



Agenda
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

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. Approval of minutes from July 10, 2025.

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.
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)

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.

VI. OPEN SESSION

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

VII. ADJOURN

6. 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, July 10, 2025 at 5:00 PM

City Hall, 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, Natalie Gregerson, Jason Reed, Aaron Boenhen. Members absent: Jim Barmore, Michael Humke

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

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. Approval of minutes from June 12, 2025.

Motion by DeVoss, Second by Boenhen to approve minutes from June 12, 2025.

IV. NEW BUSINESS

2. Discussion and possible action to set temporary zoning on a parcel of land to be annexed into the City of Dodgeville, north of Military Ridge Road.

Compeer Financial would like to be annexed into the City of Dodgeville, due to ongoing mound system and well issues. Representative from Compeer Financial states that request to be annexed started in late 2024.

Compeer Financial is currently working to find a contractor to help set up their water and sewer lines so that they can be added on to the City's water system. Due to having difficulty finding a contractor, representative from Compeer asked Mayor Hottmann to help advise what contractors the City would suggest, and/or what contractors the city has worked with in the past.

Motion by DeVoss, second by Boenhen to approve Compeer Financial's request for annexation to the City of Dodgeville. This property will be temporarily zoned B-H, and proposal for this temporary zoning and annexation request will be proposed to City Council on Tuesday, July 15, 2025.

3. Discussion of TID #3 and the role of TID in municipal growth opportunities.

Prior to the July 10th Plan Commission meeting, Mayor Hottmann sent a packet of information about the TID to the Plan Commission members, and asked them to review and come prepared to discuss developments they would like to see be put in the TID. During this meeting, Mayor Hottmann gave a brief intro to the document he sent members, indicating that this document was created in 2020 by Vierbicher. Within this packet, there is information about community development, detailed project costs, economic feasibility, guidance on what to charge per acre, etc. After discussion of this packet, Mayor Hottmann asked Plan Commission members to come prepared to the next meeting to discuss items they would like to discuss in a

Closed Session. Some of the items that were suggested by members that may be part of this closed session included proposed projects on the 18/151 corridor, Ley Pavilion updates, new public works structures, development incentives, website investment, etc.

VI. ADJOURN

4. Motion to Adjourn

Motion by Boenhen, second by Kratcha to adjourn meeting

6:24pm

CITY OF DODGEVILLE

CONDITIONAL USE PERMIT APPLICATION

Applicant: Cindys Red WagonAddress: 1206 N Bequette St. Dodgeville WIPhone number: 6085747338 Email address: reynoldslivestock@hotmail.comOwner of Land if other than applicant: Name: Cindy / John ReynoldsAddress: 3725 Reynolds RdPhone number: Email address:

Names of architect, professional engineer, or contractor if any:

NONESeasonal greenhouses) will remove at end of season.

Names and addresses of opposite and abutting property owners of record:

<u>C+C Realestate LLC</u>	
<u>Toy Box 1209 LLC</u>	
<u>Hanna Realestate III LLC</u>	

Street Address of property: 1206 N Bequette St. Parcel # 2161132.A
2161132.E
2161142.Current use of property: Marketing flowers Plants and ProduceType of Structure: greenhouse(s)

Proposed operation or use of structure or site:

same as above just need proper storage for plants.Number of employees if any: 2Zoning district of proposed site: ???

Attach a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines, and other buildings, if any. Also, building size and height, lot size and proposed provisions for off street parking.

Attach a copy of the legal description of the property or fill in here:

--

Date of Application: 7.8.25Application Fee **\$500**Applicant Signature: Cynthia L Reynolds**Applicant or an agent for applicant must appear at the hearing**

EXHIBIT "A"**PARCEL I:**

That part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, described as commencing 320 feet 3 inches South and 29.7 feet West of the Northeast corner of said Section 28; thence South 200 feet; thence West 130 feet; thence North 200 feet; thence East 130 feet to the place of beginning.

Also that part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, to wit: Commencing at the Northeast corner of said Section 28; thence South 89 degrees 18 minutes 03 seconds West, 29.70 feet; thence South 1 degree 17 minutes 37 seconds East, 320.14 feet; thence North 89 degrees 30 minutes 50 seconds West, 124.08 feet; thence South 88 degrees 47 minutes 00 seconds West, 5.92 feet; thence South 1 degree 17 minutes 37 seconds East, 0.33 feet to the point of beginning; thence South 1 degree 17 minutes 37 seconds East, 99.49 feet; thence North 89 degrees 30 minutes 50 seconds West, 20.00 feet; thence North 1 degree 17 minutes 37 seconds West, 99.32 feet; thence North 90 degrees 00 minutes 00 seconds East, 20.00 feet to the point of beginning.

EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 359 of Records, Page 41, as Document No. 149317 (legally described as follows: Commencing at the North 1/4 corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S0°08'54"E, 365.94 feet; thence S61°09'59"E, 672.43 feet; thence S89°00'54"E, 568.20 feet to the point of beginning; thence S0°59'06"W, 110.00 feet; thence S89°00'54"E, 592.66 feet; thence N87°05'20"E, 487.13 feet; thence N77°42'29"E, 117.13 feet; thence S89°00'54"E, 151.00 feet; thence N0°59'06"E, 140.00 feet; thence N89°00'54"W, 1,177.00 feet; thence N82°10'19"W, 167.86 feet; thence S0°59'06"W, 110.00 feet to the point of beginning); and as recorded in Volume 527 of Records, Page 189, as Document No. 223097 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

AND FURTHER EXCEPTING: EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 344 of Records, Page 634, as Document No. 138595 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet to the point of beginning; thence S89°59'13"W, 30.0 feet; thence S3°48'04"W, 150.33 feet; thence S31°22'33"W, 43.22 feet; thence N89°00'54"W, 119.00 feet; thence S0°59'06"W, 140.00 feet; thence S89°00'54"E, 99.00 feet; thence S31°28'13"E, 86.13 feet; thence N89°59'13"E, 40.00 feet; thence N0°00'47"W, 400.00 feet to the point of beginning); and as recorded in Volume 335 of Records, Page 359, as Document No. 138880 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet; thence S89°59'13"W, 30.00 feet to the point of beginning; thence S0°00'47"E, 92.65 feet; thence S89°59'13"W, 6.18 feet; thence N3°48'04"E, 92.98 feet to the point of beginning); and as recorded in Volume 524 of Records, Page 811, as Document No. 222068 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

PARCEL II:

A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, described as beginning at a point in the West line of North Bequette Street in said City of Dodgeville, which point is 29.7 feet West and 520 feet 3 inches South of the Northeast corner of said forty acres; thence South on the West line of North Bequette Street 194 feet and 9 inches; thence West 150 feet; thence North 194 feet and 9 inches; thence East 150 feet to the West line of North Bequette Street and the place of beginning.

EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 344 of Records, Page 634, as Document

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures

No. 138595 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet to the point of beginning; thence S89°59'13"W, 30.0 feet; thence S3°48'04"W, 150.33 feet; thence S31°22'33"W, 43.22 feet; thence N89°00'54"W, 119.00 feet; thence S0°59'06"W, 140.00 feet; thence S89°00'54"E, 99.00 feet; thence S31°28'13"E, 86.13 feet; thence N89°59'13"E, 40.00 feet; thence N0°00'47"W, 400.00 feet to the point of beginning); and as recorded in Volume 335 of Records, Page 359, as Document No. 138880 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet; thence S89°59'13"W, 30.00 feet to the point of beginning; thence S0°00'47"E, 92.65 feet; thence S89°59'13"W, 6.18 feet; thence N3°48'04"E, 92.98 feet to the point of beginning); and as recorded in Volume 337 of Records, Page 728, as Document No. 140069 (legally described as follows: Commencing at the North 1/4 corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S0°08'54"E, 365.94 feet; thence S61°09'59"E, 672.43 feet; thence S89°00'54"E, 734.86 feet to the point of beginning; thence S0°59'06"W, 110.00 feet; thence S89°00'54"E, 426.00 feet; thence N87°05'20"E, 487.13 feet; thence N0°59'06"E, 166.90 feet; thence S89°00'54"W, 912.00 feet; thence S0°59'06"W, 90.00 feet to the point of beginning); and as recorded in Volume 524 of Records, Page 811, as Document No. 222068 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

PARCEL III:

Lot Four (4) of Certified Survey Map No. 294, recorded in Volume 2 of Certified Surveys, Page 13, as Document No. 158580. (Being located in the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin).

