



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

**AGENDA AND PUBLIC HEARING NOTICE**

1. Call to order and Roll Call
2. Approval of Minutes from October 30, 2023
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 it’s 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 as another development is anticipated.
  - 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 East 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 Bennet Road; and a parcel of land located along the west side of Johns 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. Close Public Hearing
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.
6. Discussion and possible recommendation to the City Council on the proposed changes to the Future Land Use Map.
7. Adjourn & Next Meeting Date

*Dated:*  
*November 27, 2023*  
*Posted:*  
*City Hall*  
*City Website*  
*Dodgeville Chronicle*

## MINUTES

1. *Call to order and Roll Call*

The meeting was called to order by Todd Novak at 5:10 pm.

Members Present: Todd Novak, Tom DeVoss, Dan Meuer, Mike Tiber

Members not present: Mike Humke (excused), Bob Kratochwill, Matt Staver, Aaron Boehnen

Others Present: Greg Lee – City of Dodgeville Public Works Director, Ted Matkom – Representative from Gorman & Company

2. *Approval of Minutes from October 23, 2023*

Motion by: Meuer, Second by: DeVoss

Motion Carried.

3. Public hearing to review a re-zoning request submitted by Gorman & Company. Re-zoning request from Gorman & Company, future owner with contract to purchase and for site control, of the property related to this zoning change request. The property to be considered for re-zoning has frontage on US Highway 18, N. Johns St, and also Grace St. and has a current address of 1114 N. Johns St., with a parcel of # 216-1082. The property is approximately 3.44 acres in size. The future owner is requesting that the current zoning of B-H be changed to PUD to facilitate the construction of Multi-Family housing in various formats.

This property is formerly known as the Jackie Nielsen property next to Culvers that Gorman and Company has the option to purchase. WEDA has now made points more favorable for rural communities and has now realized that housing needs in rural communities are just as bad in the urban communities (Madison, Milwaukee, etc). Rents charged are based on 30% of income.

The L-Shaped parcel will be on John & Grace Streets with a proposed 16-unit and 24-unit two-story walkup, as well as 10 town homes. All first-floor walkups are ADA compliant. The offer is contingent on getting approval from City. If re-zone does not take effect in 6-months, the offer is null & void. The property is currently zoned as B-H and the request is to re-zone to PUD.

Applications for funds are due to WEDA in January 2024 and funding will be given by WEDA in May 2024. Once WEDA credits are granted, Gorman & Company must purchase the parcel of land by 12/31/2024. Design for this property would then begin after the land purchase. Once these buildings have been completed 1 bedroom units will be \$900 per month, 2 bedroom units will be \$1100 per month, and 3 bedroom units will be \$1250 per month.

4. Adjourn the public hearing.

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

5. Discussion and possible recommendation to the City Council on the re-zoning request of Gorman & Company to re-zone parcel #216-1082 to PUD

Novak made a motion to recommend that the rezoning “shall take effect only upon the amendment of the Future Land Use Map in the Comprehensive Plan and if the rezoning does not take effect within 6 months, the zoning amendment shall become null and void and the zoning for such lands shall remain unchanged.”

Motion by Novak, Second by DeVoss  
Motion Carried  
Roll Call Vote 4-0

6. Possible action on a resolution recommending Comprehensive Plan modification related to land use.

Motion to approve a resolution recommending Comprehensive Plan modification related to land use. Resolution number will be assigned at the 11/7/2023 council meeting and will update the Comprehensive Plan.

Motion by Meuer, Second by Tiber  
Motion Carried  
Roll Call Vote 4-0

7. Adjourn & Next Meeting Date  
Motion by Meuer, Second by Tiber  
Motion carried. Time 5:30pm

**CITY OF DODGEVILLE**  
**ZONING CHANGE APPLICATION**

*Reference Chapter 17.12 & 17.34*

DATE: 11/19/2023

TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE

OWNER: Chad Kannenberg ADDRESS: S12523 Highway G  
Spring Green, WI 53588

I would like to request a zoning change for my property located at:  
Tax Parcel # 216-1077 (no street address available)

Present Zoning is: A-G Agricultural  
Requesting Zoning change to: M-U

The property will be used for:  
Approximately 6 acres will be subdivided from the full 29 acre parcel for use as a multi-family housing development (see draft site plan). The remaining approx 23 acres will continue to be used for agriculture and held for a future development opportunity.

