



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 June 5, 2023

IV. PUBLIC HEARING

2. Public hearing to review a Conditional Use Permit application submitted by Amanda Gardner. The applicant requests a conditional use permit to operate a dog sitting business with up to 11 dogs owned by others on the property at a time. The property is located at 414 East Spring Street with a legal description of Lot 1, CSM 1634-11CS-271. The property is zoned R-1, and is the applicant’s place of residence. Pursuant to sec. 17.13(b)(6) of the zoning code, a conditional use permit is required to operate a home occupation within the R-1 district.
3. Public hearing regarding proposed ordinance to amend Chapter 17 of the Municipal Code of the City of Dodgeville, Iowa County, Wisconsin, relating to zoning regulation.
4. Adjourn the public hearing.

V. NEW BUSINESS

5. Discussion and possible recommendation to the City Council on the Conditional Use Permit application submitted by Amanda Gardner to operate a dog sitting business in the R-1 district.
6. Discussion and possible recommendation to the City Council on the proposed ordinance to amend Chapter 17 of the Municipal Code of the City of Dodgeville, Iowa County, Wisconsin, relating to zoning regulation.

VI. ADJOURN

7. Motion to Adjourn and Next Meeting Date

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: Amanda m Gander

Address: 414 e spring st dodgeville wi 53533

Phone number: 6085750916 Email address: Amanda.16gander@gmail.com

Owner of Land if other than applicant: Amanda Gander (via land contract)

Name:

Address:

Phone number: Email address:

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

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

City of Dodgeville (216-1106)	Keric Potterton (216-0630.01)
Wisconsin Power and Light (216-1105)	
Philip Ley (216-1079)	
Matthew Chitwood (216-0630.06)	

Street Address of property: 414 e spring st dodgeville wi 53533 Parcel # 1079.03

Current use of property: Residential

Type of Structure: House

Proposed operation or use of structure or site: Dog sitting/permission to host up to 11 dogs onsite.

Number of employees if any:

Zoning district of proposed site: R-1 Single and Two Family Residential

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: Lot 1, CSM 1634-11CS-271 (see attached)

Date of Application: 05-31-2023

Application Fee \$400

Applicant Signature: Amanda may Gander

Applicant or an agent for applicant must appear at the hearing

Land loan Purchase Agreement.

Section IV. Item #2.

Seller: Philip A. Ley

Buyer: Amanda Gander 1003 whispering pines way fitchburg, WI 53713

PREMISES

Land to purchase is at address of 414 east Spring St Dodgeville Wi 53533. The property is roughly around 3.5 acres. Start on west side of land from spring street go north with power lines. To a point line that the shed 10 foot from north side of shed. To line going east to 10 foot east of barn. go west on present fence line to 20 foot to main drive way. go south to spring street from main drive way 20 foot off of main drive way. to present fence post. There will be a accurate land description certified survey and deed presented.

The land will encompass all 5 building on this 3.5 acres more or less.

The Buyer will pay the total amount of \$175,000 plus fees. over a 30 year duration.

Security deposit amount:

The Buyer will pay up front down payment of \$25,000. which is not refundable.

The Buyer loan will pay \$150,000 plus interest, and taxes. Payments divided equally by monthly over next 30 years. Appraisal fees, bank set up fees paid up front. If late payment Buyer will pay all fees. If 90 days late in payments. The seller will keep property with no refund.

This agreement only good if the Seller can get a bank loan for less then 5% interest or less. On \$150,000 for 30 years and get clear deed certified survey document in sellers name.

The Buyer my occupy home after october 1, 2017 with all agreement satisfied by seller.

Maintenance:

Buyer shall have the responsibility to maintain the premises in good repair inside and outside at all time. On main home and shed, Replace anything that needs to be replace at Buyer costs.

Property insurance:

Buyer will keep appropriate insurance for this property located at 414 east spring st. Dodgeville WI 53533 not less than \$185,000.

