



**PUBLIC NOTICE**  
**Plan Commission Meeting**  
**Monday, December 12, 2022 @ 5PM**  
**City Hall – Back Meeting Room**

**AGENDA AND PUBLIC HEARING NOTICE**

1. Call to order and Roll Call
2. Approval of Minutes from May 19, 2022
3. Review of C.S.M. with a road dedication to the City on East Spring St. near the old smelter, involving parcel #'s 216-1105 and 216-1102 owned by Wisconsin Power and Light.
4. Review of C.S.M. dividing property owned by Iowa County on the Northeast corner of the Dodgeville Expressway and North Bequette St. involving parcel #'s 216-1085, 216-1085.A, and 216-1086
5. Review Chapter 17 clerical errors and make recommendation to City Council to correct the clerical errors and to clarify garage size requirements in multi-family areas.

All interested persons will be heard.

6. Adjourn & Next Meeting Date

*Dated:*  
*November 29, 2022*  
*Posted:*  
*City Hall*  
*Iowa County Courthouse*  
*Chamber of Commerce*  
*City Website*

## MEETING MINUTES

1. Call to order and Roll Call

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

Members Present: Tiber, Allen, Novak, Kratochwill

Members not present: Meuer, DeVoss, Humke, Staver

Others Present: Josh Fowler, Larry Gilles, Greg Lee

2. Approval of Minutes from March 17, 2022

Motion by Tiber, second by Kratochwill to approve the minutes from March 17, 2022. Voice vote. Motion carried 4-0.

3. Public hearing purpose was to review and make recommendation to the City Council on amending the zoning classification of parcel # 1094.22 legally described as Lot 1, CSM 1668-12CS-059 in the City of Dodgeville which is currently zoned R-M. Proposed zoning change is to PUD Zoning to facilitate the Construction of 3 duplexes.

Motion by Allen, second by Kratochwill to approve amending the zoning classification of parcel # 1094.22 legally described as Lot 1, CSM 1668-12CS-059 in the City of Dodgeville which is currently zoned R-M. Proposed zoning change is to PUD Zoning to facilitate the Construction of 3 duplexes and make recommendation for approval to the City Council at the June 7, 2022 City Council Meeting. Roll call vote. Motion carried 4-0.

4. Adjourn

Motion by Tiber, second by Kratochwill to adjourn the meeting.

Time: 5:10 pm

Next Meeting Date: TBD

*Minutes by Emily Wolfe*

**CITY OF DODGEVILLE**  
 100 E. Fountain St.  
 Dodgeville, WI 53533  
 www.dodgevillewi.gov



Date:

**Application for Review of Plat or CSM per Chapter 20 of City Ordinance by City Plan Commission**

Current Property Owner/s	Address	City, State, Zip	Email or Phone
Applicant's Agent	Address	City, State, Zip	Email or Phone

**Current parcel #'s involved and Current Zoning classification (include legal descriptions on separate sheet)**

Parcel #	Current Zoning	Proposed Zoning or use of property (this meeting does not include approval of a zoning change)

**Type of Review**

- Certified Survey Map
- Preliminary Plat (Final Plat reviews are at the City Council level)
- Extraterritorial Review (within 1.5 miles of City boundaries)

**Describe the nature of the proposed development**

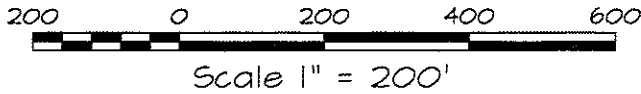
**Plan Commission Fee**            Fee can be paid in person, or online at [www.govpaynow.com](http://www.govpaynow.com) into account 6710

**Submittal requirements:** Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to [buildinginspector@dodgeville.wi.gov](mailto:buildinginspector@dodgeville.wi.gov) and Building Inspector, 100 E. Fountain St., Dodgeville, WI 53533

Plan Commission meetings are scheduled as needed and require publication of legal notices.

# CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NW 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

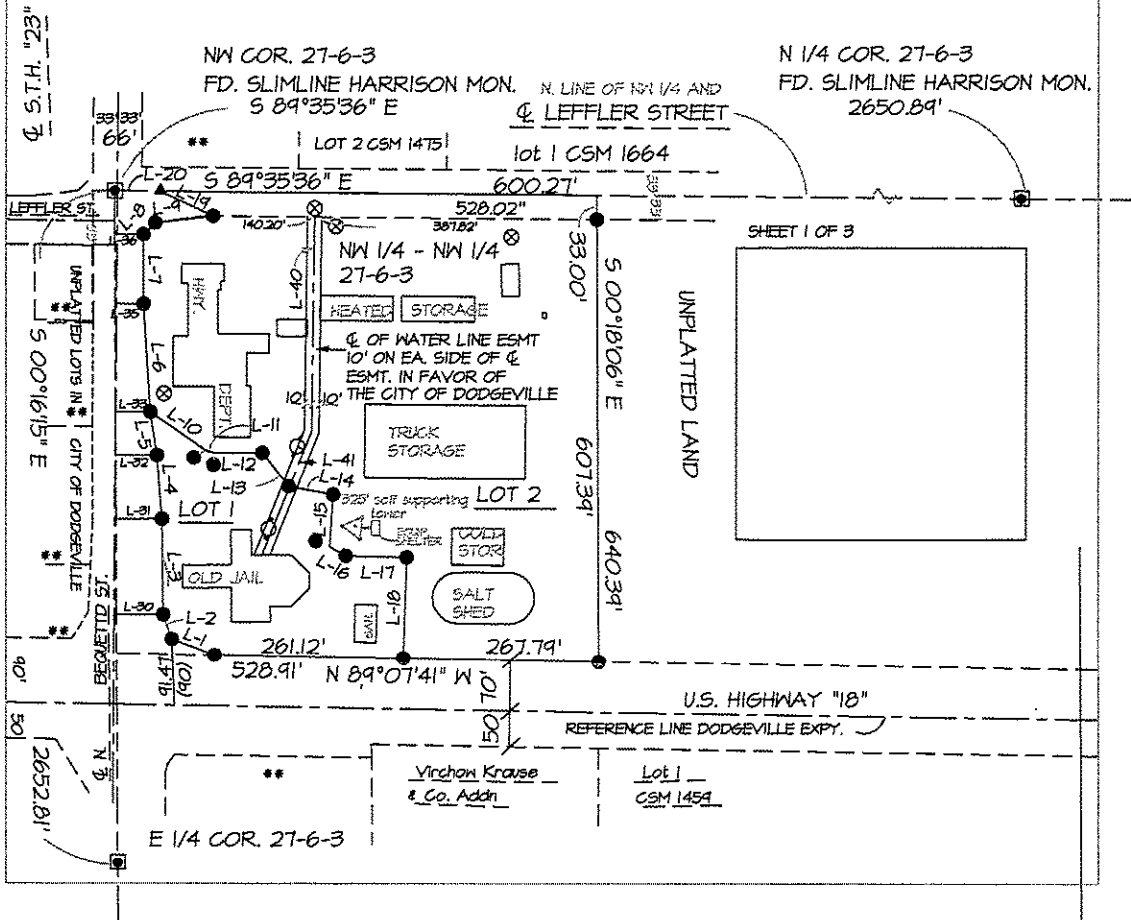


Plat bearings are referenced toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the N. Line of the NW 1/4 of 27-6-3, which line was measured by GPS observation to bear S 89° 35'36" E

- LEGEND:**
- △ FD. 3/4" DIA. REBAR
  - SET 3/4" X 18" X 1.5#/LF REBAR
  - SET MAG. NAIL IN CONC. PAVEMENT
  - ( ) RECORDED AS
  - ⊗ WATER VALVE
  - FIRE HYDRANT
  - \*\* UNPLATTED LAND- CITY OF DODGEVILLE
  - \*\*\* UNPLATTED LAND - TOWN OF DODGEVILLE

OFFICE DATA:	
JOB I.D.	2022s-070
SURVEY CREW:	JD
FIELD BOOK NO.:	22-1 P45-50+
DWG. STORED:	VERS 13
DRAWN BY:	LES
DRAWING NO.:	225-70.DWG
DATA FILE NO.:	225-70.TXT

SUMMARY OF AREAS	SQ. FT.	ACRES
LOT 1	76,869	1.765
LOT 2 RIGHT OF WAY	18,617	0.427
LOT 2	290,950	6.679
<b>CSM TOTALS</b>	<b>386,436</b>	<b>8.871</b>





# CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NW 1/4 of Section 27, T6N,  
R3E, City of Dodgeville, Iowa County, Wisconsin

## SURVEYORS CERTIFICATE:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Scott Godfrey, 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 Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as