Legal description of property:  
Tax Parcel # 216-1077  
Legal Description from County property GIS: LOT 1 CSM 795 REC IN V 5 CSM P 197 BEING PT OF THE NE1/4 & SE1/4 OF THE NW1/4 & PT OF THE NW1/4 & SW1/4 OF THE NE1/4 EXC LOT 1 CSM 1668 (INCLUDES PARCEL 1076.02)

Names and addresses of adjacent and abutting owners:  
See attached list

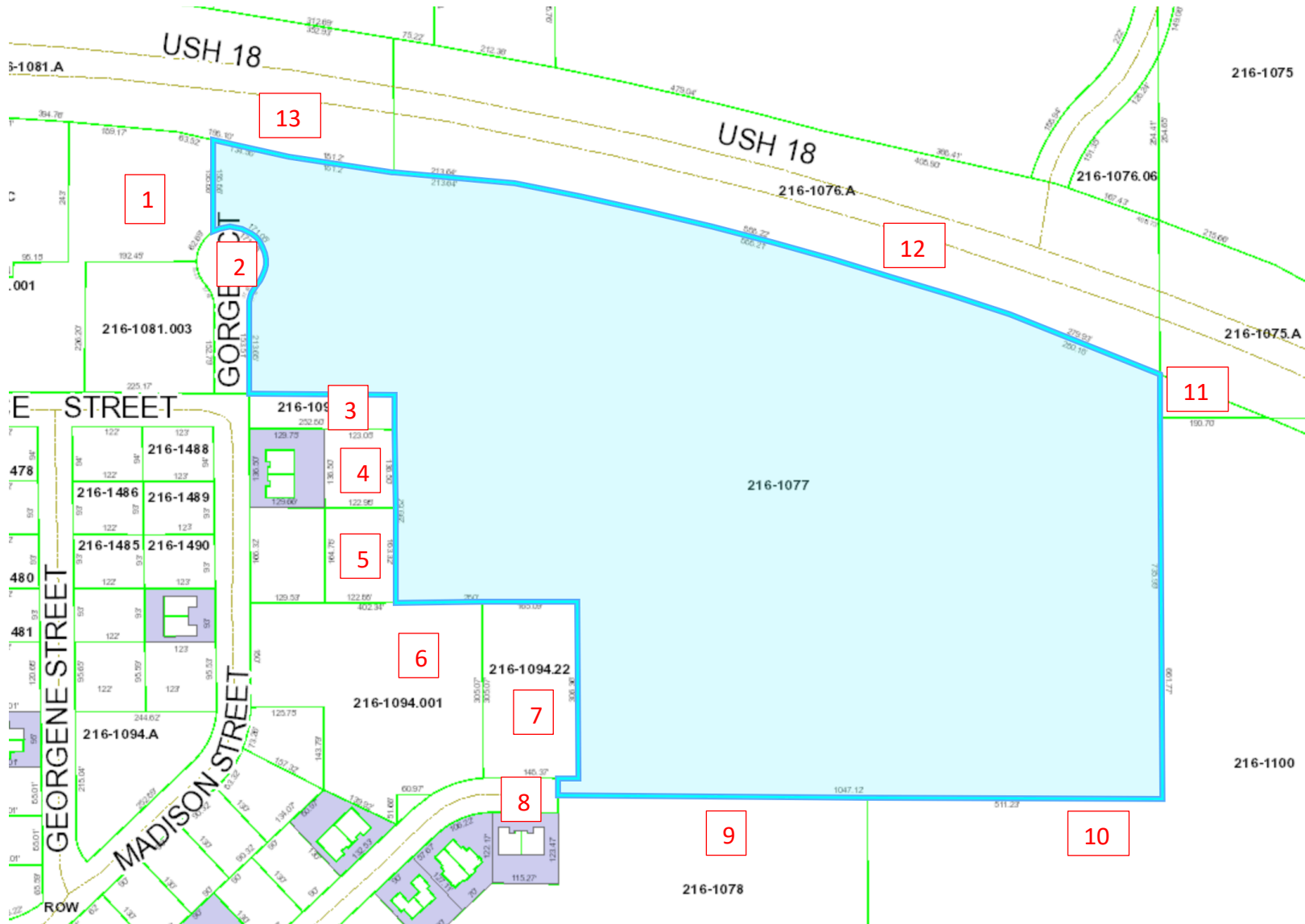
**FEE: \$400**

Signature of Applicant: Kent Paulson Digitally signed by Kent Paulson  
Date: 2023.11.21 11:24:41 -06'00'  
