

**CITY OF DODGEVILLE**  
**ZONING CHANGE APPLICATION**

Reference Chapter 17.12 & 17.34

DATE: 9-26-2023

TO: PLAN COMMISSION

CITY OF DODGEVILLE

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

On a portion of the existing lot east of 903 Elliot St. which is Parcel # 1122.03

Present Zoning is: M-L Limited Industrial

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

The property will be used for:

2 New Dwellings each on it's own lot with lot sizes of at least 80 feet by 100 feet.

Legal description of property:

PT OF LOT 17 IN EDDY'S ADDITION METED AND BOUNDED AS FOLLOWS: COMM 125' SOUTH OF THE NE CORNER OF SAID LOT 18, TH WEST 97 1/2', TH SOUTH 100', TH EAST 97 1/2', TH NORTH 100' TO THE POB

Names and addresses of adjacent and abutting owners:

- Four to One Investments, LLC 903 Elliot St
- Rachel Halverson No address at property...Rachel's address is 512 Bennett Rd
- Kyle Skogen 506 Bennet Rd
- Dyersville Ready Mix Vacant lot with no address Owners address is P.O. Box 220

**FEE: \$400**

Signature of Applicant: Ron Riniker

Address of Applicant: 903 ELLIOT

Signature of Property Owner: Ron Riniker

**The Applicant or his/her agent must appear at the hearing**

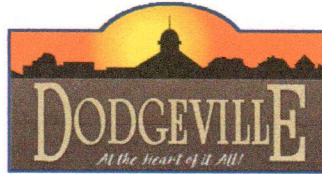
**General procedure:** 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request.

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:

**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
RON RINIKER FOUR TO ONE INVESTMENTS	903 ELLIOT	DODGEVILLE WI	MIDWEST 1303 @ GMAIL 608-574-4507
Applicant's Agent	Address	City, State, Zip	Email or Phone

**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)
1122.03	??? ML LIMITED INDUSTRIAL	R-1 and M-L
	???	
	???	
	???	
	???	
	???	
	???	

**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**

2 SINGLE FAMILY HOMES

**Plan Commission Fee** \$400 Fee can be paid in person, or online at [www.govpaynow.com](http://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](mailto:buildinginspector@dodgeville.wi.gov) and Building Inspector, 100 E. Fountain St., Dodgeville, WI 53533

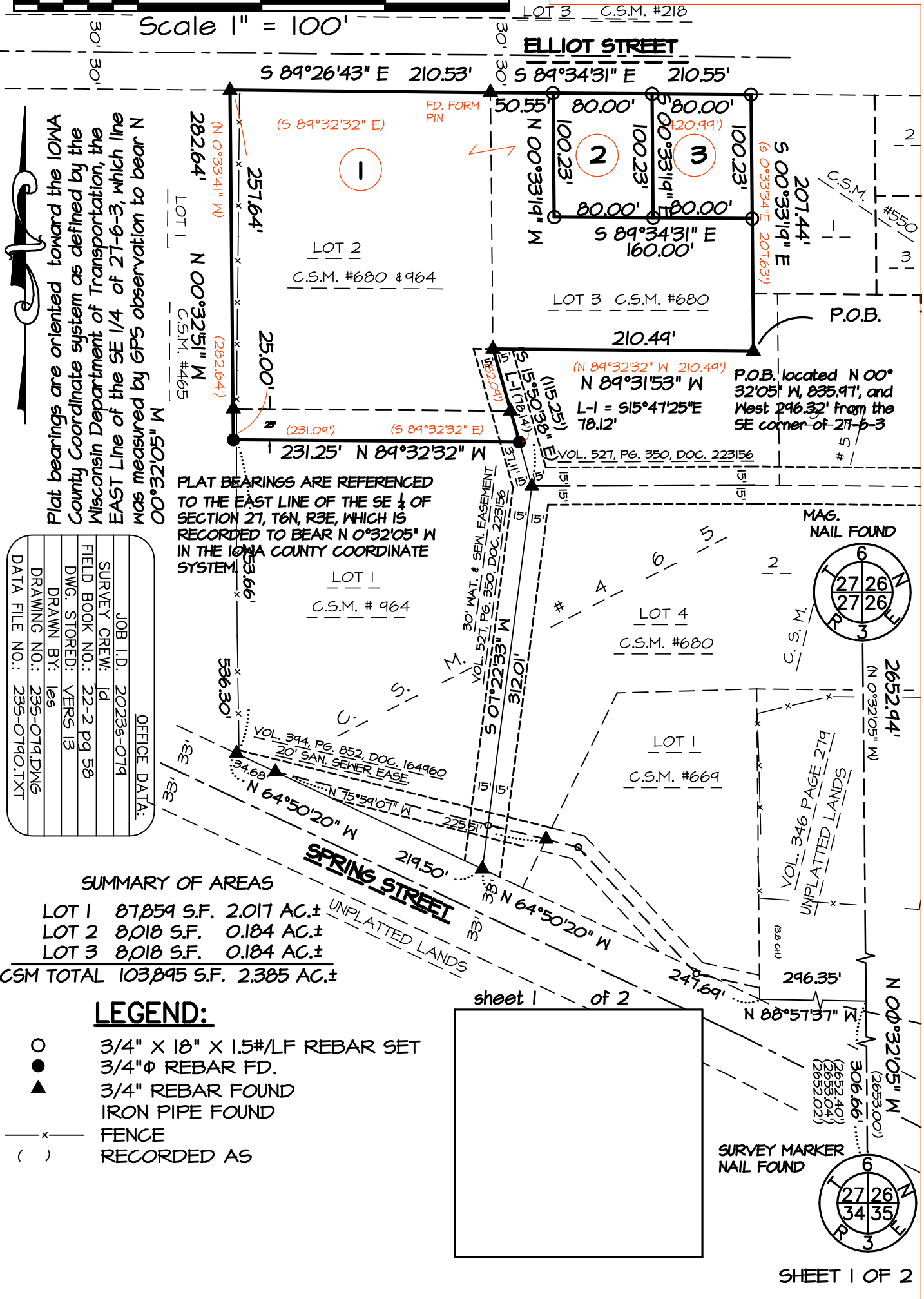
Plan Commission meetings are scheduled as needed and require publication of legal notices.