Being part of the NW 1/4 of the NW 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the NW corner of said Section 27; thence S 89° 35'36" E, 62.49' along the north line of the NW 1/4 to the POINT OF BEGINNING; thence continuing thence S 89°35'36" E, 600.27', thence S 00°18'06" E, 640.39' to a point on the northerly right of way line of the Dodgeville Expressway; thence N 89°07'41" W, 528.91' along said northerly right of way line, and thence traversing northerly along the easterly right of way line of Bequette Street (aka STH "23") for the next 8 courses, as follows: thence N 69°16'16" W, 62.83'; thence N 18°49'21" W, 35.99'; thence N 00°51'20" W, 131.30'; thence N 04°32'18" W, 87.81'; thence N 08°38'50" W, 59.87'; thence N 03°36'48" W, 148.79'; thence N 00°08'23" W, 95.04'; thence N 45° 52'48" E, 22.77', and continuing along the southerly right of way line of Leffler Street N 83°14'41" E, 79.74'; thence N 65°09'55" W, 79.80' to the Point of Beginning.

Containing 386,436 square feet, or 8.871 acres, more or less. Lot 2 being subject to an easement for Leffler Street on the northerly side, and also for an easement for water line in favor of the City of Dodgeville, and for other easements of record, and or usage, if any.

SHEET 3 OF 3

Laurence E. Schmit

date:

## OWNERS' CERTIFICATE

As owner(s), I hereby certify that I caused the land described on the plat to be surveyed, divided, mapped, and restricted as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Dodgeville,

Kristy Spurley - Iowa County Clerk

date

APPROVED FOR RECORDING BY:

CITY OF DODGEVILLE

Todd Novak - Mayor

SCHMIT ENGINEERING & SURVEYING  
215 E. GRACE STREET  
DODGEVILLE, WI. 53533  
608-935-2721

OFFICE DATA:	
JOB I.D.	2022-010
SURVEY CREW:	JD
FIELD BOOK NO.:	22-1 P45-50+
DWG. STORED:	VERS 13
DRAWN BY:	LES
DRAWING NO.:	225-10.DWG
DATA FILE NO.:	<225-10.TXT>



CITY OF DODGEVILLE  
 100 E. Fountain St.  
 Dodgeville, WI 53533  
 www.dodgevillewi.gov



Date:

**Application for Review of Plat or CSM per Chapter 20 of City Ordinance by City Plan Commission**

Current Property Owner/s	Address	City, State, Zip	Email or Phone
Applicant's Agent	Address	email	Phone

**Current parcel #'s involved and Current Zoning classification (include legal descriptions on separate sheet)**

Parcel #	Current Zoning	Proposed Zoning or use of property (this meeting does not include approval of a zoning change)