Address of Applicant: 1621 Progressive Parkway, Platteville, WI 53841  
Signature of Property Owner: Chad Kannenberg Digitally signed by Chad Kannenberg  
Date: 2023.11.21 17:00:38 -06'00'

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

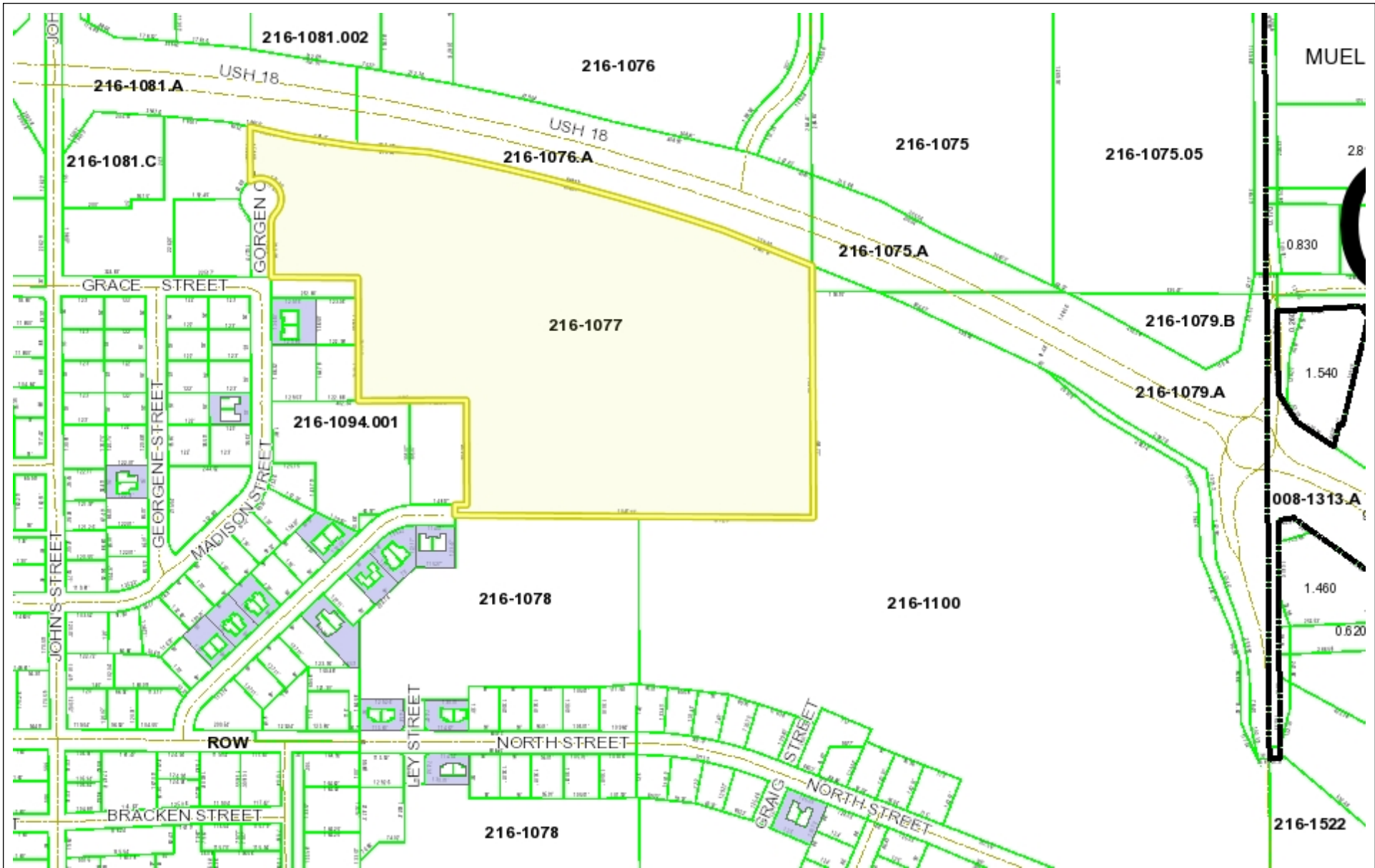
**General procedure:** 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve , deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment. If neighbors as defined in 17.30(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.

