

## MINUTES

1. *Call to order and Roll Call*

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

Members Present: Novak, Meuer, Tiber, Humke, Kratochwill, Boehnen

Members not present: DeVoss, Staver

Others Present: Larry Gilles-City of Dodgeville Building Inspector, Greg Lee – City of Dodgeville Director of Public Works, Michael Hannah – representative of B&H Real Estate LLC, Eric Hagen – City of Dodgeville Attorney from BoardmanClark

2. *Approval of Minutes from December 12, 2022*

Motion by: Humke, Second by: Tiber

Motion Carried.

3. *Public hearing to review a petition by B & H Real Estate LLC, on amending the zoning classification of parcel #'s 216-1521.05 and 216-1521.06 legally described as Lot 5 Leffler Street Development and Lot 6 Leffler Street Development respectively, in the City of Dodgeville which are currently zoned B- H (Highway Business). Proposed zoning change is to PUD (Planned Unit Development) Zoning to facilitate the Construction of 2 buildings: one building to be used as a multi-tenant restaurant with drive- thru capability and one building to be a retail sales office and warehouse. The 2 lots will be combined by C.S.M if the zoning change is approved. The properties are located on the NW corner of E. Leffler St. and Lisa St. and combined total 1.838 acres. Michael Hannah, representative of B&H Real Estate, purchased land originally owned by the City of Dodgeville as part of the TIF. This land is located behind Wal-Mart. Mr. Hannah would like to construct 2 buildings on this land: one to be used as a multi-tenant restaurant with drive-thru capability and one building to be a retail sales. Mr. Hannah would like to start this project in Spring 2024.*

4. *Adjourn the Public Hearing*

Motion by Meuer, Second by Humke

Motion carried.

5. *Review and discussion of proposed zoning change by B & H Real Estate, LLC in care of Michael Hanna. No recommendation will be made to Council until the next Plan Commission meeting per ordinance 17.34(4). This will be presented for approval at a future plan commission meeting (TBD), per city ordinance. Once approved, it will be presented at future council meeting.*

6. *Discussion on Chapter 17 "Zoning Code" amendments to correct clerical errors and to make changes to the size of garages allowed in residential zoning districts.*



**PUBLIC NOTICE**  
**Plan Commission Meeting**  
**Thursday, May 18, 2023 @ 5PM**  
**City Hall – Council Chambers**

Discussion on Chapter 17 “Zoning Code” was made. Greg Lee, Larry Gilles, and Eric Hagen will meet separately to discuss amendments to correct clerical errors and to make changes to the size of garages allowed in residential zoning districts, and then present at future plan commission meeting. Date TBD.

7. *Adjourn & Next Meeting Date*  
Motion by Humke, Second by Tiber  
Motion carried. Time 5:40pm

DRAFT