



PUBLIC NOTICE

Plan Commission Meeting

Thursday, July 09, 2026 at 5:00 PM

City Hall Council Chambers, 410 E Leffler St, Dodgeville,

WI

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

IV. PUBLIC HEARING

1. Proposed conditional use permit to allow a sign overhanging the sidewalk located at 142 N Iowa St, Parcel 216-0413 currently zoned as B-C Central Business District
2. Adjourn public hearing
3. Proposed zoning classification changes, **Change #1:** The proposed zoning change would change parcel 216-1100 (50.74 Acres) west of Bennett Rd and Parcel 216-1078 (20.6 Acres) north and south of E North St from B-H Business Highway District to A-G Agricultural District. **Change #2:** The proposed zoning change would change parcel 216-1079 (36.34 Acres) north of E Spring St from R-M Residential Multi-Family District to A-G Agricultural District. **Change #3:** The proposed zoning change would change parcel 216-1100.30 (4.16 Acres) west of Bennett Rd from B-H Business Highway District to M-L Limited Industrial District.
4. Adjourn public hearing

V. NEW BUSINESS

5. Discussion and possible action to approve conditional use permit for a sign located at 142 N Iowa St.
6. Discussion and possible action to approve zoning change application for four lots owned by Philip Ley (Parcel 216-1100 and 216-1078) from B-H to A-G. (Parcel 216-1079) from R-M to A-G, (Parcel 216-1100.30) from B-H to M-L contingent on changes being made to the Future Land Use Map.
7. Discussion and possible action to approve proposed Certified Survey Map for the partial combination of four lots owned by Upland Hills Health (Parcel #216-1224, 216-1226, 216-1227, and 008-0419.A (Recently annexed))
8. Discussion on future CSM for Upland Hills Health relating to the combination of various parcels.

VI. ADJOURN

9. 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.

CONDITIONAL USE PERMIT APPLICATION

Applicant: C & M Properties, LLC

Address: 144 S Iowa Street, Dodgeville, WI 53533

Phone number: 608-577-1967 Email address: bethmikrut@gmail.com

Owner of Land if other than applicant:

Name: Beth and Patrick Mikrut-Gilles

Address: 144 S Iowa Street, Dodgeville, WI 53533

Phone number: 608-577-1967 Email address: bethmikrut@gmail.com

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

Signs to Go

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

Dodgeville Public Library	

Street Address of property: 142 and 144 S Iowa Street, Dodgeville Parcel # 216-0413

Current use of property: Retail and Residence, Home Office

Type of Structure: Quanset Hut and Brick Home

Proposed operation or use of structure or site:

Seeking height and area exception for hanging sign over sidewalk.

Number of employees if any: N/A

Zoning 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:

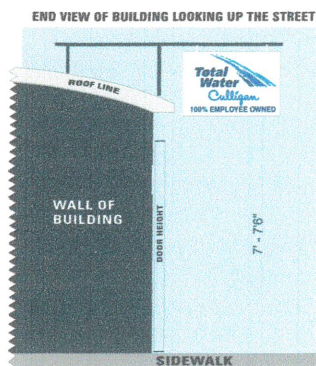
Date of Application: 5/18/26 05/08/2026

Application Fee \$500

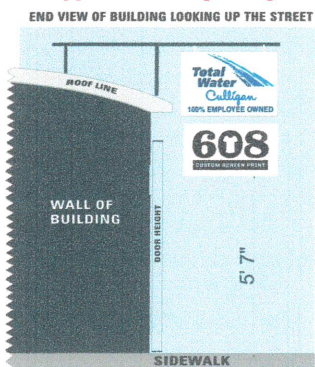
Applicant Signature: Beth D. Mikrut-Gilles

Applicant or an agent for applicant must appear at the hearing

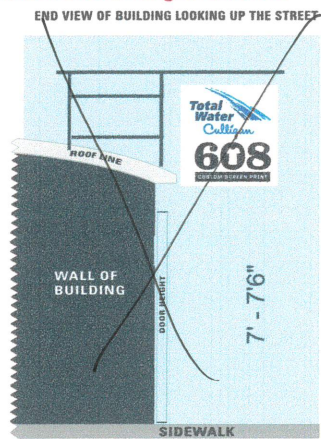
Variance Approved for Culligan sign 7' - 7'6" off sidewalk



