



Agenda
Plan Commission Meeting
Monday, June 17, 2024 at 5:00 PM
City Hall, 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 March 28, 2024

IV. NEW BUSINESS

- [2.](#) Discussion and possible action to approve the proposed Certified Survey Map dividing property owned by Chad Kannenberg into two lots east of the intersection of Madison St and Grace St (parcel #216-1077).

V. ADJOURN

3. Motion to Adjourn

Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the City Clerk at the address listed above or call 930-5228, prior to the meeting so that any necessary arrangements can be made to accommodate each request.



Meeting Minutes
Plan Commission Meeting
Thursday, March 28, 2024@ 5PM
City Hall Council Chambers

1. Call to order and Roll Call

The meeting was called to order at 5:00pm by Mayor Novak. Members present: Novak, DeVoss, Meuer, Tiber, Humke, Kratochwill. Not present: Staver

Others Present: Connie Hendrickson, Victoria Stangel, Kirk Stangel, Jason Reed, Roxanne Reynolds-Lair, Jean Weinbrenner, Ann Fillback-Watt

City Hall Staff Present: Larry Gilles

2. Approval of Minutes from December 19, 2023

Motion by: Humke, Second by: Tiber. Motion Carried.

3. Public Hearing:

- a. Re-zoning request from Victoria Stangel, who owns the property related to this zoning change request. The property to be considered for re-zoning is located south of the intersection of S. Ellwood St and Orchard Ridge Rd., and has a parcel of 216-0080. The owner is requesting that a portion of the parcel will be surveyed into a 1-acre lot for residential use and is requesting the new lot to be rezoned to R-1, and the remainder of that parcel containing approximately 9 acres will remain zoned A-G (Agricultural).

1-acre off of Orchard Ridge will be used for son Kirk to build home. Kirk would like to start in summer of 2024 but nothing is locked in at this time.

- b. A request from the Dodgeville Historical Preservation Committee, who recently designated the Floyd School Building as a local historic structure, to have the structure given an overlaying zoning classification of H (Historic) where it now is located at 1301 N. Bequette St.

Roxanne Reynolds-Lair states that the Floyd School should have been designated as a historic structure when it was moved to its current site, however, this was not discovered until the creation of the Walking Tour book. Roxanne states that members of the Historical Society came to the Historic Preservation Committee to make a proposal on why the Floyd School should be designated as a historic structure. This proposal was

approved by HPC and then taken to the Register of Deeds to be changed. After changing the Floyd School designation with the Register of Deeds, it is now being proposed at Plan Commission. Roxanne states that this designation only slates the school itself historic, not the site, as the site is owned by the Historical Society themselves.

4. Close Public Hearing

Motion by Meuer; Second by Humke
Motion Carried

5. Discussion and possible recommendation to the City Council on the Re-zoning request of Victoria Stangel to re-zone a portion of parcel #216-0080 to R-1.

Motion by Humke; Second by Meuer
Roll Call Vote 6-0

6. Discussion and possible action to approve the proposed certified survey map dividing property owned by Victoria Stangel into two lots: one 1-acre lot and the remainder of the parcel being approximately 9 acres.

Motion by DeVoss; Second by Humke
Roll Call Vote 6-0

7. Discussion and possible action to approve Resolution 2023-21: Amendment to the Comprehensive Plan for the City of Dodgeville.

Motion by Humke; Second by DeVoss
Roll Call Vote 6-0

8. Discussion and possible recommendation to the City Council on the addition of an underlying zoning designation of the Floyd School Building now located at 1301 N. Bequette St. on parcel # 216-1074.3H.