# CERTIFIED SURVEY MAP

Being lots 1 and 2 of C.S.M. #964, recorded in Vol. 7 of Certified Survey Maps on page 8 as Document 2287307, and lot 3 of Certified Survey Map #680 recorded as Document 248846, all located in part of the SE 1/4 of the SE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin



Scale 1" = 100'



Plat bearings are oriented toward the IOWA County Coordinate system as defined by the Wisconsin Department of Transportation, the EAST Line of the SE 1/4 of 27-6-3, which line was measured by GPS observation to bear N

PLAT BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 27, T6N, R3E, WHICH IS RECORDED TO BEAR N 0°32'05" W IN THE IOWA COUNTY COORDINATE SYSTEM

OFFICE DATA:	
JOB I.D.	20235-079
SURVEY CREW:	ld
FIELD BOOK NO.:	22-2 pg 58
DWG. STORED:	VER5 I3
DRAWN BY:	les
DRAWING NO.:	235-079.DWG
DATA FILE NO.:	235-0790.TXT

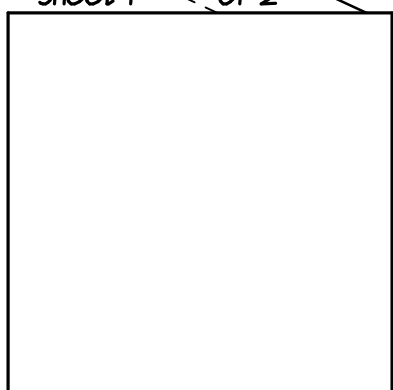
### SUMMARY OF AREAS

LOT 1 87,859 S.F. 2.017 AC.±  
 LOT 2 8,018 S.F. 0.184 AC.±  
 LOT 3 8,018 S.F. 0.184 AC.±

CSM TOTAL 103,895 S.F. 2.385 AC.±

### LEGEND:

- 3/4" x 18" x 1.5#/LF REBAR SET
- 3/4"φ REBAR FD.
- ▲ 3/4" REBAR FOUND
- IRON PIPE FOUND
- x FENCE
- ( ) RECORDED AS



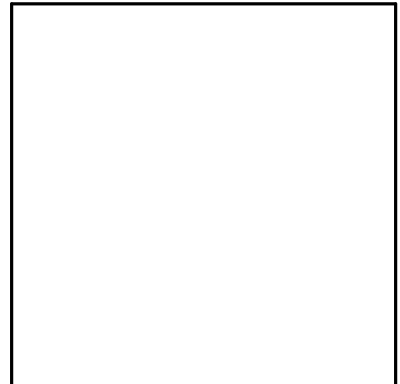
# CERTIFIED SURVEY MAP \_\_\_\_\_

Being lots 1 and 2 of C.S.M. #964, recorded in Vol. 7 of Certified Survey Maps on page 8 as Document 2287307, and lot 3 of Certified Survey Map #680 recorded as Document 248846, all located in part of the SE 1/4 of the SE 1/4 of Section 27, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Ron Riniker, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as being

Commencing at the SW corner of said Section 27; thence N 00°32'05" W, 835.97'; thence West 296.32' to the SE corner of lot 3 of C.S.M. 680, said point being the POINT OF BEGINNING; thence traversing clockwise along the boundary lines of C.S.M. 680 and 964 for the next 7 courses, as follows: thence N 89°31'53" W, 210.49'; thence S 15°47'25" E, 78.12'; thence N 89°32'32" W, 231.25'; thence N 00°32'51" W, 282.64'; then S 89°26'43" E, 210.53' along the south line of Elliot Street; thence S 89°34'31" E, 210.55' along the south line of Elliot Street; thence S 00°33'19" E, 207.44' to the POINT OF BEGINNING. Containing 103,895 square feet, or 2.385 acres, more or less.

