



**PUBLIC NOTICE**

**Plan Commission Meeting**

**Thursday, March 19, 2026 at 5:00 PM**

**City Hall Council Chambers, 410 E Leffler St, Dodgeville,**

**WI**

---

**AGENDA**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 5:00 PM.

Members Present: Aaron Boehnen, Jim Barmore, Natalie Gregorson, Danielle Kratcha, Jason Reed, Alderperson Tom DeVoss, Mayor Barry Hottmann (chair)

Also Present: Attorney Hagen, Tony Ley, Natalie Strait, and Craig

**II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW**

The meeting was confirmed to be properly posted and in compliance with Wisconsin Open Meetings Law.

**III. APPROVAL OF MINUTES**

1. Approval of minutes from November 20, 2025

Motion by DeVoss, Seconded by Kratcha, motion carried 7-0

**IV. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW**

2. Citizen or delegation presentations, requests or comments and discussion of same, pursuant to Wis. Stat. Sec. 19.83 (2) and Sec. 19.84 (2). Ten minute limit except by consent of council.

No action will be taken on any item that is not specifically listed on the agenda.

NO PUBLIC Comments were made.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

3. Discussion and possible action to approve the proposed Certified Survey May to subdivide lot currently owned by Philip Ley located in the SE 1/4 of the NE 1/4 of section 27, T6N, R6E, City of Dodgeville, WI (Parcel #216-1100)

Discussion Summary:

Applicant requested subdivision to create access via a new driveway.

Purpose includes improved access for agricultural operations and reduced burden on City for sewer maintenance access.

City staff confirmed coordination on driveway placement relative to sewer easement.

Future development potential and access considerations were discussed

Motion to approve the CSM by DeVoss, seconded by Boehnen, motion carried 7-0

4. Discussion and possible recommendation to common council on moving forward on infill housing.

Discussion Summary:

Presentation by Southwest Regional Planning Commission, Neighborhood Housing Services, and Southwest CAP.

Proposal to develop workforce housing on vacant or underutilized lots using modular construction.

Emphasis on:

- Workforce housing (non-income restricted)

- Cost-based pricing

- Increasing housing supply and tax base

Concerns raised:

- Market fit and affordability

- Ensuring owner-occupancy vs. rental/speculative use

- Contractor availability and project scalability

Discussion of potential City tools such as down payment assistance or program safeguards.

Motion to recommend forwarding to common council by Boehnen, seconded by Gregorson, motion carried 7-0

5. Discussion and possible recommendation of a proposal to common council on how to address potential AI Data Center inquiries.

Discussion Summary:

Early-stage discussion on opportunities and impacts of AI/data center development.

Topics included:

- Economic development and tax base growth potential

- Infrastructure demands (electric, water, land)

- Risks related to long-term viability and stranded assets

- Competitive positioning relative to other municipalities

Consideration of regulatory approaches and need for proactive planning.

Motion by Boehnen, seconded by Barmore, to create a plan commission sub-committee to:

- Study AI/data center development

- Evaluate regulatory frameworks

- Report back with recommendations

Motion carried 7-0.

6. Discussion around PUD housing within the city.

Review of development opportunities on specific parcels (e.g., Division Street property).

Consideration of:

Density options

Zoning limitations

Compatibility with surrounding neighborhoods

No formal action taken.

7. Discussion on developing a development plan for land that the city owns within TID 3 and other development in the city.

Discussion Summary:

Need for clearer direction on:

Preferred land uses

Strategic development priorities

Marketing and positioning of City-owned land

Discussion of challenges with inconsistent expectations for developers.

Emphasis on creating a more defined and proactive development framework.

No formal action taken.

## **VII. ADJOURN**

8. Motion to Adjourn by Boehnen, seconded by DeVoss, motion carried 7-0 at 7:42 PM.

*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.*