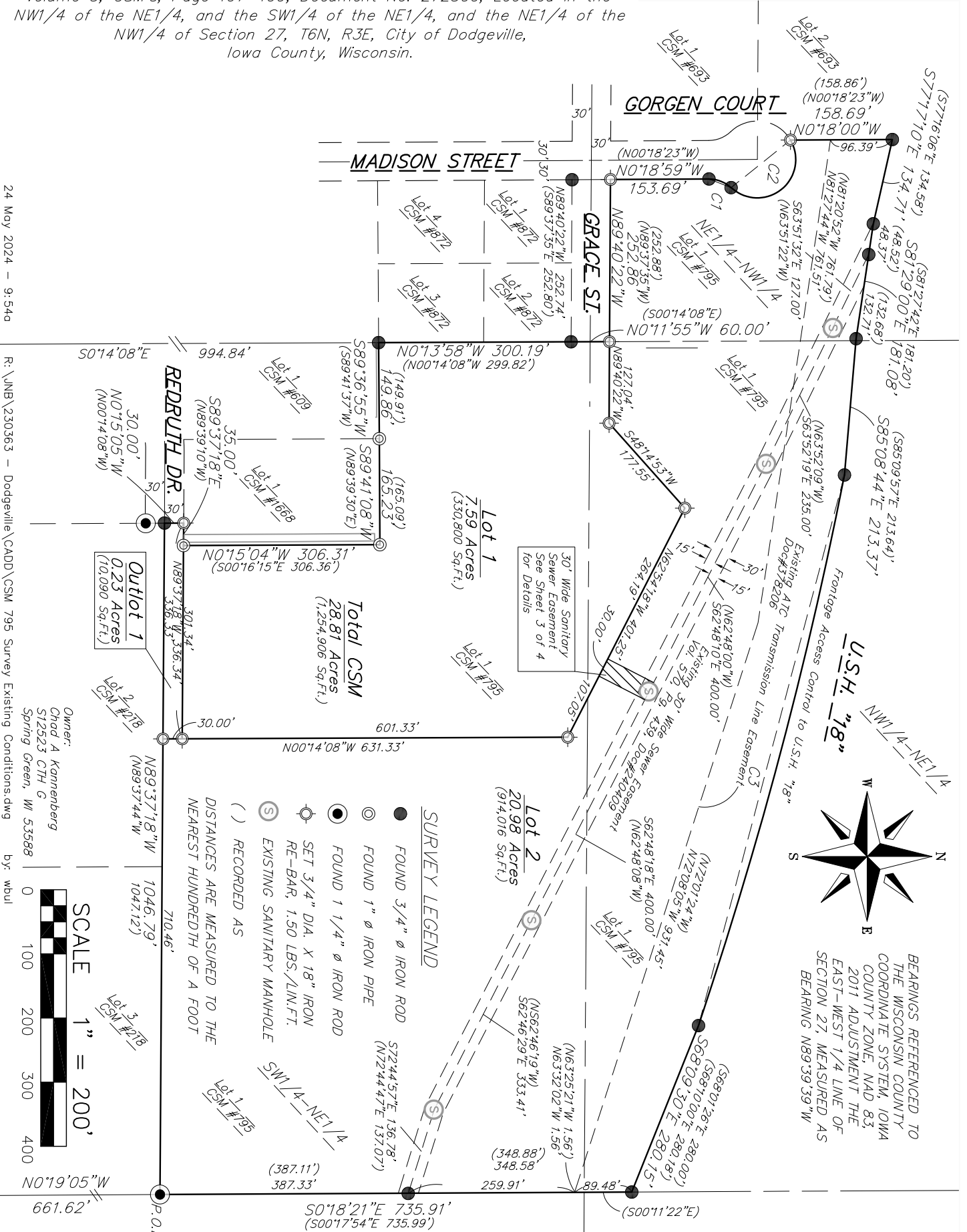
Motion by DeVoss; Second by Humke
Roll Call Vote 6-0

9. Adjourn & Next Meeting Date

Motion by Humke; Second by Kratochwill
Motion Carried. Time 5:10pm

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Lot 1, Iowa County Certified Survey Map Number 795, Recorded in Volume 5, CSM's, Page 197-199, Document No. 272300, Located in the NW1/4 of the NE1/4, and the SW1/4 of the NE1/4, and the NE1/4 of the NW1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.