**Type of Review**

- Certified Survey Map
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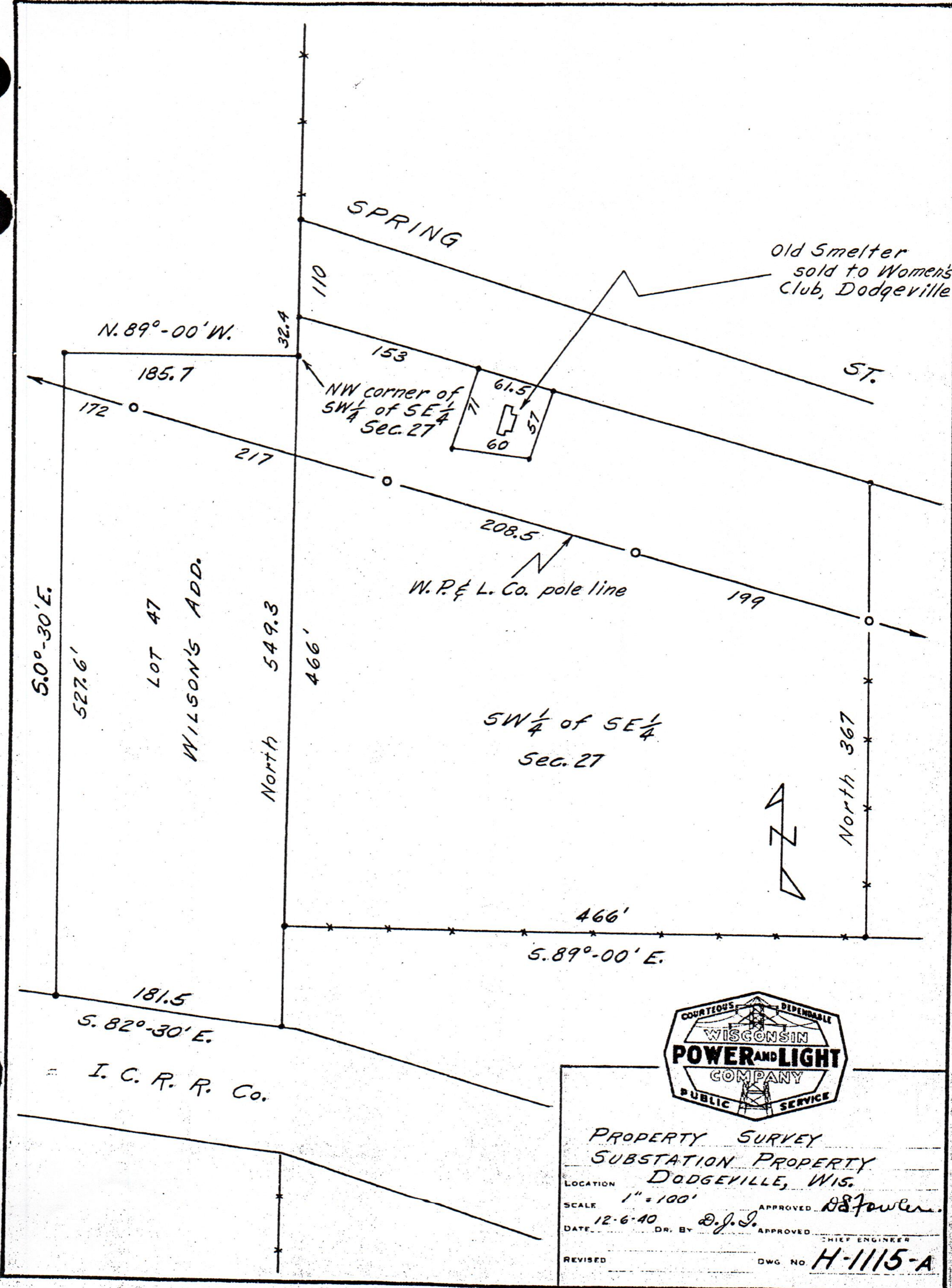
**Describe the nature of the proposed development**

**Plan Commission Fee**                      Fee can be paid in person, or online at [www.govpaynow.com](http://www.govpaynow.com) into account 6710

**Submittal requirements:** Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to [buildinginspector@dodgeville.wi.gov](mailto:buildinginspector@dodgeville.wi.gov) and Building Inspector, 100 E. Fountain St., Dodgeville, WI 53533

Plan Commission meetings are scheduled as needed and require publication of legal notices.





Old Smelter  
sold to Women's  
Club, Dodgeville

N. 89°-00' W.

5.0°-30' E.

LOT 47  
WILSON'S ADD.

