



Agenda
Plan Commission Meeting
Thursday, May 18, 2023 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 December 12, 2022

IV. PUBLIC HEARING

2. Public hearing to review a petition by B & H Real Estate LLC, on amending the zoning classification of parcel #'s 216-1521.05 and 216-1521.06 legally described as Lot 5 Leffler Street Development and Lot 6 Leffler Street Development respectively, in the City of Dodgeville which are currently zoned B- H (Highway Business). Proposed zoning change is to PUD (Planned Unit Development) Zoning to facilitate the Construction of 2 buildings: one building to be used as a multi-tenant restaurant with drive- thru capability and one building to be a retail sales office and warehouse. The 2 lots will be combined by C.S.M if the zoning change is approved. The properties are located on the NW corner of E. Leffler St. and Lisa St. and combined total 1.838 acres.
3. Adjourn the Public Hearing

V. NEW BUSINESS

4. Review and discussion of proposed zoning change by B & H Real Estate, LLC in care of Michael Hanna. No recommendation will be made to Council until the next Plan Commission meeting per ordinance 17.34(4).
5. Discussion on Chapter 17 "Zoning Code" amendments to correct clerical errors and to make changes to the size of garages allowed in residential zoning districts.

VI. 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.



PUBLIC NOTICE
Plan Commission Meeting
Thursday, May 18, 2023 @ 5PM
City Hall Council Chambers

AGENDA AND PUBLIC HEARING NOTICE

1. Call to order and Roll Call
2. Approval of Minutes from December 12, 2022
3. **Public hearing** to review a petition by B & H Real Estate LLC, on amending the zoning classification of parcel #'s 1521.05 and 1521.06 legally described as LOT 5 LEFFLER STREET DEVELOPMENT and LOT 6 LEFFLER STREET DEVELOPMENT respectively, in the City of Dodgeville which are currently zoned B-H (Highway Business). Proposed zoning change is to PUD Zoning to facilitate the Construction of 2 buildings... one building to be used as a multi-tenant restaurant with drive-thru capability and one building to be a retail sales office and warehouse. The 2 lots will be combined by C.S.M if the zoning change is approved. The properties are located on the NW corner of E. Leffler St. and Lisa St. and combined total 1.838 acres.
4. Close Public Hearing
5. Review and discussion of proposed zoning change by B & H Real Estate, LLC in care of Michael Hanna. No recommendation to Council until next P.C. meeting per ordinance 17.34(4)
6. Discussion on possible zoning amendments to correct clerical errors and changes to the size of garages allowed in residential zoning districts.
7. Adjourn & Next Meeting Date

Dated:
May 2 2023
Posted:
City Hall
Iowa County Courthouse
Chamber of Commerce
City Website

MINUTES

1. Call to order and Roll Call

The meeting was called to order by Todd Novak at 5:00 pm.

Members Present: Tiber, Novak, Kratochwill, Meuer, DeVoss, Humke, Staver, Boehnen

Members not present:

Others Present: Larry Gilles-city of Dodgeville Building Inspector, Scot Godfrey- Iowa County Representative, Todd Hasse- Haase Surveying LLC Representative, Jessica Bahr -Alliant Energy Representative.

2. Approval of Minutes from May 19, 2022

Motion by: Devoss

Second by: Tiber

All in favor

3. Review of C.S.M. with a road dedication to the City on East Spring St. near the old smelter, involving parcel #'s 216-1105 and 216-1102 owned by Wisconsin Power and Light.

Todd Hasse (Haase Surveying LLC) and Jessica Bahr (Alliant Energy) were present to dedicate a portion of 2 parcels for R.O.W along E. Spring St. to the City of Dodgeville.

Motion by Meuer

Second by Humke

4. Review of C.S.M. dividing property owned by Iowa County on the Northeast corner of the Dodgeville Expressway and North Bequette St. involving parcel #'s 216-1085, 216-1085.A, and 216-1086

Scot Godfrey representative from addresses Iowa County is doing some clean up with the property in order to sell the individual lots. Lot #1, Iowa County would like to transfer LOT #1 to Southwest Tech at some point as it is mentioned that Southwest Tech will be potentially purchasing property for schooling location. Lot# 2 is included to clean up what Iowa County would keep currently there are parcel lines that are technically running through existing buildings, County would like to verify parcel lines and create the necessary set backs to meet ordinances.

Motion by Humke

Second by Kratochwill

5. Review Chapter 17 clerical errors and make recommendation to City Council to correct the clerical errors and to clarify garage size requirements in multi-family areas.

Building inspector Larry Gilles brought to the board the need to fix some clerical errors he has found. Also reviewed setting the garage size per unit for residential and multi-family units around the city. Board agreed that 900 sq. ft is a fair size per dwelling unit.

Motion by Humke
Second by Staver

6. Adjourn & Next Meeting Date

Motion by Boehnen
Second by Meuer
Time 5:19pm

CITY OF DODGEVILLE
ZONING CHANGE APPLICATION

Section IV. Item #2.

Reference Chapter 17.12 & 17.34

DATE: 4/17/2023

Received 4/25/2023 L.G

TO: PLAN COMMISSION

CITY OF DODGEVILLE

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

608 and 612 E. Leffler Street

Present Zoning is: B-H General Highway Business

Requesting Zoning change to: PUD- Planned Unit Development

The property will be used for:

Warehouse/retail and multi-tenant restaurant

Legal description of property:

Lots 5 and 6, Leffler Street Development, recorded in Plat Cabinet A on Pages 539 through 541 as Document No. 238881, being located in the Southwest 1/4 of the Southeast 1/4, Section 22, Township 6 North, Range 3 East, City of Dodgeville, Iowa County, Wisconsin.