24 May 2024 - 9:54a

R:\JNB\230363 - Dodgeville\CADD\CSM 795 Survey Existing Conditions.dwg

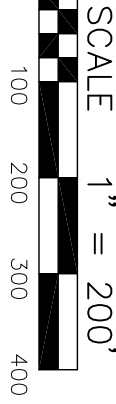
by: wbul

Outlet 1
0.23 Acres
(10,090 Sq.Ft.)

Total CSM
28.81 Acres
(1,254,906 Sq.Ft.)

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 - FOUND 1" Ø IRON PIPE
 - FOUND 1 1/4" Ø IRON ROD
 - SET 3/4" DIA. X 18" IRON RE-BAR, 1.50 LBS./LIN.FT.
 - ⊙ EXISTING SANITARY MANHOLE
 - () RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY ZONE, NAD 83, 2011 ADJUSTMENT THE EAST-WEST 1/4 LINE OF SECTION 27, MEASURED AS BEARING N89.39.39"W

vierbicher
planners | engineers | advisors



FN: 230363
DATE: 05/24/24
REV:
Drafted By: wbul
Checked By: mlon

SURVEYED FOR:
Brian Fritz
JNB Dodgeville Family LLC
1621 Progressive Parkway
Platteville, WI 53818

Vierbicher Inc.
108 W. Blackhawk Ave.
PO Box 542
Prairie du Chien, WI 53821
608-498-4816

