

CITY OF DODGEVILLE

CONDITIONAL USE PERMIT APPLICATION

Applicant: Dodgeville Agri-Service-(Bryce Leibfried)

Address: 208 King St, Dodgeville, WI 53533

Phone number: 608-732-0010 Email address: bleibfried@vitaplus.com

Owner of Land if other than applicant:

Name:

Address:

Phone number: Email address:

Names of architect, professional engineer, or contractor if any:

Vita Builders LLC. - GENERAL
McMahon Associates, Inc. - ENGINEERING

Names and addresses of opposite and abutting property owners of record:

IOWA COUNTY	222 N IOWA ST., DODGEVILLE, WI 53533
HENNESSEY IMPLEMENT INC.	1414 STATE ROAD 23, DODGEVILLE, WI 53533
LANDS END INC	1 LANDS END LANE, DODGEVILLE, WI 53595
DODGEVILLE, WI LC	1208 JOSEPH STREET, DODGEVILLE, WI 53533

Street Address of property: 208 WI 53533 Parcel # 216-1074.E

Current use of property: Grain Elevator

Type of Structure: Loadout Bins and Structural over 45FT in height

Proposed operation or use of structure or site:

Bulk loadout of outbound product.

Number of employees if any: 11

Zoning district of proposed site: M-L Limited Industrial

Attach a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines, and other buildings, if any. Also, building size and height, lot size and proposed provisions for off street parking.

Attach a copy of the legal description of the property or fill in here:

Parcel 1074 and Parcel 1074.A

Date of Application: 05/08/2025

Application Fee \$500

Applicant Signature: Bryce Leibfried

Applicant or an agent for applicant must appear at the hearing

ADDITIONAL PROPERTY OWNERS OF OPPOSITE OR ABUTTING PARCELS

JOHN A ROWE	208 WEST LEFFLER STREET, DODGEVILLE, WI 53533
TOY BOX 1209 LLC	4678 CHIMNEY ROCK RD, DODGEVILLE, WI 53533
CITY OF DODGEVILLE	100 E FOUNTAIN ST., DODGEVILLE, WI 53533



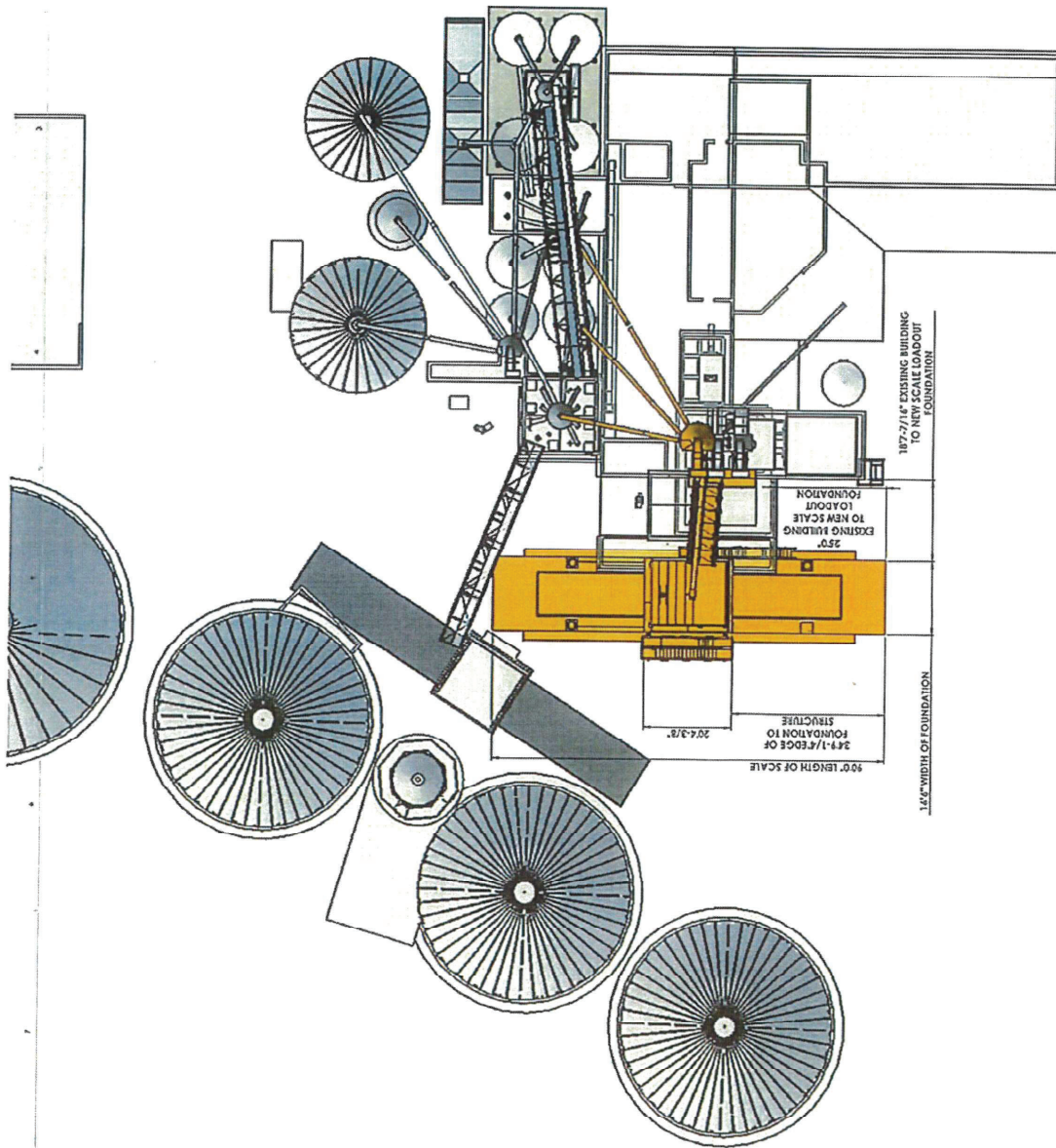
SCALE: 1" = 250'



