



PUBLIC NOTICE

Plan Commission Meeting

Thursday, March 19, 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

1. Approval of minutes from November 20, 2025

IV. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

2. Citizen or delegation presentations, requests or comments and discussion of same, pursuant to Wis. Stat. Sec. 19.83 (2) and Sec. 19.84 (2). Ten minute limit except by consent of council. No action will be taken on any item that is not specifically listed on the agenda.

V. OLD BUSINESS

VI. NEW BUSINESS

3. Discussion and possible action to approve the proposed Certified Survey May to subdivide lot currently owned by Philip Ley located in the SE 1/4 of the NE 1/4 of section 27, T6N, R6E, City of Dodgeville, WI (Parcel #216-1100)
4. Discussion and possible recommendation to common council on moving forward on infill housing.
5. Discussion and possible recommendation of a proposal to common council on how to address potential AI Data Center inquiries.
6. Discussion around PUD housing within the city.
7. Discussion on developing a development plan for land that the city owns within TID 3 and other development in the city.

VII. ADJOURN

8. 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, November 20, 2025 at 5:30PM

City Hall, 410 E Leffler Street, Dodgeville, WI

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Mayor Hottmann at 5:30pm. Members present: Tom DeVoss, Danielle Kratcha, Natalie Gregerson, Jason Reed, and Aaron Boenhen. Members absent: Jim Barmore and Michael Humke.

City Hall Staff Present: Dylan Wadzinski (Director of Public Works), Eric Hagen (City Attorney)

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. Approval of Minutes from October 10, 2025.

Motion by DeVoss, second by Kratcha. Voice vote 5-0. Motion carried.

IV. PUBLIC HEARING

2. Presentation of proposed amendments to sections 17.07, 17.18, and 17.30 of the City's Zoning Code. The Proposed Amendments would: 1) add a definition for "self-service storage facilities" and prohibit their use in the B-H District; and 2) repeal and recreate the sign code which is effective in all zoning districts.

Motion by Boenhen, second by Gregerson to open the public hearing.

3. Public Comment regarding the proposed changes to the zoning code

No members from the public were in attendance for this meeting.

4. Adjourn public meeting

Motion by DeVoss, second by Gregerson to close public hearing.

V. NEW BUSINESS

5. Discussion and possible action to approve updates to the zoning code for B-H Business Highway.

During this discussion, City Attorney Eric Hagen presented to the Plan Commission his proposed updates to the zoning code for B-H Business Highway.

Motion by Reed, second by Boenhen to approve updates to the zoning code for B-H Business Highway. Voice vote 5-0. Motion carried.

6. Discussion and possible action to approve revisions to Section 17.30 relating to the City's sign code.

Motion by DeVoss, second by Kratcha to table this item to future meeting, to allow Plan Commission members to review section 17.30 relating to the City's sign code, and provide feedback to the City Attorney. Voice vote 5-0. Motion carried.

7. Discussion and possible action to approve the proposed Certified Survey Map to combine lots 33 and 34 on Bea Ann Drive currently owned by ADF Investment (parcels 216-1533.33 and 216-1533.34).

Motion by DeVoss, second by Kratcha to approve the proposed Certified Survey Map to combine lots 33 and 34 on Bea Ann Drive currently owned by ADF Investment (parcels 216-1533.33 and 216-1533.34). Voice vote 5-0. Motion carried.

8. Discussion and possible action to make revisions to Section 8.12 and Chapter 17 relating to the City's driveway code.

Motion by DeVoss, second by Boenhen to table this item to future meeting to allow Plan Commission members more time to review Section 8.12 and Chapter 17 relating to the City's driveway code, and provide feedback to the City Attorney. Voice vote 5-0. Motion carried.

VI. CLOSED SESSION

9. 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 transaction 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 DeVoss, second by Gregerson to adjourn to closed session. Roll call vote 5-0. Motion carried.

10. Adjourn to open session

Motion by Boenhen, second by Kratcha to adjourn to open session.

VII. OPEN SESSION

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

There was no action made during closed session.

VIII. ADJOURN

12. Motion to Adjourn

Motion by Boenhen, second by Kratcha to adjourn. Voice vote 5-0. Motion carried.