Chad Kannenberg Property  
Dodgeville, Wisconsin



See Tax Parcel Map on previous page for location of adjacent and abutting property owners listed below:

1. Tax Parcel: 216-1081.001, Owner: FARMERS SAVINGS BANK, 305 DOTY ST, PO BOX 251, MINERAL POINT, WI 53565, Property Address: 1113 N JOHNS ST
2. Tax Parcel: 216-1081, Owner: CITY OF DODGEVILLE, 100 E FOUNTAIN ST, DODGEVILLE, WI 53533, Property Address: None
3. Tax Parcel: 216-1081, Owner: CITY OF DODGEVILLE, 100 E FOUNTAIN ST, DODGEVILLE, WI 53533, Property Address: None
4. Tax Parcel: 216-1094.004, Owner: VALLEY HOMES OF SPRING GREEN, S12523 HIGHWAY G, SPRING GREEN, WI 53588, Property Address: None
5. Tax Parcel: 216-1094.005, Owner: THOMAS J ROCK, 130 E NORTH ST, DODGEVILLE, WI 53533, Property Address: None
6. Tax Parcel: 216-1094.001, Owner: JAMES THOMAS LLC, 770 N PARKWAY ST, JEFFERSON, WI 53549, Property Address: 407 E MADISON ST
7. Tax Parcel: 216-1094.22, Owner: ATF INVESTMENTS LLC, 4949 COUNTY ROAD YZ, DODGEVILLE, WI 53533, Property Address: 342-352 REDRUTH DR
8. Roadway (Redruth Drive)
9. Tax Parcel: 216-1078, Owner: PHILIP A LEY, 800 E NORTH ST, DODGEVILLE, WI 53533, Property Address: None
10. Tax Parcel: 216-1100, Owner: PHILIP A LEY, 800 E NORTH ST, DODGEVILLE, WI 53533, Property Address: None
11. Tax Parcel: 216-1075.02, Owner: 18 DEVELOPMENT LLC, 770 N PARKWAY, JEFFERSON, WI 53549, Property Address: None
12. Tax Parcel: 216-1076.A, Owner: STATE OF WISCONSIN, Property Address: None
13. Tax Parcel: 216-1081.A, Owner: STATE OF WISCONSIN, Property Address: None



SW WI GIS

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 400'

