

CITY OF DODGEVILLE
ORDINANCE 2025-__

NOW THEREFORE, be it ordained by the Common Council of the City of Dodgeville, in the State of Wisconsin, as follows:

SECTION 1: AMENDMENT “Sec 17.9 Height And Area Exceptions” of the City of Dodgeville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Sec 17.9 Height And Area Exceptions

The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

- (a) *Churches, Schools, Etc.* Churches, schools, hospitals, sanitariums and other public and quasi-public buildings may be erected to a height not exceeding 60 feet nor 5 stories, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.
- (b) *Chimneys, Towers, Lofts, Etc.* Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, windmills, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, masts or aerials and necessary mechanical appurtenances exceeding the height regulations of this chapter may be permitted as conditional uses by the Plan Commission.
- (c) *Residences.* Residences in the residence districts may be increased in height by not more than 10 feet when all yards and other required open spaces are increased by one foot for each foot which such building exceeds the height limits of the district in which it is located.
- (d) *Setback and Yard Modifications.* The setback and yard requirements required elsewhere in this chapter may be modified as follows:
 - (1) *Uncovered Stair Restrictions.* Uncovered stairs, landings, fire escapes and ramps may project into any yard, but not to exceed 6 feet and be not closer than 3 feet to any lot line.
 - (2) *Cul-de-Sac and Curve Restrictions.* Residential lot frontage on cul-de-sacs and curves may be less than 80 feet provided the width at the building setback line is at least 80 feet and the street frontage is not less than 45 feet.
 - (3) *Essential Services Exemptions.* Essential services, utilities, electric power and communication transmission lines are exempt from the setback and distance requirements of this chapter.
 - (4) *Street Setback Restrictions.* The required street setbacks may be decreased in

any residential or business district to the average of the existing street setbacks of the abutting structures on each side, but in no case less than 15 feet in the residential districts and 5 feet in any business district.

- (e) *Corner Lots*. On corner lots less than 75 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall not be less than 50 percent of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the lots in the rear; provided further that in no case shall the buildable width of such corner lot be reduced to less than 24 feet.
- (f) *Lots Abutting Different Grades*. Where a lot abuts on 2 or more streets or alleys having different average established grades, the higher of such grades shall control only for a depth of 120 feet from the line of the higher average established grade.
- (g) *Buildings on Through Lots*. The requirements for a rear yard for buildings on through lots and extending from street to street may be waived by furnishing an equivalent open space on the same lot in lieu of the required rear yard provided that the setback requirements on both streets be complied with.
- (h) *Nonconforming Area*. (Rep. & Recr. Ord. #908). Subject to the restrictions and conditions contained in sec. 17.10(d) of this chapter, where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record as such at the time of the passage of this chapter, such lot may be occupied by one family.
- (i) *Unobstructed Yards*. Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 2 feet.

(Ord. No. 2021-1403, att., § 17.9, 9-21-2021)

AFTER AMENDMENT

Sec 17.9 Height And Area Exceptions

The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

- (a) *Churches, Schools, Etc.* Churches, schools, hospitals, sanitariums and other public and quasi-public buildings may be erected to a height not exceeding 60 feet nor 5 stories, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.
- (b) *Chimneys, Towers, Lofts, Etc.* Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, windmills, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, grain elevators, masts or aerials and necessary mechanical appurtenances exceeding the height regulations of this chapter may be permitted as conditional uses by the Plan Commission.
- (c) *Residences*. Residences in the residence districts may be increased in height by not

more than 10 feet when all yards and other required open spaces are increased by one foot for each foot which such building exceeds the height limits of the district in which it is located.

- (d) *Setback and Yard Modifications.* The setback and yard requirements required elsewhere in this chapter may be modified as follows:
- (1) *Uncovered Stair Restrictions.* Uncovered stairs, landings, fire escapes and ramps may project into any yard, but not to exceed 6 feet and be not closer than 3 feet to any lot line.
 - (2) *Cul-de-Sac and Curve Restrictions.* Residential lot frontage on cul-de-sacs and curves may be less than 80 feet provided the width at the building setback line is at least 80 feet and the street frontage is not less than 45 feet.
 - (3) *Essential Services Exemptions.* Essential services, utilities, electric power and communication transmission lines are exempt from the setback and distance requirements of this chapter.
 - (4) *Street Setback Restrictions.* The required street setbacks may be decreased in any residential or business district to the average of the existing street setbacks of the abutting structures on each side, but in no case less than 15 feet in the residential districts and 5 feet in any business district.
- (e) *Corner Lots.* On corner lots less than 75 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall not be less than 50 percent of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the lots in the rear; provided further that in no case shall the buildable width of such corner lot be reduced to less than 24 feet.
- (f) *Lots Abutting Different Grades.* Where a lot abuts on 2 or more streets or alleys having different average established grades, the higher of such grades shall control only for a depth of 120 feet from the line of the higher average established grade.
- (g) *Buildings on Through Lots.* The requirements for a rear yard for buildings on through lots and extending from street to street may be waived by furnishing an equivalent open space on the same lot in lieu of the required rear yard provided that the setback requirements on both streets be complied with.
- (h) *Nonconforming Area.* (Rep. & Recr. Ord. #908). Subject to the restrictions and conditions contained in sec. 17.10(d) of this chapter, where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record as such at the time of the passage of this chapter, such lot may be occupied by one family.
- (i) *Unobstructed Yards.* Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than 2 feet.

(Ord. No. 2021-1403, att., § 17.9, 9-21-2021)

SECTION 2: AMENDMENT “Sec 17.19 M-L Limited Industrial District” of the City of Dodgeville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

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.

(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)

AFTER AMENDMENT

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)

PASSED AND ADOPTED BY THE CITY OF DODGEVILLE COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember 1	_____	_____	_____	_____
Councilmember 2	_____	_____	_____	_____
Presiding Officer		Attest		

Barry N. Hottmann, Mayor, City of
Dodgeville

Lauree Aulik, City Clerk/Treasurer,
City of Dodgeville