

CITY OF DODGEVILLE
ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 02/28/2024

TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE

OWNER: Victoria Stangel

ADDRESS: 313 E. Polk Street

Dodgeville, WI 53533

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

SE corner - 1 acre lot - address to be assigned.

Present zoning is: A-G Agricultural

Requesting Zoning change to: R-1 Single and Two Family Residential

The property will be used for:

Single Family home

Legal description of property:

Lot 1 of proposed Certified Survey Map attached.

Names and addresses of adjacent and abutting owners:

Nick Weber - 417 Orchard Ridge Road; John Lundell - 425 Orchard Ridge Road

McGraw Family Trust - 529 S. Ellwood St;

FEE: \$500

Signature of Applicant:

Victoria S.R. Stangel

Address of Applicant:

313 E. Polk St. Dodgeville, WI

Signature of Property Owner:

Victoria S.R. Stangel

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.

If the change or amendment is denied, no similar petition can be submitted for one year.

CITY OF DODGEVILLE
 100 E. Fountain St.
 Dodgeville, WI 53533
 www.dodgevillewi.gov



Date: February 21, 2024

Application for Review of Plat or CSM per Chapter 20 of City Ordinance by City Plan Commission

Current Property Owner/s	Address	City, State, Zip	Email or Phone
Victoria Stangel	313 E. Polk Street	Dodgeville, WI 53533	vlrstangel@gmail.com
Applicant's Agent	Address	City, State, Zip	Email or Phone
Victoria Stangel	313 E. Polk Street	Dodgeville, WI 53533	vlrstangel@gmail.com

Current parcel #'s involved and Current Zoning classification (include legal descriptions on separate sheet)

Parcel #	Current Zoning	Proposed Zoning or use of property (this meeting does not include approval of a zoning change)
216 0080	A-G Agricultural	A-G Agricultural
	???	???
	???	???
	???	???
	???	???
	???	???
	???	???

Type of Review

- Certified Survey Map
- Preliminary Plat (Final Plat reviews are at the City Council level)
- Extraterritorial Review (within 1.5 miles of City boundaries)

Describe the nature of the proposed development

Creation of a single 1 acre residential building lot (R-1) at the intersection of S. Elwood Street and Orchard Ridge Road. The remainder (9 acres plus or minus) of parcel 216-0080 will remain A-G (Agricultural).

Plan Commission Fee \$400 Fee can be paid in person, or online at www.govpaynow.com into account 6710

Submittal requirements: Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to buildinginspector@dodgeville.wi.gov and Building Inspector, 100 E. Fountain St., Dodgeville, WI 53533

Plan Commission meetings are scheduled as needed and require publication of legal notices.

CERTIFIED SURVEY MAP No. _____

Located in the Southeast 1/4 of the Northwest 1/4 of Section 34, T6N, R3E,
City of Dodgeville, Iowa County, Wisconsin.

Bearings are referenced to the North line of the Northwest 1/4 of Section 34, T6N, R3E,
City of Dodgeville, Iowa County, WI assumed as Bearing S89°46'31"E.

SURVEYED FOR:

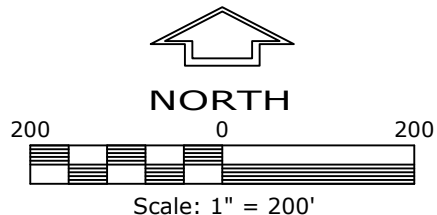
Kenneth & Victoria Stangel
313 E. Polk Street
Dodgeville, WI 53533

