



**PUBLIC NOTICE**

**Design Review Meeting**

**Tuesday, March 10, 2026 at 7:30 AM**

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

**WI**

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**AGENDA**

**I. CALL TO ORDER AND ROLL CALL**

**II. NEW BUSINESS**

- [1.](#) Discussion and possible action to approve Design Review application for a new storage building for Midwest Concrete Contractors.

**III. ADJOURN**

2. 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.*

**CITY OF DODGEVILLE**  
**DESIGN REVIEW APPLICATION**  
*Reference Chapter 17.29*

Date: 03/03/2026

To: Design Review Board  
City of Dodgeville

Applicant: Ron Riniker Four To One Investments LLC  
Address: 903 Elliott St Dodgeville WI 53533  
Phone: 608-574-4507 or 935-1303 Email: midwest1303@gmail.com

Owner of Property if other than Applicant  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

<u>Tim Schmit Schmit Engineering</u>	
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Street Address of Property: 903 Elliott St Dodgeville WI Parcel # 216 1122.02  
Legal Description:  
Lot 1 CSM 2046 V15 CSM P107  
2.017 Acres

Type of Structure: Wood Frame  
Signage: none  
Exterior lighting: three lights  
Landscaping: none

Zoning District of Proposed site: M-G General Industrial

Date of Application Submittal: \_\_\_\_\_ ( )

Who will appear at the hearing? Ron Riniker (owner)

**APPLICANT OR AGENT FOR APPLICANT MUST APPEAR AT THE HEARING**

*2nd page is for Design Review Board use only*

# MIDWEST CONCRETE CONTRACTORS - 2026 STORAGE BUILDING

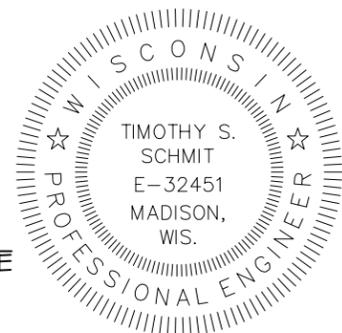
NO.	DATE	REVISIONS
Section II. Item #1.		

MIDWEST CONCRETE CONTRACTORS  
 903 ELLIOT SREEET  
 DODGEVILLE, WI

## SHEET INDEX

- C1 - TITLE SHEET - SHEET INDEX - SITE PLAN
- A1 - FLOOR PLAN
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- S1 - FOUNDATION PLAN
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- S3 - STRUCT. NOTES - SCHEDULES - SPECIFICATIONS
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- S5 - SECTIONS & DETAILS

**SCHMIT ENGINEERING & SURVEYING**  
 215 EAST GRACE STREET  
 DODGEVILLE, WISCONSIN 53533  
 PH (608) 435-2721 Δ FAX (608) 435-3200



*Timothy S. Schmit*

01/14/26 DATE

TIMOTHY S. SCHMIT, PE-32451  
 SCHMIT ENGINEERING  
 215 E. GRACE ST.  
 DODGEVILLE, WI 53533-1182  
 PHN: 608-435-2721  
 FAX: 608-435-3200

### GENERAL NOTES

COMPLY WITH THE WISCONSIN COMMERCIAL BUILDING CODES, SPS 361-365 AND THE 2021 VERSIONS OF THE INTERNATIONAL CODE COUNCIL (ICC) I-CODES AS ADOPTED AND AMENDED BY THE STATE OF WISCONSIN. THESE INCLUDE THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL EXISTING BUILDING CODE (IEBC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FUEL GAS CODE (IFGC) AND NATIONAL FUEL GAS CODE (NFPA 54) FOR GAS PIPING PORTIONS.

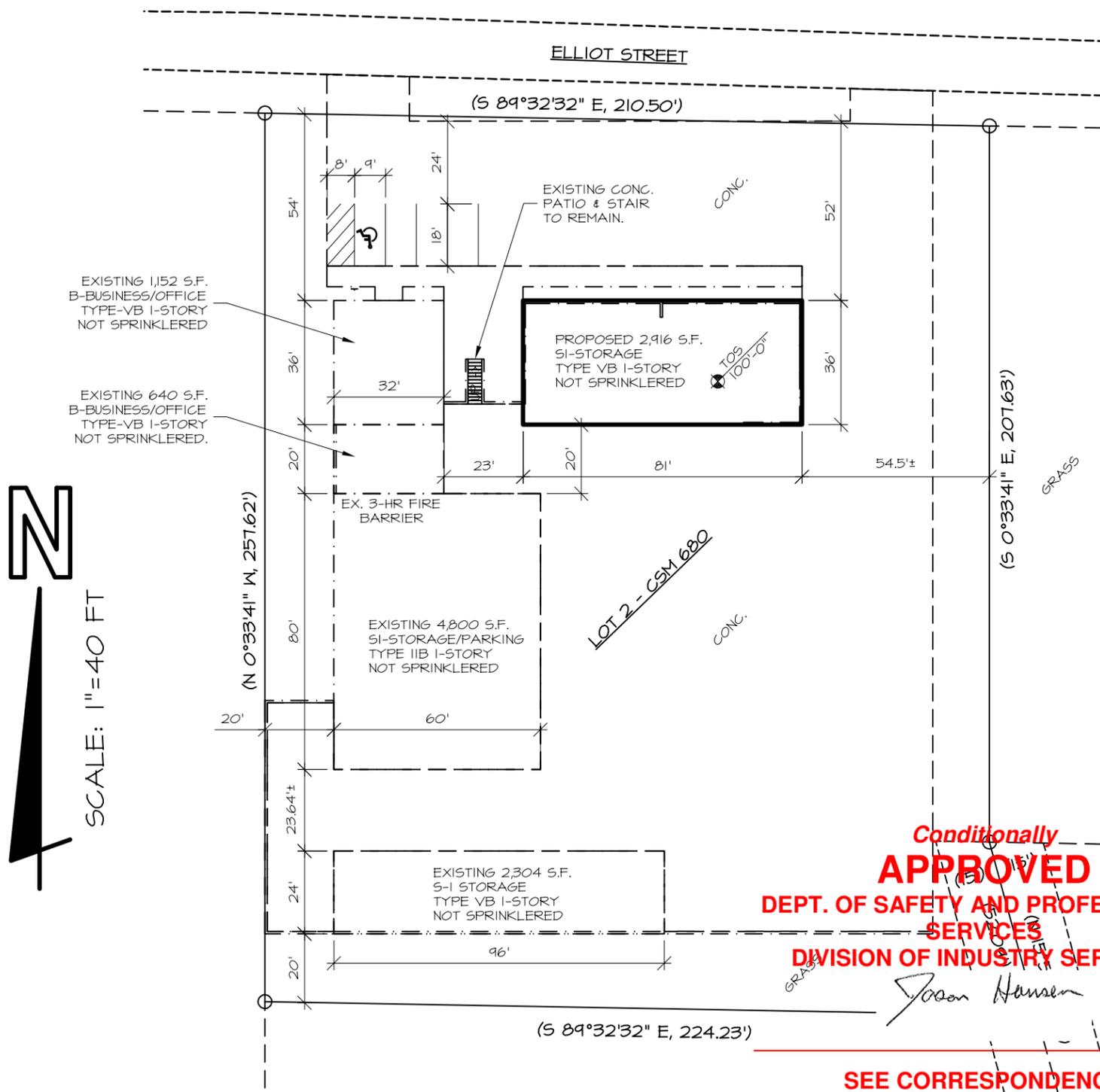
COMPLY WITH THE NATIONAL ELECTRICAL CODE (NFPA 70) AND WISCONSIN STATE ELECTRICAL CODE, SPS 316. LIGHTING SHALL BE IN COMPLIANCE WITH (IECC) AND WISCONSIN ENERGY CONSERVATION CODE CHAPTER SPS 363.

COMPLY WITH WISCONSIN STATE PLUMBING CODE, SPS 381-387.