Names and addresses of adjacent and abutting owners:

Prem Brothers Properties LLC (adjacent landowner to west, lot 4)

E5028 USH 14

Spring Green, WI 53588

City of Dodgeville (adjacent landowner to north, outlot 2)

FEE: \$400

Signature of Applicant:

Address of Applicant: 515 Marshview Drive, Sun Prairie, WI 53590

Signature of Property Owner:

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.

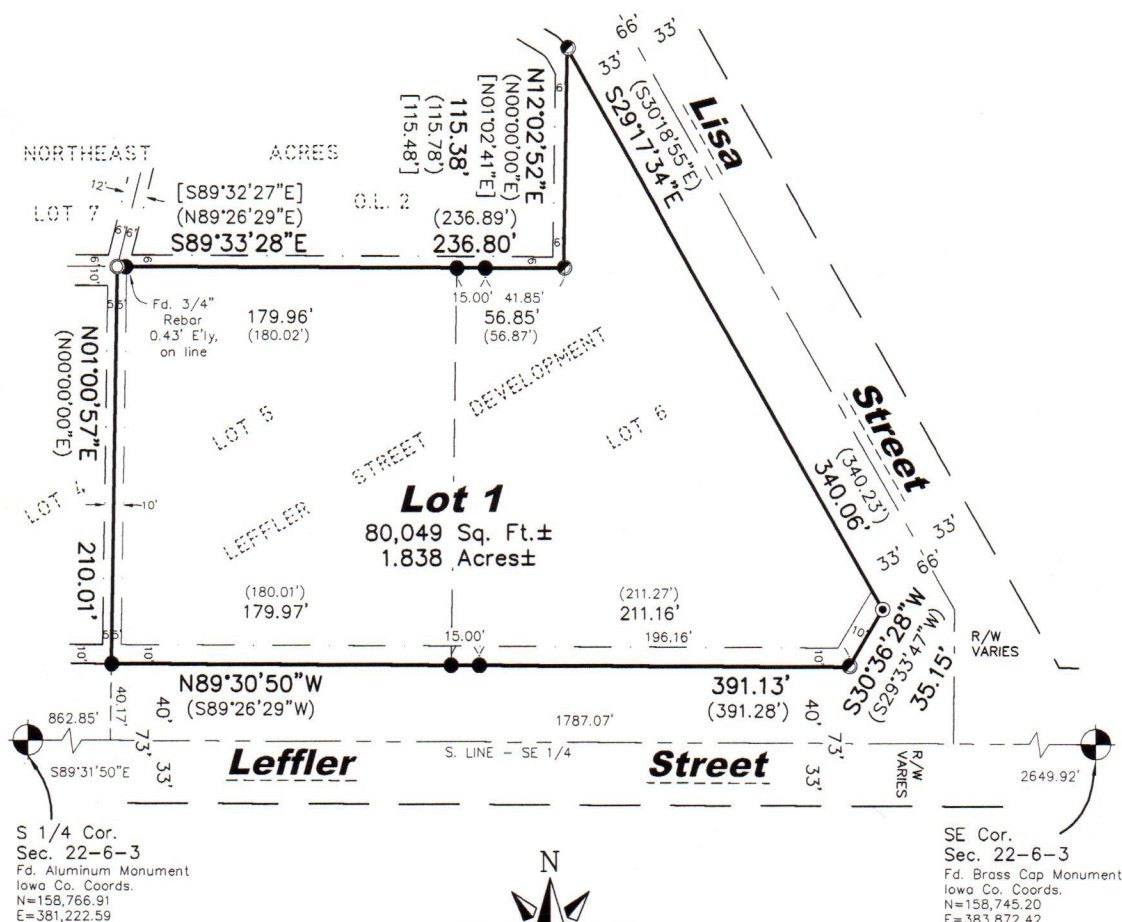
IOWA COUNTY
CERTIFIED SURVEY MAP # _____

Lots 5 and 6, Leffler Street Development, being located in
the SW 1/4 of the SE 1/4, Section 22, T6N., R3E., City of
Dodgeville, Iowa County, Wisconsin

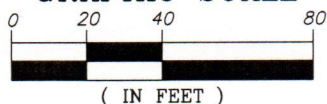
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____



GRAPHIC SCALE



LEGEND

- 3/4" Iron Rebar Found
- 1-1/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- 1-1/4" by 24" Iron Rebar Set Weighing 4.3 lbs./ft.
- (303.63') Record Data (per Leffler St. Dev.)
- [303.63'] Record Data (per Northeast Acres)
- Existing Platted Easement
- Platted Lot Lines
- Boundary Line
- Existing R/W Line
- Street Centerline
- Sectional Subdivision Line

Bearings are referenced to
the South line of the
Southeast 1/4, which bears
South 89°31'50" East on
the Iowa County Coordinate
System.

NOTES

1. Date of Field Survey: September 21, 2022.
2. This survey was done without benefit of a Title Report and, as such, there may be easements or other matters of record that affect the property not shown herein.

Owner/Subdivider:
Hanna Real Estate
Attn: Mike Hanna
515 Marshview Drive
Sun Prairie, WI 53590

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

Project # MH-14-20

Current parcels in yellow border

Section IV. Item #2.