sheet 1 of 2



\_\_\_\_\_  
Laurence E. Schmit

\_\_\_\_\_  
date

APPROVED FOR RECORDING BY: City of Dodgeville

\_\_\_\_\_  
Todd Novak - Mayor

\_\_\_\_\_  
date

OFFICE DATA:
JOB I.D. 2023s-079
SURVEY CREW: Id
FIELD BOOK NO.: 22-2 pg 58
DWG. STORED: VERS 13
DRAWN BY: les
DRAWING NO.: 23s-079.DWG
DATA FILE NO.: 23s-0790.TXT

SCHMIT ENGINEERING & SURVEYING  
215 E. GRACE STREET  
DODGEVILLE, WI. 53533  
608-935-2721

S 89°32'32" E

420.99'

210.50'

210.49'

N 0°33'41" W

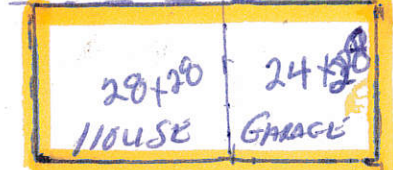
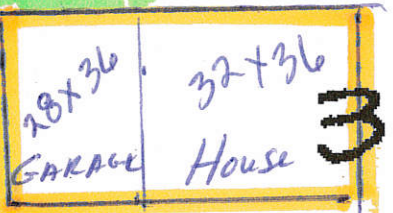
S 0°33'34" E

MIDWEST  
CONCRETE

2  
= 54,567 AC.±

AREA = 43,698 AC.±

S 0°33'41" E  
207.63'



80' Lot  
32x36 House  
WITH 28x36 GARAGE

28x28 House  
w/ 24x28 GARAGE

N 89°32'32" W

210.49'

S 89°32'32" E

224.23'

LOT 1 C.S.M. #465

AREA = 72,960 AC.±

EASEMENT  
223156

VOL. 527, PG. 350, DOC. 223156

N 89°42'13" E

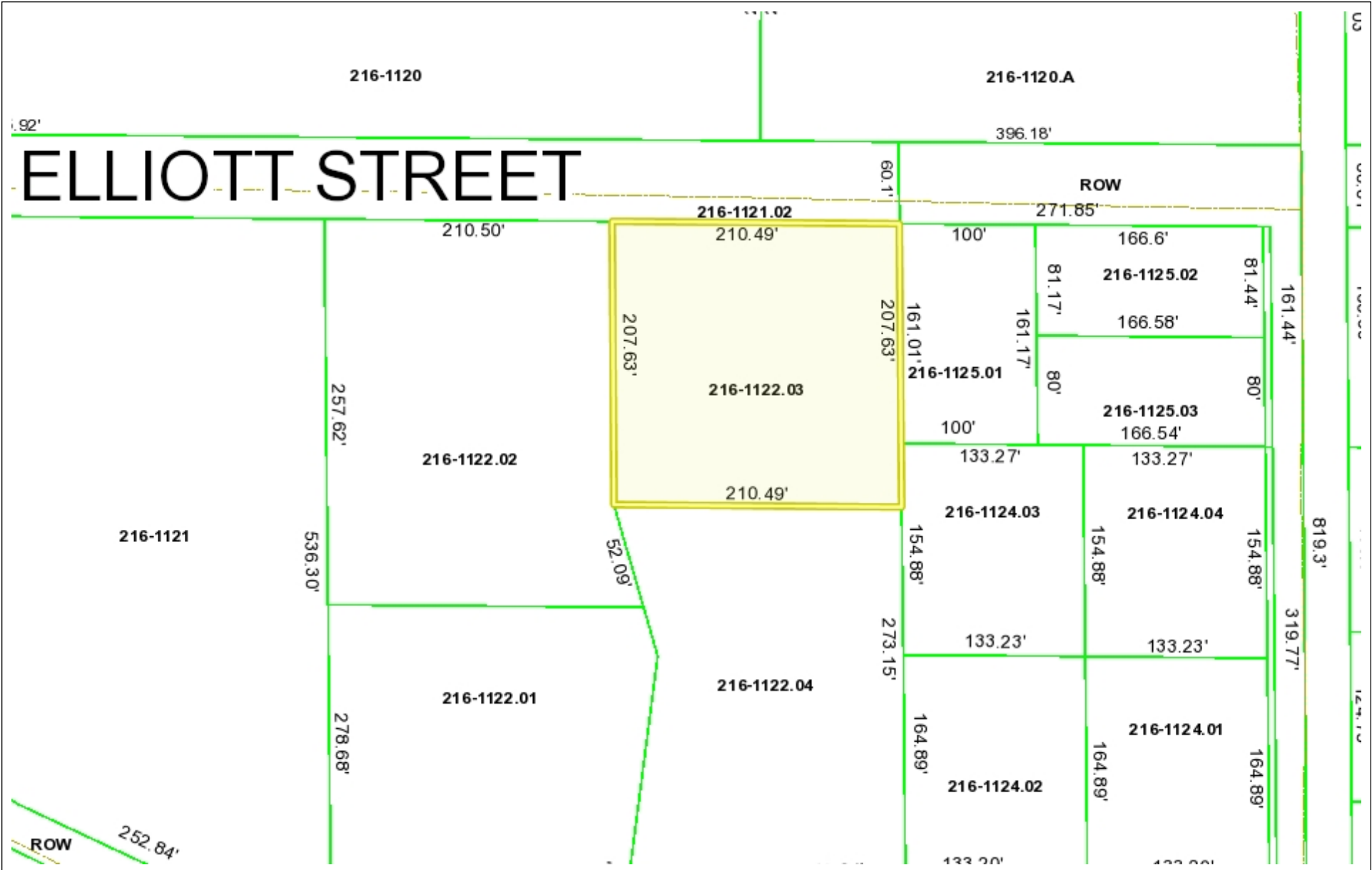
180.08'