### CONSTRUCTION CLASS & ALLOWABLE AREA

2,916 SQ.FT. PROPOSED SI-STORAGE. NOT HEATED. TYPE VB CONSTRUCTION. SINGLE STORY. NOT SPRINKLERED.

TABLE 506.2 ALLOWABLE AREA = 9,000 SF.



**Conditionally APPROVED**  
 DEPT. OF SAFETY AND PROFESSIONAL SERVICES  
 DIVISION OF INDUSTRY SERVICES

*Jason Hansen*

**SEE CORRESPONDENCE**

**SITE PLAN**  
 SCALE: 1"=40 FT

New Building  
 CB-022600166-PRB  
 02/17/2026

TITLE SHEET - SHEET INDEX  
 SITE PLAN  
 MIDWEST CONCRETE LLC  
 DODGEVILLE, WI

DWG: 25E-124  
 DATE: 01-14-26  
 SCALE: NOTED  
 SHEET #

**C1**  
 3

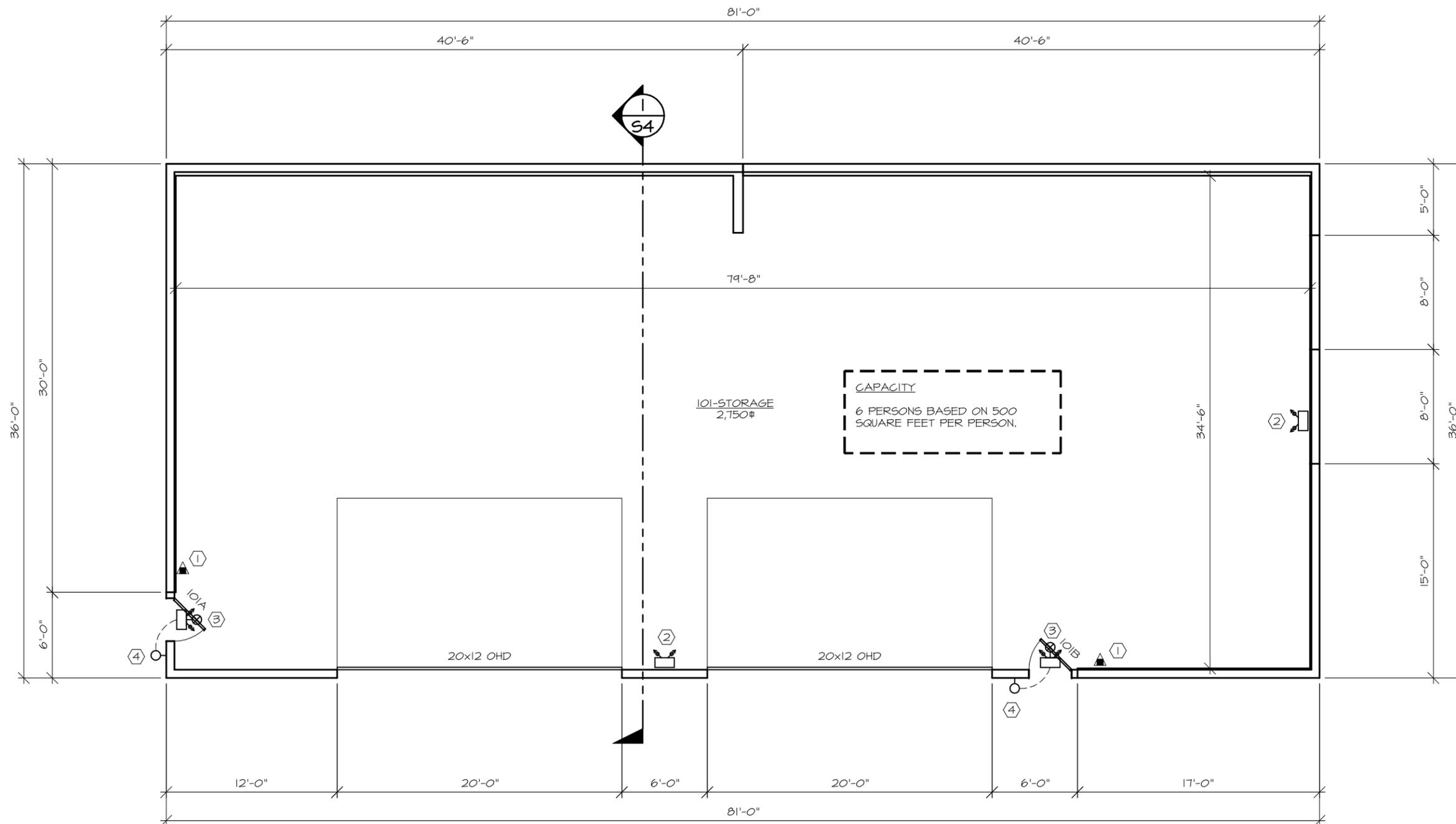
# FLOOR PLAN KEY NOTES

1. CLASS ABC FIRE EXTINGUISHER PER IFC CHAPTER 906. 4A:80B:C MIN. 50 FT MAX. TRAVEL DISTANCE.
2. WALL MOUNTED EMERGENCY EGRESS LIGHT. SELECTED TO PROVIDE 1 FOOTCANDLE AVERAGE OVER A 3 FT WIDE EGRESS PATH WHEN MOUNTED AT 7.5 FT ABOVE FLOOR AND SPACED AT 25 FT MAX.
3. WALL MOUNTED COMBINATION EMERGENCY EXIT LIGHT. PROVIDE HIGH OUTPUT BATTERY CAPABLE OF POWERING EXTERIOR WEATHER-PROOF REMOTE LUMINAIRE.
4. WALL MOUNTED WEATHER-PROOF REMOTE EMERGENCY LIGHTING AT BUILDING EXTERIOR. POWERED BY EMERGENCY LED EXIT LIGHT W/ HIGH OUTPUT BATTERY.

PROPOSED BUILDING OCCUPANCY & USAGE NOTES

2,916 SQ.FT. - SINGLE STORY - NOT SPRINKLERED - TYPE VB CONSTRUCTION - OCCUPANCY GROUP S-1 - ALLOWABLE AREA PER IBC-2021 TABLE 506.2 = 9,000 SQ.FT.

PROPOSED USE: UNHEATED STORAGE ACCESSORY TO ADJACENT CONCRETE CONTRACTOR BUSINESS. STORAGE OF ITEMS INCLUDING FORMS, LUMBER, TRAILERS AND EQUIPMENT. NO MOTOR VEHICLES.



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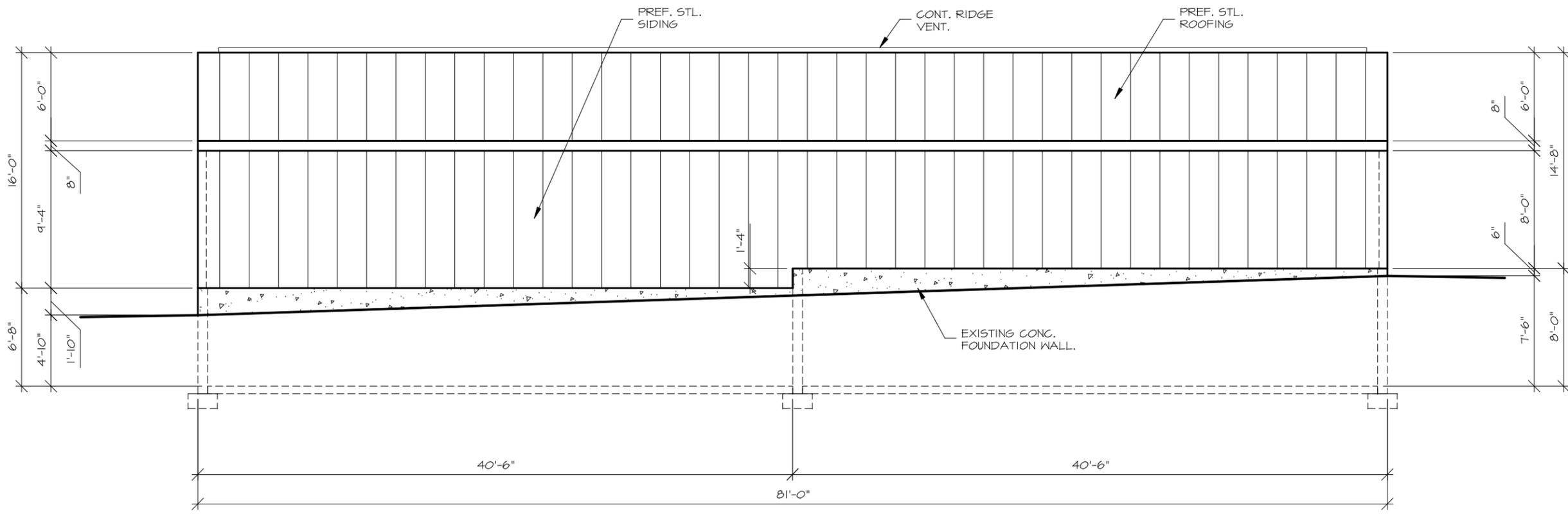