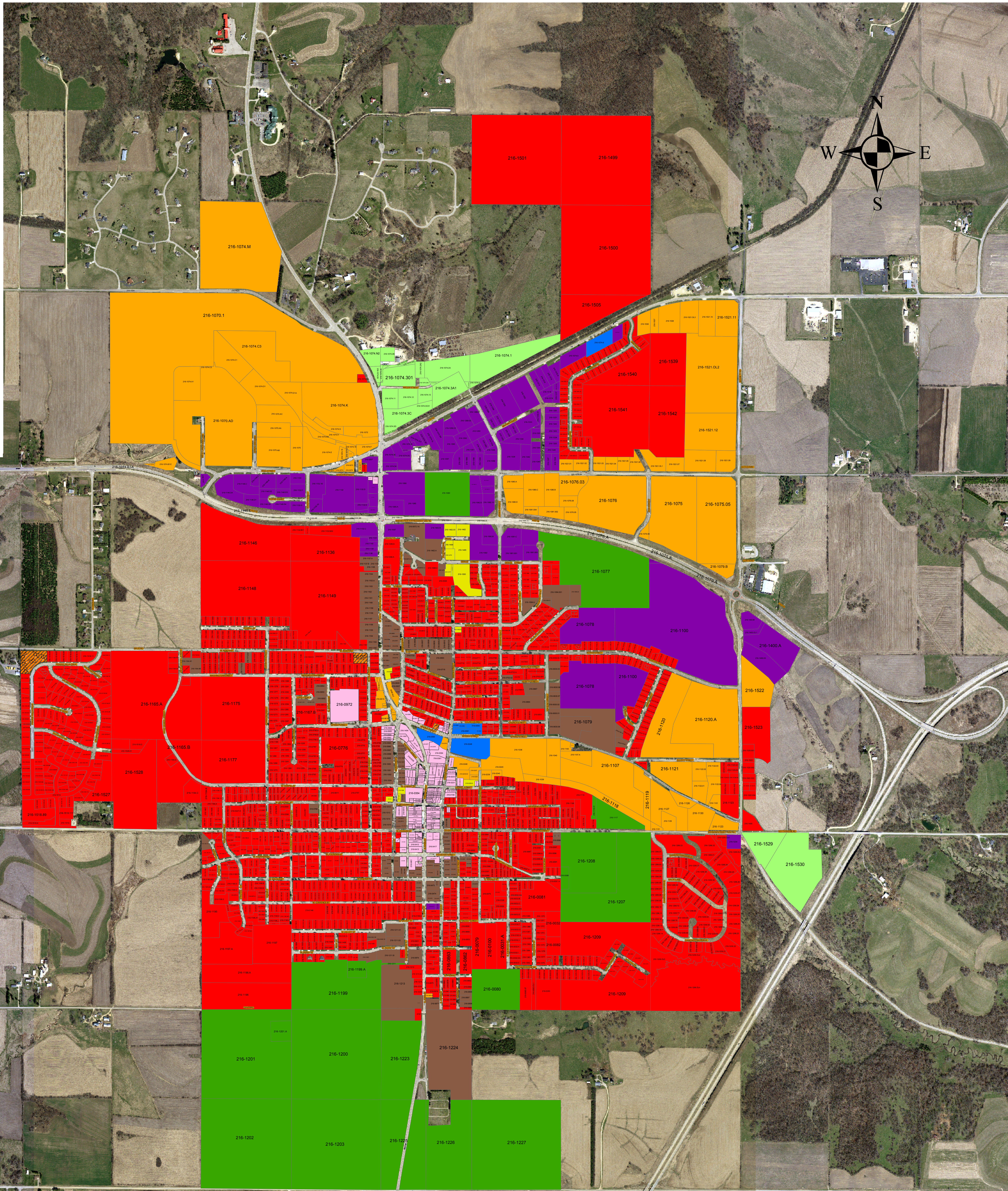


Print Date: 11/21/2023

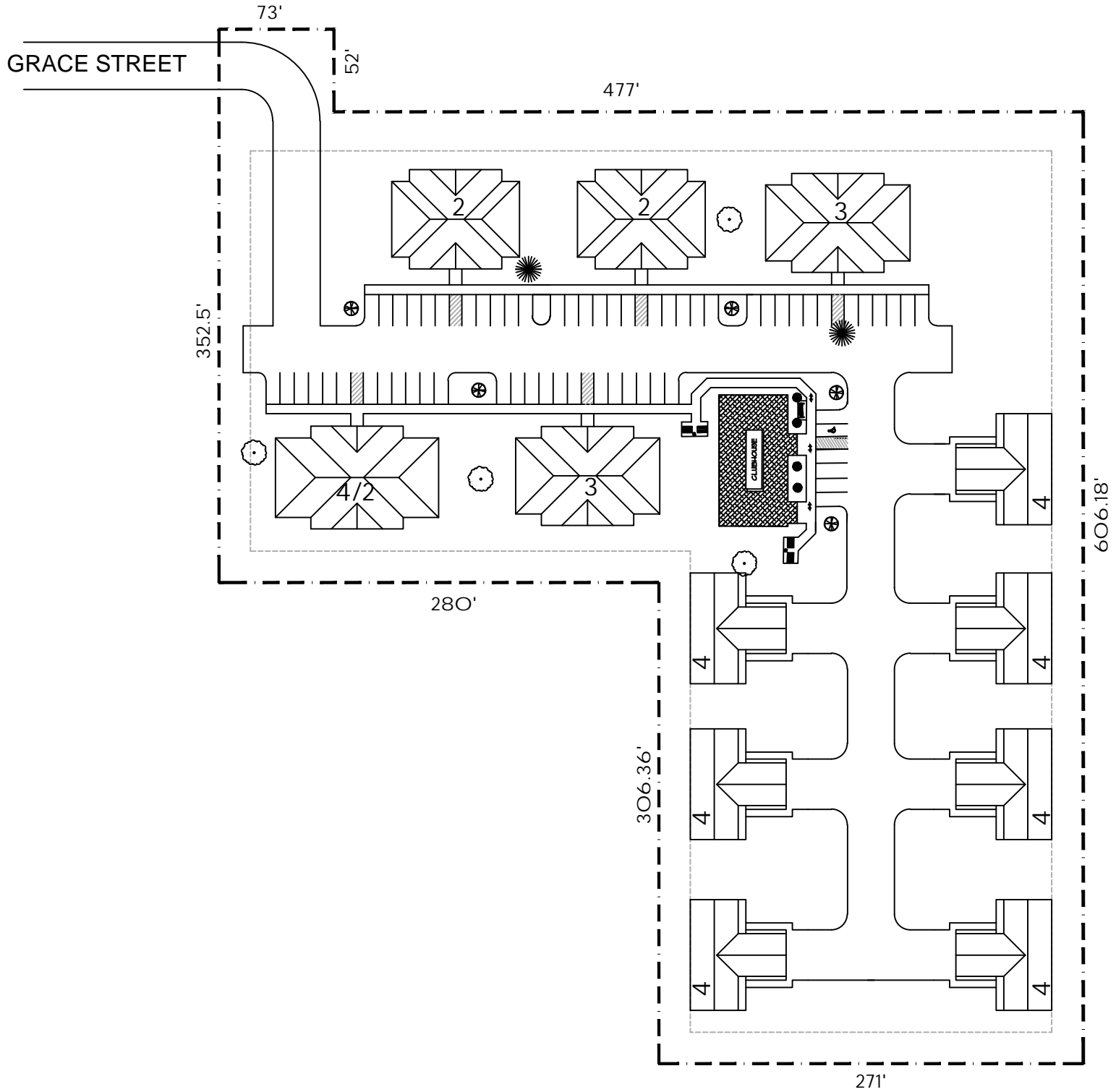
# 2018 Dodgeville Zoning Map

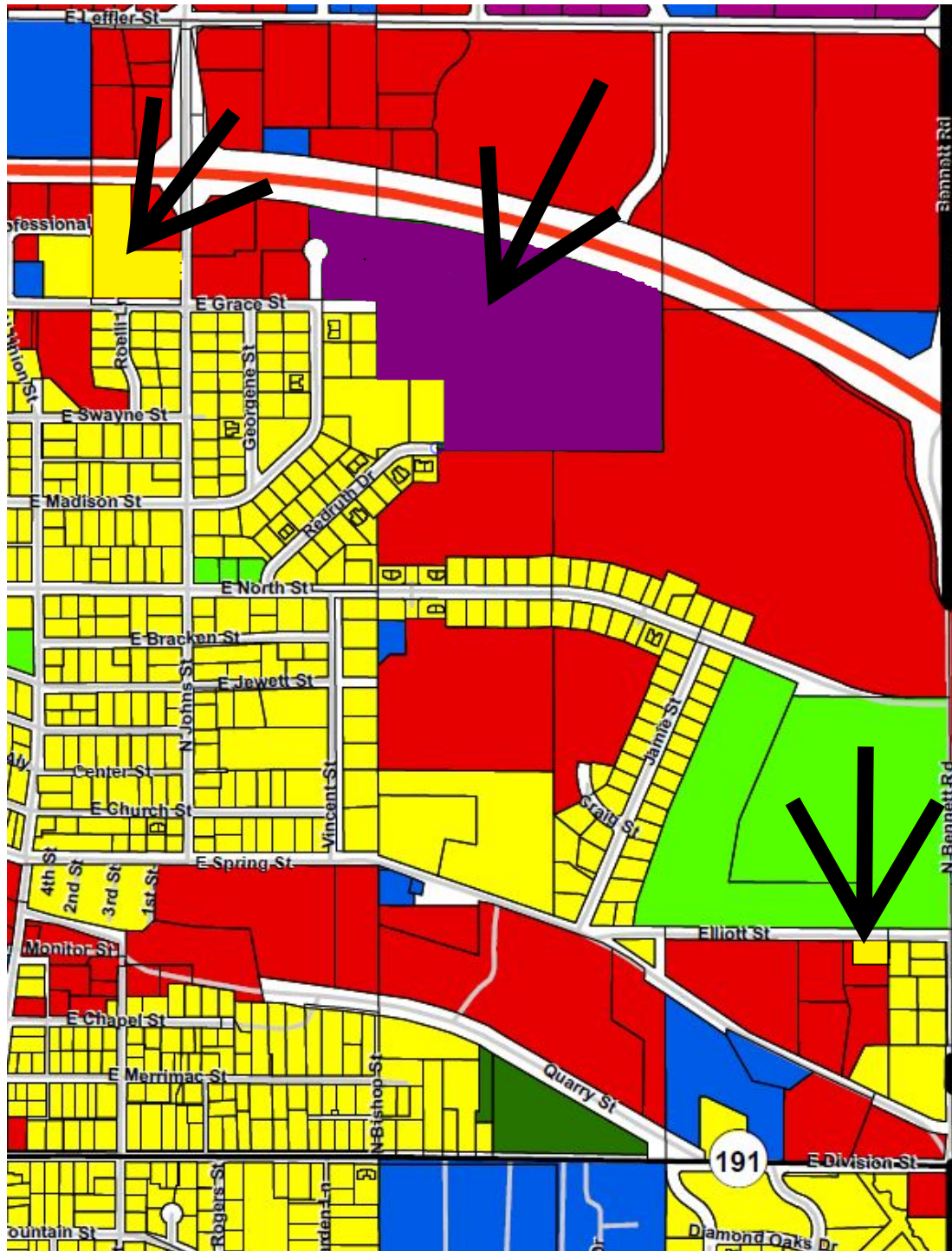
## Zoning

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

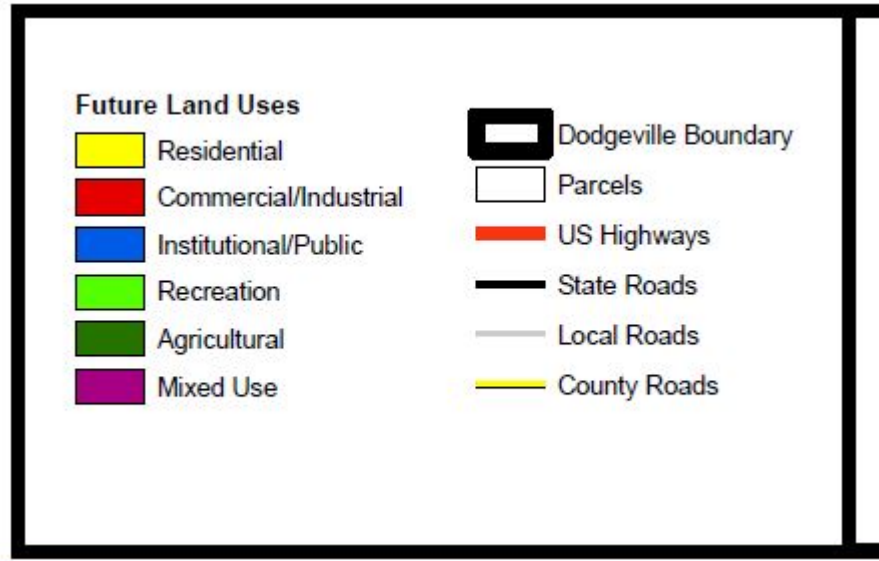




