



DODGE COUNTY
WISCONSIN

Dodge County

Land Resources and Parks Department

127 East Oak Street • Juneau, WI 53039
PHONE: (920) 386-3700 • EMAIL: landresources@co.dodge.wi.us
WEBSITE: co.dodge.wi.gov

DATE SENT TO CITY:

OCTOBER 13, 2025

DEADLINE FOR CITY RESPONSE:

NOVEMBER 12, 2025

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s) submitted to our department for approval.

NAME
NATHAN & AMANDA
ROBERTS

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2025-1004

Please notify our department of your City's position on the enclosed letter of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request.

CONTACT: Land Resources & Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700 x2
E-mail: landresources@co.dodge.wi.us

CITY RECOMMENDATION

APPROVE ☐

DENY ☐

NO RECOMMENDATION ☐

LAYOVER TO DATE:

November 19, 2025

☐

COMMENTS:

** This needs to go to Plan Commission before going for approval at Common Council (11-18-25)*

Ansary L. Caine, Clerk

CITY REPRESENTATIVE

**DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT**

127 E OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

**MINOR LAND DIVISION
LETTER OF INTENT FORM**

THIS AREA FOR OFFICE USE ONLY	
Activity No. 251004	Expiration Date
Application Date: 10-10-25	Receipt #: CC

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION					
Applicant (Agent) NATHAN + AMANDA ROBERTS		Parcel Identification Number (PIN) 0742-020 + 0742-024					
Street Address N4259 Hickory Dr		Town ALBA E/62		T	N	R	E
City • State • ZipCode Columbus WI 53925		1/4	1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)	
Property Owner (if different from applicant)		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) ALBA Heights					
Street Address		Site Address Of Property (DO NOT include City/State/ZipCode)					
City • State • ZipCode		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
CONTACT PERSON							
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.							
Name NATHAN ROBERTS				Daytime Phone (920) 318-9069			
CURRENT PROPERTY USE				PROPOSED USE			
<input checked="" type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)				<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.							
CERTIFICATE							
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.							
Contact Person (Print) NATHAN ROBERTS		Daytime Contact Phone 920 318 9069		Email: nathan@fiskins.net			
Signature [Signature]		Date 10/10/2025					
OFFICE USE ONLY							
<input type="checkbox"/> CUP Required (App _____)		<input type="checkbox"/> REZONE Required (App _____)		<input type="checkbox"/> Restriction Release Required			
Notes:							
APPROVED <input type="checkbox"/>		DENIED <input type="checkbox"/>		LAND RESOURCES AND PARKS DEPARTMENT			
				Date _____			



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOT 35, PART OF LOT 36 & OUTLOT 2, & PART OF LANDS DEDICATED TO THE PUBLIC, ALL IN THE PLAT OF ELBA HEIGHTS RECORDED AS DOC. 530777 IN CAB. A #37, LOCATED IN THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 7, T10N, R13E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN

COVER SHEET

PREPARED BY: WILLIAMSON SURVEYING
AND ASSOCIATES, LLC
104 A WEST MAIN STREET
WAUNAKEE, WISCONSIN, 53597.
608-255-5705

PREPARED FOR: NATHAN ROBERT
N4259 HICKORY DR.
COLUMBUS, WI 53925

SURVEYORS SEAL



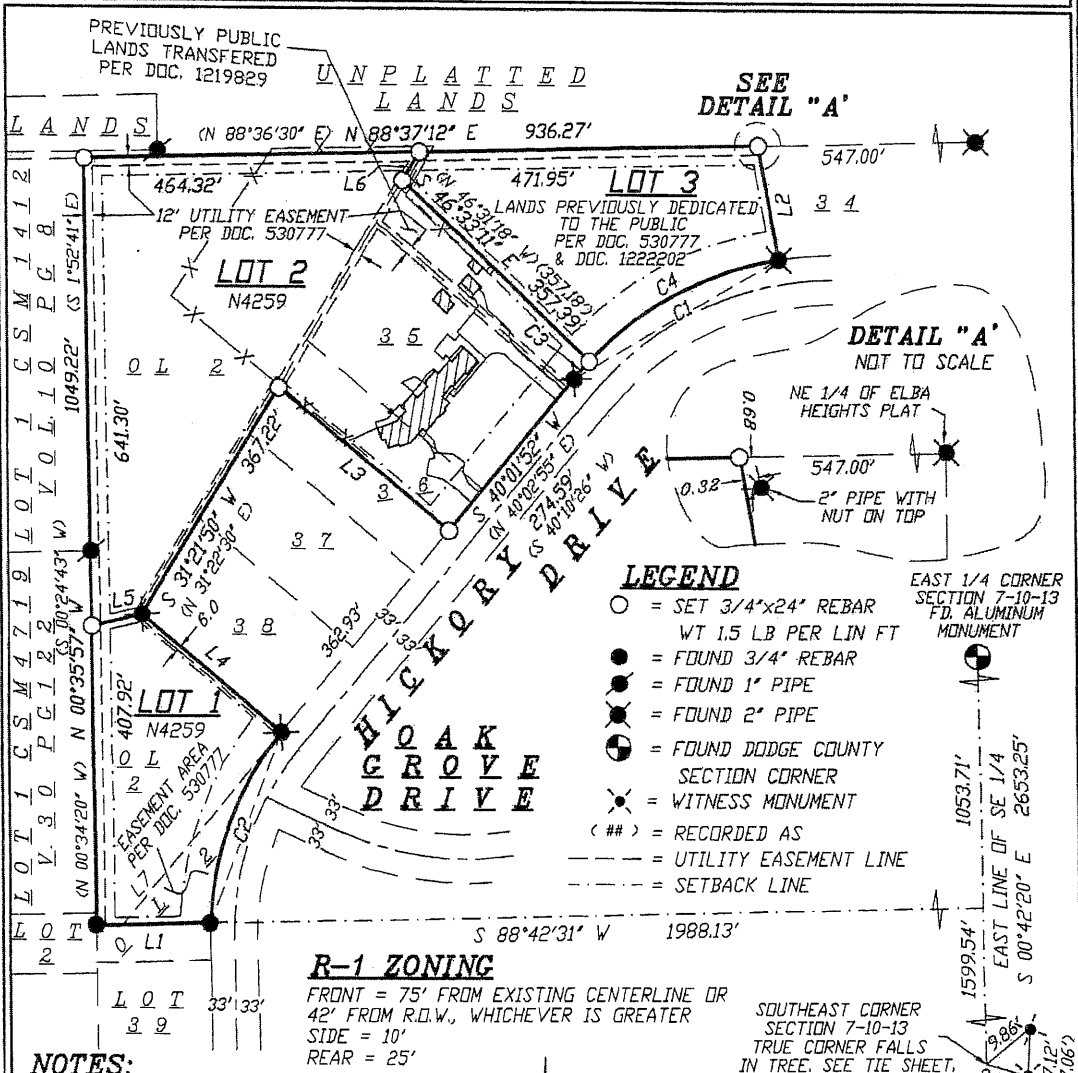


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NOTES:

- 1.) SEE SHEET 3 FOR BUILDING DETAILS.
- 2.) SEE SHEET 4 NOTES AND CURVE AND LINE TABLES.

LOT 1

76,080 SQ. FT.
OR 1.747 ACRES

LOT 2

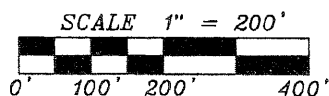
272,595 SQ. FT.
OR 6.258 ACRES

LOT 3

94,460 SQ. FT.
OR 2.169 ACRES

TOTAL C.S.M.

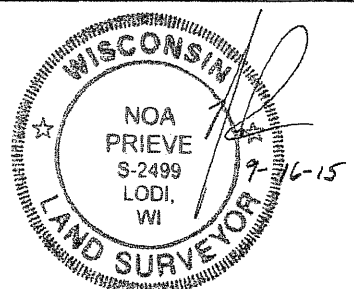
443,137 SQ. FT.
OR 10.173 ACRES



SCALE 1" = 200'

