facilitate the development of approximately 6 acres of the 29 acres for a housing project proposed by Kent Paulson. The balance of the 23 acres will continue to be used as it is currently, until such time another development is anticipated.

Kent Paulson is proposing to build 54-units of workforce housing (rental housing) on 7 acres of the 29 acre parcel owned by Chad Kannenberg. Project utilizes tax credits issued by WEDA. However, all 29 acres would be zoned M-U.

7 duplexes and 5-eight plexes. 6-8 are 30% income. Remainder are 50-60% income.

Currently working on one in Reedsburg

Chad would be left with approximately 20 acres

If this is approved, it would be awarded in May 2024, but groundbreaking would not occur until Spring 2025 due to additional steps to complete funding.

- b. The proposed amendment would change the planned land use designation (amending the Future Land Use Map) for a parcel of land located along the south side of Elliot Street, east of Spring Street and west of North Bennett Road; a parcel of land located along the south side of US Highway 18, east of John’s Street and west of North Bennett



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Road; and a parcel of land located along the west side of John's Street, north of Grace Street and south of US Highway 18. The proposed amendments would adjust land use boundaries to better reflect existing conditions and also to include planned residential, commercial, and industrial uses within the property.

4. Adjourn the public hearing.

Motion by Humke, Second by DeVoss to adjourn the public hearing.
Motion Carried.

5. Discussion and possible recommendation to the City Council on the proposed changes to the zoning on parcel 216-1077 from Agricultural to Mixed Use.

Motion by DeVoss, Second by Humke
Motion Carried
Roll Call Vote 7-0

6. Discussion and possible recommendation to the City Council on the proposed changes to the Future Land Use Map.

Motion by Kratochwill, Second by Humke
Motion Carried
Roll Call Vote 7-0

7. Adjourn & Next Meeting Date

Motion by Meuer, Second by Humke
Motion carried. Time 5:10pm