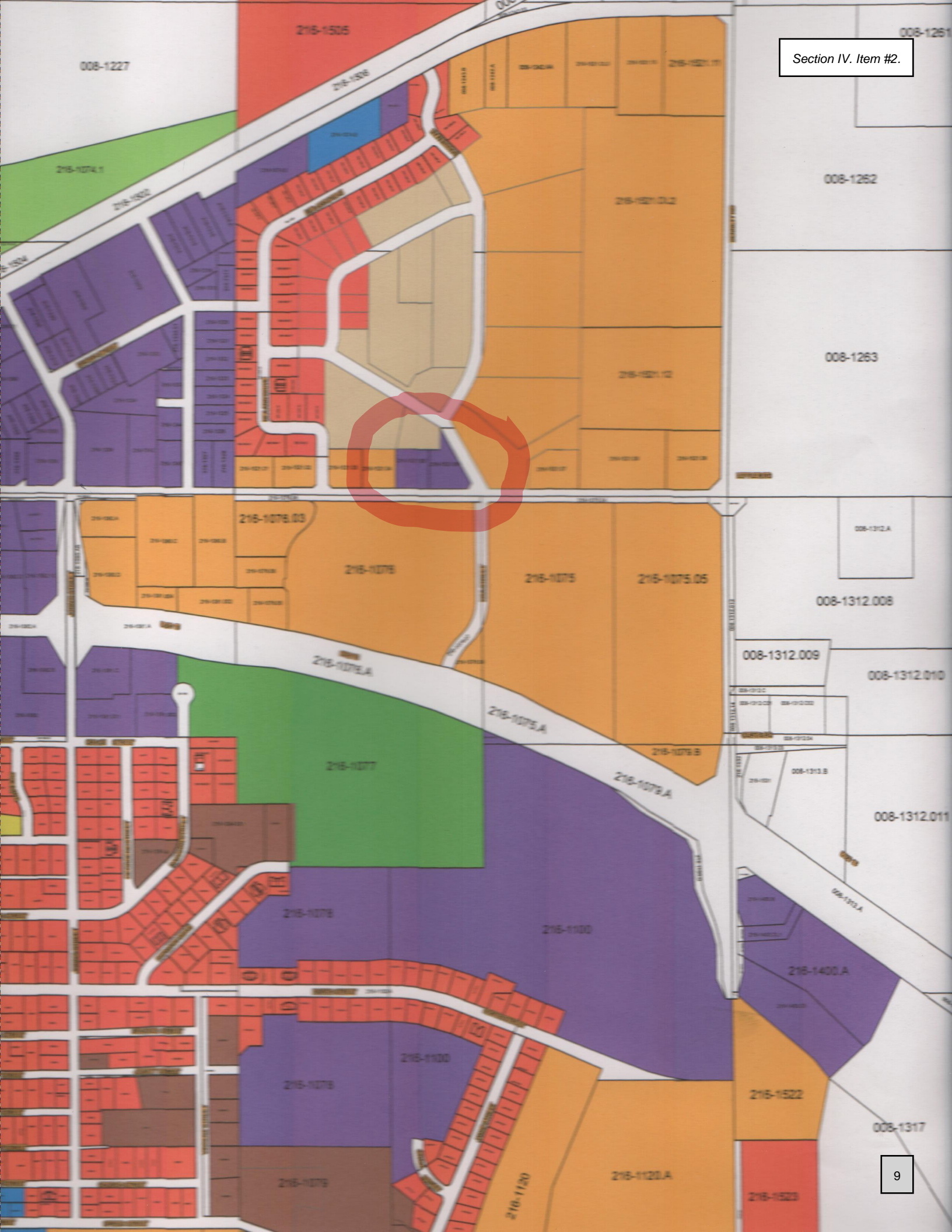
SW WI GIS

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" = 100'

