

CITY OF DODGEVILLE
ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 4/26/22

TO: PLAN COMMISSION

CITY OF DODGEVILLE

I would like to request a zoning change for my property located at:
342 Red Ruth Drive

Present Zoning is: R-M Multi-Family Residential


Requesting Zoning change to: PUD- Planned Unit Development

The property will be used for:
Rental Property

Legal description of property:
Lot 1, CSM 1668-12CS-059

Names and addresses of adjacent and abutting owners:
Stone field Apartments- adjacent
341 & 343 Red Ruth - Across Street

FEE: \$400

Signature of Applicant: 
Address of Applicant: 4949 County Rd YZ Dodgeville WI 53533
Signature of Property Owner: Josh Fowler

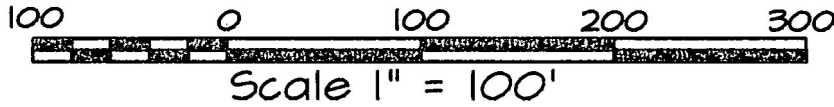
The Applicant or his/her agent must appear at the hearing

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7) and make a recommendation to the Common council to approve, deny or modify the request.
2. At a meeting subsequent to the Plan Commission hearing the Common Council shall vote on the passage of the proposed change or amendment.
If neighbors as defined in 17.34(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.
If the change or amendment is denied, no similar petition can be submitted for one year.

Iowa Co. C.S.M. No. 1668

Dixie L Edge
 Iowa County Register of Deeds
 Iowa County, Wisconsin
 FEES: \$30.00
 Pages: 2

Being lot 22 of the First Addition to Redruth Subdivision recorded in Plat Cabinet A on Page 537 as Document 236866, AND part of Lot 1 of C.S.M. 795 recorded as Document 272300, all located in part of the SW 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin



- LEGEND:
- ▲ Fd. rebar - size indicated
 - ⊙ Set 1" ID x 18" x 1.68# LF Iron pipe
 - () recorded as

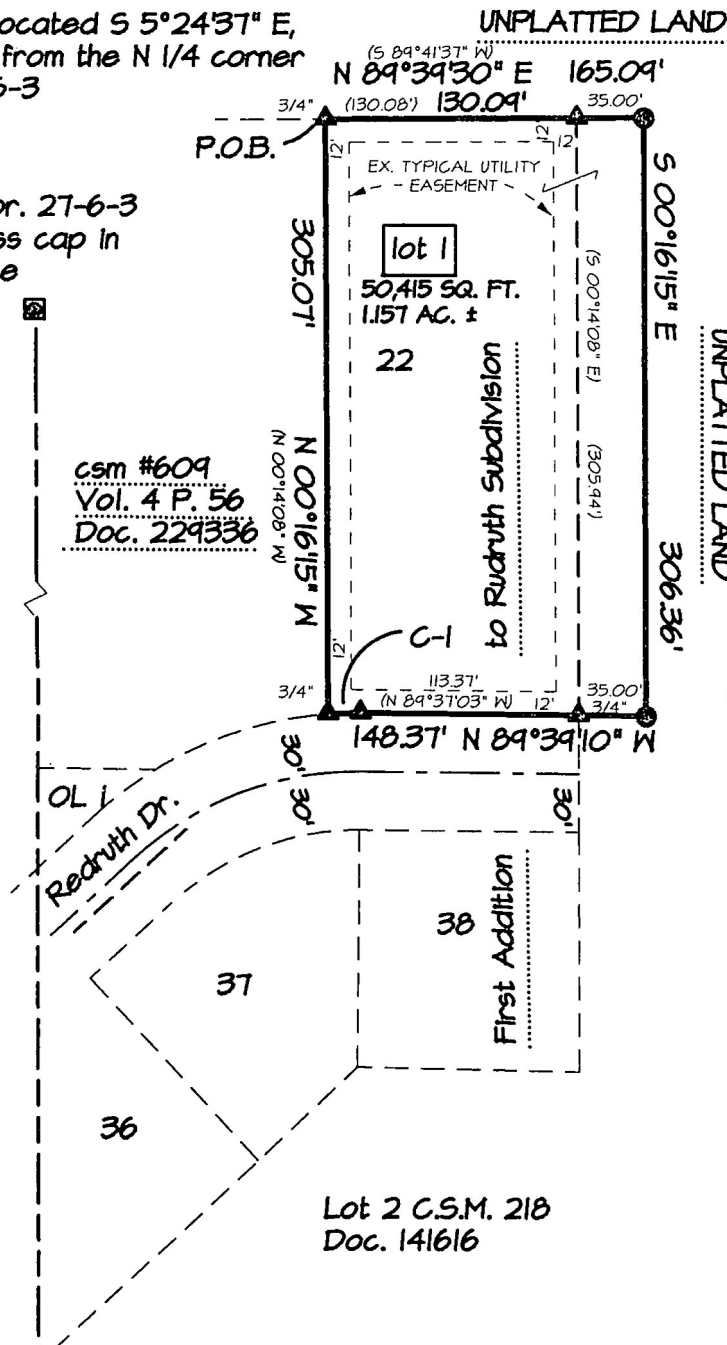
P.O.B. located S 5°24'37" E, 1661.31' from the N 1/4 corner of 27-6-3