North 549.3

SW 1/4 of SE 1/4  
Sec. 27

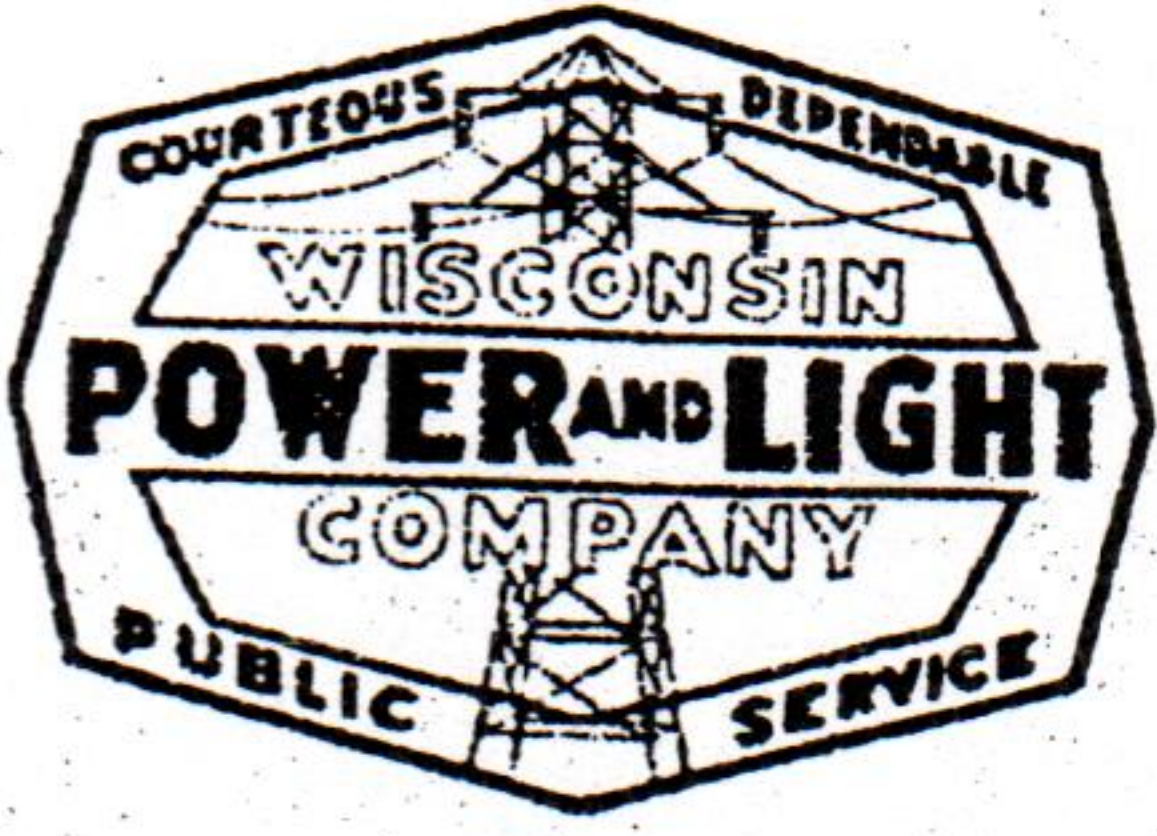


North 367

S. 82°-30' E.

I. C. R. R. Co.

S. 89°-00' E.



PROPERTY SURVEY  
SUBSTATION PROPERTY  
DODGEVILLE, WIS.  
LOCATION  
SCALE 1" = 100'  
DATE 12-6-40 DR. BY D.J.J. APPROVED D.S. Fowler  
APPROVED CHIEF ENGINEER  
REVISED DWG NO. H-1115-A



Description of Property Owned By  
Wisconsin Power and Light Company  
in  
Dodgeville, Wisconsin

This property is site of future substation and pole line right-of-way.

Property checked with deed description on June 7, 1940 by D. S. Fowler, and T. Harry Arthur, Iowa County Surveyor.

Property described by Warranty Deed recorded in Register of Deeds office, Iowa County, in Vol. 134 of Miscellaneous Deeds, on Page 505.

Description of Property:

A part of the SW1/4 of SE1/4 of Section 27, T6N, R3E, being 5 acres in square form off from the northwest corner thereof, excepting that part sold north of the highway, which is a continuation of Spring Street, in the City of Dodgeville. Also a piece of land in the southwest corner of the NW1/4 of SE1/4 of said Section 27, lying south of the highway, which is a continuation of Spring Street, in the City of Dodgeville; excepting and reserving a parcel of land in the northwest corner of the above described lands conveyed to the Women's Club of Dodgeville, Wisconsin.