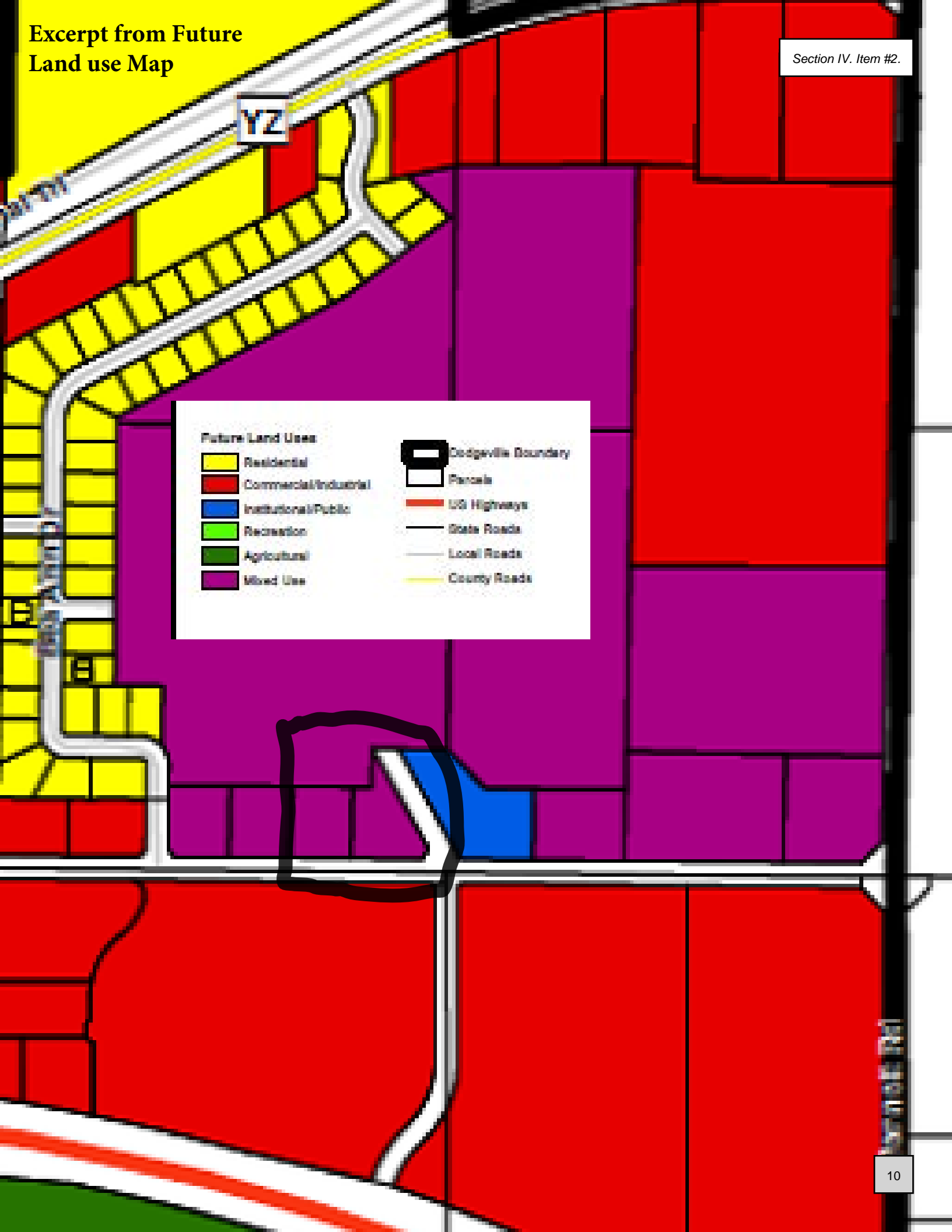


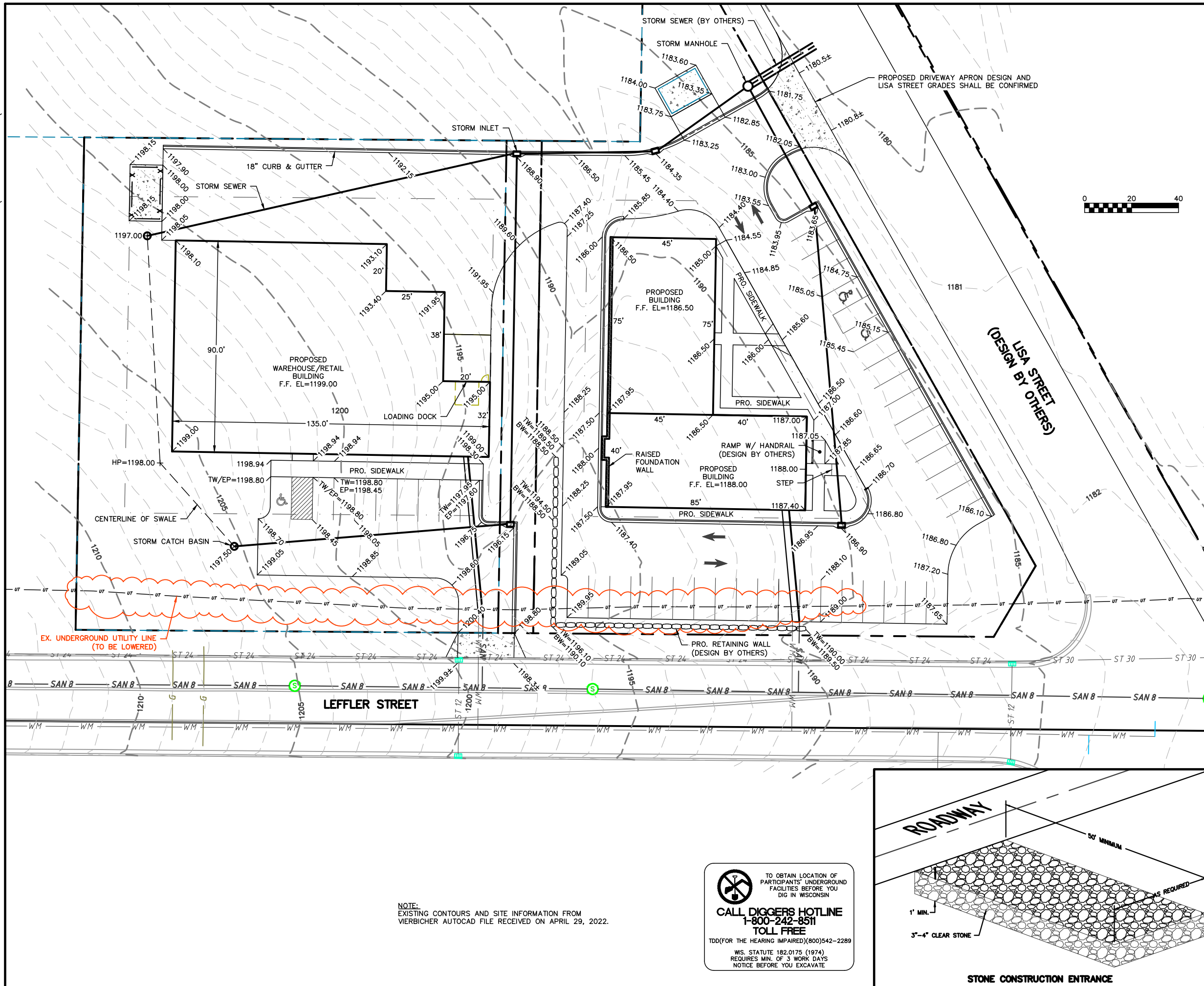
Print Date: 4/26/202



Excerpt from Future
Land use Map

Section IV. Item #2.