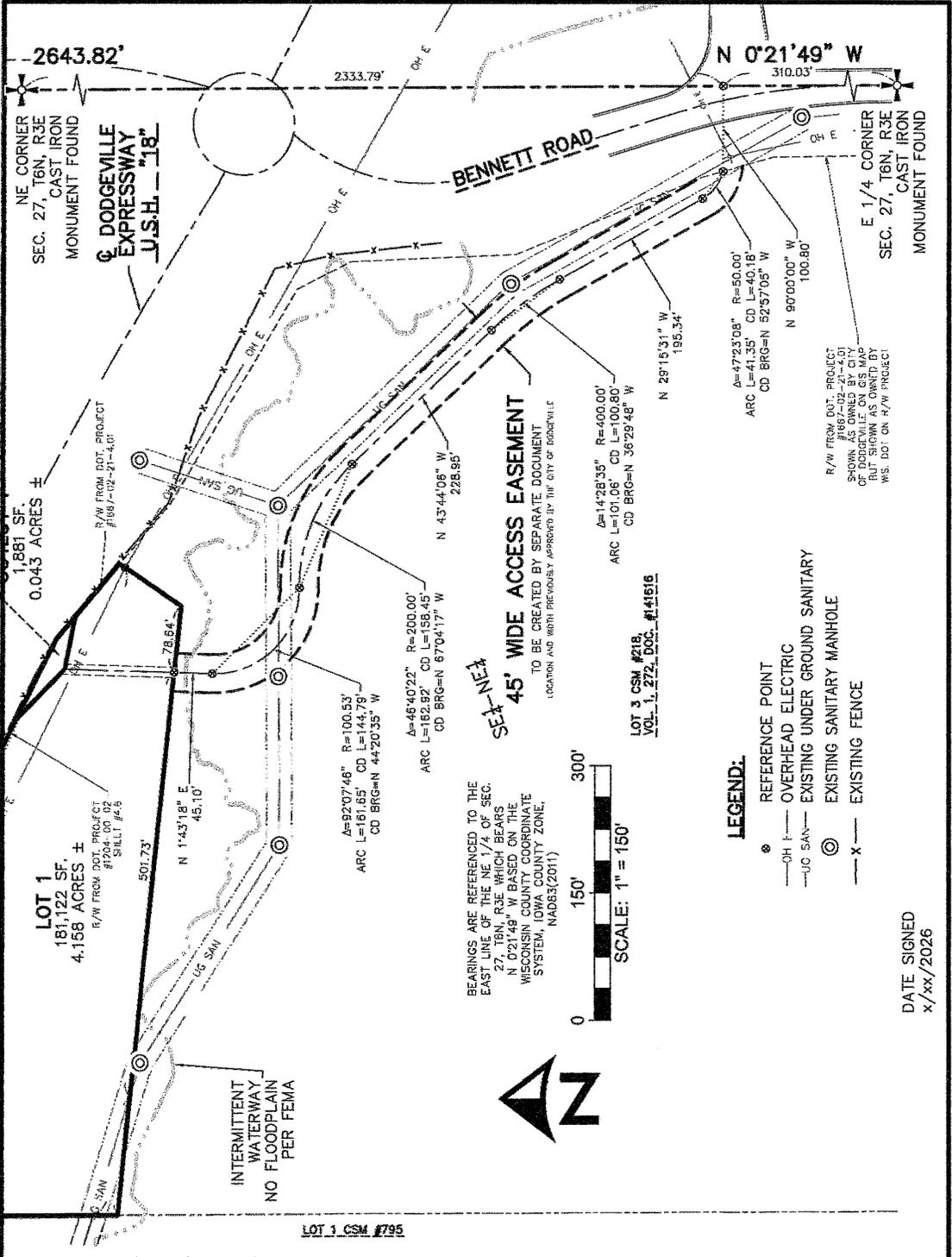
Time 7:28pm

LEY CSM PRELIMINARY #7 3/11/2026

IOWA COUNTY CERTIFIED SURVEY MAP

Being part of Lot 3 of Certified Survey Map #218, Document 141616, Volume 1 CSM's, Page 272, located in the SE 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.

FOR: PHILIP LEY
800 EAST NORTH STREET
DOGEVILLE, WI 53533



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 2 OF 4
JOB ID: 2506241E
FIELD: MGR BWJ

LEY CSM PRELIMINARY #7 3/11/2026

IOWA COUNTY CERTIFIED SURVEY MAP # _____
 Being part of Lot 3 of Certified Survey Map #218, Document 141616, Volume 1 CSM's, Page 272, located in the SE 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.