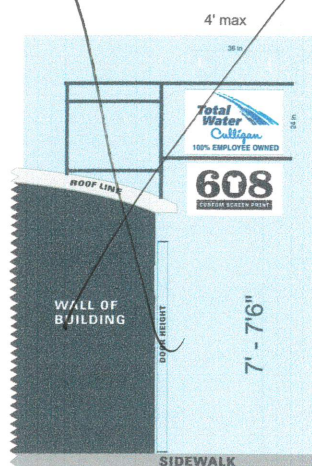
Add 608 Sign below approved Culligan sign



Condense both signs into one and make enlarged bracket



Section V. Item #5.



CITY OF DODGEVILLE
ZONING CHANGE APPLICATION

Section V. Item #6.

Reference Chapter 17.12 & 17.34

DATE: 6-20-2026

TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE

OWNER: PHILIP A. LEY ADDRESS: 800 E. NORTH ST
DODGEVILLE WI 53533

I would like to request a zoning change for my property located at:

Present Zoning is: 216-1100, 216-1078, 216-1079
??? GENERAL HIGHWAY BUSINESS

Requesting Zoning change to: ??? AGRICULTURAL

The property will be used for:

AGRICULTURAL: AG

Legal description of property:

216-1100, 216-1078, 216-1079.

216-1100.30 TOO ML, ~~216~~.

Names and addresses of adjacent and abutting owners:

TOO MANY LAND OWNERS TO LIST

FEE: \$500 Fee Can be Paid online at <https://dodgevillewi.ourcommunityconnect.com/> or submit payment to City Hall

Signature of Applicant: Philip A Ley

Address of Applicant: 800 E. NORTH ST DODGEVILLE WI

Signature of Property Owner: Philip A Ley

P.A.L.
6-1-2026
ADD ON

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.



Proposed Rezoned Properties

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.