Utilities

Buyer shall be responsible for all utilities and services in connection with the premises for the term of this loan.

Damage caused by buyer will be repair by buyer at no cost to seller.

Remodeling or structural improvements.

The buyer shall have the obligation to conduct any construction or remodeling, at buyers expense, such construction shall be approved by seller.

No Smoking or Pets:

No smoking inside home. Can Have pets but home has to be clean with no smell of pet odors

Option to pay off:

The buyer my pay off early on contract with no cost to seller. Seller will Provide a clear certified survey in buyers name.

Seller:

Date:

Philip A. Lezy 8-10-17

Buyer:

Date:

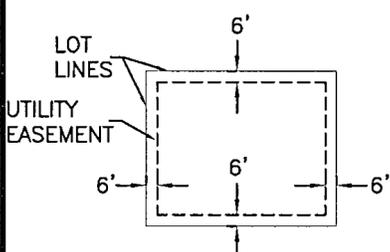
[Signature] 8-10-17

IOWA COUNTY CERTIFIED SURVEY MAP # 11634

Being part of Lot 1 of Iowa County Certified Survey Map 218, Document 1416
 Page 272, as located in part of the NW 1/4 of the SE 1/4 of Section 27, T
 of Dodgeville, Iowa County, Wisconsin. Section IV. Item #2.