October 5, 2023

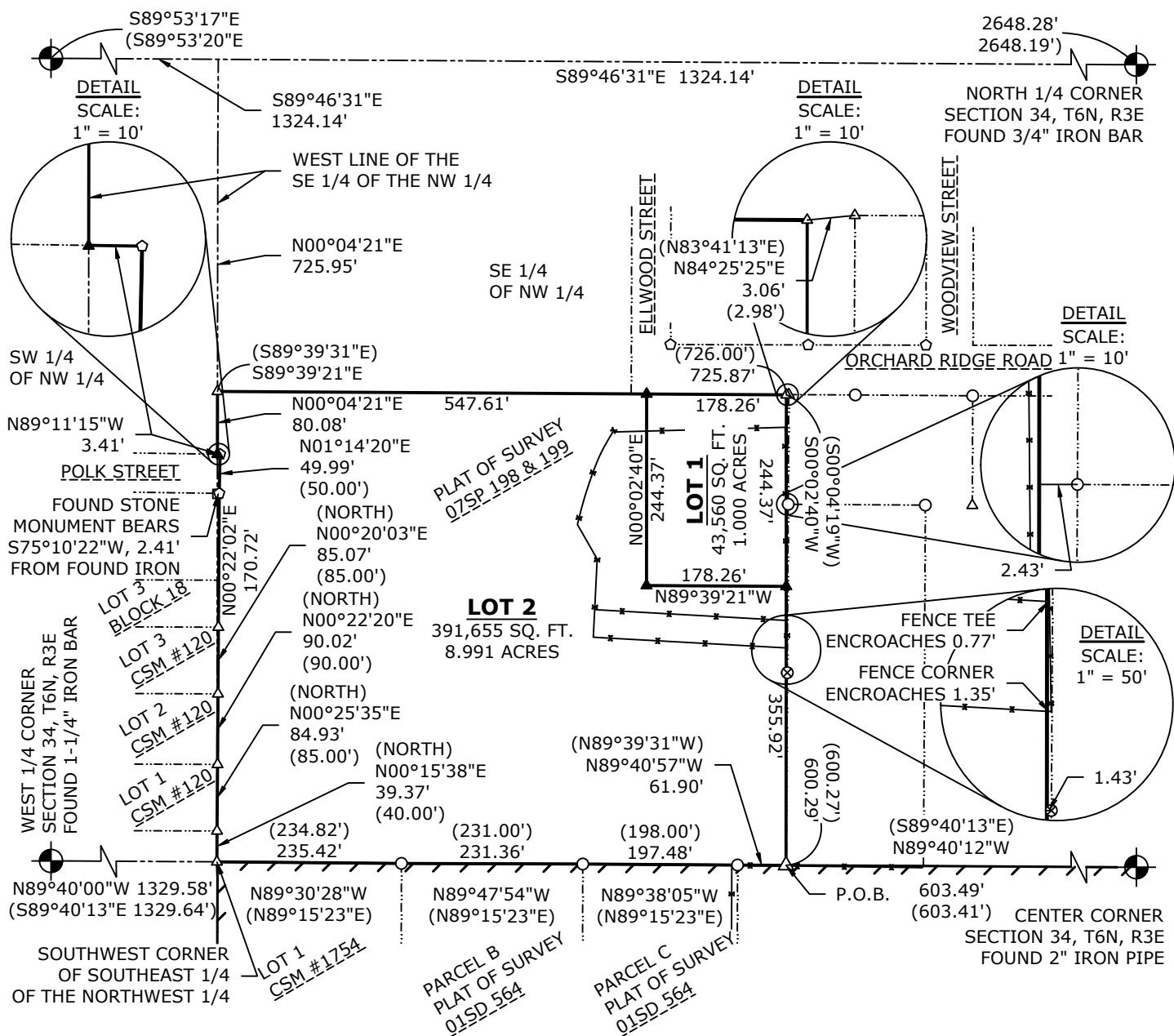
Revised: February 9, 2024

LEGEND

- = Found 1" Iron Pipe
- ◇ = Found 1-1/4" Round Iron Bar or Rebar
- △ = Found 3/4" Round Iron Bar or Rebar
- ⊗ = Found 5/8" Round Iron Bar or Rebar
- = Found Cut Stone Monument
- ▲ = Set 3/4" by 18" Rebar,
Weighing 1.502 Lbs./Lin. Ft.
- () = Recorded Bearing and Distance
- = Property Line
- - - = Section Line
- ▨ = Corporate Limits of Dodgeville
- +— = Existing Fence



NORTHWEST CORNER
SECTION 34, T6N, R3E
FOUND ALUMINUM MONUMENT



Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310

CERTIFIED SURVEY MAP No. _____

Located in the Southeast 1/4 of the Northwest 1/4 of Section 34, T6N, R3E,
City of Dodgeville, Iowa County, Wisconsin.