MONUMENT  
IN CONCRETE

3  
# 576

5  
273

# ELLIOTT STREET



SW WI GIS



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SCALE: 1" = 100'

Print Date: 9/28/2023

216-1100

216-1522

### City of Dodgeville Current Zoning Map

### Zoning

<Null>

-  A-G
-  B-C
-  B-H
-  B-N
-  M-G
-  M-H
-  M-L
-  PUD
-  R-1
-  R-M

216-1120.A

216-1523

216-1120

216-1121

216-1127

216-1130

216-1123

216-1529

216-1119

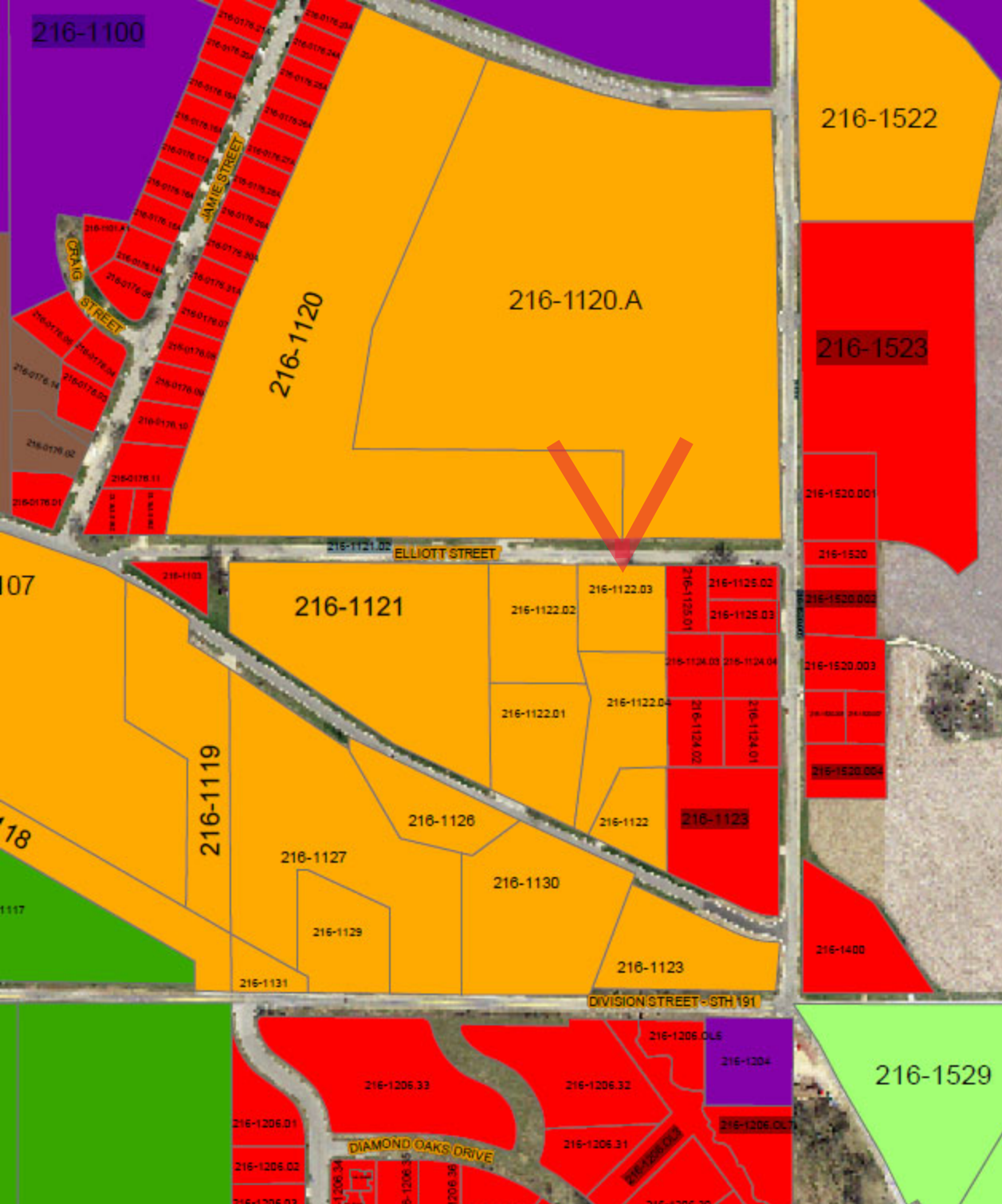
DIVISION STREET - 5TH 191

DIAMOND OAKS DRIVE

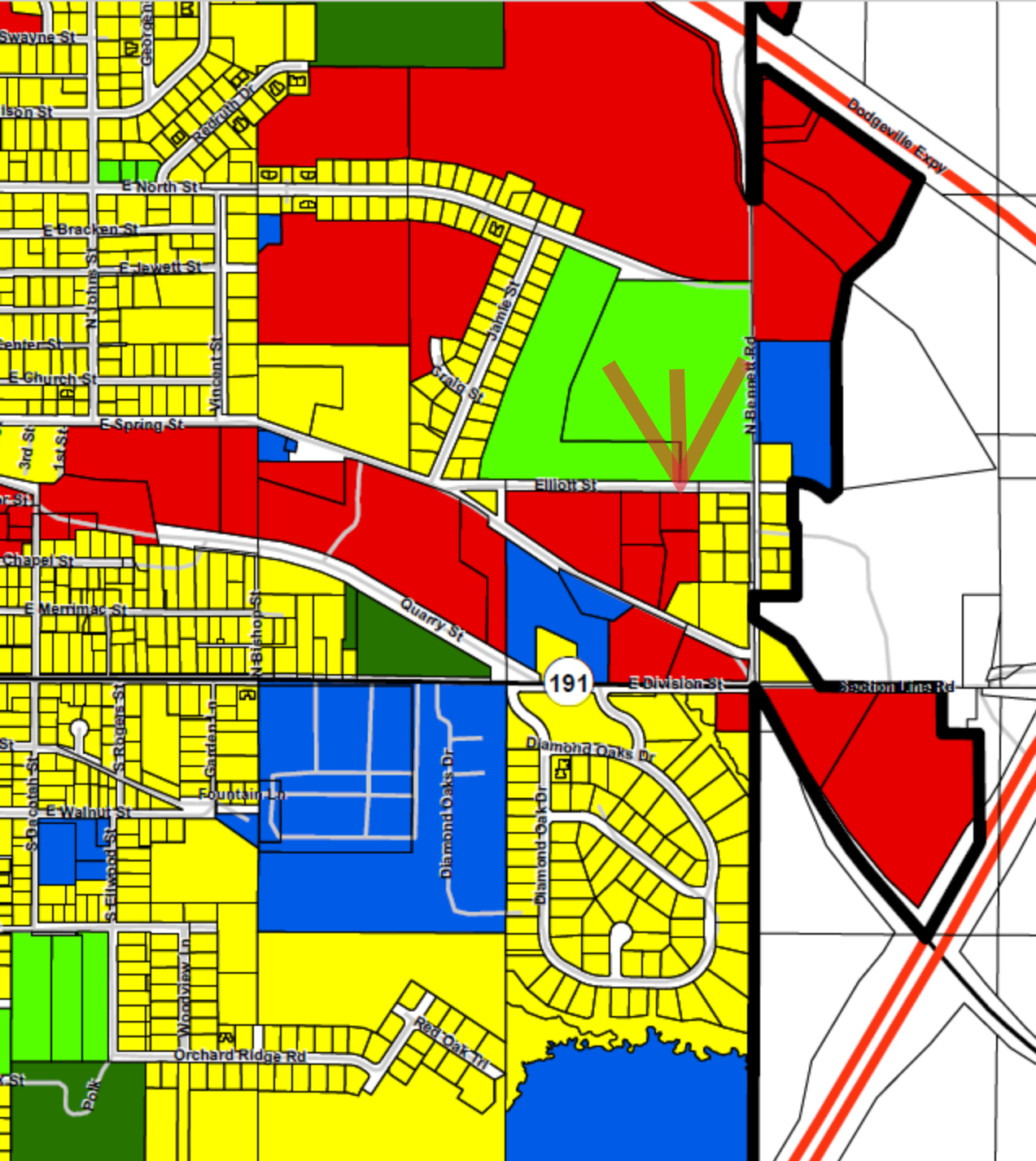
JAMIE STREET

EVANS STREET

ELLIOTT STREET



# City of Dodgeville Future Land use Map



Future Land Uses		Infrastructure	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial/Industrial	<span style="display:inline-block; width:15px; height:15px; border:2px solid black;"></span> Dodgeville Boundary	<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Parcels
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Institutional/Public	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Recreation	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> US Highways	<span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid black;"></span> State Roads
<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Agricultural	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Mixed Use	<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid black;"></span> Local Roads	<span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid yellow;"></span> County Roads



widths and depths for such yards and courts in the 2 districts which abut the district boundary line.