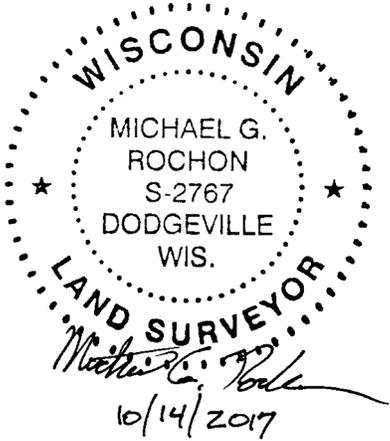
TYPICAL UTILITY EASEMENT

FOR:
 PHILIP A. LEY
 414 E. SPRING STREET
 DODGEVILLE, WI 53533



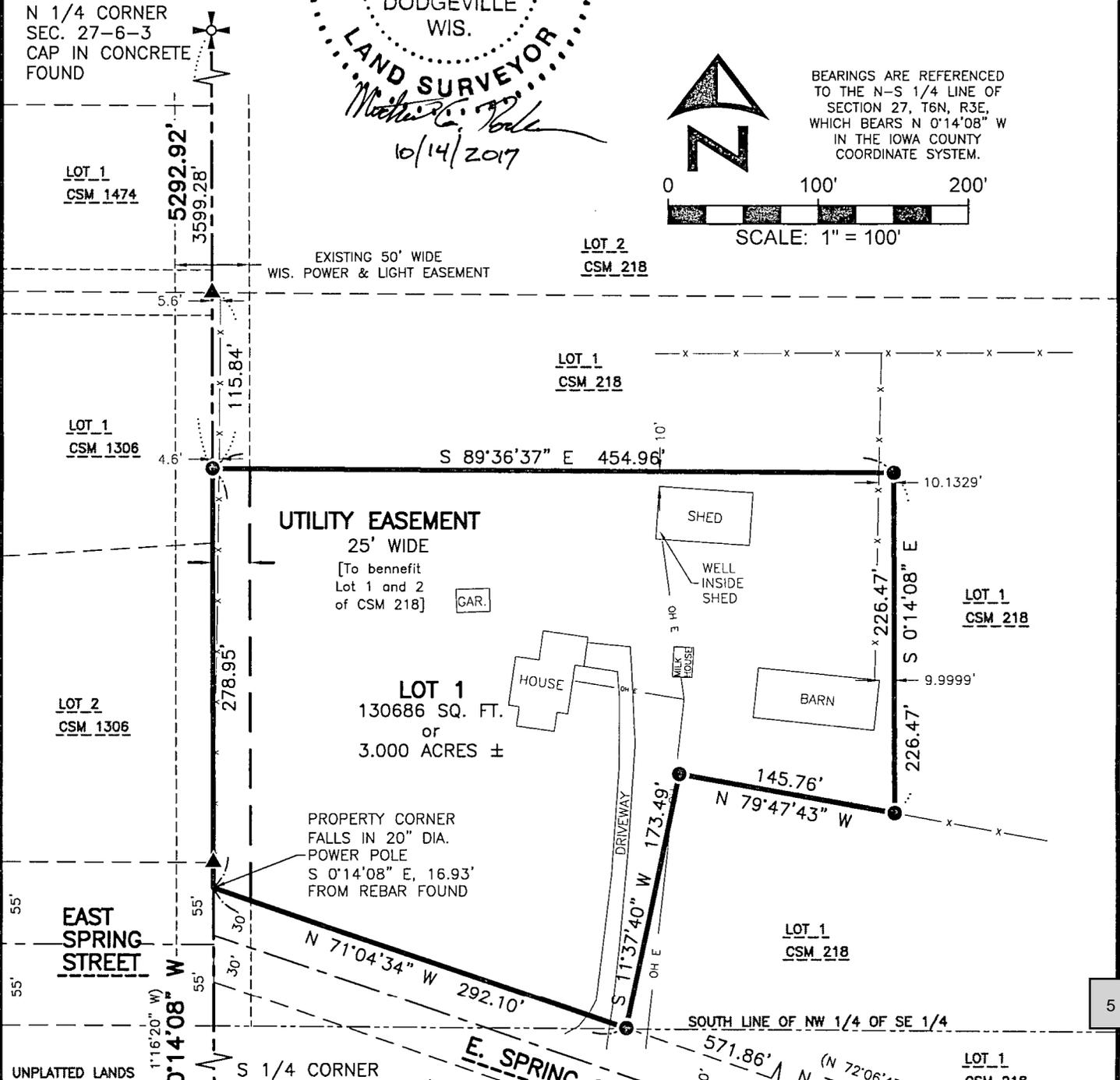
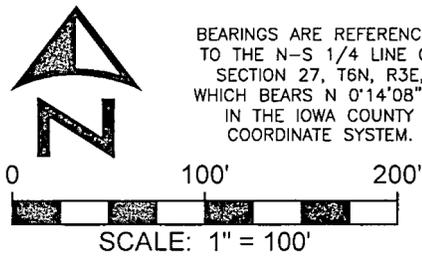
ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT OF 6' ON EACH SIDE.

PUBLIC UTILITY INCLUDES TELEPHONE, POWER, GAS, CABLE TELEVISION AND CITY WATER.



- LEGEND:**
- 3/4" X 18" X 1.5LB./LF. REBAR SET
 - ▲ 3/4" REBAR FOUND
 - 1.5" OD. IRON PIPE FOUND
 - OH E — OVERHEAD ELECTRIC
 - ✦ SECTION CORNER

BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SECTION 27, T6N, R3E, WHICH BEARS N 0°14'08" W IN THE IOWA COUNTY COORDINATE SYSTEM.



IOWA COUNTY CERTIFIED SURVEY MAP #1634

Being part of Lot 1 of Iowa County Certified Survey Map 218, Document 1416
Page 272, located in part of the NW 1/4 of the SE 1/4 of Section 27, T6N,
Dodgeville, Iowa County, Wisconsin.

Section IV. Item #2.

FOR:
PHILIP A. LEY
414 E. SPRING STREET
DODGEVILLE, 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 1 of Iowa County Certified Survey Map 218, Document 141616, Volume CSM1, Page 272, located in part of the NW 1/4 of the SE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin., to wit:

Commencing at the N 1/4 corner of said Section 27; thence S 0°14'08" E, 3599.28' along the N-S 1/4 line to the POINT OF BEGINNING; thence S 89°36'37" E, 454.96'; thence S 0°14'08" E, 226.47'; thence N 79°47'43" W, 145.76'; thence S 11°37'40" W, 173.49'; thence N 71°04'34" W, 292.10' along the south line of Lot 1 of CSM 218; thence N 0°14'08" W, 278.95' along the west line of said lot to the POINT OF BEGINNING; containing 130,686 square feet, or 3.000 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 Chapter 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.