<p>EROSION NOTES:</p> <p>THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO IT. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.</p> <p>EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.</p> <p>CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.</p> <p>ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.</p> <p>PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.</p> <p>EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.</p>	<p>Section IV. Item #2.</p>								
<p><u>TIME SCHEDULE:</u></p> <table style="width: 100%;"> <tr> <td style="width: 30%;">x - y</td> <td>INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.</td> </tr> <tr> <td>y - z</td> <td>CONSTRUCT.</td> </tr> <tr> <td>d</td> <td>APPLY MULCH OR EROSION MAT TO PEROVUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).</td> </tr> <tr> <td>z</td> <td>COMPLETE FINAL LANDSCAPING, RESTORE ALL PEROVUS DISTURBED AREAS.</td> </tr> </table>		x - y	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.	y - z	CONSTRUCT.	d	APPLY MULCH OR EROSION MAT TO PEROVUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).	z	COMPLETE FINAL LANDSCAPING, RESTORE ALL PEROVUS DISTURBED AREAS.
x - y	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.								
y - z	CONSTRUCT.								
d	APPLY MULCH OR EROSION MAT TO PEROVUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).								
z	COMPLETE FINAL LANDSCAPING, RESTORE ALL PEROVUS DISTURBED AREAS.								
<p><u>RESTORATION NOTES:</u></p> <p>RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.</p> <p>ALL PEROVUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PEROVUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.</p> <p>FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 8%, POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.</p> <p>SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.</p>									
<p><u>OWNER:</u></p> <p>???</p>	<p><u>ENGINEER:</u></p> <p>QUAM ENGINEERING, LLC ATTN: AARON FALKOSKY 4604 SIGGELKOW ROAD, SUITE A MCFARLAND, WI 53558</p>								
<p>SILT FENCE CONSTRUCTION (SHEET FLOW)</p>									
<p>SILT SOCK DETAIL</p>									
<p>608 AND 612 E LEFFLER STREET – DODGEVILLE</p> <p>PRELIMINARY GRADING AND EROSION CONTROL PLAN</p> <p>PAGE: 1 OF 1</p> <p>DATED: MAY 24, 2022</p>									
<p>QUAM ENGINEERING, LLC</p> <p>Residential and Commercial Site Design Consultants</p> <p>www.quamengineering.com</p> <p>4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558 Phone (608) 838-7750; Fax (608) 838-7752</p>									

17.26 Does not list parking requirements for a warehouse... similar use might be manufacturing 1 stall/5 employees
Retail parking = 1 stall/150 sq. ft bldg area
9 stalls provided

Proposed Uses for B-H are OK

Restaurant Parking 1/150 sq. ft Bldg area
45 1500 6775 35 provided so 10 stalls

Section IV. Item #2.

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

x - y INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
y - z CONSTRUCT.
d APPLY MULCH OR EROSION MAT TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
z COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

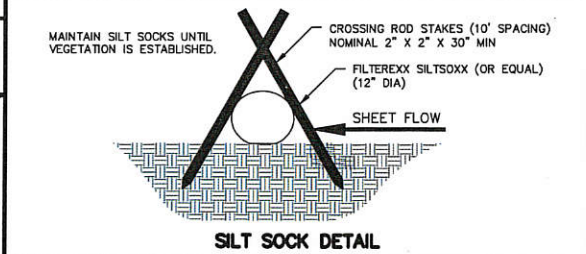
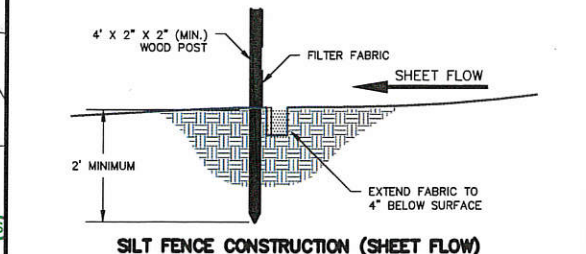
RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

OWNER:

???

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: AARON FALKOWSKY
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



608 AND 612 E LEFFLER STREET - DODGEVILLE

PRELIMINARY GRADING AND EROSION CONTROL PLAN

PAGE: 1 OF 1

DATED: MAY 24, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

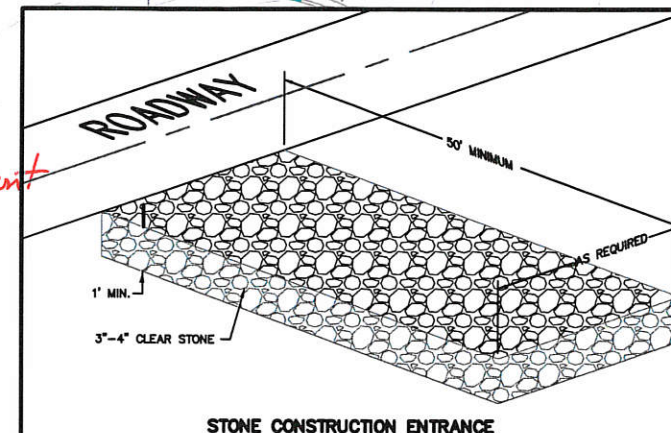
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Mike Hanna 608-279-0220
per Mike H. the warehouse/retail operation would only be open by appointment
a variance expires in 6 months unless project is started
(substantial work)

NOTE:
EXISTING CONTOURS AND SITE INFORMATION FROM
VIERBICHER AUTOCAD FILE RECEIVED ON APRIL 29, 2022.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



STONE CONSTRUCTION ENTRANCE

17.22 PUD PLANNED UNIT DEVELOPMENT DISTRICT (Cr. Ord. #1097).

(1) **STATEMENT OF PURPOSE.** The Planned Unit Development District is established to provide a voluntary regulatory framework designed to encourage and promote coordinated area site planning and improved environmental and aesthetic design in the City by allowing for greater freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this chapter and the general plan for community development. To promote this purpose, the Planned Unit Development allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as unified plans and projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.