**FLOOR PLAN**  
**MIDWEST CONCRETE LLC**  
**DODGEVILLE, WI**

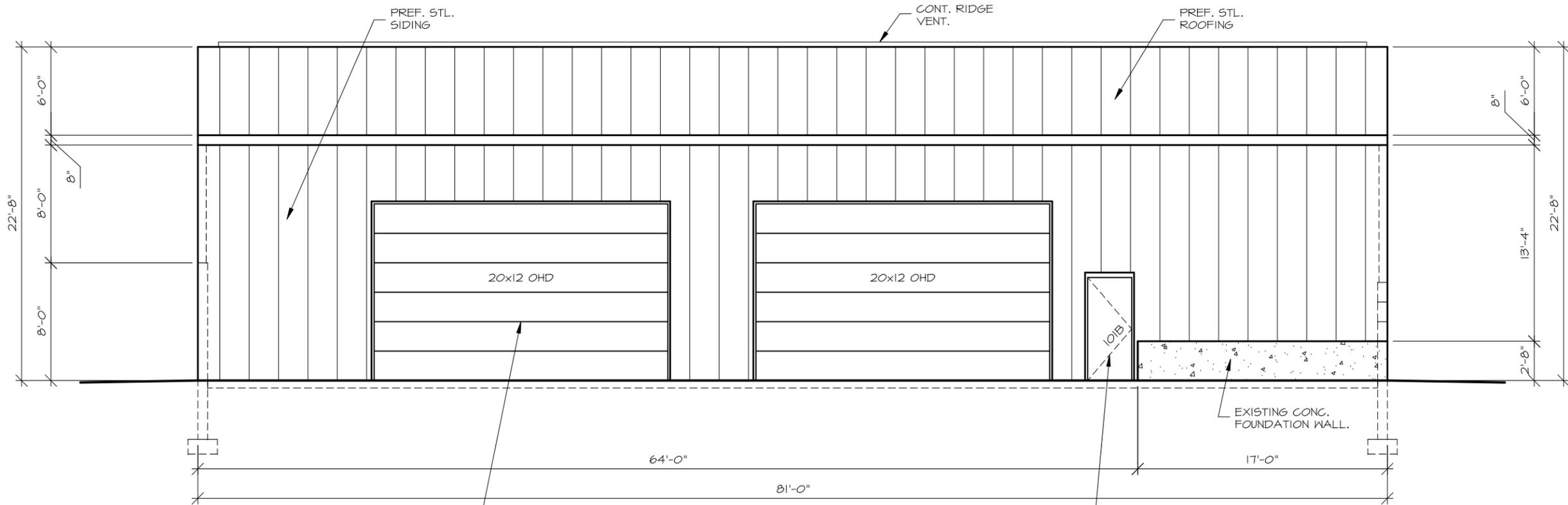
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**FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**N**  
A2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



**S**  
A2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

20x12 INSULATED STEEL OVERHEAD DOOR. (TYPICAL OF 2) SEE SCHEDULE.

3-0 x 7-0 INSULATED STEEL WALK DOOR. (TYPICAL OF 2) SEE SCHEDULE.

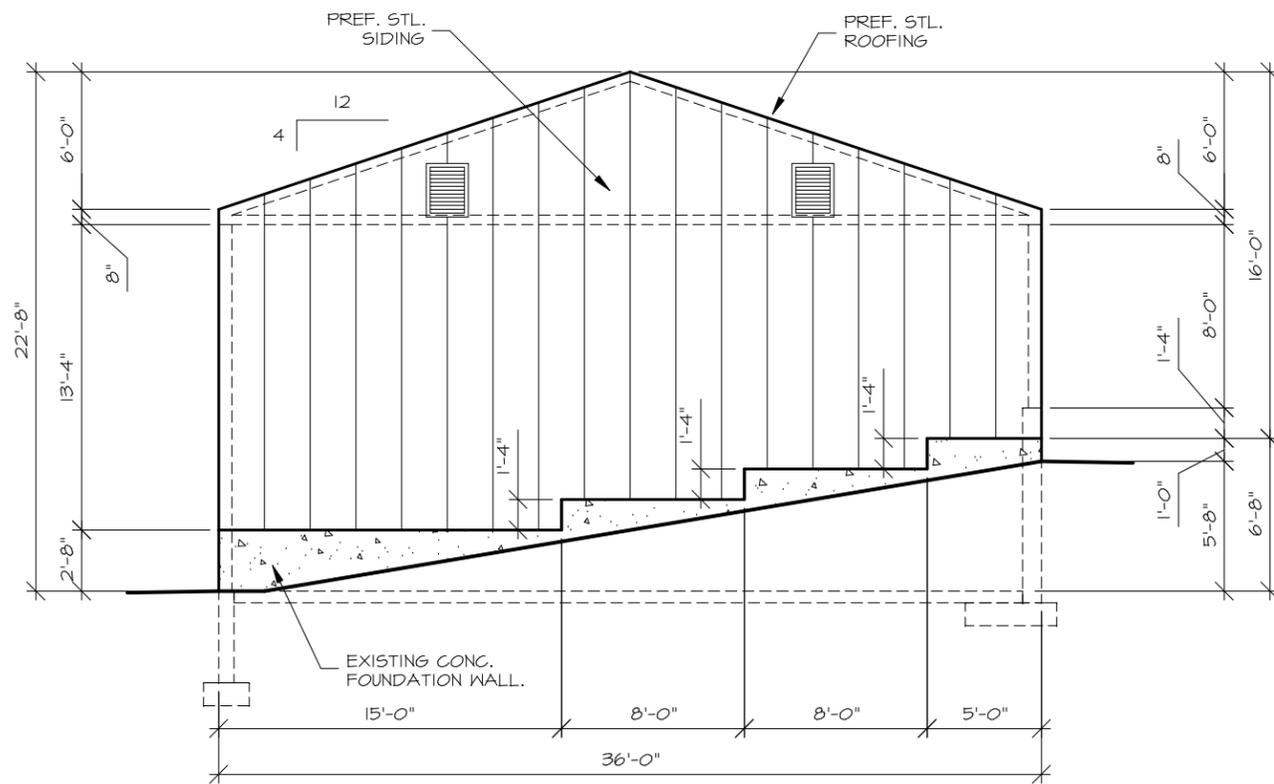
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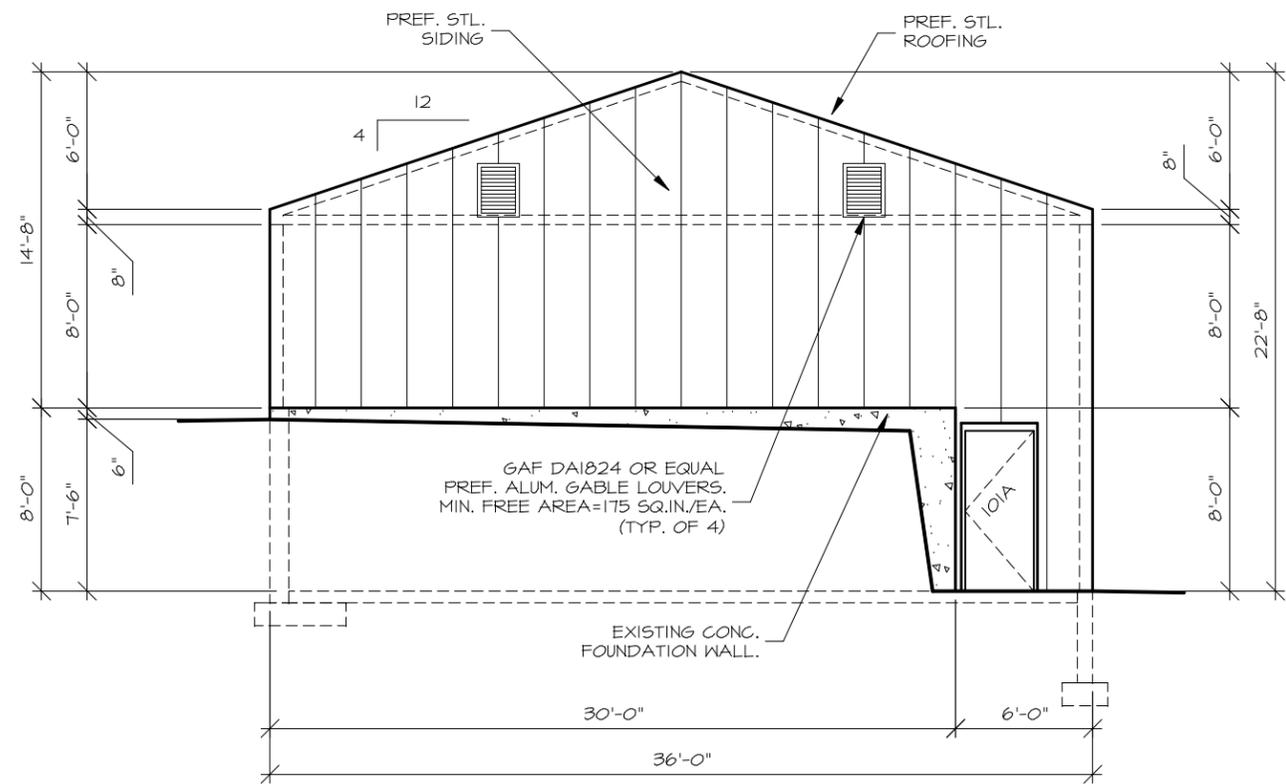