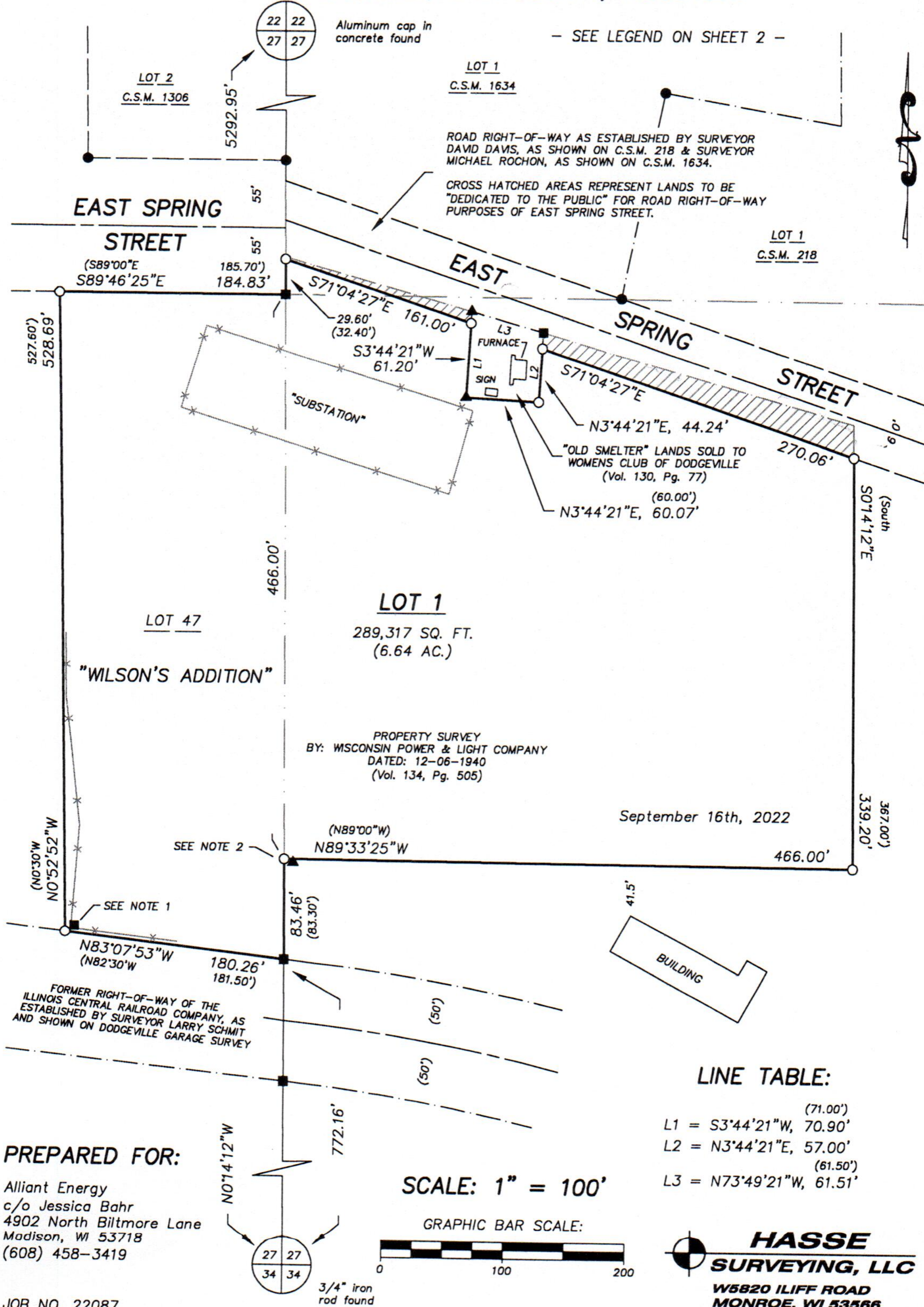
Also Lot 47 of the Plat of Jabez Wilson's Addition to the Village of Dodgeville, situated in the SE1/4 of SW1/4 of Section 27, T6N, R3E.

Excepting and reserving all minerals on any part of the above described lands.



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN.





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 47, of Wilson's Addition to the City of Dodgeville, being part of the SE 1/4 of the SW 1/4 and other lands being part of the NW 1/4 & SW 1/4 of the SE 1/4 of Section 27, Township 6 North, Range 3 East, City of Dodgeville, Iowa County, Wisconsin, bounded and described as follows:

Commencing at the S 1/4 corner of Section 27; thence N0°14'12"W along the West line of the SE 1/4 of Section 27, 772.16' to the Northerly right-of-way line of the former Illinois Central Railroad and the point of beginning; thence N83°07'53"W along the Northerly right-of-way line of the former Illinois Central Railroad and the South line of Lot 47, of Wilson's Addition to the City of Dodgeville, 180.26'; thence N0°52'52"W along the West line of Lot 47, of Wilson's Addition to the City of Dodgeville, 528.69' to the Southerly right-of-way line of East Spring Street and the North line of the SE 1/4 of the SW 1/4 of Section 27; thence S89°46'25"E along the Southerly right-of-way line of East Spring Street and the North line of the SE 1/4 of Section 27, 184.83' to the West line of the SE 1/4 of Section 27; thence N0°14'12"W along the West line of the SE 1/4 of Section 27, 29.60' to the Southerly right-of-way line of East Spring Street; thence S71°04'27"E along the Southerly right-of-way line of East Spring Street, 161.00' to the Westerly property line of the Old Smelter lands conveyed to the Womens Club of Dodgeville; thence S3°44'21"W along the Westerly property line of the Old Smelter lands conveyed to the Womens Club of Dodgeville, 61.20'; thence S86°53'04"E along the Southerly property line of the Old Smelter lands conveyed to the Womens Club of Dodgeville, 60.07'; thence N3°44'21"E along the Easterly property line of the Old Smelter lands conveyed to the Womens Club of Dodgeville, 44.24' to the Southerly right-of-way line of East Spring Street; thence S71°04'27"E along the Southerly right-of-way line of East Spring Street, 270.06' to a line located 466' East of the West line of the SE 1/4 of Section 27; thence S0°14'12"E along a line located 466' East of and parallel to the West line of the SE 1/4 of Section 27, 339.20' to a line located 466' South of the North line of the SW 1/4 of the SE 1/4 of Section 27; thence N89°33'25"W along a line located 466' South of and parallel to the North line of the SW 1/4 of the SE 1/4 of Section 27, 466.00' to the West line of the SE 1/4 of Section 27; thence S0°14'12"E along the West line of the SE 1/4 of Section 27, 83.46' to the point of beginning; subject to any and all easements of record.

