



MINUTES

Plan Commission Meeting

Thursday, May 1, 2025 at 5:00 PM

City Hall, 100 E Fountain St, Dodgeville, WI

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5pm by Mayor Barry Hottmann. Members Present: Hottmann, DeVoss, Barmore, Humke, Reed, Boenhen, Gregerson (Not present for roll call). Not present: Kratcha. Others Present: Joe Gries – Representative from Gries Investments, Bryce Arnes – Representative from Vital Builders. City Hall Staff Present: Greg Lee (Director of Public Works), Dylan (Assistant Director of Public Works)

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. *Approval of minutes from February 17, 2025.* Motion by DeVoss, Second by Humke. Motion Carried.

IV. PUBLIC HEARINGS

2. *Proposed amendments to sections 17.09(b), 17.18(b), and 17.19(b) of the City's Zoning Code. The Proposed Amendments would grant an exception to the height requirements for grain elevators to be constructed within the M-L Zoning District as a conditional use and would allow seasonal greenhouses to be used in the B-H Zoning District as a conditional use.*

Vita Plus is looking to add some additional elevator structure to their existing space. In the past, there have been several variances granted so purpose of this amendment would be to clean up the language of this conditional use. Bryce from Vita Plus noted that they are looking to add a loadout structure near the grain plant to allow easier load out, and prevent safety issues.

3. *Adjourn Public Hearing*

Mayor Hottmann adjourned the public hearing, but no motion was made.

4. *Proposing zoning classification changes. **Change #1:** The property is located south to the intersection of S Union St and E Parry St. The Proposed zoning change would change LOTS 8, 9, & 10 BLOCK 17 PARRY'S ADDITION (.531 Acres) from R-1 One-And Two -Family Residential District to MU Mixed Use District. **Change #2:** The property is located south of the intersection of S Iowa St and E Parry St. The Proposed zoning change would change the S 16' OF LOTS 3 & 12 LOTS 4, 10 & 11 BLOCK 16 PARRY'S ADDITION & LOT 5 BLOCK 16 PARRY'S ADDITION (.69 Acres) from R-1 One-And Two -Family Residential District to MU Mixed Use District. **Change #3:** The property is located south of the intersection of S Iowa St and E Parry St. The Proposed conditional use permit would allow a parking lot in a MU mixed Use District in the S 16' OF*

LOTS 3 & 12 LOTS 4, 10 & 11 BLOCK 16 PARRY'S ADDITION & LOT 5 BLOCK 16 PARRY'S ADDITION (.69 Acres).

Change 1 – Upland Hills is looking to re-zone Lots 8, 9, and 10 Block 17 Parry's addition from R-1 to MU to allow doctors housing within that property

Changes 2 & 3 – Upland Hills is looking to tear down the house that is there and rezone to MU conditional use for parking lot to allow for a maintenance facility.

5. *Adjourn Public Hearing.* Motion by Humke to adjourn both public hearings. Second by Boenhen. Motion carried.

V. NEW BUSINESS

6. *Discussion and possible action to approve a proposed Certified Survey Map combining two lots for property owned by Gries Investments, County Road YZ (Parcel #216-1298 & 2161299)*
There is currently one building on this lot and property lot goes thru center of the building, CSM would be to combine these two lots. Motion by DeVoss, Second by Humke to approve proposed CSM combining lots 216-1298 & 216-1299. Motion Carried.
7. *Discussion and possible action to approve rezoning three lots for property owned by Upland Hills Health, Linn St (Parcel 216-0885, 216-0886, & 216-0887) from R-1 to MU.* Motion by DeVoss, Second by Humke to approve rezoning three lots for property owned by Upland Hills, Linn St. Motion Carried.
8. *Discussion and possible action to approve a proposed Certified Survey Map combining three lots for property owned by Upland Hills Health, Linn St (Parcel #216-0885, 216-0886, & 216-0887).* Motion By Humke, Second by Gregerson to approve CSM combining three lots for property owned by Upland Hills Health, Linn St (Parcel 216-0885, 216-0886, & 216-0887)
Second By: Gregerson. Motion Carried.
9. *Discussion and possible action to approve rezoning two lots for property owned by Upland Hills Health, S Iowa St (Parcel #216-0876 & 216-0876.A)* Motion By DeVoss, Second by Humke to approve rezoning two lots for property owned by Upland Hills Health, S Iowa St (Parcel 216-0876 & 216-0876.A) from R-1 to MU. Motion Carried.
10. *Discussion and possible action to approve a conditional use for a parking lot on two lots for property owned by Upland Hills Health, S Iowa St (Parcel #216-0876, 216-0876.A)* Motion By Humke, Second by Gregerson to approve a conditional use for a parking lot on two lots for property owned by Upland Hills Health (Parcel 216-0876 & 216-0876.A). Motion Carried.
11. *Discussion and possible action to approve a proposed Certified Survey Map combining two lots for property owned by Upland Hills Health, S Iowa St (Parcel #216-0876, 216-0876.A)* Motion By Gregerson, Second by Humke to approve CSM combining two lots for property owned by Upland Hills Health (Parcel 216-0876 & 216-0876.A). Motion Carried.

12. *Discussion and possible action to set temporary zoning on a parcel of land to be annexed into the City of Dodgeville, East of Heritage Lane*

Upland Hills has purchased some land south and east to their existing sight. 10 acres of the 35 acres purchased is in the township. This motion would give these 10 acres of temporary zoning after the annexation on Tuesday, May 6th.

Motion By DeVoss, Second by Humke to set temporary zoning on parcel of land to be annexed as MU into the City of Dodgeville, East of Heritage Lane. Motion Carried.

13. *Discussion and possible action to approve a standing meeting day and time.*

Next meeting is scheduled for Thursday May 29th. Greg states that Thursdays would probably work best due to publication schedules to the newspaper. After the meeting on Thursday, May 29th, Gregerson made a motion, Second by Boenhen to make the standing meeting day the 2nd Thursday of the month, beginning in June, with a start time of 5pm. Motion Carried.

VI. ADJOURN

14. *Motion to Adjourn* Motion by Humke, Second by Barmore. Motion Carried.
Time: 5:20pm