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures

FOR SALE

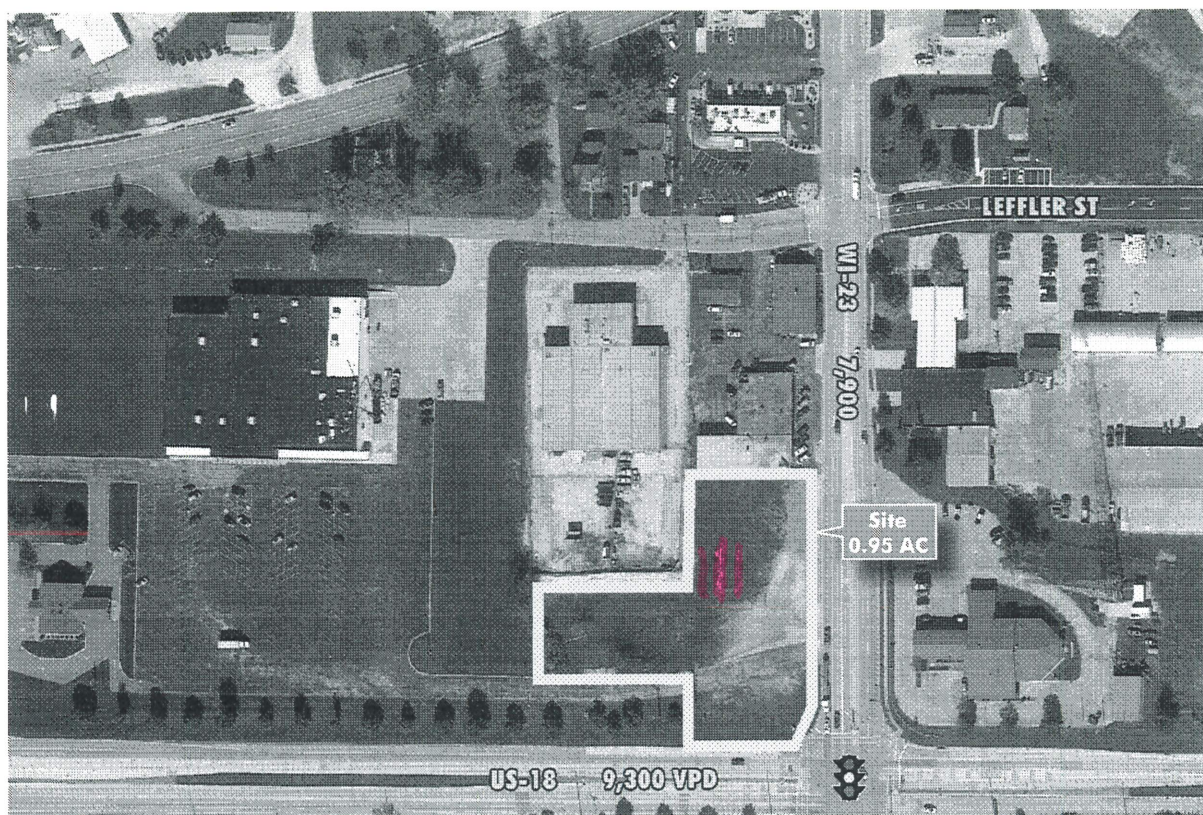
VACANT LAND

1206 N BEQUETTE ST, DODGEVILLE, WI 53533

RETAIL



LOW-FLIGHT AERIAL



ESTIMATED DEMOGRAPHICS

marked area of greenhouse(s)

YEAR: 2021

	1 Mile	3 Miles	5 Miles
Population	3,167	5,691	6,468
Daytime Population	5,693	7,861	8,470
Avg HH Income	\$80,317	\$81,007	\$81,245

TRAFFIC COUNTS

US-18	9,300 VPD
WI-23/N Bequette St	7,900 VPD

CONTACT US

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CBRE

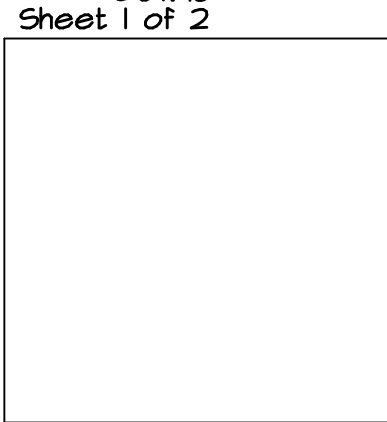
CERTIFIED SURVEY MAP

Being part of Lot 1 of CSM 542 as shown on ALTA/ACSM Title Survey for Lands End, as being located in part of the NE 1/4 of the SE 1/4 of Section 21, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin



Scale 1" = 100'

(50°21'29"W)
(549.75')



Sheet 1 of 2

Lands End ALTA/ACSM Survey

Lands End ALTA/ACSM Survey

Internal Driveway

GRASS MON LINE
45'±
45'±
N 00°24'02" E
241.76'

OVER HEAD POWER LINE

EAST

Curve C-1
ARC LEN 135.35
RADIUS 1844.86
DELTA 04°11'31"
CHORD BRG. S 27°51'49.5" E
CHD. LEN 135.32
Bk. Tang. N 30°03'34" W
Ahd Tang S 25°52'03" E

LOT 1
50,024 SQ. FT.
1.148 AC. ±

273.05'

N 89°35'01" W

SE 1/4 - SE 1/4

Hennessey Implement

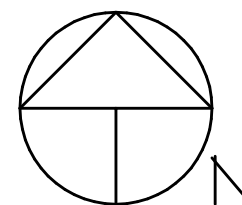
Plat bearings are oriented toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the East Line of the SE 1/4 of 21-6-3, which line was measured by GPS observation to bear N 00°13'18" E

Laurence E. Schmit

date:



N 89°34'03" W
103.75'
Vol. 456
Pg. 505
P.O.B.
S 00°13'25" W
125.00'



- LEGEND:
- FD 3/4" IRON ROD
 - SET 3/4"X18"X1.5#/LF REBAR
 - ⦿ DOT REBAR W/RED CAP
 - () RECORDED AS
 - ⊗ FD. MAG. NAIL

STATE ROAD "23"

E 1/4 cor.
21-6-3
fd. Iron Rebar

UP REAL ESTATE LLC

row line 60'

N 89°34'05" W

SE corner 21-6-3
fd. Cast Iron mon. in conc.

1323.75'
1323.75'
N 00°13'18" E
2647.50'

Right of Way line

CERTIFIED SURVEY MAP

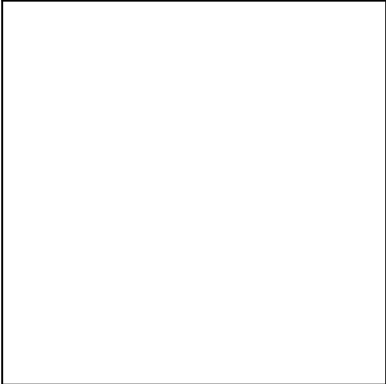
Being part of Lot 1 of CSM 542 as shown on ALTA/ACSM Title Survey for Lands End, as being located in part of the NE 1/4 of the SE 1/4 of Section 21, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Laurence E. Schmit, hereby certify that under the direction of Larry B omkamp, 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 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 Lot 1 of CSM 542 as shown on ALTA/ACSM Title Survey for Lands End, as being located in part of the NE 1/4 of the SE 1/4 of Section 21, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:
Commencing at the SE corner of said Section 21; thence N 00°13'18" E, 1323.75' to the SE corner of the NE 1/4 of the SE 1/4; thence N 89°31'55" W, 342.16' to the SE corner of Lands End ALTA ASCM Survey on the "40" line; thence N 89°35'01" W, 273.05'; thence N 00°24'02" E, 241.76'; thence East, 312.13' to a point on the westerly right of way line of State Road "23" , and then traversing south easterly along a 1849.86' radius curve to the right having a central angle of 4°17'31", an arc length of 135.35', and chord bearing S 27°57'49.5" E, 135.32' to a point on said westerly right of way line; thence N 89°34'03" W, 103.75'; thence S 00°13'25" W, 125.00' to the POINT OF BEGINNING. Containing 50,024 square feet, or 1.148 acres, more or less.

Sheet 2 of 2



Laurence E. Schmit date:

APPROVED FOR RECORDING BY: CITY OF DODGEVILLE

Mayor: Barry Hottmann date:

OFFICE DATA:	
JOB I.D.	2025s-073
SURVEY CREW:	JD
FIELD BOOK NO.:	25-1 pg. 40
DWG. STORED:	vers 13
DRAWN BY:	LES
DRAWING NO.:	25s-073.dwg
DATA FILE NO.:	<25s-073.txt>