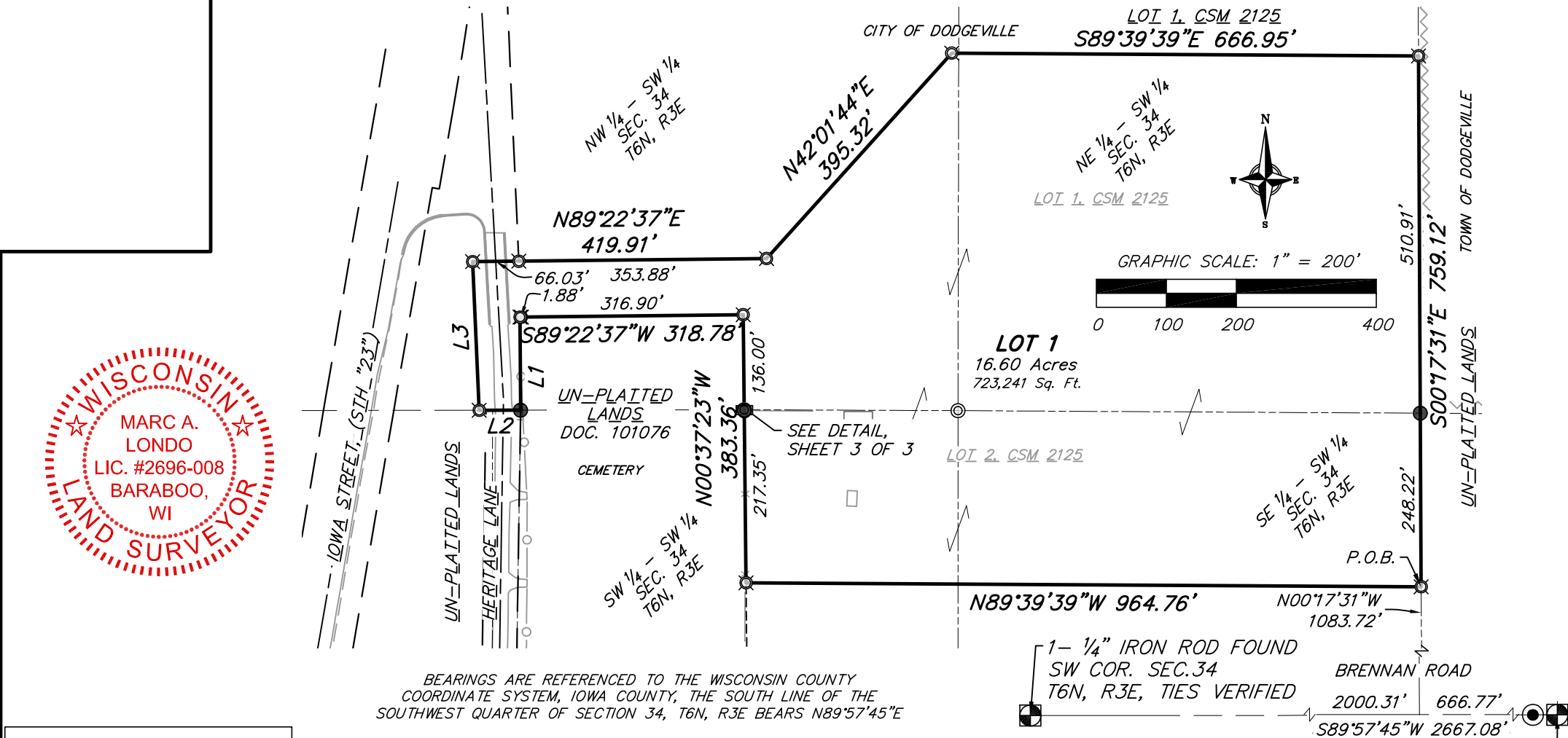


SCALE: 1" = 400'

Print Date: 6/11/202

IOWA CO. CERTIFIED SURVEY MAP No.

PART OF LOTS 1 AND 2 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2125 AND PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE IOWA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E BEARS N89°57'45"E

Line Table		
Line #	Length	Direction
L1	133.08	S00°21'45"E
L2	59.12	S89°54'01"W
L3	212.66	N02°32'20"W

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
 - FOUND 1" ϕ IRON PIPE
 - FOUND 3/4" ϕ IRON ROD
 - FOUND MASONRY NAIL
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - CITY OF DODGEVILLE CORPORATE BOUNDARY
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SURVEYOR'S NOTES:

- See sheet 2 of 3 for Surveyor's Certificate.
- See Sheet 3 of 3 for owner's certificate, City of Dodgeville approval certificates and register of deeds certificate and detail views.
- The portion of Heritage Lane that falls within the boundary of this Certified Survey Map totalling 0.58 Acres, (25,098 Sq. Ft.), is hereby dedicated to the public for right-of-way purposes.

TAX PARCEL: 216-1226 & 1227, 008-1419
FIELDWORK COMPLETED: 1/15/2025

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SURVEYED FOR:
Upland Hills Health
c/o Ryan Teasdale
PO Box 800
800 Compassion Way
Dodgeville, WI 53533

Job #: 240812
Date: 6/12/2026
Rev:
Drafted By: imac/mlon
Checked By: sds



vierbicher
planners | engineers | advisors

IOWA CO. CERTIFIED SURVEY MAP No. _____

Section V. Item #7.

PART OF LOTS 1 AND 2 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2125 AND PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Dodgeville and the Town of Dodgeville, and under the direction of Lisa Schneider, President and C.E.O. of Upland Hills Health, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast, Northwest, Southeast and Southwest Quarters of the Southwest Quarter of Section 34, T6N, R3E, City of Dodgeville and Town of Dodgeville, Iowa County, Wisconsin, containing 16.60 acres of land and described as follows:

LEGAL DESCRIPTION

Part of Lots 1 and 2 of Iowa County Certified Survey Map No. 2125 and part of lands described in Iowa county Register of Deeds Document No. 258679, located in the Northwest, Northeast, Southeast and Southwest Quarters of the Southwest Quarter of Section 34, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin and bounded by a line described as follows.

Part of Lots 1 and 2 of Iowa County Certified Survey Map No. 2125 and part of lands described in Iowa county Register of Deeds Document No. 258679, located in the Northwest and Southwest Quarters of the Southwest Quarter of Section 34, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin and bounded by a line described as follows.