Sheet 2 of 5

SURVEYORS SEAL



14W-446

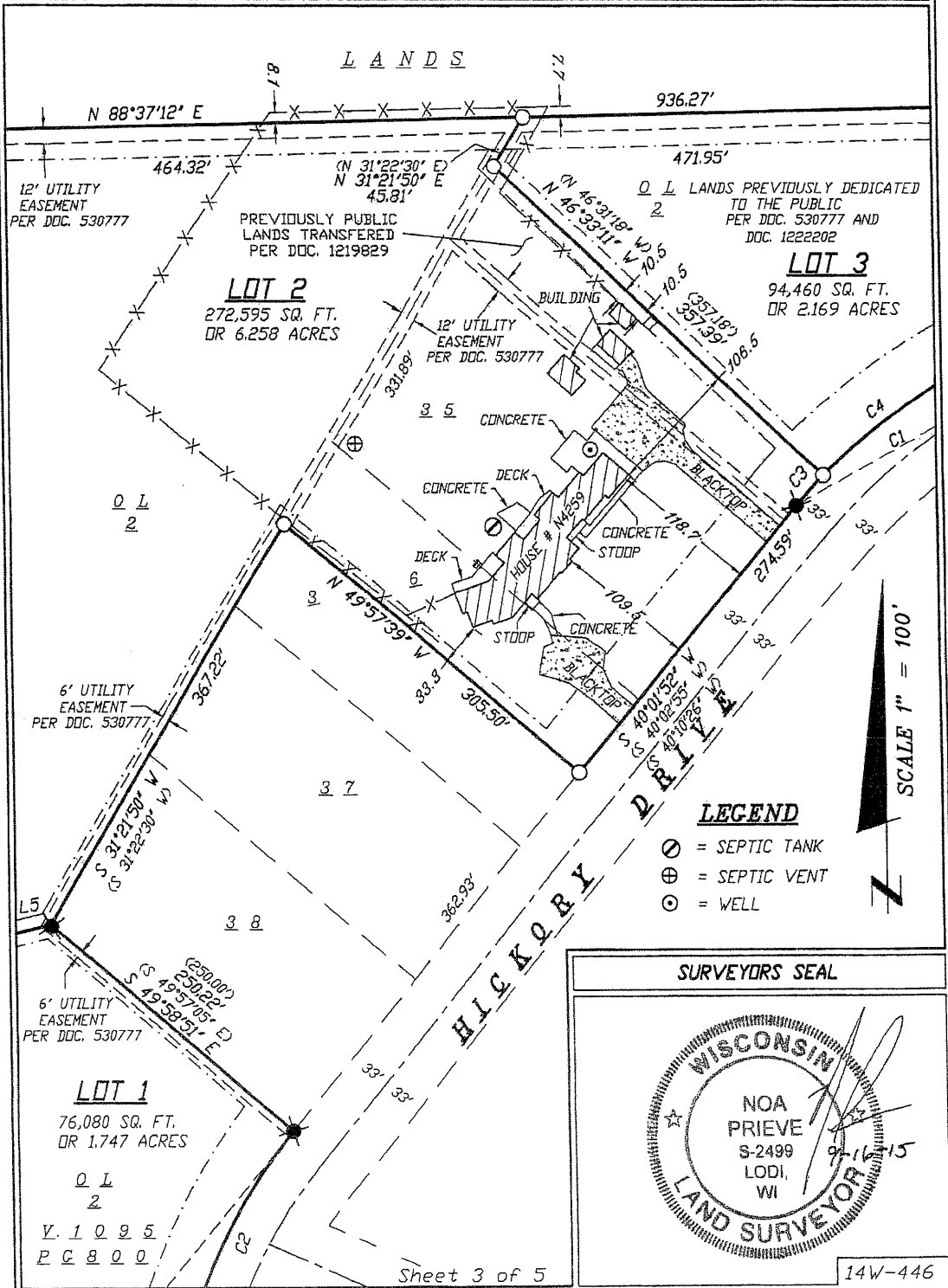


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LOT 35, PART OF LOT 36 & OUTLOT 2, & PART OF LANDS DEDICATED TO THE PUBLIC, ALL IN THE PLAT OF ELBA HEIGHTS RECORDED AS DOC. 530777 IN CAB. A #37, LOCATED IN THE NW ¼ AND NE ¼ OF THE SE ¼ SECTION 7, T10N, R13E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the Subdivision Control Ordinance of Dodge County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lot 35, part of Lot 36 and Outlot 2, and lands previously dedicated to the public, all in the Plat of Elba Heights, Located in the Northwest ¼ and Northeast ¼ of the Southeast ¼ Section 7, T10N, R13E, Town of Elba, Dodge County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of said Section 7, thence S 00°42'20" E along the East line of the Southeast ¼, 1053.71 feet; thence S 88°42'31" W, 1988.13 feet to the point of beginning.