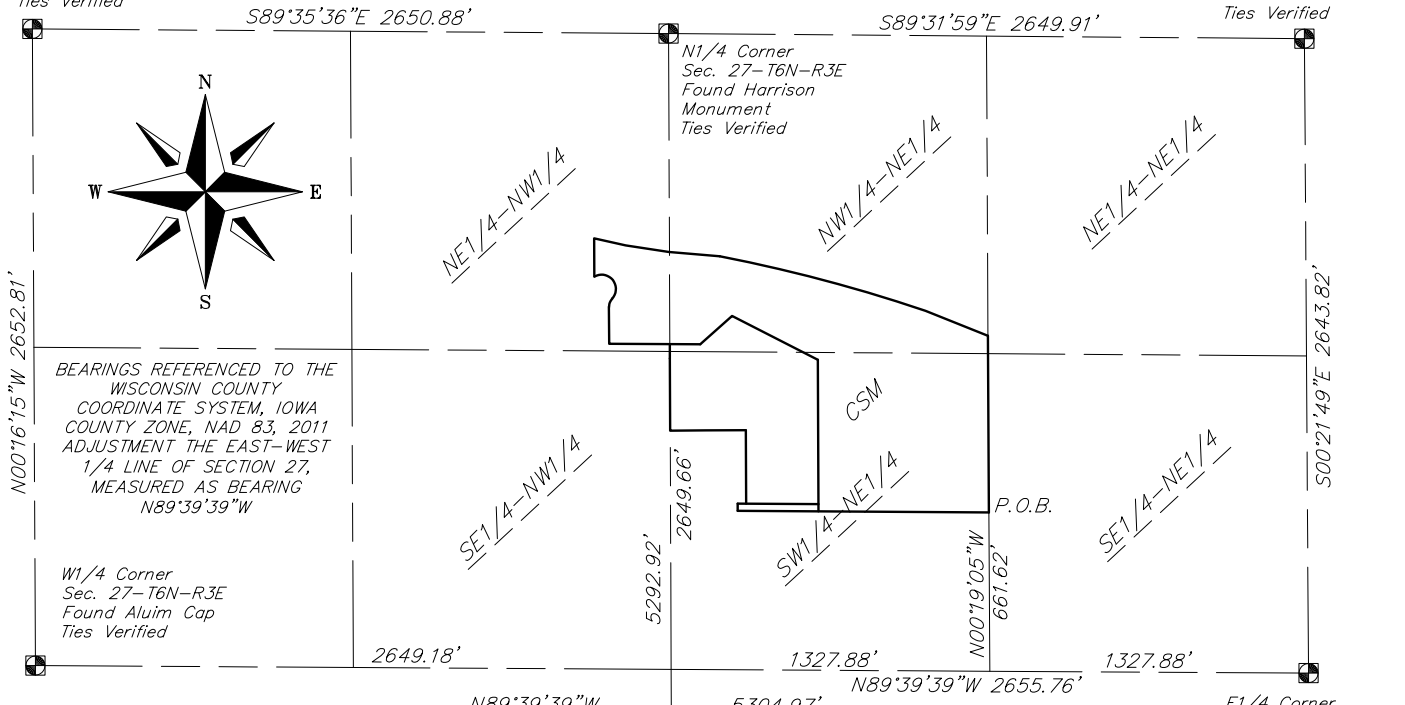
SHEET
1 OF 4

IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Lot 1, Iowa County Certified Survey Map Number 795, Recorded in Volume 5, CSM's, Page 197-199, Document No. 272300, Located in the NW1/4 of the NE1/4, and the SW1/4 of the NE1/4, and the NE1/4 of the NW1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.

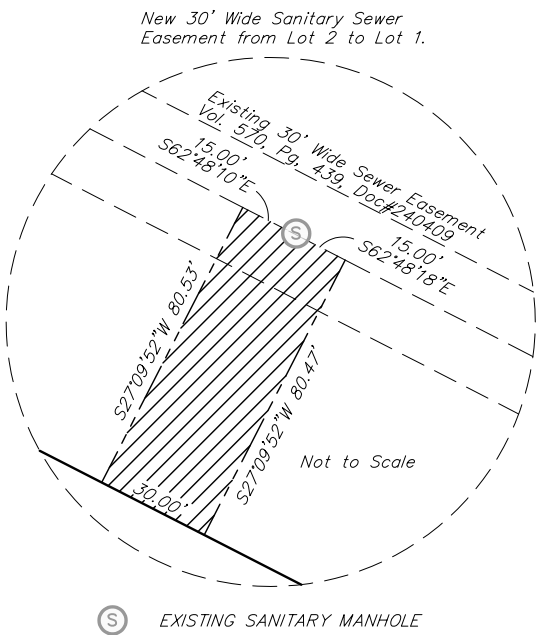
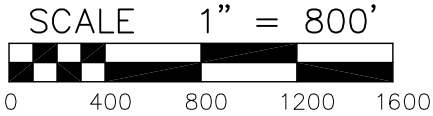
NW Corner
Sec. 27-T6N-R3E
Found Aluim Cap
Ties Verified

NE Corner
Sec. 27-T6N-R3E
Found Harrison
Monument
Ties Verified



SURVEY LEGEND

■ PUBLIC LAND CORNER AS NOTED



CURVE DATA

CURVE	RADIUS	DELTA	ARC L.	CHORD BRG.	CHORD L.	TAN. BRG.	TAN. BRG.
C1	50.00'	43°28'18" (43°20'30")	37.94' (37.82')	N21°20'34"E (N21°21'52"E)	37.03' (36.93')	N0°23'35"E (N0°18'23"E)	N43°04'43"E (N43°02'07"E)
C2	60.00'	163°18'49" (163°20'30")	171.02' (171.05')	N38°38'49"W (N38°38'08"W)	118.73'	N43°00'35.5"E (N43°02'07"E)	S59°41'46.5"W (S59°41'37"W)
C3	6,785.49'	7°30'00"	888.21'	S75°08'16"E (S75°08'44"E)	887.58'	S78°53'16"E (S78°53'44"E)	S71°23'16"E (71°23'44"E)

