



**Agenda**  
**Plan Commission Meeting**  
**Thursday, September 11, 2025 at 5:00 PM**  
**City Hall Council Chambers, 100 E Fountain St,**  
**Dodgeville, WI**

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW**

**III. APPROVAL OF MINUTES**

1. Approval of minutes from 8/14/25

**IV. NEW BUSINESS**

2. Discussion and possible action to create and approve a priority list of things to work on for the Plan Commission moving forward

**V. OLD BUSINESS**

**VI. CLOSED SESSION**

3. Consider adjourning to closed session pursuant to Wis. Stat. § 19.85(1)(e), for the purpose of deliberating or negotiating the terms of potential development agreements and related property transactions with multiple developers regarding prospective projects within the City of Dodgeville. Competitive or bargaining reasons require a closed session to protect the City's negotiation position.

**VII. OPEN SESSION**

4. Possible action on any item properly discussed in closed session.

**VIII. ADJOURN**

5. Motion to Adjourn

*Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the City Clerk at the address listed above or call 930-5228, prior to the meeting so that any necessary arrangements can be made to accommodate each request.*



**Minutes**  
**Plan Commission Meeting**  
**Thursday, August 14, 2025 at 5:00 PM**

**City Hall Council Chambers, 100 E Fountain St,  
Dodgeville, WI**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mayor Barry Hottmann at 5pm. Members present: Tom DeVoss, Danielle Kratcha, Michael Humke, Natalie Gregerson (arrived after start of closed session), Jason Reed, Aaron Boenhen. Members absent: Jim Barmore.

City Hall Staff Present: Dylan Wadzinski (Director of Public Works)

Others Present: Cindy Reynolds (Owner/operator of Cindy's Red Wagon), Vickie Stangel (relative of Cindy Reynolds)

**II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW**

**III. APPROVAL OF MINUTES**

1. Approval of minutes from July 10, 2025.

Motion by DeVoss, second by Humke to approve minutes from July 10, 2025. Voice vote 5-0. Motion carried.

**IV. NEW BUSINESS**

2. Discussion and possible action to approve a conditional use permit application from Cindy's Red Wagon, located on N Bequette St (216-1132.A, 216-1132.E, & 216-1142) to allow seasonal commercial greenhouses for no more than six (6) months per year.

Wadzinski noted that conditional use permit application was filled out to his satisfaction, and that there is nothing within the city that prohibits Cindy's Red Wagon housing these greenhouses on their property.

Cindy Reynolds confirmed that there are three greenhouses that will be put up on their property, which are securely mounted to uphold wind and other weather conditions. Once the season is over, typically 6 months, these greenhouses will be taken down and put away until the next season.

Motion by Humke, second by Boenhen to approve the conditional use permit application from Cindy's Red Wagon for seasonal commercial greenhouses. Voice vote 5-0. Motion carried

3. Discussion and possible action to approve the proposed Certified Survey Map for the subdivision of property currently owned by Lands End located in the NE 1/4 of Section 21, T6N, R3E, City of Dodgeville (Parcel # 216-1070.1)

Wadzinski noted that Larry Bomkamp is planning to purchase this property from Lands End on behalf of Hennessey's Implement. Prior to the Plan Commission Meeting on 8/14/25, Wadzinski states that there was incorrect information stated on the attachments that he provided to Plan Commission, regarding square footage and acreage. The correct square footage for this lot is 65,534 and the correct acreage is 1.574 acres. Wadzinski states that if Plan Commission approves this Certified Survey Map at the 8/14/25 meeting, his intention is to then present this for final approval at the Tuesday, August 19<sup>th</sup> Common Council Meeting. Motion by Humke, second by DeVoss to approve the proposed Certified Survey Map for the subdivision currently owned by Lands End, pending a change in acreage and square footage from Wadzinski. Voice vote 5-0. Motion carried

## **V. CLOSED SESSION**

4. **Closed Session** – Consider adjourning to closed session pursuant to Wis. Stat. § 19.85(1)(e), for the purpose of deliberating or negotiating the terms of potential development agreements and related property transactions with multiple developers regarding prospective projects within the City of Dodgeville. Competitive or bargaining reasons require a closed session to protect the City's negotiation position.

Motion by Humke, second by Boenhen to adjourn to closed session. Roll call vote 5-0. Motion carried

## **VI. OPEN SESSION**

5. Possible action on any item properly discussed in closed session.

Plan Commission DID NOT adjourn back into Open Session

## **VII. ADJOURN**

6. Motion to Adjourn

Motion by Boenhen, second by Reed to adjourn.

Time: 6:42pm

Potential priorities for the Plan Commission to focus on:

1. Utilize a service (i.e. Vierbicher) to help us come up with a plan for developing and marketing the TID (could be collaborative to include some parks/rec priorities as well)
2. List of the type of businesses we'd like to attract in Dodgeville and what there is a need or want for by community members - do some kind of survey to get input?
3. Marketing/communications plan regarding the TID to create some demand and competition in the marketplace and attract developers - also allows us to communicate with taxpayers
4. How can we work with Chamber to attract new businesses?
5. Set up Golden Shovel zones - what does this entail and how can we promote this when complete?
6. Get service-based businesses off of main street – attorneys, real estate, etc to be in multi-tenant building out in TID and attract more foot traffic heavy retail on main street.
7. Business survey in town (again maybe partner with chamber) - things that attracted Dodgeville, things that were barriers and what we can do to support established businesses.
8. Clean up signage from downtown through TID corridor.
9. Make effort to clean up along DOT ROW on highway 18.
10. What are some communities that have funds to help businesses? Mt Horeb, sun prairie - how do this work and can we do something like this?
11. How do other towns market their real estate market?
12. What state or federal grants are available to help with this kind of development, if any?
13. Lots of civil work initially - do we need to have some of this in place to attract businesses?
14. Prem Meats and land are behind Walmart - coming to a timeline and plan of action for this in conjunction with those land owners.
15. Other properties in town to purchase or need to force them to be 'cleaned up'?
16. Community investment opportunities such as REIT or TIC
17. Pay-GO in the TID
18. Old gas station downtown is REO (real estate owned) – owned by a bank (we don't know who bank is) – they want 1.8 million and won't sell for less - can we reach out and see if they'd donate if we could come up with some sort of plan for the space? or significant price reduction? (Eminent domain play for a roundabout was discussed. Could DNR force them to sell or remediate being that this is an abandoned gas station in the center of town?)
19. Vibrant spaces grant land parcel plan for developing the space.
20. Strategies for getting our TID in the green as quickly as possible.
21. Full time city administrator/mayor position so that adequate time can be designated towards economic and business development.