DESCRIPTION:

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 34, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin described as follows:

Commencing at the Center 1/4 corner of Section 34, T6N, R3E; thence N89°40'12"W, 603.49' along the South line of the Northwest 1/4 of said Section 34 to a found 3/4 rebar and the Point of Beginning; thence N89°40'57"W, 61.90' along the South line of the Northwest 1/4 of said Section 34 to a found 1" pipe; thence N89°38'05"W, 197.48' along the South line of the Northwest 1/4 of said Section 34 to a found 1" pipe; thence N89°47'54"W, 231.36' along the South line of the Northwest 1/4 of said Section 34 to a found 1" pipe; thence N89°30'28"W, 235.42' along the South line of the Northwest 1/4 of said Section 34 to a found 3/4 rebar at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence N00°15'38"E, 39.37' to a found 3/4 rebar at the Southeast corner of Lot 1 of CSM 120; thence N00°25'35"E, 84.93', along the East line of said Lot 1 to a found 3/4 rebar at the Southeast corner of Lot 2 of CSM 120; thence N00°22'20"E, 90.02' along the East line of said Lot 2 to a found 3/4 rebar at the Southeast corner of Lot 3 of CSM 120; thence N00°20'03"E, 85.07' along the East line of said Lot 3 to a found 3/4 rebar at the Northeast corner of said Lot 3; thence N00°22'02"E, 170.72' to a found 1 1/4" rebar on the South right-of-way of Polk Street; thence N01°14'20"E, 49.99' to a found 1 1/4" rebar on the North right-of-way of Polk Street; thence N89°11'15"W, 3.41' along the North right-of-way of Polk Street to a point on the West line of the Southeast 1/4 of the Northwest 1/4 of Section 34, T6N, R3E; thence N00°04'21"E, 80.08' along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 34 to a found 3/4 rebar; thence S89°39'21"E, 725.87' to a found 3/4 rebar; thence S00°02'40"W, 600.29' to the Point of Beginning.

Said parcel contains 435,214 Sq. Ft. or 9.991 acres more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Keith E. Dalsing, Wisconsin Professional Land Surveyor, S-1989, do hereby certify that this survey is in full compliance with Section 236.34 of the Wisconsin Statutes. Under the direction of Victoria Stangel and their representatives, I have surveyed, divided and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this ____ day of _____, 20 ____.

Keith E. Dalsing, S-1989
Professional Land Surveyor

CITY OF DODGEVILLE CERTIFICATE:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the City of Dodgeville, County of Iowa, Wisconsin, be and the same, is hereby approved by the Common Council of the City of Dodgeville as required by Chapter 236, Wisconsin Statutes.

Dated this ____ day of _____, 20 ____.

Todd Novk, Mayor, City of Dodgeville

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____, 20 ____, At ____ o'clock, __m. and recorded in
Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