<p>planners engineers advisors</p>		FN: 230363 DATE: 05/24/24 REV: Drafted By: wbul Checked By: mlon	SURVEYED FOR: Brian Fritz JNB Dodgeville Family LLC 1621 Progressive Parkway Platteville, WI 53818	Vierbicher Inc. 108 W. Blackhawk Ave. PO Box 542 Prairie du Chien, WI 53821 608-498-4816	SHEET 2 OF 4
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IOWA COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Lot 1, Iowa County Certified Survey Map Number 795, Recorded in Volume 5, CSM's, Page 197-199, Document No. 272300, Located in the NW1/4 of the NE1/4, and the SW1/4 of the NE1/4, and the NE1/4 of the NW1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, William R Bulawa, Wisconsin Professional Land Surveyor No. 2167, hereby certify: that I have surveyed, divided, and mapped a parcel being part of Lot 1 Iowa County Certified Survey Map Number 795, Recorded in Volume 5, CSM's, Pages 197-199, Document No. 272300, located in the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of Section 27, T6N, R3E, said point being a found P.K. Nail; Thence, N89°39'39"W, along the east-west Quarter line of said Section 27, 1327.88 feet to the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 27; Thence, N0°19'05"W, along the east line of the Southwest Quarter of the Northeast Quarter of said Section 27, 661.62 feet to a found 1-1/4" iron rod at the southeast corner of said Lot 1, Iowa County Certified Survey Map Number 795, said point being the Point of Beginning of this description;

Thence, N89°37'18"W, along the south line of said Lot 1, 1046.79 feet to a found 3/4" re-bar at the southwest corner of said Lot 1; Thence, N0°15'05"W, along the west line of said Lot 1, 30.00 feet to set 3/4" re-bar on the south line of Lot 1, Iowa County Certified Survey Map No. 1668, recorded in Volume 12, CSM's, Page 58-59, Document No. 356405; Thence, S89°37'18"E, along the south line of said Lot 1, CSM 1668, 35.00 feet to found 1" iron pipe at the southeast corner of said Lot 1, CSM 1668; Thence, N0°15'04"W, along the east line of said Lot 1, CSM 1668, 306.31 feet to found 1" iron pipe at the northeast corner of said Lot 1, CSM 1668; Thence, S89°41'08"W, along the north line of said Lot 1, CSM 1668, 165.23 feet to found 1" Iron Pipe at the northwest corner of said Lot 1, CSM 1668, and the northeast corner of Lot 1, Iowa County Certified Survey Map No. 609, recorded in Volume 4, CSM's, Page 56, Document No. 229336; Thence, S89°36'55"W, along the north line of said Lot 1, CSM 609, 149.86 feet to found 3/4" iron rod at the northwest corner of said Lot 1, CSM 609, and the southeast corner of Lot 3, Iowa County Certified Survey Map No. 872, recorded in Volume 6, CSM's, Page 83, Document No. 278095; Thence, N0°13'58"W, along the east line of Lot 3, and Lot 2, CSM 872, 300.19 feet to found 3/4" iron rod at the northeast corner of said Lot 2, CSM 872, and the southeast corner of Grace Street, CSM 872; Thence, N0°11'55"W, along the east line of said Grace Street, CSM 609, 60.00 feet to a set 3/4" re-bar at the northeast corner of said Grace Street, CSM 609; Thence, N89°40'22"W, along the north line of said Grace Street, CSM 609, 252.86 feet to a set 3/4" iron rod on the west line of said Lot 1, CSM 795 and the easterly right-of-way line of Gorgen Court; Thence, N0°18'59"W, along the west line of said Lot 1, 795 and the easterly right-of-way line of Gorgen Court, 153.69 feet to a found 3/4" iron, and to the beginning of a non tangent curve to the right; Thence, northeasterly along west line of said Lot 1, CSM 795, the easterly right-of-way line of Gorgen Court and the arc of a curve to the right, radius of 50.00 feet, central angle of 43°28'18", a distance of 37.94 feet, (the long chord of which bears N21°20'34"E, 37.03 feet) to a found 3/4" iron rod at the end of said curve and the beginning of a non tangent curve to the left; Thence, northwesterly along westerly line of said Lot 1, CSM 795, the northerly right-of-way line of Gorgen Court and the arc of a curve to the left, radius of 60.00 feet, center angle of 163°18'49", a distance of 171.02 feet, (the long chord of which bears N38°38'49"W, 118.73 feet) to a set 3/4" re-bar at the end of said curve and the westerly line of said Lot 1, CSM 795; Thence, N0°18'00"W, along the west line of said Lot 1, 795, 158.69 feet to a found 3/4" iron, at the northwest corner of said Lot 1, CSM 795, and the southerly right-of-way line of U.S.H. "18"; Thence, S77°17'10"E, along the north line of said Lot 1, CSM 795, and the southerly right-of-way line of U.S.H. "18", 134.71 feet to a found 3/4" iron; Thence, S81°29'00"E, along the north line of said Lot 1, CSM 795, and the southerly right-of-way line of U.S.H. "18", 181.08 feet to a found 3/4" iron; Thence, S85°08'44"E, along the north line of said Lot 1, CSM 795, and the southerly right-of-way line of U.S.H. "18", 213.37 feet to a found 3/4" iron at the beginning of a non tangent curve to the right; Thence, southeasterly along the north line of said Lot 1, 795, the southerly right-of-way line of U.S.H. "18" and the arc of a curve to the right, radius of 6,785.49 feet, center angle of 7°30'00", a distance of 888.21 feet, (the long chord of which bears S75°08'16"E, 887.58 feet) to a found 3/4" iron rod at the end of said curve; Thence, S68°09'30"E, along the north line of said Lot 1, CSM 795, and the southerly right-of-way line of U.S.H. "18", 280.15 feet to a found 3/4" iron at the northeast corner of said Lot 1, CSM 795; Thence, S0°18'21"E, along the east line of said Lot 1, CSM 795, 735.91 feet, returning to the point of beginning;