UNPLATTED LAND

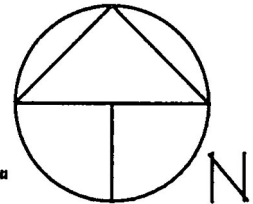
N 1/4 cor. 27-6-3
 fd. Brass cap in concrete

S 00°14'08" E

CSM #609
 Vol. 4 P. 56
 Doc. 229336



FLAT BEARINGS ARE ORIENTED TOWARD THE IOWA COUNTY COORDINATE SYSTEM AS DEFINED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, THE N-S 1/4 LINE OF 27-6-3, OF WHICH COMPUTES TO BEAR S 00°14'08" E

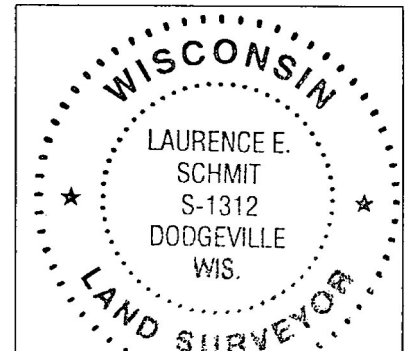


CURVE C-1
 RADIUS 200.00'
 DELTA 04° 47' 39"
 ARC LEN 16.73'
 CHD. BRG. S 87°57'03.5" W
 CHD. L. 16.73'
 BK. TANG S 89°39'07" E
 AHD. TANG. S 85°33'14" W

OFFICE DATA:	
JOB I.D.	2018s-011
SURVEY CREW:	JD
FIELD BOOK NO.:	bk 17-1 page 3
DWG. STORED:	vers 13
DRAWN BY:	LES
DRAWING NO.:	18s-11.dwg
DATA FILE NO.:	<18s-11.txt>

Sheet 1 of 2

Note: Lot 22 is subject to an existing utility easement along the boundary lines. See Subdivision for



Iowa Co. C.S.M. No. 1668

Being lot 22 of the First Addition to Redruth Subdivision recorded in Plat Cabinet A on Page 537 as Document 236866, AND part of Lot 1 of C.S.M. 795 recorded as Document 272300, all located in part of the SW 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

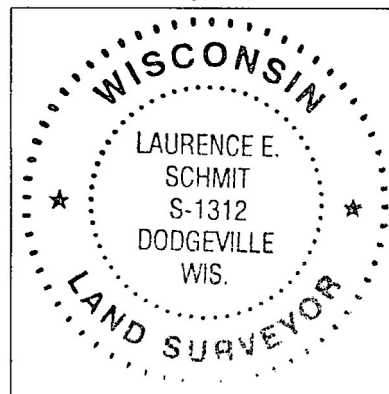
SURVEYOR'S CERTIFICATE:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Gene Dougherty, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as