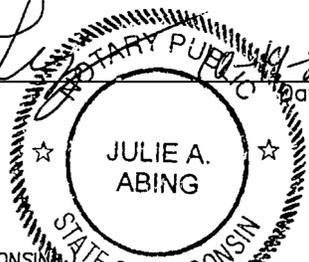
Michael G. Rochon 10/14/2017
Michael G. Rochon, S-2767 Date



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 10-19-2017
Philip A. Ley, OWNER Date



STATE OF WISCONSIN
IOWA COUNTY

Personally came before me this 19th day of Oct., 2017, the named Philip A. Ley to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Julie A. Abing
NOTARY PUBLIC, Dodgeville, WI.

CITY OF DODGEVILLE CERTIFICATE

The City of Dodgeville hereby accepts this CSM for recording.

Lisa A. Riley 10-19-17
Lisa A. Riley, Clerk Date

Tedd D. Novak 10-19-17
Tedd D. Novak, Mayor Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this 20th day of October, 2017 at 3:45 o'clock P.M., and recorded in Volume 11 of Certified Survey Maps, on Page(s) 271-272

Taylor J. Campbell Deputy

Dodgeville Police Department111 W Merrimac ST
Dodgeville, WI 53533

Phone: (608) 935-3238

Incident Report**Case Number:**

Section IV. Item #2.

<i>Date/Time Reported</i> 05/23/2023 5:45 pm	<i>Nature of Incident</i> Animal - Sick or endangered	<i>Case Status</i> Closed
<i>Date/Time Occurred</i> 05/23/2023 5:45 PM to 05/23/2023 5:45 PM	<i>Case Outcome/Disposition</i> Warned	
<i>Location of Incident</i> 414 E Spring ST, Dodgeville WI 53533		

Assigned Units

Assign Arrive Clear

Assigned	Offc. Cody A Durni	DPD	17:45
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Questioned