Certified Survey Map contains 28.81 Acres, 1,254,906 Sq. Ft. more or less, and is subject to all other easements and rights-of-way of record.



That such map is a correct representation of all exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey, land division, and map under the direction of Brian Fritz, JNB Dodgeville Family LLC, agent for the owner of said lands, according to the descriptions furnished.

That I have fully complied with the requirements of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code, City of Dodgeville Subdivision Regulations.

William R Bulawa, WI PLS #2167 Date

Vierbicher Associates, Inc.
108 W. Blackhawk Ave.
PO Box 542
Prairie du Chien, WI 53821

		FN: 230363	SURVEYED FOR: Brian Fritz JNB Dodgeville Family LLC 1621 Progressive Parkway Platteville, WI 53818	Vierbicher Inc. 108 W. Blackhawk Ave. PO Box 542 Prairie du Chien, WI 53821 608-498-4816	SHEET 3 OF 4
		DATE: 05/24/24			
		REV:			
		Drafted By: wbul			
		Checked By: mlon			

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OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on the Certified Survey to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that the Certified Survey is to be submitted to the following for approval City of Dodgeville.

Chad A. Kannenberg Date

State of Wisconsin)
Iowa County)

Personally came before me this _____ day of _____, 2024, Chad A. Kannenberg, to me known to be the person who executed the foregoing instrument, and to me known to be such owner, and acknowledged that they executed the foregoing instrument as such owner as the deed, by its authority.

Notary Public, _____, Wisconsin
My commission expires _____.

COMMON COUNCIL APPROVAL APPROVAL CERTIFICATE

Resolved that this Certified Map in the City of Dodgeville, Chad A. Kannenberg, owner is hereby approved by the Common Council of the City of Dodgeville.

Barry Hottmann, Mayor Date

Lauree Aulik, Clerk Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Dodgeville.

Lauree Aulik, Clerk Date