thence continue S 88°42'31" W, 157.44 feet to the West line of said Outlot 2; thence N 00°35'57" W along said West line, 1049.22 feet to the Northwest corner of Elba Heights Plat; thence N 88°37'12" E along the North line of said Elba Heights, 936.27 feet to the Northwest corner of Lot 34, Elba Heights; thence S 09°55'31" E along the West line of said Lot 34, 159.82 feet to the Northwesterly right of way of Hickory Drive; thence along said right of way for the next two courses on an arc of a curve concaved Southeast having a radius of 477.50 feet and a long chord bearing S 60°18'05" W, a distance of 328.55 feet; thence S 40°01'52" W, 274.59 feet to the South line of the Northeast ¼ of Lot 36, Elba Heights; thence N 49°57'39" W along said South line, 305.56 feet to the Easterly line of Outlot 2; thence S 31°21'50" W along said Easterly line, 367.22 feet to the northwesterly corner of Lot 38, Elba Heights; thence S 49°58'51" E along the southwesterly line of said Lot 38, 250.22 feet to the Northwesterly right of way of Hickory Drive; thence along said right of way line and the arc of a curve concaved Easterly having a radius of 425.00 feet and a long chord bearing S 20°59'52" W, a distance of 278.28 feet to the point of beginning. This parcel contains 443,137 sq. ft. or 10.173 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date Sept. 16, 2015

Noa T. Prieve S-2499
Professional Land Surveyor

LINE TABLE:

L#	BEARING	DISTANCE
L1	S 88°42'31" W	157.44'
L2	(N 09°46'30" W) S 09°55'31" E	(159.36') 159.82'
L3	N 49°57'39" W	305.56'
L4	(S 49°57'05" E) S 49°58'51" E	(250.00') 250.22'
L5	S 76°47'46" W	71.65'
L6	(N 31°22'30" E) N 31°21'50" E	(45.81') 45.81'

CURVE TABLE:

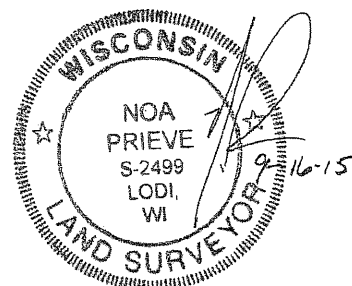
C#	RADIUS	L.C. BEARING	ARC	DELTA
C1	477.50'	(S 60°11'03" W 328.76') S 60°18'05" W 328.55'	335.41'	(40°16'20") 40°14'45"
C2	425.00'	S 20°59'52" W 278.28'	283.51'	38°13'15"
C3	477.50'	(S 41°59'00" W 32.24') S 42°06'58" W 32.29'	(32.25') 32.30'	(03°52'11") 03°52'32"
C4	477.50'	S 62°14'21" W 298.04'	303.11'	36°22'13"

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the Dodge County Land Resources and Parks Department for approval.

WITNESS the hand seal of said owners this 12th day of October, 2015.

Nathan R. Roberts

Amanda E. Roberts

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this 12th day of October, 2015 the above named Nathan R. Roberts and Amanda E. Roberts to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Columbia County, Wisconsin.

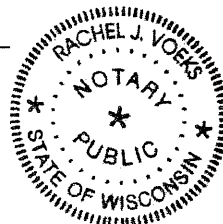
My commission expires 2/22/2019

Rachel J. Voeks

Notary Public

Rachel J. Voeks

Print Name



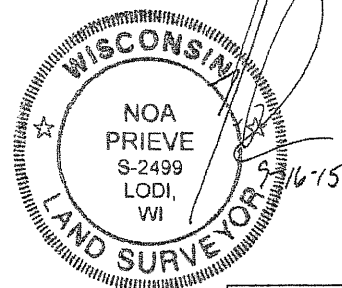
TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Elba on this 25 day of August, 2015.

DODGE COUNTY

Jennifer Vignorich
Town Clerk

SURVEYORS SEAL





General Urbanized Roads Soils Airport Ordinance 3-Mile Buffer Sewer Service Areas Highly Developed Shoreline Elevation Contours	WI Historical Society Historic Structures Archaeological Sites Survey Areas Non-Metallic Mining Active Mining Area Approved Mining Area Mine Property Boundaries	Floodplain / Wetland FEMA Floodplain/Storage/Dam Shadow DNR Wetland Areas/Points Shoreland Zoning Shoreland Zoning Buffer Lakes/Ponds/Sloughs Rivers/Streams/Creeks	County Zoning Planned Unit Development Hartford Extraterritorial General Agricultural Prime Agricultural One Family Residential Two Family Residential Multi-Family Residential General Commercial Extensive Commercial Light Industrial Industrial Waterbody ROW/City/Village
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Date: 10/13/2025