(2) **PERMITTED USES.** No use shall be permitted in a Planned Unit Development District except those designated as permitted uses under the general development plan for the District. Any use permitted by right or as a conditional use in any of the other zoning districts under this chapter may be approved as a part of the general development plan, subject to the criteria for approval established under sub. (5) below. Such requirements as are made a part of the general development plan, along with the recorded plan itself, shall be construed to be and enforced as a part of this chapter.

(3) **DEVELOPMENT REQUIREMENTS.** In a Planned Unit Development District, there shall be no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, sign and off-street parking requirements, except as such requirements are made a part of the general development plan.

(4) **SINGLE PARCEL, LOT OR TRACT.** Each PUD District shall be considered as one tract, lot or parcel, and the legal description shall define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.

(5) **CRITERIA FOR APPROVAL.** The following criteria shall be considered in determining whether the general development plan is consistent with the spirit and intent of this chapter and has the potential for significant community benefits in terms of environmental and aesthetic design.

(a) **Character and Intensity of Land Use.** In a Planned Unit Development District, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

(b) Are compatible with the physical nature of the site or area.

(c) Will produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.

(d) Will not adversely affect the anticipated provision for school or other municipal services.

(e) Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve the development.

(f) Economic Impact. A Planned Unit Development District shall not adversely affect the economic prosperity of the City or of surrounding properties.

(g) Preservation and Maintenance of Open Space. In a Planned Unit Development District, adequate provisions for the improvement and continuing preservation and maintenance of attractive open space shall be made.

(h) Implementation Schedule. The proponents of a Planned Unit Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Council, including suitable provisions for assurance that each phase could be brought to completion in a manner which will not result in an adverse effect upon the community as a result of termination at that point.

(6) PROCEDURE. The procedure for rezoning to a Planned Unit Development District shall be the same procedure as required pursuant to sec. 17.30 of this chapter for any zoning district change, except that, in addition thereto, the rezoning may only be considered with the consent of the owner of the land within the proposed PUD District and in conjunction with a development plan, as described below.

(a) Pre-Application Conference.

1. Before submitting an application for a Planned Unit Development rezoning, an applicant shall confer with the Plan Commission, the City staff and other City department heads.

2. The purpose of the pre-application conference is to familiarize both the applicant and the Plan Commission with details of and requirements regarding the PUD before the applicant enters into binding commitments or incurs substantial expense.

3. At the pre-application conference, the Plan Commission shall familiarize the applicant with the PUD process and explain to the applicant issues that should be considered in planning the project. The applicant shall inform the Plan Commission of the applicant's development concept through general outlines and sketch plans. Any statement made by either the Plan Commission or the applicant concerning potential disposition of a PUD application or the final form of the development shall not be legally binding.

(b) Development Plan. The development plan shall include:

1. A statement describing the general character of the intended development.

2. An accurate map of the project area, including its relationship to surrounding properties and existing topography and key features.

3. A plan of the proposed project showing sufficient detail to make possible evaluation of the criteria for approval as set forth in sub. (5) above.

4. When requested, a general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.

5. Permitted uses within specific designated areas of the district.

(c) An implementation plan which shall include:

1. The pattern of public and private roads, driveways, walkways and parking facilities

2. Detailed lot layout and division plat where required.

3. The arrangement of building groups, other than one-family dwellings, and their architectural character.

4. Sanitary sewer and water mains.

5. Grading plan and storm drainage system.

6. The location and treatment of open spaces and recreation or other amenities.

7. The location and description of any areas to be dedicated to the public.

8. Landscape plan and plant list.

9. Proof of financing capability.

10. Analysis of economic impact upon the community.

11. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.

12. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.

(c) Approval.

1. In reviewing original and final development plans and application, the Plan Commission may seek technical assistance from such sources as it deems necessary at the expense of the applicant and subject to the applicant's approval. Following a review of the development plan, the Plan Commission shall recommend to the Council that it be approved as submitted, approved with modifications or disapproved.

2. Upon receipt of the Plan Commission recommendation, the Council may approve the development plan and the rezoning to a Planned Unit Development District and authorize the development to proceed accordingly, or disapprove the plan and send it back with specific objections to the Plan Commission for further negotiation with the developer.

3. In the event of approval, the approved development plan, together with such agreements with regard to project value, character and other factors to assure that the proposed development will be constructed as presented in the approved development plan and within the time frame set forth therein, shall be recorded by the Council in the Iowa County Register of Deeds office. This shall be accomplished prior to the issuance of any building permit.

4. Any subsequent change or addition to the approved development plan or to any use permitted thereunder shall first be submitted for approval to the Plan Commission. Minor changes in the location, sitting and height of buildings and structures may be authorized by the Council without additional public hearings if required by engineering or other circumstances not foreseen at the time the approved development plan was engineered. If, however, in the opinion of the Commission, the change or addition constitutes a substantial alteration of the development plan, compliance with the procedure for an amendment to this chapter shall be required before such change or addition shall be permitted. The following shall be considered substantial alterations to the development plan:

- i. A change in the use or character of the development.
- ii. An increase in overall coverage of structures.
- iii. An increase in the intensity of use.
- iv. An increase in the problems of traffic circulation and public utilities.
- v. A reduction in approved open space.
- vi. A reduction of off-street parking and loading space.
- vii. A reduction in required pavement widths.