Being lot 22 of the First Addition to Redruth Subdivision recorded in Plat Cabinet A on Page 537 as Document 236866, AND part of Lot 1 of C.S.M. 795 recorded as Document 272300, all located in part of the SW 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the N 1/4 corner of said Section 27; thence S 05° 24'37" E, 1661.31' to the NW corner of lot 22 of the First Addition to Redruth Subdivision, said point being the POINT OF BEGINNING; thence N 89°39'30" E, 165.09'; thence S 00°16'15" E, 306.36'; thence N 89°39'10" W, 148.37' to a point around a 200' radius curve to the left, through a central angle of 04°47'39", an arc distance of 16.73', a chord bearing of S 87°57'03.5" W, 16.73'; thence N 00°16'15" W, 305.07' to the POINT OF BEGINNING. Containing 50,415 square feet, or 1.157 acres, more or less.

Sheet 1 of 2



Laurence E. Schmit

5-1-2018

Laurence E. Schmit S-1312

date:

APPROVED FOR RECORDING BY the City of Dodgeville

Todd Novak
Todd Novak - Mayor

5-1-2018

date:

REGISTER OF DEEDS

Received for recording this 1st day of May 2018 at 3:40 o'clock P M and recorded in Volume 12 of

17.22 PUD PLANNED UNIT DEVELOPMENT DISTRICT (Cr. Ord. #1097).

(1) **STATEMENT OF PURPOSE.** The Planned Unit Development District is established to provide a voluntary regulatory framework designed to encourage and promote coordinated area site planning and improved environmental and aesthetic design in the City by allowing for greater freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this chapter and the general plan for community development. To promote this purpose, the Planned Unit Development allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as unified plans and projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.

(2) **PERMITTED USES.** No use shall be permitted in a Planned Unit Development District except those designated as permitted uses under the general development plan for the District. Any use permitted by right or as a conditional use in any of the other zoning districts under this chapter may be approved as a part of the general development plan, subject to the criteria for approval established under sub. (5) below. Such requirements as are made a part of the general development plan, along with the recorded plan itself, shall be construed to be and enforced as a part of this chapter.

(3) **DEVELOPMENT REQUIREMENTS.** In a Planned Unit Development District, there shall be no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, sign and off-street parking requirements, except as such requirements are made a part of the general development plan.

(4) **SINGLE PARCEL, LOT OR TRACT.** Each PUD District shall be considered as one tract, lot or parcel, and the legal description shall define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.

(5) **CRITERIA FOR APPROVAL.** The following criteria shall be considered in determining whether the general development plan is consistent with the spirit and intent of this chapter and has the potential for significant community benefits in terms of environmental and aesthetic design.

(a) **Character and Intensity of Land Use.** In a Planned Unit Development District, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

(b) Are compatible with the physical nature of the site or area.

(c) Will produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.

(d) Will not adversely affect the anticipated provision for school or other municipal services.

(e) Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve the development.

(f) Economic Impact. A Planned Unit Development District shall not adversely affect the economic prosperity of the City or of surrounding properties.

(g) Preservation and Maintenance of Open Space. In a Planned Unit Development District, adequate provisions for the improvement and continuing preservation and maintenance of attractive open space shall be made.

(h) Implementation Schedule. The proponents of a Planned Unit Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Council, including suitable provisions for assurance that each phase could be brought to completion in a manner which will not result in an adverse effect upon the community as a result of termination at that point.

(6) PROCEDURE. The procedure for rezoning to a Planned Unit Development District shall be the same procedure as required pursuant to sec. 17.30 of this chapter for any zoning district change, except that, in addition thereto, the rezoning may only be considered with the consent of the owner of the land within the proposed PUD District and in conjunction with a development plan, as described below.

(a) Pre-Application Conference.

1. Before submitting an application for a Planned Unit Development rezoning, an applicant shall confer with the Plan Commission, the City staff and other City department heads.

2. The purpose of the pre-application conference is to familiarize both the applicant and the Plan Commission with details of and requirements regarding the PUD before the applicant enters into binding commitments or incurs substantial expense.

3. At the pre-application conference, the Plan Commission shall familiarize the applicant with the PUD process and explain to the applicant issues that should be considered in planning the project. The applicant shall inform the Plan Commission of the applicant's development concept through general outlines and sketch plans. Any statement made by either the Plan Commission or the applicant concerning potential disposition of a PUD application or the final form of the development shall not be legally binding.