- (h) *Development Projects*. When a development project consisting of a group of 2 or more buildings is to be constructed on a site not subdivided into customary lots and streets, or where an existing lot and street layout make it impractical to apply the requirements of this chapter to the individual building units, the Plan Commission may approve a development, provided it complies with the regulations of this chapter as applied to the whole plat. In the Mixed Use (MU) Zoning District, such projects shall be subject only to design review under section 17.29.
- (i) *Motor Homes*. No motor home, mobile home or camping trailer shall be used for residence purposes unless located in a licensed Manufactured and Mobile Home Community, except that City police may permit the overnight parking of such vehicles in the City in emergency situations.
- (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.
- (k) *Parking Restrictions*. See sec. 17.26 of this chapter.
- (l) *Application to Personal Property*. The various setback and yard requirements of the various districts and the certificate of occupancy requirements of sec. 17.32 of this chapter shall apply to items of personal property, regardless of height, which occupy more than 30 percent of the available unused area of the lot or parcel upon which such items shall be placed, and such requirements shall apply to items of personal property, regardless of area, which exceed 12 feet in height above the ground level.
- (m) *Sewer Treatment Plant (Cr. Ord. #909)*. In order to minimize potential odor, noise and nuisances caused by sewerage treatment facilities, and to enhance plant security and reliability, sewerage treatment facilities shall be separated from all buildings intended for commercial or residential use by a distance of not less than 500 feet, measured from the nearest points of the residential or commercial building and the sewerage treatment building or other facility. In the event the City shall approve plans for expansion of a sewerage treatment facility, prior to approval of a building

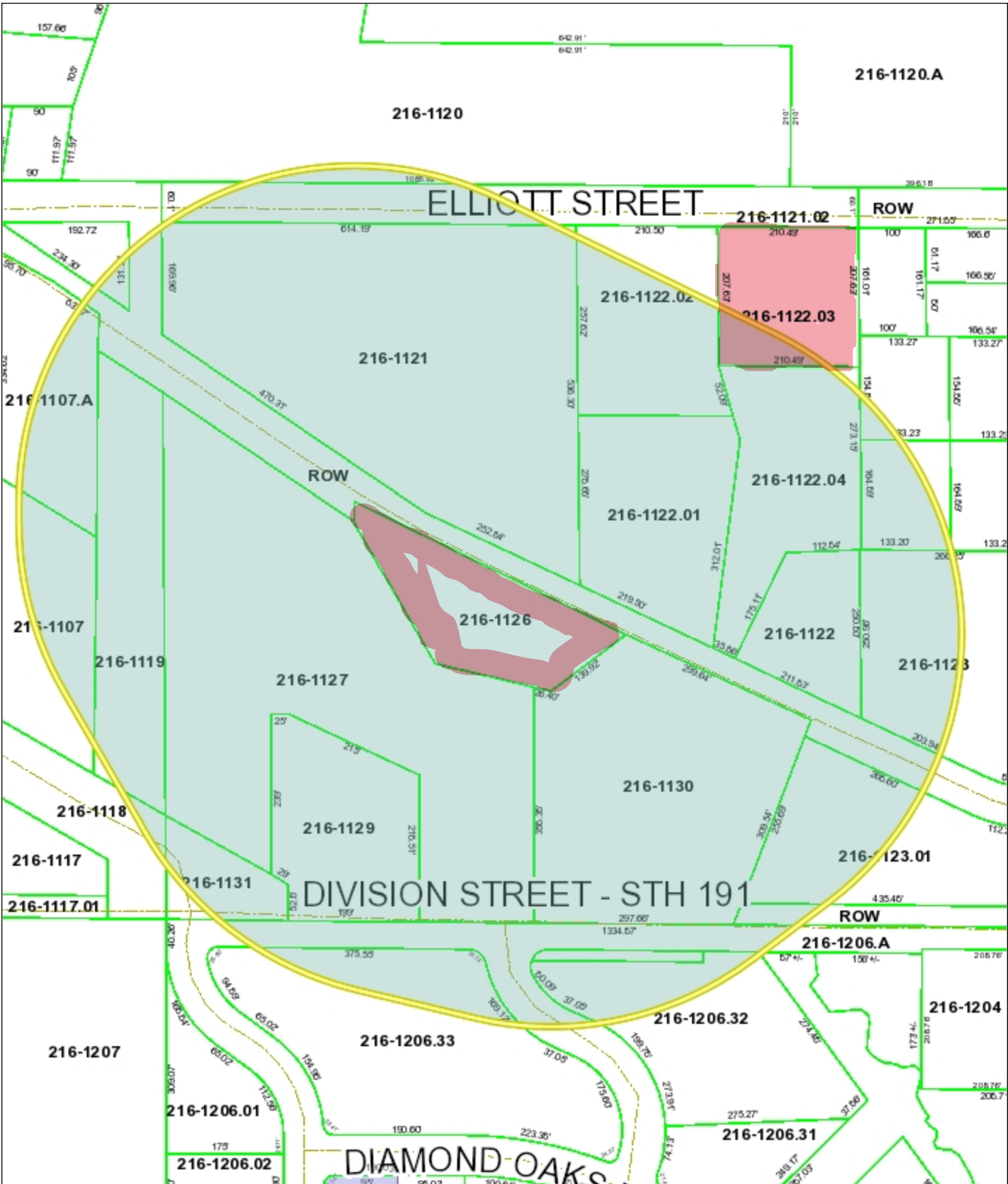
permit for construction of a new residential or commercial building, the 500-foot distance shall be measured from the nearest points of planned expansion of the sewerage treatment building or other facility and the proposed residential or commercial building.