(7) ENFORCEMENT. (a) The developer shall begin construction of the PUD within 12 months of the date of the recording of the approved development plan. The Council may grant, in writing, an extension of this time period of up to 12 months upon demonstration of good cause by the developer. If the developer fails to commence construction of the PUD within the specified time, the City shall proceed with actions as specified in par. (c) below.

(b) If the PUD is to be developed in stages, the developer shall begin the construction of each stage within the time limits specified in the final development plan. Construction in each phase shall include all the elements of that phase specified in the final development plan.

(c) The Plan Commission or Building Inspector shall periodically monitor the construction of the PUD with respect to start of construction and development phasing. If the Plan Commission or its designee finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing with respect to either timing or construction of an approved mix of project elements, the Plan Commission shall give written notice to the developer to appear before the Plan Commission within 30 days to report on the status of the PUD. Upon review of the PUD, the Plan Commission may recommend to the Council an extension of the time for start of construction or the length of time needed to complete a phase, recommend that the developer amend the approved development plan subject to the procedures specified in sub. (6) (c) 4. above or recommend termination of the project and repeal of the zoning change. When the Plan Commission deems it necessary to terminate the project and repeal the zoning change, it shall recommend to the Council that the Planned Unit Development District created for such project be nullified and the original zoning classification returned to the land therein. The repeal of the zoning change shall be subject to the procedures specified in sec. 17.34 of this chapter. At the time of such zoning change, existing completed or partially completed structures and uses thereon that do not conform to the regulations for the district in which located shall be deemed nonconforming as defined by this chapter.

Clerical Errors from Website

17.13(c)

Lot, Yard and Building Requirements (Am. Ord. #970). See also sec. 17.08 of this chapter.

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 ½ stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 ½ to 2 ½ stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 ½
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Clerical Errors From Website

17.14(c)

Lot frontage at setback	Minimum 80 ft.
Lot area per unit	Minimum 4,000 sq. ft.
Principal building	
Front yard	Minimum 30 ft.
Side yards	
Up to 2 stories	Minimum per side, 18 ft.
3 stories	Minimum per side, 21 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3
Off-street parking	Minimum 1 1/2 spaces per unit
(See also sec. 17.24 of this chapter)	
Accessory buildings	
Front yard	Minimum 30 ft.
Side yard	Minimum total, 10 ft.
Rear yard	Minimum 10 ft.
Garage (attached or detached)	Maximum 900 ft. ² , Maximum height 15 ft.

Clerical Errors From Website

17.145(c)(1) Mulit Family Dwellings

Lot area per unit	Minimum 1,500 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 2 stories	Minimum side, 18 ft.
3 stories	Minimum side, 21 ft.
More than 3 stories	Minimum side, 25 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 50 ft.
Number of stories	Maximum 5
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 10 ft.
Rear setback	Minimum 10 ft.
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter	

Clerical errors From Website

17.145(c) (2) Business/Commercial Buildings and

Principal building	
Front setback	Minimum 30 ft.
Side setback	Minimum side, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter	
Accessory buildings	
Front setback	Minimum 30 ft.
Side setback	Minimum 20 ft.
Rear setback	Minimum 25 ft.

Clerical errors From Website

17.17(c) Neighborhood Business district

Lot frontage	Minimum 30 ft.
Side yards	Minimum total, 20 ft.
Rear yards	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 ½

17.18 (b) Conditional Uses.

1. Farm machinery and equipment sales, repair and storage.
2. Painting businesses.
3. Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
4. (Cr. Ord. #1169) Churches and similar places of worship and instruction.
5. See sec. 17.26(a) of this chapter.

17.18 (c) B-H General Highway Business District

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum total, 20 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 ½

Page 6

Clerical errors from Website

17.19(c)Lot, Yard and Building Requirements.

Lot frontage	No minimum
Lot area	Minimum one acre
Front setback	Minimum 50 ft.
Side setbacks	Minimum total, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3

Clerical errors not intended to change the Previous ordinance

17.13(c)

Previous ordinance had a minimum side setback of 8 feet and a minimum total of 20 feet for up to 1 ½ stories Lot, Yard and Building Requirements (Am. Ord. #970). See also sec. 17.08 of this chapter.

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories Minimum per side, 8 ft.	Minimum total, 20 ft.
1 1/2 to 2 1/2 stories Minimum per side, 10 ft.	Minimum total, 25 ft.
rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² per dwelling unit, Maximum height 15 ft.
(See also sec. 17.24 of this chapter) this should reference 17.26	

Page 2

Clerical errors not intended to change the Previous ordinance

17.14(c)

Lot frontage at setback	Minimum 80 ft.
Lot area per unit	Minimum 4,000 sq. ft.
Principal building	
Front yard	Minimum 30 ft.
Side yards	
Up to 2 stories	Minimum per side, 18 ft.
3 stories	Minimum per side, 21 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3
Off-street parking	Minimum 1 1/2 spaces per unit
(See also sec. 17.24 of this chapter) this should reference 17.26	
Accessory buildings	
Front yard	Minimum 30 ft.
Side yard	Minimum total , 10 ft. remove total
Rear yard	Minimum 10 ft.
Garage (attached or detached)	Maximum 900 ft. ² , Maximum height 15 ft.

Clerical errors not intended to change the Previous ordinance

17.145(e)

(1) Multi-Family Dwellings.