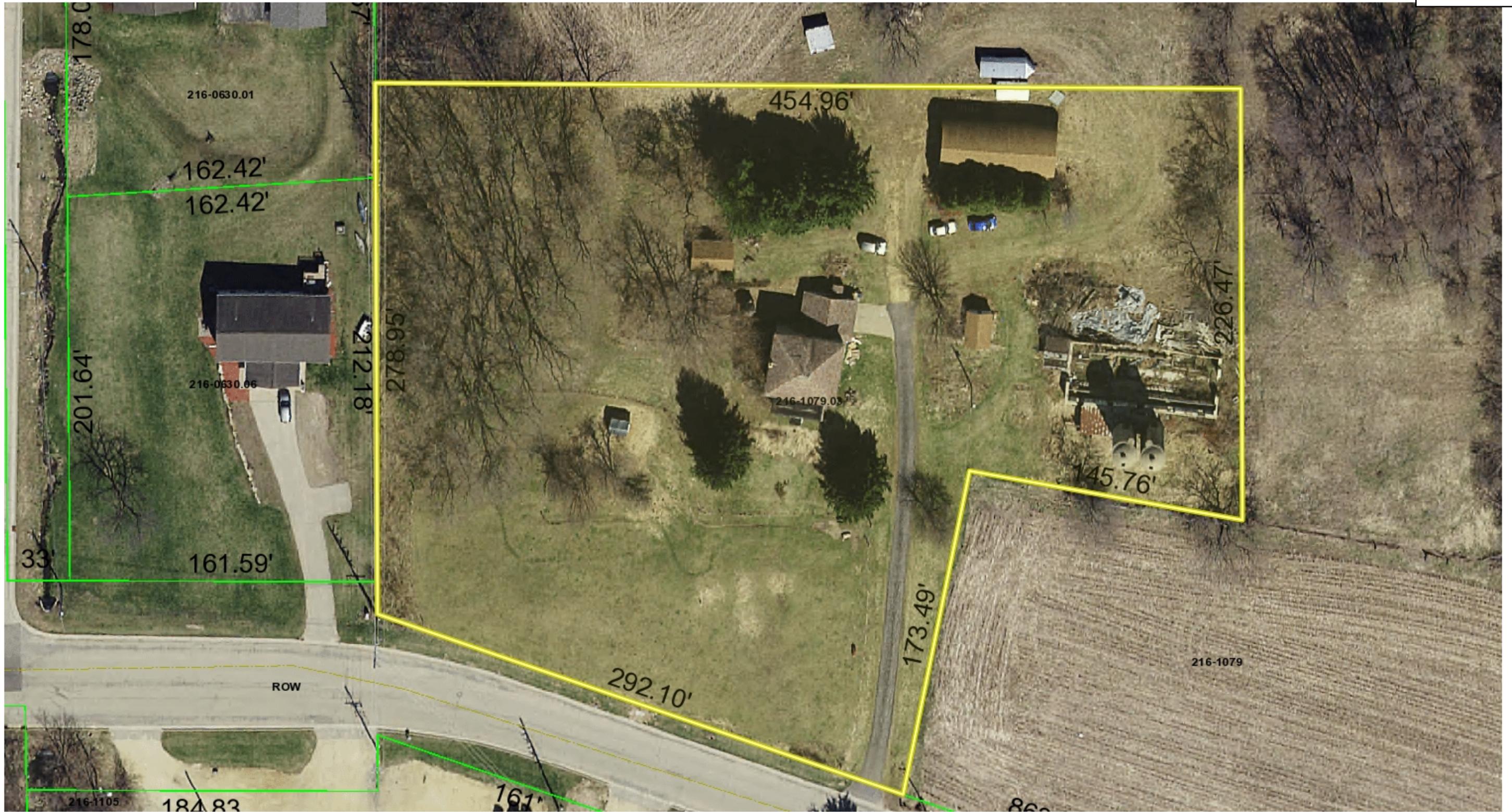
Gander, Amanda May	<i>Birth Date:</i> [REDACTED]	<i>Age at Inc:</i> 25
414 E Spring ST	<i>Gender:</i> [REDACTED]	<i>Race:</i> [REDACTED]
Dodgeville, WI 53533	<i>Hair:</i> [REDACTED]	<i>Eyes:</i> [REDACTED]
<i>Home Phone:</i> (608) 575-0916	<i>Height:</i> [REDACTED]	<i>Weight:</i> [REDACTED]
<i>DL State/No:</i> WI [REDACTED]		

Report Notes

Report that Amanda Gander is keeping too many dogs at a residence and that the animals may be in danger due to being aggressive with each other. I met with Amanda, who said that she owns two dogs personally, both of which are registered. The other dogs were there because she is dog-sitting. Amanda said that she does not have any kind of permit for the business, so I advised that she would likely need to get one for the dog-sitting to continue.

I was allowed to check in on the animals, and they were friendly and appeared to be in good health, other than one that was clearly blind, but otherwise healthy. I told Amanda that I would check in on the dog-sitting issue and call her tomorrow.

*Officer Signature*_____
Date Further Investigation_____
*Supervisor Signature*_____
Date



SW WI GIS



SCALE: 1" = 50'

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.