**NORTH & SOUTH ELEVATIONS**  
**MIDWEST CONCRETE LLC**  
DODGEVILLE, WI

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**(E) EAST ELEVATION**  
**A3 SCALE: 1/8"=1'-0"**



**(W) WEST ELEVATION**  
**A3 SCALE: 1/8"=1'-0"**

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**MIDWEST CONCRETE LLC**  
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# FINISH SCHEDULE

ROOM				WALL/SOFFIT			CEILING		FLOOR	TRIM		DOOR		WINDOW
NO.	NAME	AREA	CLG. HT.	FINISH	TEXTURE	WAINSCOT	FINISH	TEXTURE	FINISH	BASE	CHAIR	DOOR	WINDOW	
101	STORAGE	2,750 #	16'-0"	PREF. STL.	N/A	N/A	PREF. STL.	N/A	SEAL CONC.	N/A	N/A	PAINT H.M.F.	N/A	

### ABBREVIATIONS

- EXP. STR. = EXPOSED STRUCTURE
- GYP. = GYPSUM PARTITION
- H.M.F. = HOLLOW METAL FRAME
- N/A = NOT APPLICABLE
- PLAM = PLASTIC LAMINATE

# DOOR SCHEDULE

MARK NO.	NOMINAL SIZE			SWING HAND	DESCRIPTION		FRAME TYPE	FIRE RATING	HARDWARE							NOTE NO.
	WIDTH	HEIGHT	THICK		MATERIAL	STYLE			CLOSER	OPENER	GRILLE	KICKPL	PUSH	PULL	LOCKSET	
101A	3'-0"	7'-0"	1-3/4"	LHR	INSUL. STL.	B	H.M.F.	N/A	YES	NO	NO	NO	LEVER	LEVER	EXIT	1
101B	3'-0"	7'-0"	1-3/4"	RHR	INSUL. STL.	B	H.M.F.	N/A	YES	NO	NO	NO	LEVER	LEVER	EXIT	1

### ABBREVIATIONS

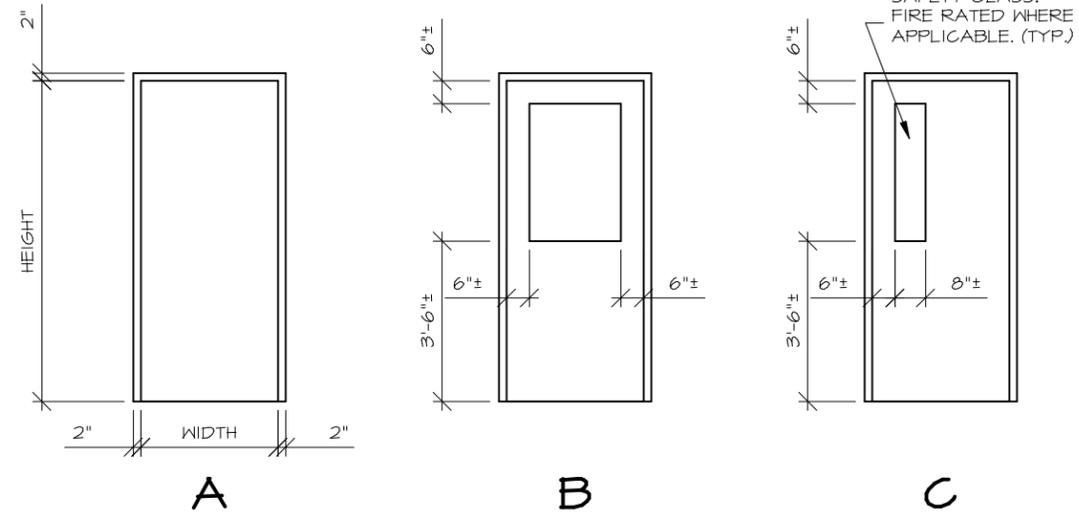
- H.M.F. = HOLLOW METAL FRAME
- S.C. = SOLID CORE

### NOTES

1. PROVIDE 1/2" MAX. PUBLIC ACCESS THRESHOLD. FLOOR SURFACES SHALL BE AT SAME LEVEL ON BOTH SIDES OF DOORS.
2. NOT USED.

### DOOR SPECIFICATIONS

1. INSULATED STEEL OVERHEAD DOORS: OVERHEAD DOOR COMPANY THERMACORE 591 OR EQUAL, 1-5/8" THICK, PVC THERMAL BREAK, 0.015" GALVANIZED STEEL, ASSEMBLY U-FACTOR 0.13 MAX., INDEPENDENTLY TESTED AND VERIFIED PER ANSI/DASMA 105. PROVIDE HEAVY DUTY TRACK, SPRINGS & MOTORIZED OPERATOR.
2. INSULATED STEEL WALK DOORS: CURRIES 707 SERIES OR EQUAL, 16 GA. GALVANIZED STEEL, 14 GA. CLOSER REINFORCEMENT, POLYSTYRENE CORE, ASSEMBLY U-FACTOR 0.31 MAX. PROVIDE WEATHER-STRIPPING, PUBLIC ACCESS THRESHOLD, CLOSER & LEVER EXIT HARDWARE.



