

## MINUTES

1. *Call to order and Roll Call*

The meeting was called to order by Todd Novak at 5:00 pm.

Members Present: Todd Novak, Tom DeVoss, Dan Meuer, Mike Tiber, Mike Humke, Bob Kratochwill

Members not present: Matt Staver, Aaron Boehnen

Others Present: Larry Gilles-City of Dodgeville Building Inspector, Greg Lee-City of Dodgeville Director of Public Works, Ron Riniker-Owner of Four to One Investments, Shawna Riniker

2. *Approval of Minutes from June 26, 2023*

Motion by: Meuer, Second by: Tiber

Motion Carried.

3. Public hearing to review a re-zoning request submitted by Ron Riniker. Re-zoning request from Ron Riniker, owner of Four to One Investments, who owns the property related to this zoning change request and the adjacent parcel to the west. The property to be considered for re-zoning is located on Elliott St. on the adjacent lot east of 903 Elliott St. and has a parcel # of 216-1122.03. The owner is requesting that a portion of the parcel will be surveyed into 2 lots for residential use and is requesting those 2 lots to be rezoned to R-1, and the remainder of that parcel will be combined with the existing parcel to the west (Parcel #216-1122.02) also under his ownership and will remain zoned M-L.

Ron Riniker is requesting to re-zone the adjacent lot east of 903 Elliott St with parcel 216-1122.03 to R-1 from M-L to allow for two houses to be built. One house will be built for Ron's daughter Shawna and the other house will be built for Ron's mother. Both will meet the minimum lot size of 8000 feet. Ron's plan is to begin building in Spring of 2024.

One concern of this building project included how close these properties were from the nearest wastewater treatment plant. Greg confirmed that new homes needed to be a minimum of 500 feet from the Wastewater Treatment Plant, and these two homes would be 537 feet from this, so they have met this requirement.

4. Adjourn the public hearing.

Motion to approve the re-zoning request submitted by Ron Riniker.

Motion by Meuer, Second by Humke

Motion Carried



**PUBLIC NOTICE**  
**Plan Commission Meeting**  
**Monday, October 23, 2023 @ 5PM**  
**City Hall – Council Chambers**

Roll Call Vote 6-0

5. Discussion and possible recommendation to the City Council on the Re-Zoning request of Ron Riniker to re-zone a portion of parcel # 216-1122.03 to R-1, and possible action on a resolution recommending Comprehensive Plan modifications related to land use.

Motion to approve the re-zoning request of Ron Riniker to re-zone a portion of parcel # 216-1122.03 to R-1.

Motion was amended.

Meuer moved to conditionally approve the proposed certified survey map with the condition that lots 2 and 3 of the proposed certified survey map are re-zoned to R-1.

Motion by Meuer, Second by Humke

Amended Motion by Meuer, Second by Kratochwill

Motion Carried

Roll Call Vote 6-0

6. Consider proposed certified survey map dividing property owned by Four to One Investments located on the adjacent lot east of 903 Elliott St. with parcel # 216-1122.03.

Greg wants to make sure that the City of Dodgeville is allowed easement to these properties for water and sewer. Ron states there is already an easement there, but the City of Dodgeville would need an easement to get across this property for if there was ever a change in ownership.

Motion to approve proposed certified survey map dividing property owned by Four to One Investments located on the adjacent lot east of 903 Elliott St; with parcel # 216-1122.03

Motion was amended.

Novak moved to recommend that the Council approve the re-zoning request of Ron Riniker to re-zone a portion of parcel # 216-1122.03 to R-1, but that such re-zoning shall take effect only upon the recording of the associated proposed CSM and upon the amendment of the Comprehensive Plan Future Land Use map, and if the rezoning does not take effect within 6 months, the zoning amendment shall become null and void and the zoning for such lands shall remain unchanged.

Motion by DeVoss, Second by Humke

Amended motion by Novak, Second by Humke

*Dodgeville City Hall – 100 E Fountain St- Dodgeville, WI 53533*

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Motion Carried  
Roll Call Vote 6-0

7. Review C.S.M in Northeast Acres Development, submitted by Josh Fowler for the revision of lot sizes, creating 4 lots for the purpose of building 4 duplexes.

Josh Fowler is in negotiations with the City of Dodgeville to purchase 6 lots to build 4 duplexes. New lots have to be created so that he can build. He is also in the process of purchasing an additional lot, in which he will then have 5 duplexes built. Curb and gutter will not be placed in 2023 but utilities will be placed yet this year. The newly built duplexes will not have any basements, only slabs, and will be valued at \$360,000 a piece.

Motion to approve C.S.M in Northeast Acres Development, submitted by Josh Fowler for the revision of lot sizes, creating 4 lots for the purpose of building 4 duplexes.

Motion By Humke, Second by Kratochwill  
Motion Carried  
Roll Call Vote 6-0

8. Adjourn & Next Meeting Date  
Motion by Meuer, Second by Humke  
Motion carried. 5:15pm