Lot area per unit	Minimum 1,500 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 2 stories	Minimum side, 18 ft.
3 stories	Minimum side, 21 ft.
More than 3 stories	Minimum side, 25 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 50 ft.
Number of stories	Maximum 5
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 10 ft.
Rear setback	Minimum 10 ft.
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter should reference 17.26	

Clerical errors not intended to change the Previous ordinance

17.145(c)(2)

Business/Commercial Buildings and Structures.

Principal building	
Front setback	Minimum 30 ft.
Side setback	Minimum side, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2
Off-street parking	Minimum 1 1/2 spaces per unit What is a “unit”
See also sec. 17.24 of this chapter Should reference 17.26	
Accessory buildings	
Front setback	Minimum 30 ft.
Side setback	Minimum 20 ft.
Rear setback	Minimum 25 ft.

Clerical errors not intended to change the Previous ordinance

17.17 (c) B-N Neighborhood Business District

Lot frontage	Minimum 30 ft.
Side yards	Minimum total, 20 ft. Remove “total”
Rear yards	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

17.18(b) *Conditional Uses.*

1. Farm machinery and equipment sales, repair and storage.
2. Painting businesses.
3. Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
4. (Cr. Ord. #1169) Churches and similar places of worship and instruction.
5. See sec. 17.26(a) of this chapter. Should reference 17.24

17.18 (c) B-H General Highway Business

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum total, 20 ft. Remove “total”
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

Clerical errors not intended to change the Previous ordinance

17.19(c)Lot, Yard and Building Requirements.

Lot frontage	No minimum
Lot area	Minimum one acre
Front setback	Minimum 50 ft.
Side setbacks	Minimum total, 20 ft. Remove “total”
Rear setback	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3

Talking Points From Website

17.7(h) Definitions

“Building.” Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.

17.7(bb) Definitions

“Vision Clearance.” An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.

17.8(j) General Provisions

Vision Clearance. No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-C Business District between the height of 2 1/2 and 10 feet above a plane through the mean curb grades within the triangular space formed by any 2 existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines, located a minimum of 15 feet from their intersection. Official signs and one utility pole or streetlight may be permitted within each segment of an intersection traffic visibility area.

17.8©(1)a. General Provisions

Accessory Uses. Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include storage, garages or other parking facilities; gardening sheds; and private swimming pools. Accessory buildings which are not a part of the principal building shall not occupy more than 30 percent of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 5 feet to any lot line nor 5 feet to any alley line, and shall not extend into a front yard beyond the required setback.

17.8© General Provisions

Lot Occupancy. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot.

Talking Points from Website

17.13(c) R-1 One and Two -Family Residential District

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 1/2 to 2 1/2 stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Talking Points From Website

17.30 (a) Signs and Billboards

Permit Required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a permit, and without being in conformity with the provisions of this section. Application for such permit shall be made to the Clerk-Treasurer, to be acted upon by the Building Inspector. Except as specifically indicated to the contrary, there shall be a \$10.00 fee for such permit. A permit shall be granted when a sign is consistent with this Section 17.30. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned, or leased by the state of Wisconsin, the federal government or this City. Official signs such as traffic control and parking restrictions and information and notices constitute government speech. Additionally, a government sign, constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights constitutes government speech.

17.34(d) Changes and Amendments

Recommendations. The Plan Commission shall hold a public hearing as provided for in §62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Council.

Proposed changes from existing zoning ordinance

Talking Points pages

17.7(h)"Building." Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. **When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.**

Consider removing section in red in 17.7(h) since it somewhat conflicts with State code

Definition:

"Vision Clearance." An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a **setback line** connecting points specified by measurement from the corner on each street line.

General Provision:

Vision Clearance. No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-C Business District between the height of 2 1/2 and 10 feet above a plane through the mean curb grades within the triangular space formed by any 2 existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines, **located a minimum of 15 feet from their intersection**. Official signs and one utility pole or streetlight may be permitted within each segment of an intersection traffic visibility area.

We used to use the residential street setback of 25 feet to establish the vision triangle in a residential area, but somewhat confused now, by the definition and the General provision verbage.

17.8(c)*Use Restrictions.* The following use restrictions and regulations shall apply:

1. *Principal Uses.* Only those principal permitted and conditional uses, their essential services and the following shall be permitted in that district.
 1. *Accessory Uses.* Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include storage, garages or other parking facilities; gardening sheds; and private swimming pools. Accessory buildings which are not a part of the principal building shall not occupy more than 30 percent of the area of the **required** rear yard, shall not be more than 15 feet high and shall not be nearer than 5 feet to any lot line nor 5 feet to any alley line, and shall not extend into a front yard beyond the required setback.

Consider removing the work “required”

Lot Occupancy. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot.

The PUD zoning and M-U zoning allow more than 1 principal building

Page 2

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 1/2 to 2 1/2 stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Discuss Garage size limits and clarify if the sq. footage allowed is per dwelling if a duplex

17.30 Signs and Billboards

Permit Required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a permit, and without being in conformity with the provisions of this section. Application for such permit shall be made to the Clerk-Treasurer, to be acted upon by the Building Inspector. Except as specifically indicated to the contrary, there shall be a \$10.00 fee for such permit. A permit shall be granted when a sign is consistent with this Section 17.30. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned, or leased by the state of Wisconsin, the federal government or this City. Official signs such as traffic control and parking restrictions and information and notices constitute government speech. Additionally, a government sign, constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights constitutes government speech.

Consider removing fee from this section as it is in a different section 25.045

17.34(d) Changes and Amendments

Recommendations. The Plan Commission shall hold a public hearing as provided for in §62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Council.

Consider removing the highlighted section in order to allow the recommendation to be made at the initial meeting as that is the way we have been doing it, and is not contrary to State Statutes.