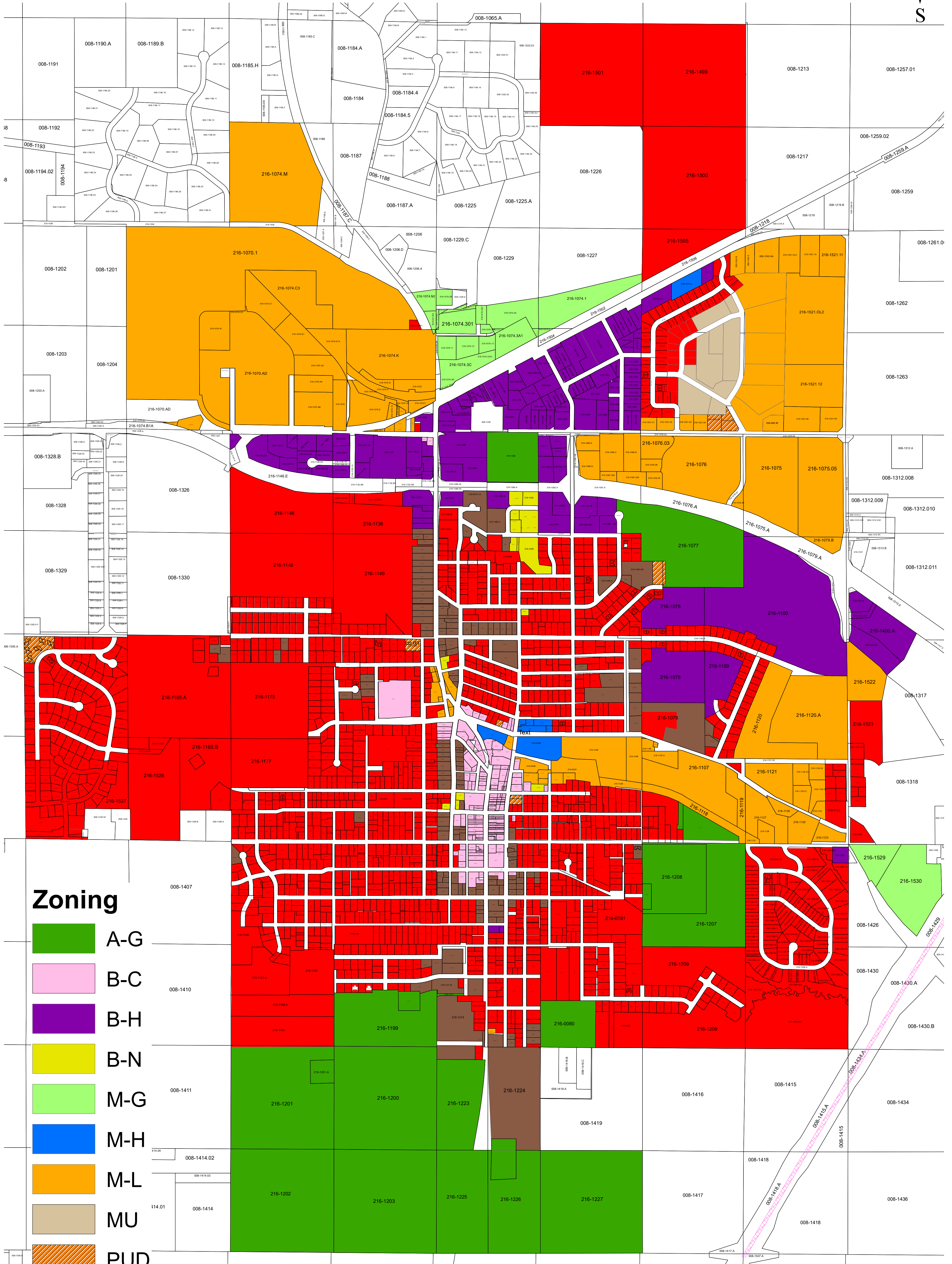
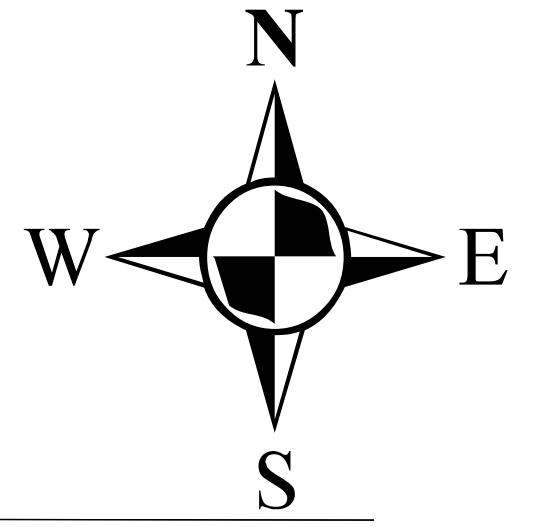
Taylor Campbell, Register of Deeds, Iowa County