(b) Development Plan. The development plan shall include:

1. A statement describing the general character of the intended development.

2. An accurate map of the project area, including its relationship to surrounding properties and existing topography and key features.

3. A plan of the proposed project showing sufficient detail to make possible evaluation of the criteria for approval as set forth in sub. (5) above.

4. When requested, a general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.

5. Permitted uses within specific designated areas of the district.

(c) An implementation plan which shall include:

1. The pattern of public and private roads, driveways, walkways and parking facilities

2. Detailed lot layout and division plat where required.

3. The arrangement of building groups, other than one-family dwellings, and their architectural character.

4. Sanitary sewer and water mains.

5. Grading plan and storm drainage system.

6. The location and treatment of open spaces and recreation or other amenities.

7. The location and description of any areas to be dedicated to the public.

8. Landscape plan and plant list.

9. Proof of financing capability.

10. Analysis of economic impact upon the community.

11. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.

12. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.

(c) Approval.

1. In reviewing original and final development plans and application, the Plan Commission may seek technical assistance from such sources as it deems necessary at the expense of the applicant and subject to the applicant's approval. Following a review of the development plan, the Plan Commission shall recommend to the Council that it be approved as submitted, approved with modifications or disapproved.

2. Upon receipt of the Plan Commission recommendation, the Council may approve the development plan and the rezoning to a Planned Unit Development District and authorize the development to proceed accordingly, or disapprove the plan and send it back with specific objections to the Plan Commission for further negotiation with the developer.

3. In the event of approval, the approved development plan, together with such agreements with regard to project value, character and other factors to assure that the proposed development will be constructed as presented in the approved development plan and within the time frame set forth therein, shall be recorded by the Council in the Iowa County Register of Deeds office. This shall be accomplished prior to the issuance of any building permit.

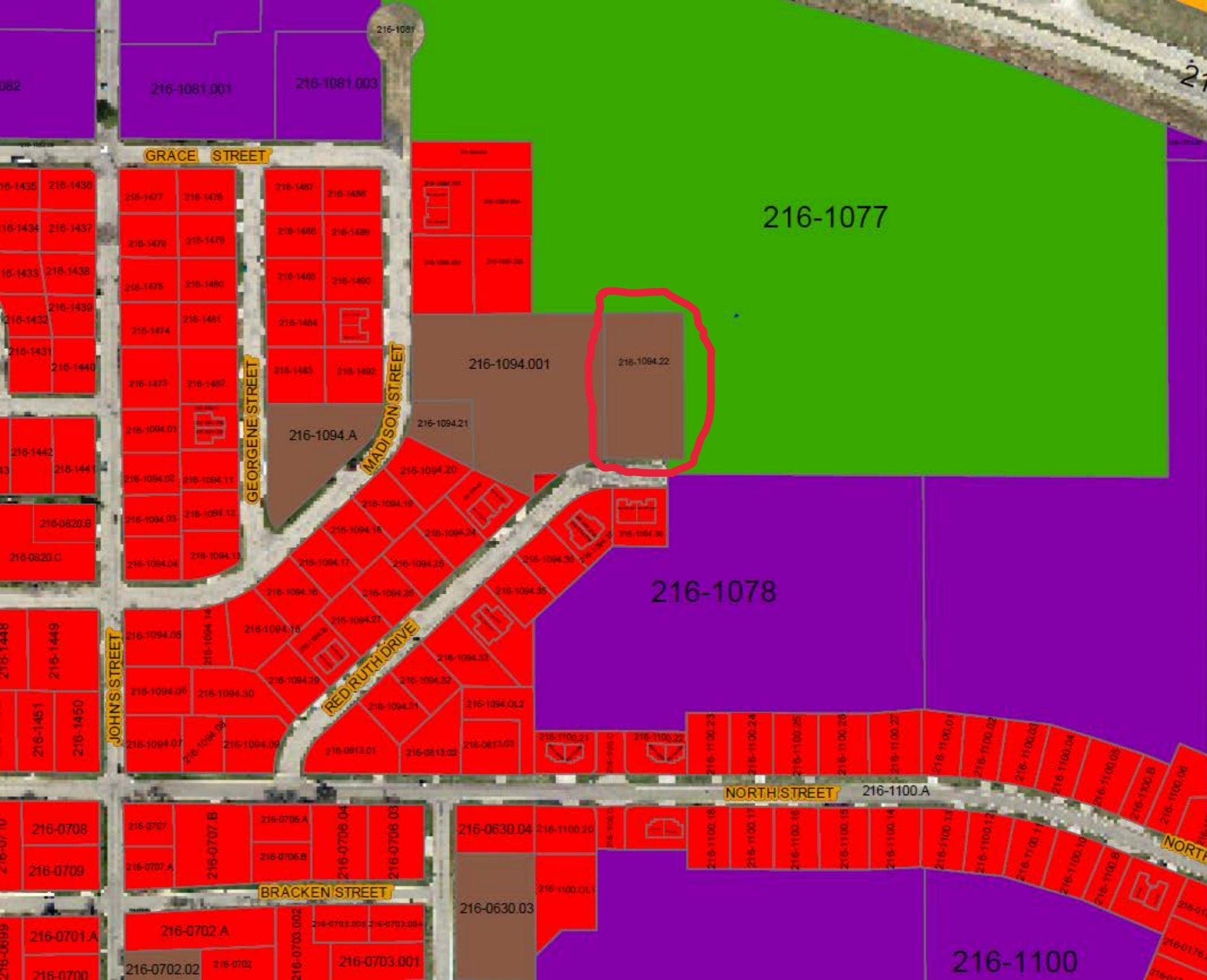
4. Any subsequent change or addition to the approved development plan or to any use permitted thereunder shall first be submitted for approval to the Plan Commission. Minor changes in the location, sitting and height of buildings and structures may be authorized by the Council without additional public hearings if required by engineering or other circumstances not foreseen at the time the approved development plan was engineered. If, however, in the opinion of the Commission, the change or addition constitutes a substantial alteration of the development plan, compliance with the procedure for an amendment to this chapter shall be required before such change or addition shall be permitted. The following shall be considered substantial alterations to the development plan:

