



Agenda
Plan Commission Meeting
Friday, October 10, 2025 at 9:00 AM
City Hall Back Meeting Room, 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 8/14/25 meeting

IV. NEW BUSINESS

2. Discussion and possible action to approve the proposed Certified Survey Map for the combining of parcels 216-1132.A, 216-1132.E, and 216-1142 currently owned by the Reynolds and the location of Cindy's Red Wagon.

V. ADJOURN

3. 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 19th 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

PRELIMINARY 8/22/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lot 4 of CSM #294 and part of the NE 1/4 of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

FOR: 1206 N BEQUETTE ST LLC
3725 REYNOLDS RD
DODGEVILLE, WI 53533

LEGEND:

- 3/4" X 24" X 1.5LB./LF. REBAR SET
- 2" OD. IRON PIPE FOUND
- ▲ 3/4" REBAR FOUND
- MAG NAIL FOUND
- △ 5/8" REBAR FOUND
- ⊙ 1-1/4" OD. IRON PIPE FOUND
- REFERENCE POINT
- () RECORDED AS
- ✚ SECTION CORNER
ALL TIES FOUND & VERIFIED
- OVERHEAD ELECTRIC
- UNDERGROUND SANITARY SEWER

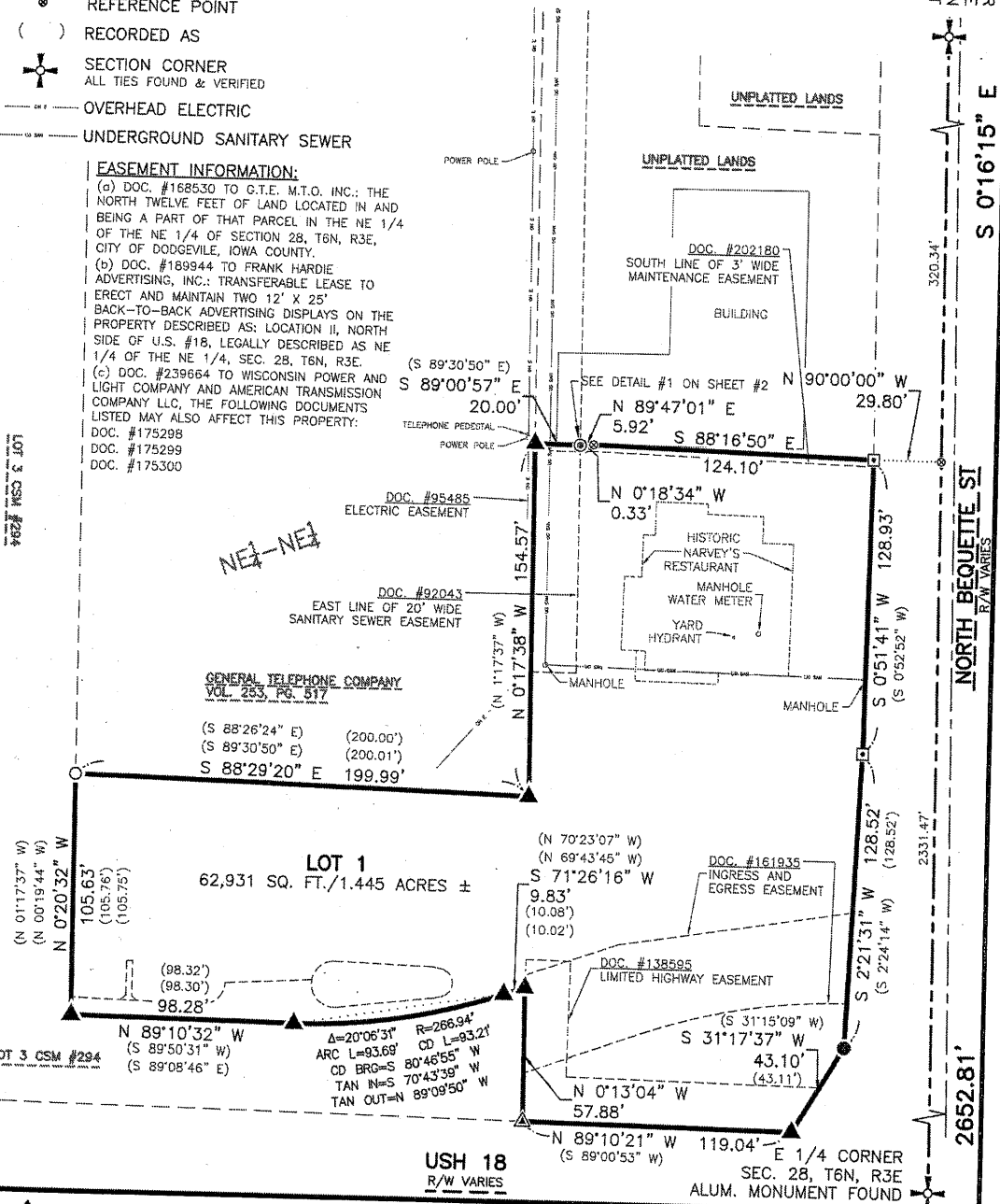


0 60' 120'
SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 28, T6N, R3E, WHICH BEARS S 0°16'15" E IN THE IOWA COUNTY COORDINATE SYSTEM, NAD83(2011).