Commencing at a found 3/4" diameter iron rod at the South One-Quarter Corner of Section 34, T6N, R3E;
Thence, S89°57'45"W, along the south line of the Southwest Quarter of said Section 34, T6N, R3E, 666.77 feet, to the southeast corner of said Lot 2 of Richland County Certified Survey Map No. 2125;
Thence, N00°17'31"W, 1183.72 feet to a set 3/4" diameter iron rod at the point of beginning, (P.O.B.), of this legal description.

Thence, N89°39'39"W, 964.93 feet to a det 3/4" diameter iron rod at the east line of lands described in Ricxhland County Register of Deeds Document No. 101076;
Thence, N00°37'23"W, along the said east line of lands described in Ricxhland County Register of Deeds Document No. 101076, 383.36 feet to a set 3/4" diameter iron rod at the northeast corner thereof;
Thence, S89°22'37"W, along the north line of said lands described in Ricxhland County Register of Deeds Document No. 101076, 318.78 feet to a set 3/4" diameter iron rod at the northwest corner thereof and the east right-of-way line of Heritage Lane;

Thence, S00°21'45"E, along the west line of said lands described in Ricxhland County Register of Deeds Document No. 101076 and the east right-of-way line of Heritage Lane, 133.08 feet (L1), to a found 3/4" diameter iron rod at the northeast corner of dedicated Heritage Lane as depicted on said Richland County Certified Survey Map No. 2125;
Thence, S89°54'01W, along the north line of said Heritage Lane as depicted on said Richland County Certified Survey Map No. 2125, 59.12 feet (L2), to a set 3/4" diameter iron rod at the northwest corner thereof;
Thence, N02°32'20"W, 212.66 feet (L3) to a set 3/4" diameter iron rod;
Thence, N89°22'37"E, 419.91 feet, to a set 3/4" diameter iron rod;
Thence, N42°01'44"E, 395.32 feet, to a set 3/4" diameter iron rod'
Thence, N89°39'39"E, 666.95 feet, to a set 3/4" diameter iron rod;
Thence, S00°17'31"E along the east lines of said Lots 1 and 2 of Richland County Certified Survey Map No. 2125, 759.12 feet, returning to the point of beginning;

Certified Survey Map contain 16.60 Acres, 723,241 Sq. Ft., and are subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



SHEET
2 OF 3

SURVEYED BY:

Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SURVEYED FOR:

Upland Hills Health
c/o Ryan Teasdale
PO Box 800
800 Compassion Way
Dodgeville, WI 53533

Job #:

240812

Date:

6/12/2026

Rev

Drafted By:

lmac/mlon

Checked By:

sdls

vierbicher

planners | engineers | advisors

PART OF LOTS 1 AND 2 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2125 AND PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE IOWA COUNTY, WISCONSIN

Upland Hills Health, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Dodgeville for approval.

Witness the hand and seal of said owner this _____ day
of _____, 2026.

State of Wisconsin)
)ss.
County of (COUNTY))

Personally came before me this _____ day of _____
_____, 2026, the above named

Upland Hills Health, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

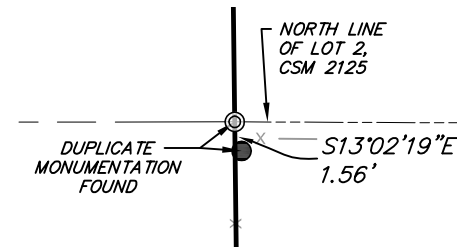
Resolved, that this Certified Survey Map in the City of Dodgeville, Upland Hills Health, owner, is hereby approved by the City of Dodgeville Common Council.

Barry N. Hottmann, Mayor
City of Dodgeville

Received for recording this _____ day of _____,
2026, at _____ o'clock _____m. and recorded in

Volume _____ of Certified Survey Maps on pages _____
_____, as Doc. No. _____;

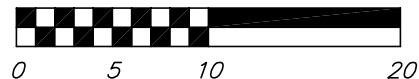
Taylor Campbell
Iowa County Register of Deeds



DUPLICATE MONUMENTATION DETAIL

$$1'' = 10'$$

GRAPHIC SCALE: 1" = 10'



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