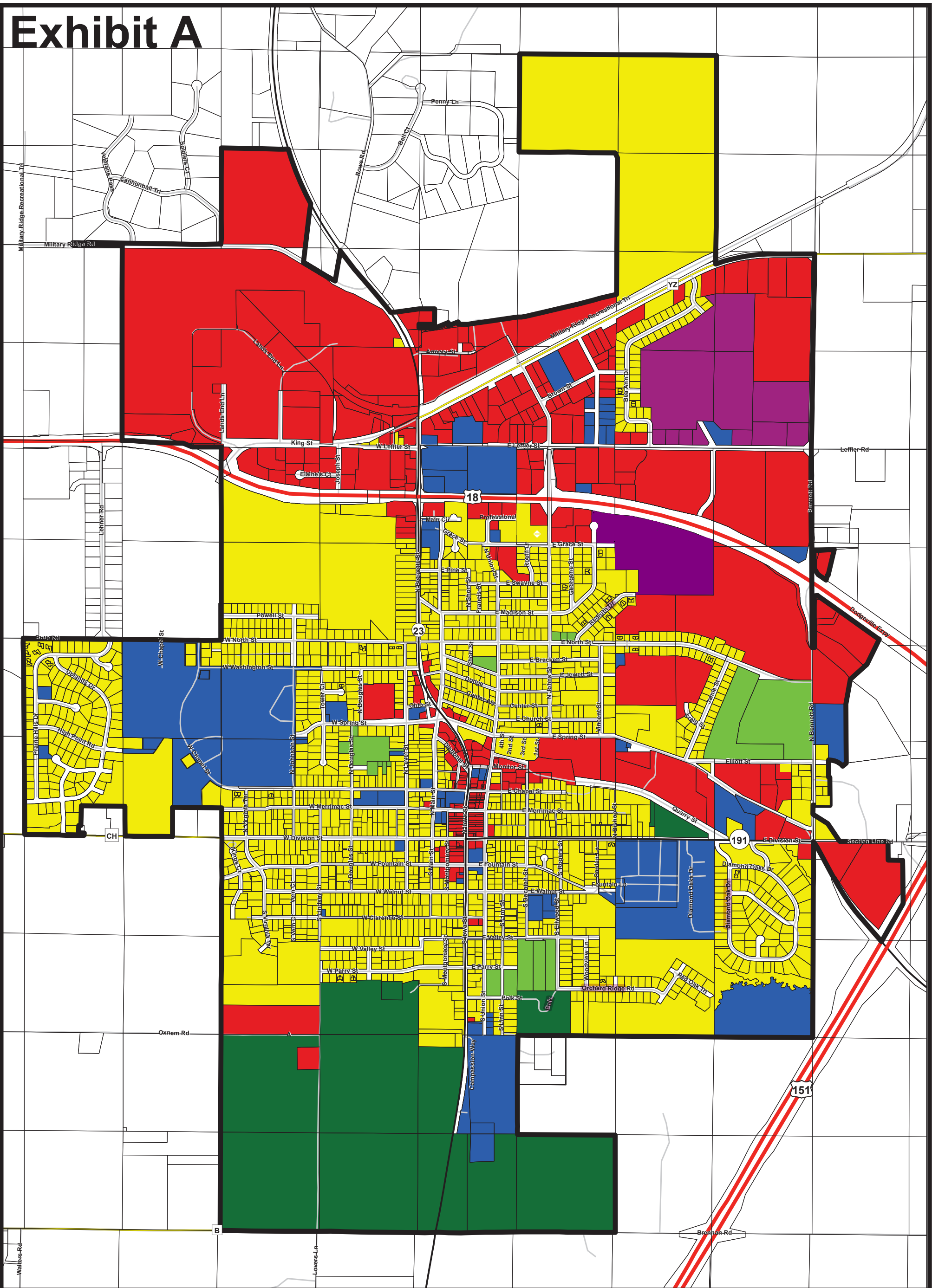




Future Land Use Map with 3 proposed changes located at black arrows. 2 going from Commercial/Industrial to Residential and the 3rd going from Agricultural to Mixed Use



# Exhibit A

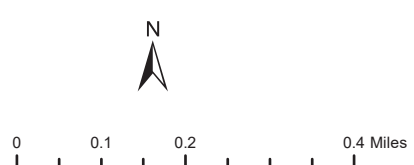


## CITY OF DODGEVILLE, WI FUTURE LAND USE MAP

**Future Land Uses**

- Residential
- Commercial/Industrial
- Institutional/Public
- Recreation
- Agricultural
- Mixed Use

- Dodgeville Boundary
- Parcels
- US Highways
- State Roads
- Local Roads
- County Roads



Date: 4/30/2021

Sources: US Census Tigerline Shapefiles (2020) & Iowa County GIS (2021)

This map is not a survey of the actual boundary of any property this map depicts. This map is not a legally recorded map and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