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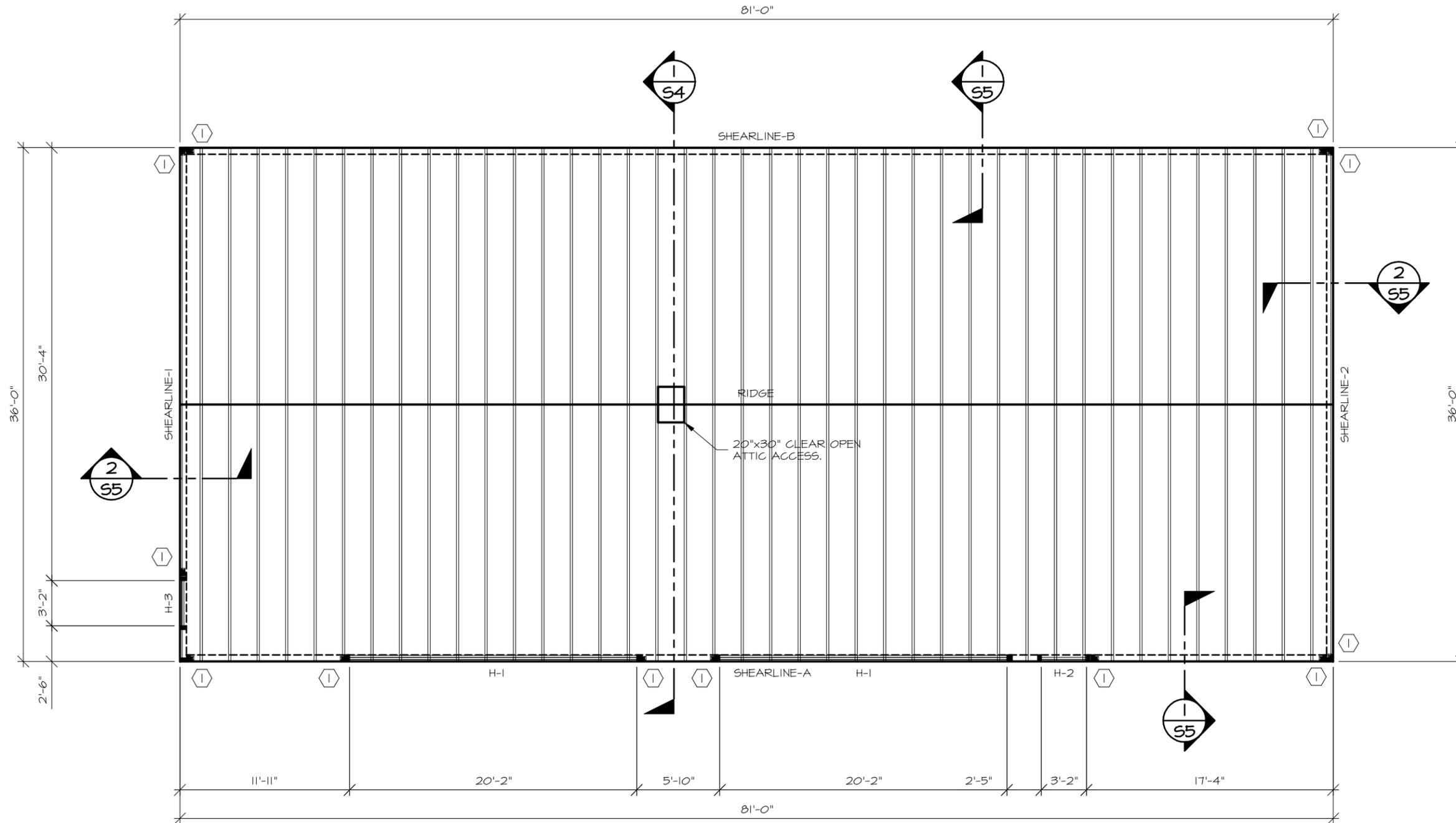
**SCHEDULES**  
**MIDWEST CONCRETE LLC**  
**DODGEVILLE, WI**

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ROOF FRAMING PLAN KEY NOTES

① HOLDDOWN REQUIRED: SIMPSON HDU4-SDS2.5 OR EQUAL W/ 5/8" Ø A.B. AND (10) SDS 1/4x2.5 SCREWS. 3,205# MAX. UPLIFT. SEE FOUNDATION PLAN AND SECTION 1/53 FOR SPECIFICATIONS.



**ROOF FRAMING PLAN**  
 SCALE: 1/8" = 1'-0"

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**ROOF FRAMING PLAN**  
**MIDWEST CONCRETE LLC**  
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STRUCTURAL DESIGN INFORMATION

BUILDING USE CATEGORY, II  
EXPOSURE CATEGORY, C

GENERAL ROOF:  
ROOF LIVE LOAD,  $L_r=20$  PSF  
GROUND SNOW LOAD,  $P_g=30$  PSF  
SNOW LOAD IMPORTANCE FACTOR,  $I_s=1.0$   
SNOW LOAD EXPOSURE FACTOR,  $C_e=1.0$   
SLOPED ROOF FACTOR,  $C_s=1.0$   
ROOF THERMAL FACTOR,  $C_t=1.2$  (UNHEATED)  
BALANCED SLOPED ROOF SNOW LOAD,  $P_s=25.2$  PSF (ASCE 7-16)

ROOFS SHALL BE DESIGNED TO SUSTAIN LOCALIZED LOADS FROM SNOW DRIFTS IN ACCORDANCE WITH SECTION 7.7 OF ASCE 7-16.

BASIC WIND SPEED (3 SEC GUST),  $V=107$  MPH  
CATEGORY II, EXPOSURE C, PARTIALLY ENCLOSED  
DETERMINATION OF WIND LOADS: ASCE 7-16 CHAPTER 28 ENVELOPE PROCEDURE (LOW-RISE).

SOILS & FOUNDATION  
ALLOWABLE PRESSURE, 2000 PSF  
LATERAL EFP, 35 PSF/FT ACTIVE, 60 PSF/FT PASSIVE  
LATERAL BEARING, 150 PSF/FT  
FRICTION COEFF,  $\mu=0.25$

SEISMIC IMPORTANCE FACTOR,  $I_e=1.0$   
SHORT SPECTRAL RESPONSE,  $S_{D5}=0.075$   
LONG SPECTRAL RESPONSE,  $S_{D1}=0.077$   
SITE CLASS = D  
SEISMIC DESIGN CATEGORY = B

WALL SCHEDULE

TYPICAL : 2x6 SPF #1/#2 GRADE STUD AT 2'-0" O/C MAX.  
ALTERNATE : 2x6 SPF STUD GRADE AT 1'-4" O/C MAX.

ROOF HEADER SCHEDULE

H-1 : (3) 1.75x14 LVL 2.0E 2500Fb W/ (2) 2x TRIMMER.  
H-2 : (2) 2x8 SPF #1/#2 W/ (1) 2x TRIMMER.  
H-3 : (2) 2x8 SPF #1/#2 W/ (1) 2x TRIMMER.

DIAPHRAGM SCHEDULE

ROOF : WOOD TRUSS AT 2'-0" O/C MAX. 15/32" OSB SHEATHING. STAGGERED (CASE-1) W/ H-CLIPS AT UNBLOCKED EDGES. NAILING: 8d CWN AT 6" O/C EDGE, 12" O/C FIELD. 312 #/FT WIND CAPACITY PER ANSI/SWC SDPWS-2021 TABLE 4.2C WITH APPROPRIATE ADJUSTMENT FACTORS.

SHEARWALL : 7/16" OSB SHEATHING ORIENTED HORIZONTALLY. BLOCKED EDGES. NAILING: 8d CWN AT 6" O/C EDGE, 6" O/C FIELD. 336 #/FT CAPACITY.