(Ord. No. 2021-1403, att., § 17.8, 9-21-2021)

HISTORY

*Adopted by Ord. [2023-01](#) on 1/3/2023*

*Amended by Ord. [2023-03](#) on 6/20/2023*



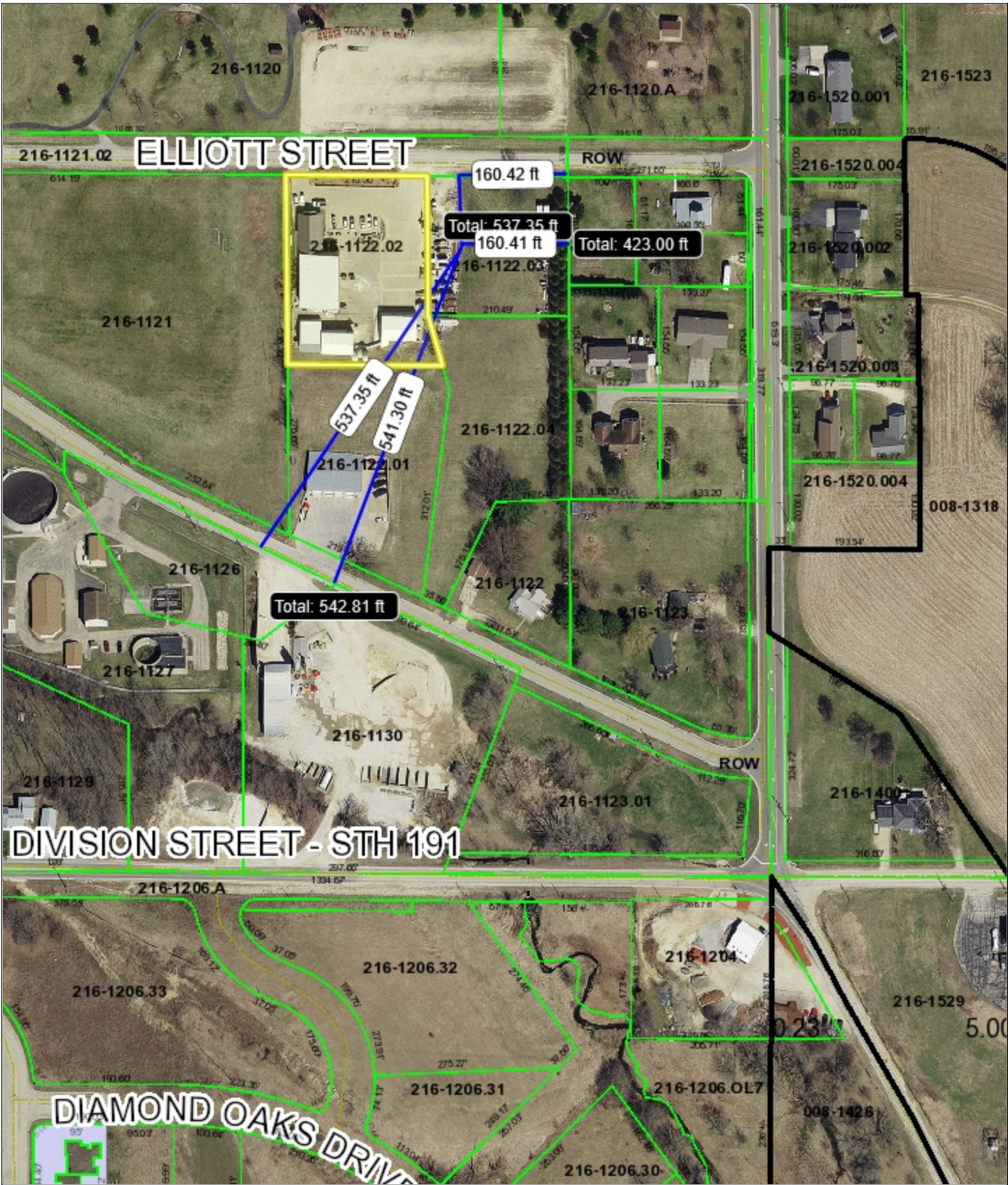
SW WI GIS

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SCALE: 1" = 200'