FOR: PHILIP LEY
 800 EAST NORTH STREET
 DOGEVILLE, WI 53533

SURVEYOR'S CERTIFICATE:
 I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Philip A. Ley, I have surveyed, divided and mapped the following described parcel of land:

Being part of Lot 3 of Certified Survey Map #218, Document 141616, Volume 1, Page 272, located in the SE 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 27;
 thence N 0°21'49" W, 953.42' along east line of the NE 1/4;
 thence N 90°00'00" W, 610.05' to the POINT OF BEGINNING;
 thence N 84°06'21" W, 720.95';
 thence N 0°18'04" W, 303.77' along the west line of the SE 1/4 of the NE 1/4;
 thence S 89°35'52" E, 188.29' along the north line of the SE 1/4 of the NE 1/4 to the beginning of a curve, concave to the southwest, having a central angle of 4°34'48", a radius of 6775.49', and whose long chord bears S 65°05'24" E, 541.44';
 thence 541.58' along the arc of said curve and along the southerly right of way of Dodgeville Expressway U.S.H. "18";
 thence S 49°48'01" E, 116.96' along the southerly right of way of Dodgeville Expressway U.S.H. "18";
 thence S 34°24'25" W, 88.40' to the POINT OF BEGINNING;
 containing 183,003 square feet or 4.201 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.

xx/xx/2026
 Date

Michael G. Rochon, S-2767

45' ACCESS EASEMENT DESCRIPTION: TO BE CREATED BY SEPARATE DOCUMENT

A 45' wide strip of land lying 22.5' on each side of the following described centerline, being part of Lot 3 of Certified Survey Map #218, Document 141616, Volume 1, Page 272, located in the SE 1/4 of the NE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 27;
 thence N 0°21'49" W, 310.03' along east line of the NE 1/4;
 thence N 90°00'00" W, 100.80' to the westerly right of way of Dodgeville Expressway U.S.H. "18" and Bennett Road and to the BEGINNING of said centerline and to the beginning of a curve, concave to the northeast, having a central angle of 47°23'08", a radius of 50.00', and whose long chord bears N 52°57'05" W, 40.18';
 thence 41.35' along the arc of said curve;
 thence N 29°15'31" W, 195.34' to the beginning of a curve, concave to the southwest, having a central angle of 14°28'35", a radius of 400.00', and whose long chord bears N 36°29'48" W, 100.80';
 thence 101.06' along the arc of said curve;
 thence N 43°44'06" W, 228.95' to the beginning of a curve, concave to the south, having a central angle of 46°40'22", a radius of 200.00', and whose long chord bears N 67°04'17" W, 158.45';
 thence 162.92' along the arc of said curve to the beginning of a curve, concave to the northeast, having a central angle of 92°07'46", a radius of 100.53', and whose long chord bears N 44°20'35" W, 144.79';
 thence 161.65' along the arc of said curve;
 thence N 1°43'18" E, 45.10' to the south line of Lot 1 of this Certified Survey Map and to the END of said centerline.

LEY CSM PRELIMINARY #7 3/11/2026

IOWA COUNTY CERTIFIED SURVEY MAP # _____
 Being part of Lot 3 of Certified Survey Map #218, Document 141616,
 Volume 1 CSM's, Page 272, located in the SE 1/4 of the NE 1/4 of
 Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.

FOR: PHILIP LEY
 800 EAST NORTH STREET
 DOGEVILLE, WI 53533

NOTES:

- #1 30' WIDE SANITARY SEWER EASEMENT, DOCUMENT #240394. THE LAST PARAGRAPH FROM SAID DOCUMENT STATES THE FOLLOWING:
 "As consideration for the easement, the Landowners shall bear no responsibility for the installation or maintenance of a storm sewer retention or detention pond in the area of the construction easement."
- #2 OVERHEAD ELECTRIC LINE EASEMENT OF UNKNOWN WIDTH FOR ATC HIGH VOLTAGE TRANSMISSION LINE. TO THIS DATE, THE PAPER WORK FROM A RECENT LAWSUIT HAS NOT BEEN RECEIVED BY THE LANDOWNER. THE LANDOWNER ALSO STATED THAT ATC WILL NOT OBJECT TO HAVING STORAGE BUILDINGS IN THE EASEMENT.