CONCRETE & REINFORCING STEEL SPECIFICATION

- 1. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH THE 2019 EDITION OF THE ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" BY THE AMERICAN CONCRETE INSTITUTE.
- 2. PLACEMENT OF CONCRETE AND DETAILS OF REINFORCEMENT TO BE IN ACCORDANCE WITH ACI 318-19.
- 3. PROVIDE A MINIMUM OF 6" WELL COMPACTED GRANULAR FILL BELOW ALL SLABS, COMPACT TO 95% OF MAXIMUM DENSITY PER ASTM D1557 MODIFIED PROCTOR.
- 4. SCHEDULE OF CONCRETE MIX REQUIREMENTS:

ALL:  $f'_c=3500$  PSI, 6 BAG CEMENT, 3/4" MAX AGREGATE, 3" MAX SLUMP\*\*

\*\* INCREASED SLUMP SHALL BE OBTAINED ONLY BY THE USE OF HRWR ADMIXTURE (SUPERPLASTICIZER): 3 INCH MAX BEFORE ADDITION OF HRWR.

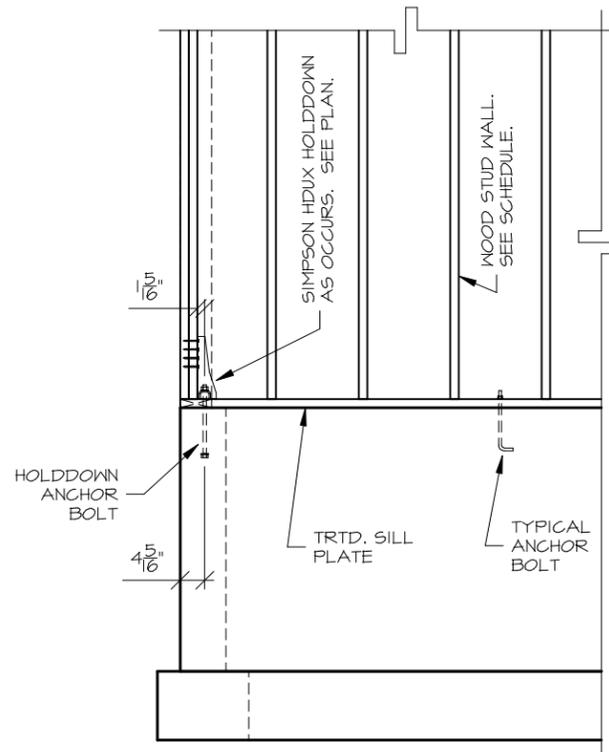
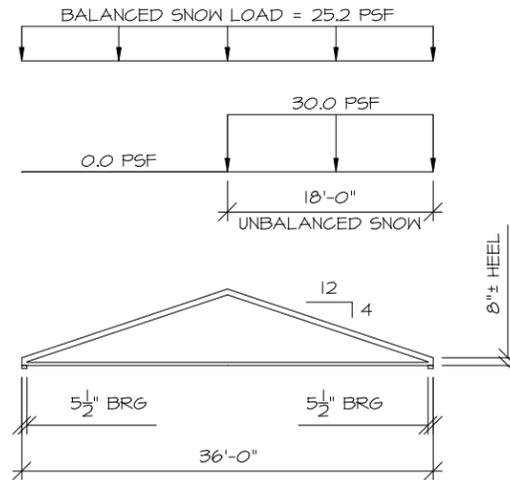
5. CONCRETE SHALL CONTAIN 4 TO 8 PERCENT AIR BY VOLUME AT TIME OF PLACEMENT. THIS REQUIREMENT SHALL BE MET BY USING TYPE IA OR IIIA PORTLAND CEMENT OR THE MANUFACTURER'S RECOMMENDED QUANTITY OF AN AIR-ENTRAINING AGENT.

6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 AND BE DEFORMED BILLET STEEL BARS, NEW MATERIAL, FREE OF DIRT, RUST AND SCALE. ALL BARS TO BE GRADE 60.

7. MAINTAIN CONTINUITY OF REINFORCEMENT IN ALL WALLS, PIERS AND CONTINUOUS FOOTINGS. LAP ALL REINFORCING AT SPLICES AND AROUND CORNERS AS FOLLOWS: #4 BARS - 24", #5 BARS - 30", #6 BARS - 36".

8. CONCRETE REINFORCING PROTECTION:

FOOTINGS - BOTTOM & SIDES: 3"  
FOOTING - TOP: 2"  
WALLS - EXTERIOR EXPOSURE: 2"  
WALLS - INTERIOR EXPOSURE: 1-1/2"  
PIERS & COLUMNS: 1-1/2"



SECTION 1  
S3 SCALE: 3/8"=1'-0"

ANCHOR BOLT SPECIFICATION

TYPICAL NON-HOLDDOWN ADHESIVE ANCHOR BOLT: SIMPSON SET-3G ADHESIVE W/ 1/2"  $\phi$ x6" ASTM F1554 GRADE 36 THREADED ROD (2.5" PROJ, 3.5" MIN. EMBED) CENTERED ON STUD 8" FROM OUTSIDE CORNERS AND AT 6'-0" O/C AS SHOWN ON PLANS, SECTIONS AND DETAILS. (MIN. 2 BOLTS PER SILL SECTION)

HDU4-SDS HOLDDOWN ADHESIVE ANCHOR BOLT: SIMPSON SET-3G ADHESIVE W/ 5/8"  $\phi$ x8" ASTM F1554 GRADE 36 THREADED ROD. (4" PROJ, 4" MIN. EMBED) CENTERED ON STUD AND AS SHOWN ON PLANS, SECTIONS AND DETAILS. CAPACITY=3,987 LBF.

TRUSS NOTES & SPECIFICATIONS

- 1. TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE TRUSS PLATE INSTITUTE AND APPLICABLE GOVERNING BUILDING CODES TO THE LOAD REQUIREMENTS SPECIFIED. CONSIDERATION SHALL BE MADE FOR UNBALANCED LOAD, SNOW DRIFT AND SLIDING/FALLING SNOW EFFECTS PER SECTION 7 OF ASCE 7-16.
- 2. TRUSS DESIGN SHALL BE BY THE TRUSS MANUFACTURER FROM ROOF FRAMING PLAN AND FRAMING DETAILS & SECTIONS PROVIDED BY THE ENGINEER FOR THAT PURPOSE.
- 3. TRUSS MANUFACTURER TO PROVIDE THE ENGINEER WITH ELECTRONIC (PDF) SET OF DRAWINGS AND CALCULATIONS WITH SEAL AND SIGNATURE OF WI REGISTERED DESIGNER.
- 4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY LATERAL BRACING OF TRUSSES PER TRUSS PLATE INSTITUTE, BWT-76, AND O.S.H.A. REQUIREMENTS.
- 5. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SPECIAL STRUCTURAL LATERAL BRACING AS DESIGNATED BY TRUSS MANUFACTURER'S DESIGN DRAWINGS AND/OR CALCULATIONS AND CONVENTIONAL LATERAL BRACING PER TRUSS PLATE INSTITUTE BWT-76.
- 6. ATTACH ALL TRUSSES TO BEARING PLATES WITH FRAMING ANCHORS UNLESS OTHERWISE NOTED. INSTALL IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND FASTENER SCHEDULE.
- 7. CONTRACTOR AND MANUFACTURER TO VERIFY ALL QUANTITIES AND DIMENSIONS PRIOR TO FABRICATION.

POST-INSTALLED ANCHOR SPECIAL INSPECTION SCHEDULE  
SOURCE: SECTION 4.5.3 OF ICC-ES EVALUATION REPORT ESR-4057.