Print Date: 10/23/2023



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SCALE: 1" = 200'



Print Date: 10/23/2023

**17.19 M-L LIMITED INDUSTRIAL DISTRICT.** The M-L District is intended to provide for manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the City as a whole by reason of noise, dirt, dust, smoke, odor, traffic, physical appearance or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Outdoor storage of raw materials or finished products is not allowed.

(1) PERMITTED USES. (a) Automotive repair, service and storage of automobile accessories, except the wrecking of motor vehicles.

(b) Blacksmithing, tinsmithing and sheet metal work.

(c) Breweries and brewpubs.

(d) Manufacture, fabrication, packing and packaging and assembly of products from furs, glass, leather (but not tanning of hides or manufacture of leather), metals, paper (but not the manufacture of paper or pulp), plaster, plastic (but not the manufacture of plastic), textiles and wood (but not the manufacture of paper or pulp).

(e) Manufacture, fabrication, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food (except meat and meat products, fish and fish products, cabbage products or the vining of peas).

(f) Manufacture of furniture, home supplies and appliances, instruments, jewelry, office supplies, pharmaceuticals, sporting goods, tobacco products and toiletries.

(g) Laboratories.

(h) Warehousing.

(i) Welding shops.

(j) Wholesaling.

(k) (Cr. Ord. #1112) All permitted uses in the B-H Highway Business District.

(2) CONDITIONAL USES. (a) Storage and warehousing of fuel and materials, but not the storage of wrecked or dismantled vehicles and junk or the storage of explosives.

(b) 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.

(c) (Cr. Ord. #1169) Churches and similar places of worship and instruction.

(d) See sec. 17.26(1) of this chapter.

(3) 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

(4) OFF-STREET PARKING AND LOADING REQUIREMENTS. See sec. 17.26 of this chapter.

**B-H Permitted Uses**

- (a) Automotive sales, servicing and repairs.
- (b) Cleaning, dyeing and pressing establishments.
- (c) Construction/contractor shops
- (d) Convenience stores.
- (e) Department stores and discount stores.
- (f) Banks.
- (g) Restaurants.
- (h) Feed and seed stores.
- (i) Locker plants.
- (j) Gasoline and service stations, providing all gas pumps are not less than 30 feet from any existing or proposed street line.
- (k) Laundromats.
- (l) Lumber and contractor's yards.
- (m) Motels.
- (n) Plumbing and heating shops.
- (o) Printing and related trades.
- (p) Publishing, including newspaper publishing, job printing, lithographing and blueprinting
- (q) Recreational and entertainment establishments.
- (r) Shopping centers.
- (s) Supermarkets.
- (t) Taxidermists.
- (u) Tourist information and hospitality centers.
- (v) Veterinary clinics.
- (w) (Cr. Ord. #988) All permitted uses in the B-C Central Business District.

**B-C Permitted uses**

- (a) Banks and other financial institutions, including loan and finance companies.
- (b) Clinics.
- (c) Cocktail lounges and taverns.
- (d) Commercial schools.
- (e) Hotels.
- (f) Newspaper offices and light service printers.
- (g) Parking facilities.
- (h) Professional and business offices.
- (i) Restaurants and taverns.
- (j) Retail stores.
- (k) Service establishments
- (l) Theaters and places of amusement.
- (m) Utility company offices.

## **Sec 17.13 R-1 One- And Two-Family Residential District**

The R-I District is established for low density developments of one- and two-family homes.

- (a) *Permitted Uses.* One-family and two-family dwellings. Each residential unit in a two-family dwelling located in a single lot may be under separate ownership provided that the property upon which the dwelling is located is a condominium, as defined in §703.02, Wis. Stats.
- (b) *Conditional Uses.* See also sec. 17.24 of this chapter.
- (1) Churches and similar places of worship and instruction, including parsonages.
  - (2) Municipal buildings, except sewerage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums.
  - (3) Utility offices, provided there is no service garage or storage yard.
  - (4) Public, parochial and private elementary and secondary schools.
  - (5) Public parks, recreation areas, playgrounds and community centers.
  - (6) Home occupations and professional offices.
  - (7) (Cr. Ord. #887) Day care centers.
  - (8) See sec. 17.24(1) of this chapter.
- (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.
<i>Principal building</i>	
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
<i>Accessory buildings</i>	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Detached Garage(s)	Maximum 900 ft. <sup>2</sup> 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. 17.24 of this chapter)	

(Ord. No. 2021-1403, att., § 17.13, 9-21-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Amended by Ord. [2023-03](#) on 6/20/2023