DATE SIGNED
x/xx/2026

OWNERS CERTIFICATE

As owner I certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Philip A. Ley, OWNER _____ Date _____

STATE OF WISCONSIN)
IOWA COUNTY) SS

Personally came before me this _____ day of _____, 2026,
the named Philip A. Ley
to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

CITY OF DODGEVILLE CERTIFICATE

The City of Dodgeville hereby accepts this CSM for recording.

_____, Clerk Date _____

Barry N. Hottmann, Mayor _____ Date _____

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ___ day of _____, 2026 at ___ o'clock __M, and recorded in Volume ___ of Certified Survey Maps, on Page(s) _____.

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



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

SHEET 4 OF 4
JOB ID: 2506241E
FIELD: MGR BWJ
FIELD WORK COMPLETED 1/3/2026



CITY OF DODGEVILLE
410 E Leffler St
Dodgeville, WI 53533
www.dodgevillewi.gov

March 11, 2026

Philip Ley
800 E North St.
Dodgeville, WI 53533

Dear Mr. Ley,

This letter is to inform you of the review status of your submitted preliminary Certified Survey Map (CSM) in relation to your proposed driveway off Bennett Rd.

After careful evaluation by the City Attorney, City Zoning/Building Inspector, and myself it has been determined that the document complies with all current technical requirements, dimensional standards, and municipal ordinances as long as the northern most line of the access easement to be created is moved to lie no further north than the center line of the City's sanitary sewer easement, provided any driveway is constructed outside the City's sanitary sewer easement. That way there are only 2 crossing the City's sanitary sewer main and the City will still be able to have access to its easement for any needed maintenance, repairs, or replacement. If that change is made, I do not foresee any further reason this CSM cannot move forward for Plan Commission review/approval, which will enable approval of your driveway permit.

While there are varying perspectives within the City regarding the long-term impact of this specific land division, the proposal meets the necessary legal and technical benchmarks required for this process.

Best regards,

Dylan Wadzinski, Director of Public Works
City of Dodgeville



150'

30'

150'

30'

133.8'

170.04'

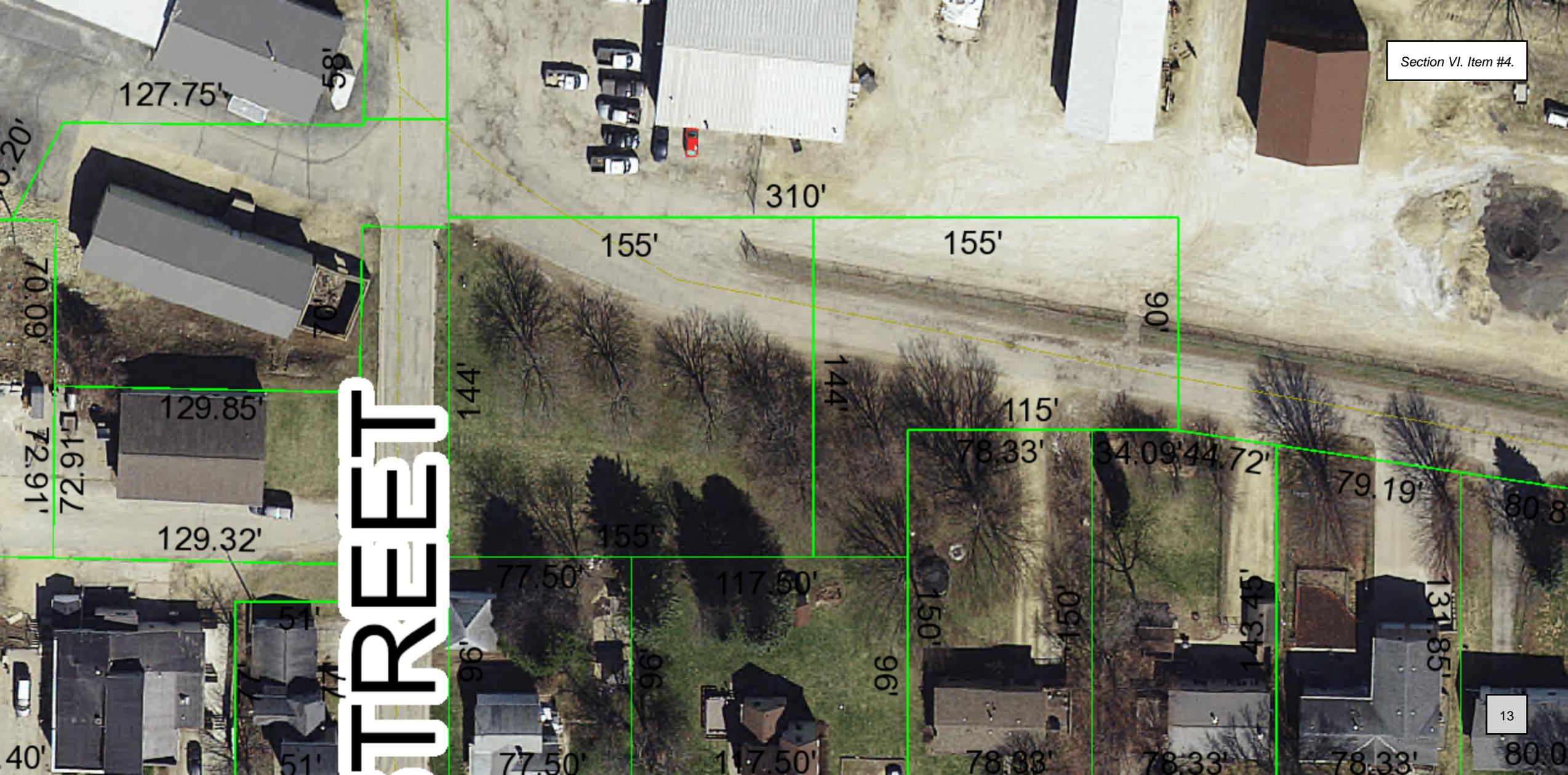
103.31'