- i. A change in the use or character of the development.
- ii. An increase in overall coverage of structures.
- iii. An increase in the intensity of use.
- iv. An increase in the problems of traffic circulation and public utilities.
- v. A reduction in approved open space.
- vi. A reduction of off-street parking and loading space.
- vii. A reduction in required pavement widths.


(7) ENFORCEMENT. (a) The developer shall begin construction of the PUD within 12 months of the date of the recording of the approved development plan. The Council may grant, in writing, an extension of this time period of up to 12 months upon demonstration of good cause by the developer. If the developer fails to commence construction of the PUD within the specified time, the City shall proceed with actions as specified in par. (c) below.

(b) If the PUD is to be developed in stages, the developer shall begin the construction of each stage within the time limits specified in the final development plan. Construction in each phase shall include all the elements of that phase specified in the final development plan.

(c) The Plan Commission or Building Inspector shall periodically monitor the construction of the PUD with respect to start of construction and development phasing. If the Plan Commission or its designee finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing with respect to either timing or construction of an approved mix of project elements, the Plan Commission shall give written notice to the developer to appear before the Plan Commission within 30 days to report on the status of the PUD. Upon review of the PUD, the Plan Commission may recommend to the Council an extension of the time for start of construction or the length of time needed to complete a phase, recommend that the developer amend the approved development plan subject to the procedures specified in sub. (6) (c) 4. above or recommend termination of the project and repeal of the zoning change. When the Plan Commission deems it necessary to terminate the project and repeal the zoning change, it shall recommend to the Council that the Planned Unit Development District created for such project be nullified and the original zoning classification returned to the land therein. The repeal of the zoning change shall be subject to the procedures specified in sec. 17.34 of this chapter. At the time of such zoning change, existing completed or partially completed structures and uses thereon that do not conform to the regulations for the district in which located shall be deemed nonconforming as defined by this chapter.



Zoning

<Null>	
A-G	
B-C	
B-H	
B-N	
M-G	
M-H	
M-L	
PUD	
R-1	
R-M	