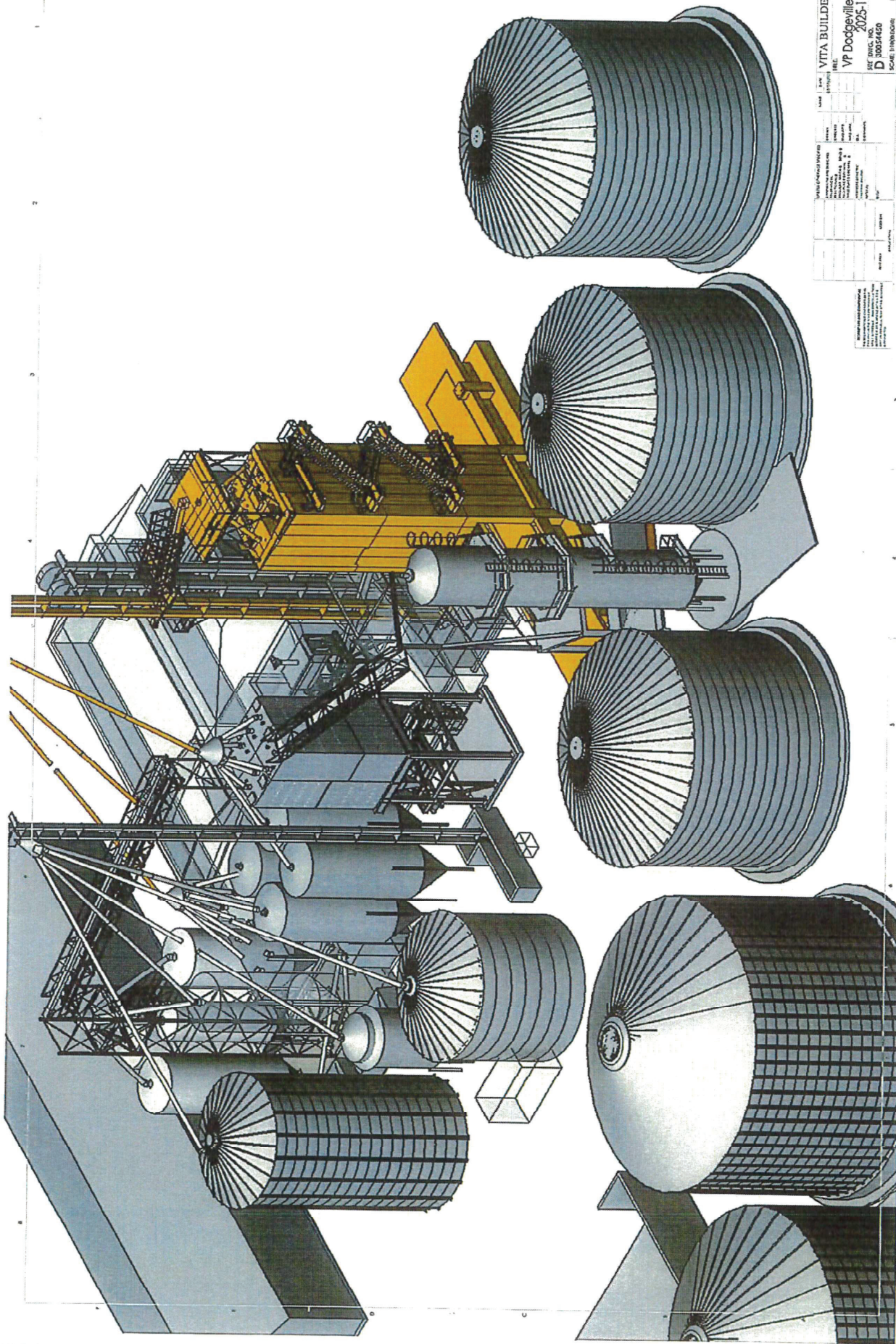
Dodgeville Agri Service

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Print Date: 5/7/2025



VITA BUILDERS LLC		DATE	1/14/2025
VP Dodgeville Layout		PROJECT	VP Dodgeville Layout
2025-1		REV	1
VIT INC. INC.		SCALE	AS SHOWN
D 20054450		SHEET NUMBER	SHEET 2 OF 4
VIT INC. INC.		DATE	1/14/2025
D 20054450		PROJECT	VP Dodgeville Layout
VIT INC. INC.		REV	1
D 20054450		SCALE	AS SHOWN
VIT INC. INC.		SHEET NUMBER	SHEET 2 OF 4



VITA BUILDERS LLC	
NAME	VP Dodgeville Layout
DATE	2025-1
REV	D 30051420
SCALE	1/8"=1'-0"
SHEET 4 OF 4	

VP Dodgeville Layout
2025-1
D 30051420

VP Dodgeville Layout 2025-1 D 30051420

Sec 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 ensure compatibility in this respect. Outdoor storage of raw materials or finished products is not allowed.

(a) Permitted Uses.

- (1) Automotive repair, service and storage of automobile accessories, except the wrecking of motor vehicles.
- (2) Blacksmithing, tinsmithing and sheet metal work.
- (3) Breweries and brewpubs.
- (4) 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).
- (5) 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).
- (6) Manufacture of furniture, home supplies and appliances, instruments, jewelry, office supplies, pharmaceuticals, sporting goods, tobacco products and toiletries.
- (7) Laboratories.
- (8) Warehousing.
- (9) Welding shops.
- (10) Wholesaling.
- (11) (Cr. Ord. #1112) All permitted uses in the B-H Highway Business District.

(b) Conditional Uses.

- (1) Storage and warehousing of fuel and materials, but not the storage of wrecked or dismantled vehicles and junk or the storage of explosives.
- (2) 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.
- (3) (Cr. Ord. #1169) Churches and similar places of worship and instruction.
- (4) See sec. 17.24(a) of this chapter.
- (5) Grain elevators.

(c) 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

(d) Off-Street Parking and Loading Requirements. See sec. 17.26 of this chapter.

(Ord. No. 2021-1403, att., § 17.19, 9-21-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023
 Adopted by Ord. [2023-03](#) on 6/20/2023
 Amended by Ord. [2025-11](#) on 5/6/2025