EASEMENT INFORMATION:

- (a) DOC. #168530 TO G.T.E. M.T.O. INC.: THE NORTH TWELVE FEET OF LAND LOCATED IN AND BEING A PART OF THAT PARCEL IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY.
- (b) DOC. #189944 TO FRANK HARDIE ADVERTISING, INC.: TRANSFERABLE LEASE TO ERECT AND MAINTAIN TWO 12' X 25' BACK-TO-BACK ADVERTISING DISPLAYS ON THE PROPERTY DESCRIBED AS: LOCATION II, NORTH SIDE OF U.S. #18, LEGALLY DESCRIBED AS NE 1/4 OF THE NE 1/4, SEC. 28, T6N, R3E.
- (c) DOC. #239664 TO WISCONSIN POWER AND LIGHT COMPANY AND AMERICAN TRANSMISSION COMPANY LLC, THE FOLLOWING DOCUMENTS LISTED MAY ALSO AFFECT THIS PROPERTY:
DOC. #175298
DOC. #175299
DOC. #175300



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 2304051C
FIELD CREW: MGR BWJ

PRELIMINARY 8/22/2025

IOWA COUNTY CERTIFIED SURVEY MAP #
Being Lot 4 of CSM #294 and part of the NE 1/4 of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin
FOR: 1206 N BEQUETTE ST LLC
3725 REYNOLDS RD
DODGEVILLE, WI 53533

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

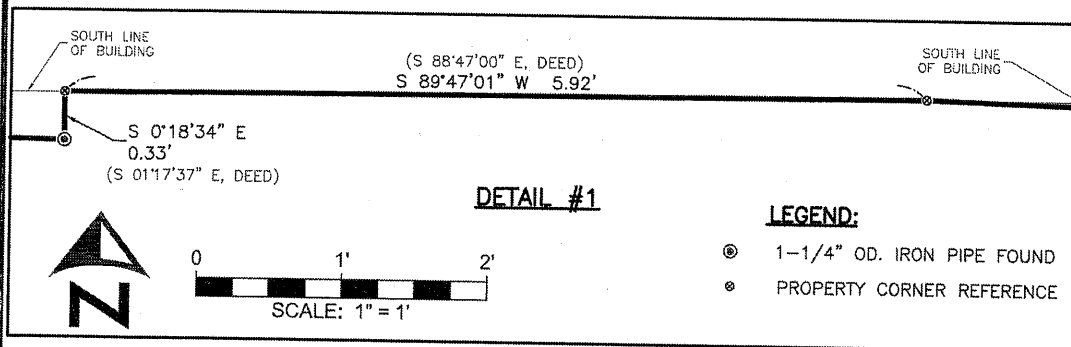
Being Lot 4 of CSM #294 and part of the NE of the NE 1/4 of Section 28, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said section 28;
thence S 0°16'15" E, 320.34' along the east line of the NE 1/4;
thence N 90°00'00" W, 29.80' to the POINT OF BEGINNING;
thence S 0°51'41" W, 128.93' along the westerly right of way of North Bequette Street;
thence S 2°21'31" W, 128.52' along the westerly right of way of North Bequette Street;
thence S 31°17'37" W, 43.10' along the westerly right of way of North Bequette Street;
thence N 89°10'21" W, 119.04' along the northerly right of way of USH. 18;
thence N 0°13'04" W, 57.88' along Lot 3 of CSM #294;
thence S 71°26'16" W, 9.83' along Lot 3 of CSM #294 to the beginning of a curve, concave to the northwest, having a central angle of 20°06'31", a radius of 266.94', and whose long chord bears S 80°46'55" W, 93.21';
thence 93.69' along the arc of said curve and along Lot 3 of CSM #294;
thence N 89°10'32" W, 98.28' along Lot 3 of CSM #294;
thence N 0°20'32" W, 105.63' along Lot 3 of CSM #294;
thence S 88°29'20" E, 199.99';
thence N 0°17'38" W, 154.57';
thence S 89°00'57" E, 20.00';
thence N 0°18'34" W, 0.33';
thence N 89°47'01" E, 5.92';
thence S 88°16'50" E, 124.10' to the POINT OF BEGINNING;
containing 62,931 square feet or 1.445 acres, more or less.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767

Date



CERTIFICATE OF IOWA CO.
REGISTER OF DEEDS

CITY OF DOGEVILLE

The City of Dodgeville hereby accepts this CSM for recording.

Lauree Aulik - Clerk/Treasurer

Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 2304051C
FIELD CREW: MGR BWJ