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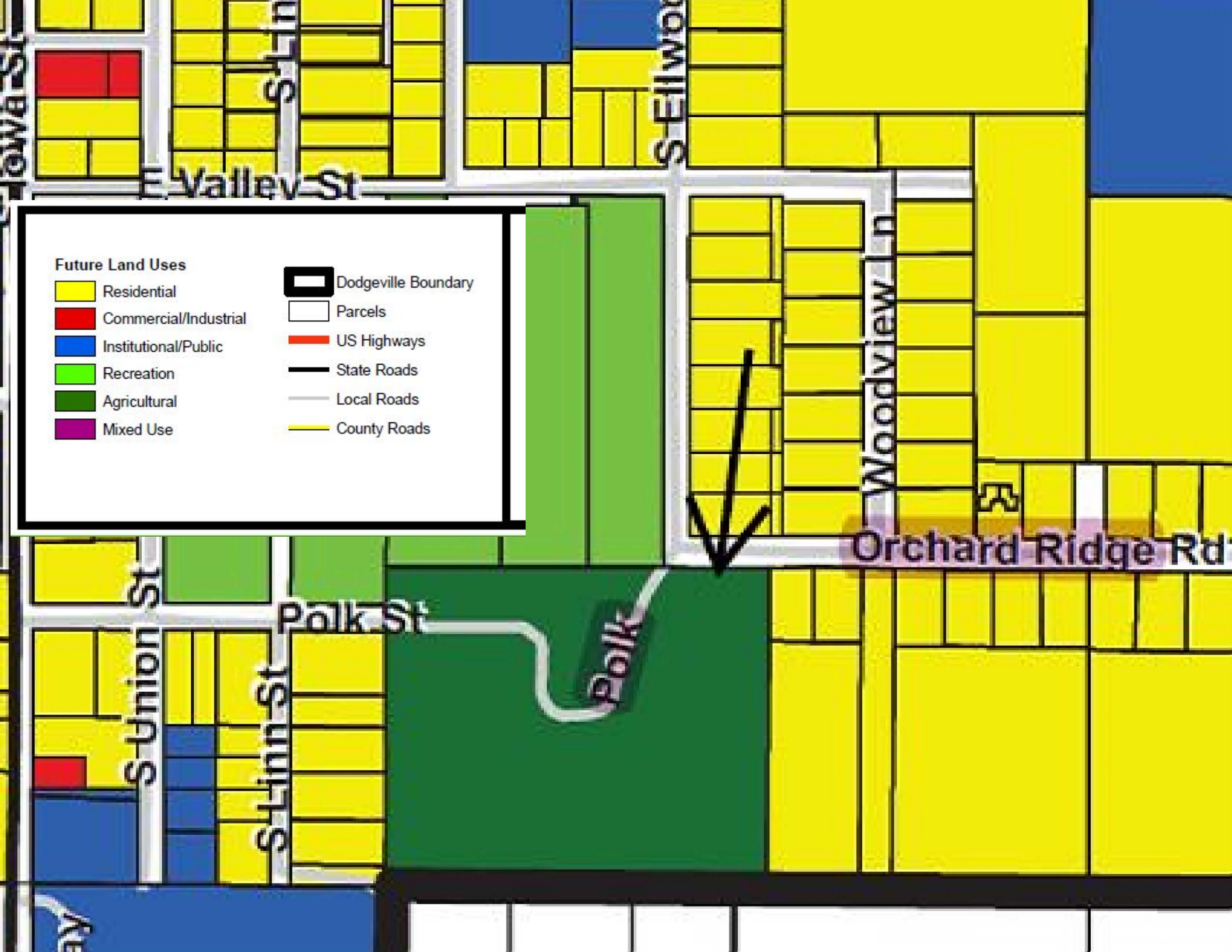
2021 Dodgeville Zoning Map

ADOPTED 9/21/21









SIGNATURE

ATTEST



Future Land Uses

-  Residential
-  Commercial/Industrial
-  Institutional/Public
-  Recreation
-  Agricultural
-  Mixed Use

-  Dodgeville Boundary
-  Parcels
-  US Highways
-  State Roads
-  Local Roads
-  County Roads

Orchard Ridge Rd

Woodview Ln

Polk St

S Union St

S Linn St

S Ellwood

E Valley St

S Linn

S GWA St

Polk