4.5.3 PERIODIC SPECIAL INSPECTION: PERIODIC SPECIAL INSPECTION MUST BE PERFORMED WHERE REQUIRED IN ACCORDANCE WITH SECTION 1705.1.1 AND TABLE 1705.3 OF THE 2021 IBC AND THIS REPORT. THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE INITIALLY DURING ANCHOR OR POST-INSTALLED REINFORCING BAR INSTALLATION TO VERIFY ANCHOR OR POST-INSTALLED REINFORCING BAR TYPE, ANCHOR OR POST-INSTALLED REINFORCING BAR DIMENSIONS, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, ADHESIVE IDENTIFICATION AND EXPIRATION DATE, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS, ANCHOR OR POST-INSTALLED REINFORCING BAR EMBEDMENT, TIGHTENING TORQUE AND ADHERENCE TO THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

THE SPECIAL INSPECTOR MUST VERIFY THE INITIAL INSTALLATIONS OF EACH TYPE AND SIZE OF ADHESIVE ANCHOR OR POST INSTALLED REINFORCING BAR BY CONSTRUCTION PERSONNEL ON SITE. SUBSEQUENT INSTALLATIONS OF THE SAME ANCHOR TYPE AND SIZE BY THE SAME CONSTRUCTION PERSONNEL IS PERMITTED TO BE PERFORMED IN THE ABSENCE OF THE SPECIAL INSPECTOR. ANY CHANGE IN THE ANCHOR OR POST-INSTALLED REINFORCING BAR PRODUCT BEING INSTALLED OR THE PERSONNEL PERFORMING THE INSTALLATION MUST REQUIRE AN INITIAL INSPECTION. FOR ONGOING INSTALLATIONS OVER AN EXTENDED PERIOD, THE SPECIAL INSPECTOR MUST MAKE REGULAR INSPECTIONS TO CONFIRM CORRECT HANDLING AND INSTALLATION OF THE PRODUCT.

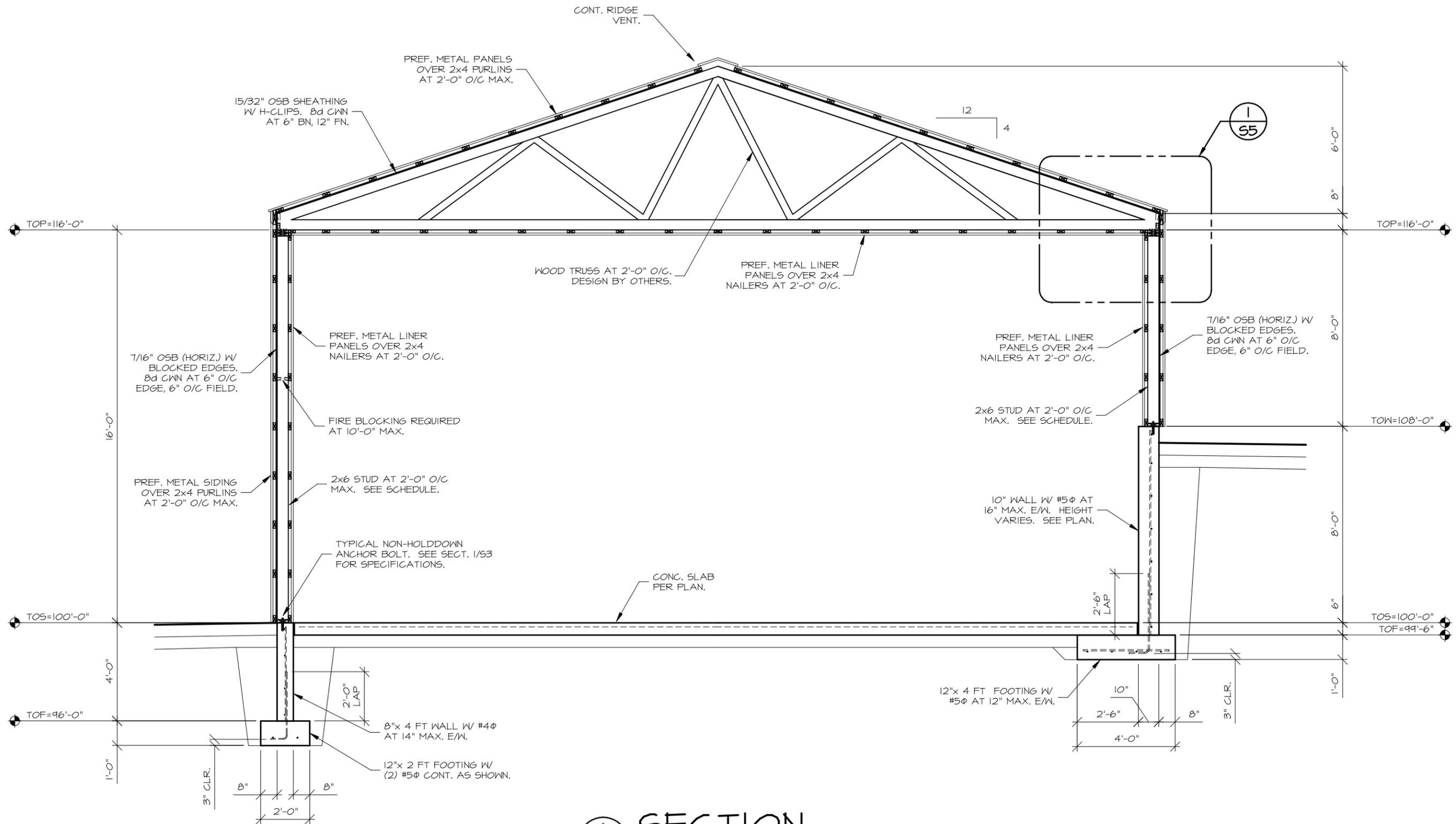
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**STRUCT. NOTES - SCHEDULES  
SPECS. - SECTIONS & DETAILS**  
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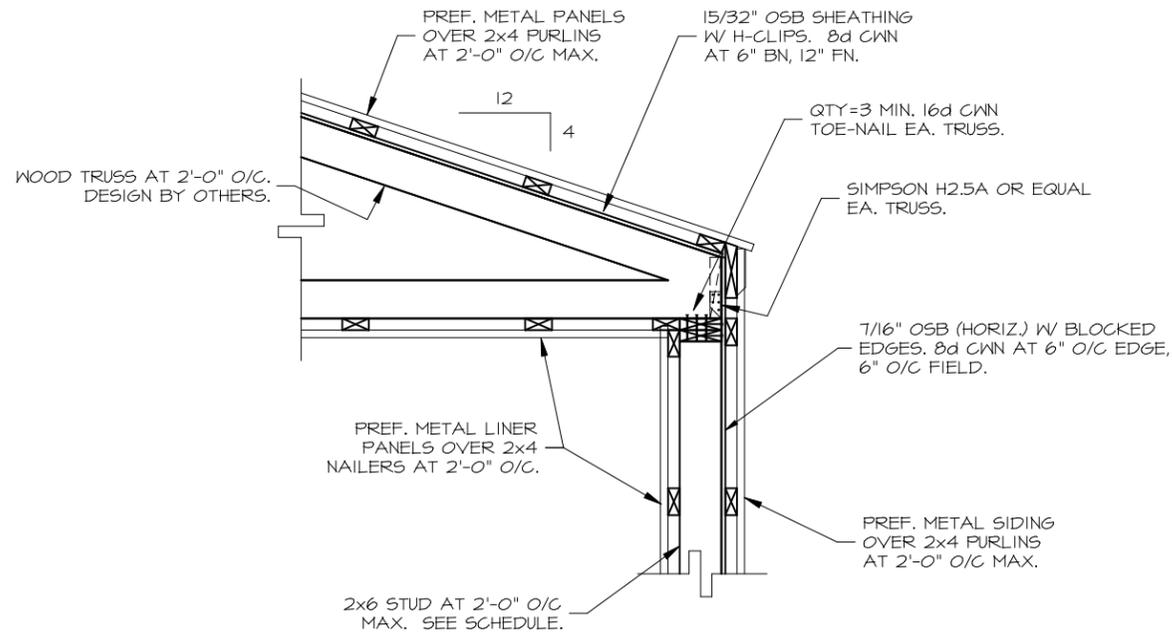
SECTION  
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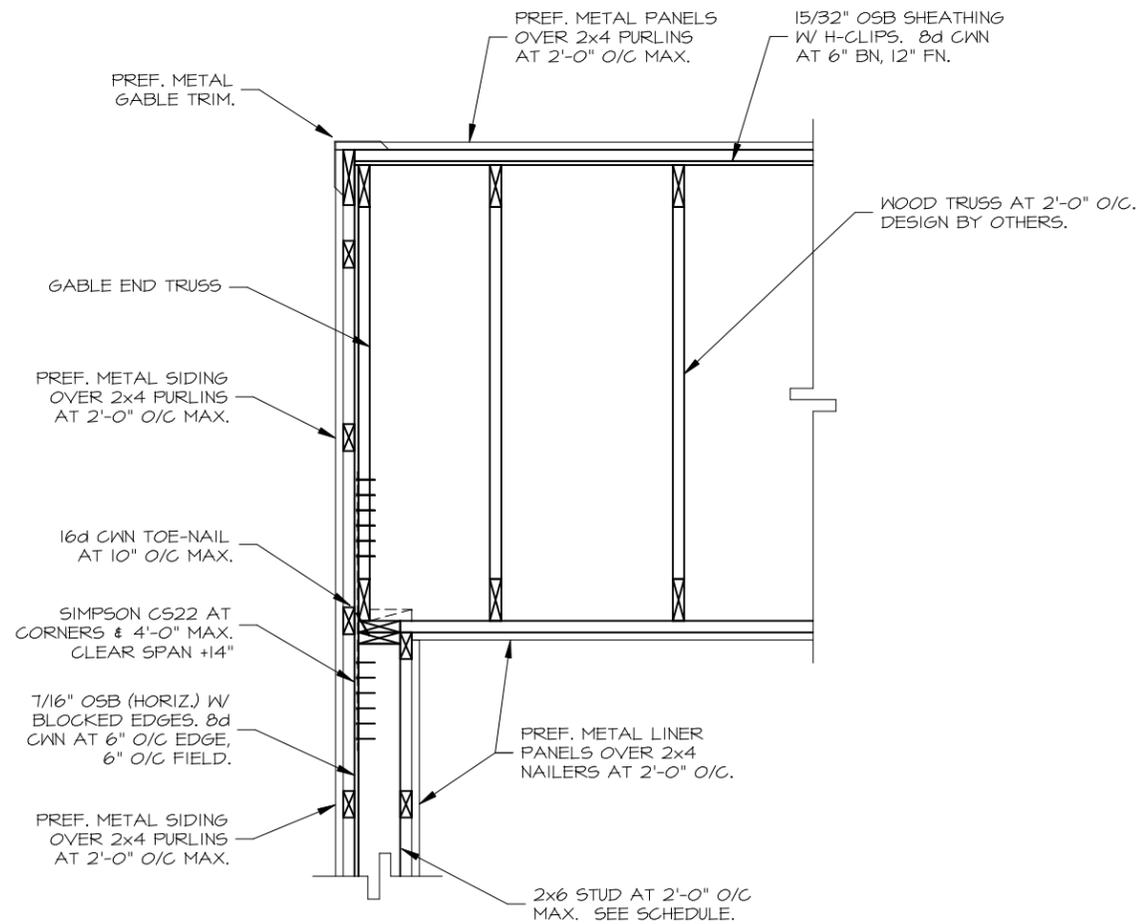