ITS NMI

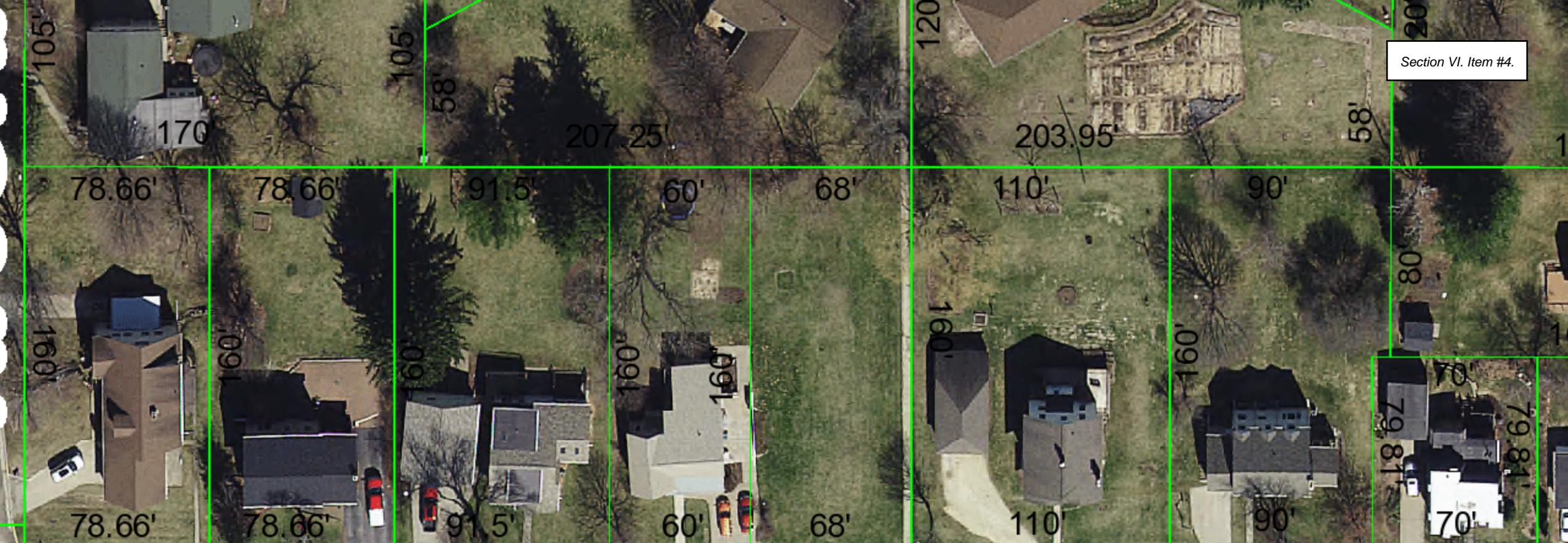
120'

60'





STREET



W. CHAPEL ST