I, Todd E. Hasse, Professional Land Surveyor, S-2228, hereby certify that I have made this Certified Survey Map under the direction of Jessica Bahr, Senior Real Estate & Right of Way Representative of Alliant Energy and that this Survey is in compliance with Section 236.34 of the Wisconsin Statutes and that I have surveyed, monumented and mapped the lands described hereon and that this map is a correct representation of the exterior boundaries and division thereof in accordance with the information that was provided.

September 16th, 2022

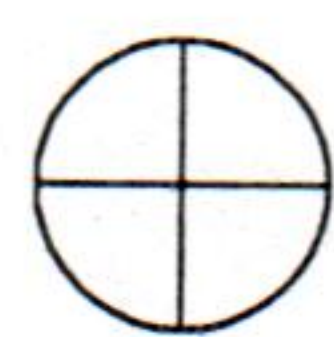
Todd E. Hasse P.L.S. - 2228

REGISTER OF DEEDS CERTIFICATE: Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_ o'clock \_\_\_\_M.

and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Iowa County on Page \_\_\_\_\_.

By: \_\_\_\_\_  
Taylor Campbell Register of Deeds

## LEGEND:



Iowa County Section Corner monument found (type noted).



1" iron pipe found.



1 1/2" iron pipe found.



3/4" solid round iron rod found.



3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.



Existing fence line.

## NOTES:

1. Corner was set S58°04'59"W, 5.54' from a found 1" iron pipe.
2. Corner was set N72°35'33"W, 5.66' from a found 1 1/2" iron pipe.
3. Bearings and distances shown in parenthesis, indicates recorded as data.
4. Road centerline and right-of-way locations were determined from survey data of public record.
5. Survey data was obtained from Surveyor Larry Schmit, who was the previous City Engineer and this data was used to compute the exterior boundary lines for this survey.
6. Bearings are referenced to the West line of the SE 1/4 of Section 27, which bears N0°14'12"W, according to the Iowa County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2011 Adjustment.



# **CERTIFIED SURVEY MAP** NO. \_\_\_\_\_

**OWNER'S CERTIFICATE:**

Alliant Energy, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that Alliant Energy has caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Alliant Energy, has caused these presents to be signed by John J. Bresnahan, Team Lead, Real Estate & Right of Way, at Madison, Wisconsin and its seal hereunto

affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
John J. Bresnahan, Team Lead, Real Estate & Right of Way

STATE OF WISCONSIN) SS  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named John J. Bresnahan, Team Lead, Real Estate & Right of Way of the above named Alliant Energy, to me known to be the same person who executed the foregoing instrument and to me known to be such Team Lead, of said Alliant Energy and acknowledged that he executed the foregoing instrument, as the deed of said Alliant Energy, by its authority.

My commission expires December 13th, 2023

\_\_\_\_\_  
Kristen M. Hasse, Notary Public State of Wisconsin

September 16th, 2022

 **HASSE**  
**SURVEYING, LLC**  
W5820 ILIFF ROAD  
MONROE, WI 53566  
(608) 325-5321 PHONE  
(608) 329-5321 FAX



# **CERTIFIED SURVEY MAP** NO. \_\_\_\_\_

**CORPORATE OWNER'S CERTIFICATE:**

The City of Dodgeville, a Wisconsin Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said City of Dodgeville, has caused these presents to be signed by Todd Novak, its Mayor and countersigned by Lauree Aulik, its City Clerk/Treasurer, at Dodgeville, Wisconsin and its corporate seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Todd Novak, Mayor

\_\_\_\_\_  
Lauree Aulik, City Clerk/Treasurer

STATE OF WISCONSIN) SS  
IOWA COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named Todd Novak, Mayor and Lauree Aulik, City Clerk/Treasurer of the above named corporation, to me known to be the same persons who executed the foregoing instrument and to me known to be such Mayor and City Clerk/Treasurer of said corporation and acknowledged that they executed the foregoing instrument as such officers, as the deed of said corporation, by its authority.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public State of Wisconsin

September 16th, 2022



Clerical and other errors in current Chapter 17

17.07(8) BUILDING. Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.