**SECTIONS & DETAILS**  
**MIDWEST CONCRETE LLC**  
**DODGEVILLE, WI**

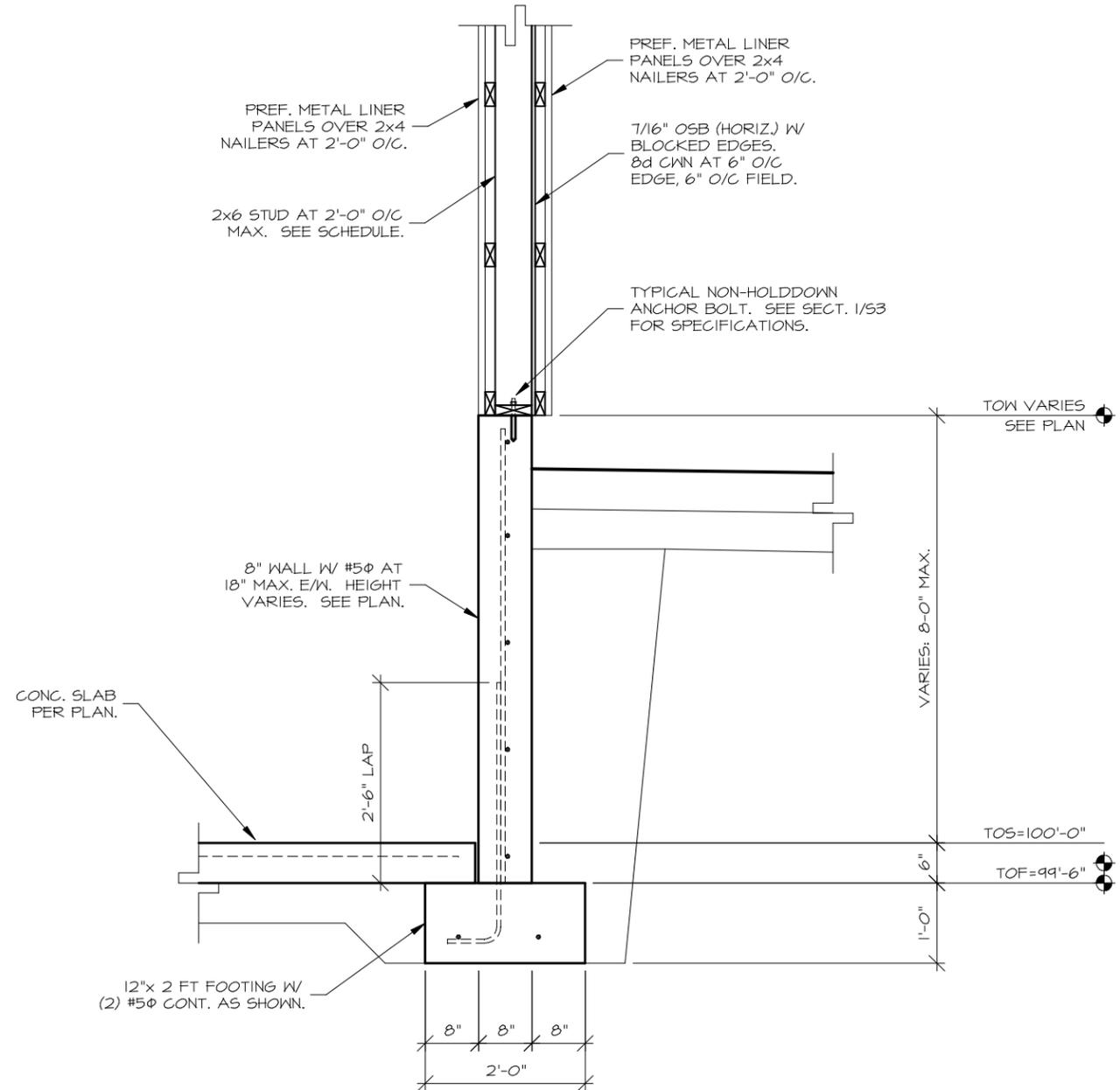
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1 SECTION  
S5 SCALE: 1/2"=1'-0"



2 SECTION  
S5 SCALE: 1/2"=1'-0"



3 SECTION  
S5 SCALE: 1/2"=1'-0"

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 DODGEVILLE, WISCONSIN 53533  
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**SECTIONS & DETAILS**  
**MIDWEST CONCRETE LLC**  
**DODGEVILLE, WI**

DWG: 25E-124  
 DATE: 01-14-28  
 SCALE: NOTED  
 SHEET #