Print Date: 5/31/2023

Under Chapter 17.7 Definitions

(t) *"Home Occupation."* A gainful occupation or activity, whether for gain or not for gain, conducted by members of the family only within their place of residence, provided that no article is sold or offered for sale on the premises except such as is produced by such occupations, that no stock in trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes, that no sign other than one unlighted name plate not more than one foot square is installed and that no person other than a member of the immediate family living on the premises is employed. Outdoor storage of raw materials or finished products is not allowed.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 17 OF THE MUNICIPAL CODE OF THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN, RELATING TO ZONING REGULATION

THE COMMON COUNCIL OF THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN, DO HEREBY ORDAIN AS FOLLOWS:

Section I: Section 17.7(h) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(h) *“Building.”* Any structure, use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property.”

Section II: Section 17.8(c)(1)a. of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“a. *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 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.”

Section III: Section 17.8(e) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(e) *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, except as otherwise provided in this chapter.”

Section IV: Section 17.8(j) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(j) *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 or a distance to the applicable setback, whichever is greater. Official signs and one utility pole or streetlight may be permitted within each segment of an intersection traffic visibility area.”

Section V: Section 17.9(d)(1) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(1) *Uncovered Stair Restrictions.* Uncovered stairs, landings, fire escapes and ramps may project into any yard, but not to exceed 6 feet and be not closer than 3 feet to any lot line.”

Section VI: Section 17.13(c) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(c) *Lot, Yard and Building Requirements.* 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.
Detached Garage(s)	Maximum 900 ft. ² per dwelling unit, Maximum height 15 ft.
Attached Garage(s)	May not exceed the square footage of the heated living area of the first floor of the dwelling unit
(See also sec. 17.26 of this chapter)”	

Section VII: Section 17.14(c)(2) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(2) Multi-Family Dwellings.

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. 17.26 of this chapter)	
Accessory buildings	
Front yard	Minimum 30 ft.
Side yard	Minimum, 10 ft.
Rear yard	Minimum 10 ft.
Detached Garage(s)	Maximum 900 ft. ² per dwelling unit, Maximum height 15 ft.
Attached Garage(s)	May not exceed the square footage of the heated living area of the first floor of the dwelling unit”

Section VIII: Section 17.145(e)(1) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(1) *Multi-Family Dwellings.*

Lot area per unit	Minimum 1,500 sq. ft.
Principal building(s)	
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. 17.26 of this chapter”	

Section IX: Section 17.145(e)(2) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(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	See sec. 17.26 of this chapter
Accessory buildings	
Front setback	Minimum 30 ft.
Side setback	Minimum 20 ft.
Rear setback	Minimum 25 ft.”

Section X: Section 17.17(c) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(c) *Lot, Yard and Building Requirements.*

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

Section XI: Section 17.18(b)(5) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(5) See sec. 17.24(a) of this chapter.”

Section XII: Section 17.18(c) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(c) *Lot, Yard and Building Requirements.*

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

Section XIII: Section 17.19(c) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(c) *Lot, Yard and Building Requirements.*

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

Section XIV: Section 17.30(a) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(a) *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 fee for such permit as specified in Section 25.045. 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.”

Section XV: Section 17.30(c)(3) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(3) *Ground Signs. On-Premises Signs (Ground).* On-premises signs (ground) located on the premises must extend from the ground or have support which places the bottom of the sign less than two feet from the ground, must not exceed 200 square feet on a single face or 400 square feet on all faces and must observe all applicable building setback lines and shall not exceed 25 feet in height if located at the property line and which height may be increased by one foot for each foot of setback from the property line up to a maximum of 35 feet in height. The surface area of a sign shall be determined by the smallest number of circles, squares, rectangles or triangles needed to include or cover the entire surface area of the sign within its outer perimeter.”

Section XVI: Section 17.34(d) of the Municipal Code of the City of Dodgeville shall be and hereby is amended to read as follows:

“(d) *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 in writing to the Council.”

Section XVII: This ordinance shall become effective upon its passage and publication as required by law.

Adopted and approved this ____ day of _____ 2023.

Todd D. Novak, Mayor

ATTEST:

Lauree M. Aulik, City Clerk

Date Adopted: _____
Date Published: _____
Effective Date: _____