Proposed change

17.07(8) BUILDING. Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property.

17.08(5) LOT OCCUPANCY. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot, **except in areas zoned PUD, or M-U**

17.13(3)

Lot frontage at setback..... Minimum 80 ft.  
Lot area. .... Minimum 8,000 sq. ft.  
Principal building:  
Front setback..... Minimum 25 ft.  
Side setbacks:  
Up to 1-1/2 stories..... Minimum total, 20 ft.  
Minimum per side, 8 ft. 1-1/2 to 2-1/2 stories. .... Minimum total, 25 ft.  
Minimum per side, 10 ft. Rear setback. .... Minimum 25 ft .  
Building height..... Maximum 35 ft.  
Building width. .... Minimum 24 ft.  
Number of stories..... Maximum 2-1/2  
Off-street parking..... Minimum 2 spaces per dwelling unit.

Proposed change

Lot frontage at setback..... Minimum 80 ft.  
Lot area. .... Minimum 8,000 sq. ft.  
Principal building:  
Front setback..... Minimum 25 ft.  
Side setbacks:  
Up to 1-1/2 stories.. **Minimum per side, 8 ft.**..... Minimum total, 20 ft.  
1-1/2 to 2-1/2 stories. **Minimum per side, 10 ft.**..... Minimum total, 25 ft.  
Rear setback. .... Minimum 25 ft .  
Building height..... Maximum 35 ft.  
Building width. .... Minimum 24 ft.  
Number of stories..... Maximum 2-1/2  
Off-street parking..... Minimum 2 spaces per dwelling unit.

17.14 (b)

(See also sec. 17.24 of this chapter)

Accessory buildings:

- Front yard..... Minimum 30 ft.
- Side yards..... Minimum total, 10 ft. **Remove "total"**
- Rear yard. .... Minimum 10 ft.
- Garage (attached or detached) .....Maximum 900 ft<sup>2</sup>, **Need to clarify how this applies to multi-family bldgs.**
- Maximum height 15 ft

17.17 (3)

(3) LOT, YARD AND BUILDING REQUIREMENTS.

- Lot frontage..... Minimum 30 ft.
- Side yards..... Minimum total, 20 ft. **Remove "total"**
- Rear yard. .... Minimum 25 ft.
- Building height..... Maximum 35 ft.
- Number of stories..... Maximum 2-1/2

17.18 B-H

- (2) CONDITIONAL USES. (a) Farm machinery and equipment sales, repair and storage.
- (a) Painting businesses.
- (b) Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
- (c) (Cr. Ord. #1169) Churches and similar places of worship and instruction.
- (d) See sec. 17.26(1) of this chapter.

(2) LOT, YARD AND BUILDING REQUIREMENTS. **Change (2) to (3)**

- Lot frontage..... Minimum 100 ft.
- Lot area. .... Minimum 20,000 sq. ft.
- Front yard..... Minimum 50 ft.
- Side yards..... Minimum total, 20 ft. **Remove "total"**
- Rear yard. .... Minimum 25 ft.
- Building height..... Maximum 35 ft.
- Number of stories..... Maximum 2-1/2

17.19 M-L

(3) LOT, YARD AND BUILDING REQUIREMENTS.

- Lot frontage..... No minimum
- Lot area. .... Minimum one acre
- Front setback..... Minimum 50 ft.
- Side setbacks..... Minimum total, 20 ft. **Remove "total"**
- Rear setback ..... Minimum 25 ft.

Building height..... Maximum 45 ft.  
Number of stories..... Maximum 3

**17.30 SIGNS AND BILLBOARDS.**

(1) PERMIT REQUIRED. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a permit, and without being in conformity with the provisions of this section. Application for such permit shall be made to the Clerk-Treasurer, to be acted upon by the Building Inspector. Except as specifically indicated to the contrary, there shall be a \$10 fee for such permit. A permit shall be granted when a sign is consistent with this Section  
**Remove fee amount**

(17.30. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned, or leased by the state of Wisconsin, the federal government or this City. Official signs such as traffic control and parking restrictions and information and notices constitute government speech. Additionally, a government sign, constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights constitutes government speech.