

Date:

Application for Review of Plat or CSM per Chapter 20 of City Ordinance by City Plan Commission

| Current Property Owner/s | Address | City, State, Zip | Email or Phone |
|--------------------------|-------------------|---------------------------|---------------------|
| SUSAN A. DONALDSON | 1704 S. SPRING DR | SPRING GREEN, WI 53588 | |
| | | | |
| | | | |
| Applicant's Agent | Address | City, State, Zip | Email or Phone |
| SCOTT DISCHLER | | | sdis@vicrbicher.com |
| VIERBICHER ASSOCIATES | 201 E. MAIN ST | REEDSBURG, WI 53959 | 608-963-5985 |

Current parcel #'s involved and Current Zoning classification (include legal descriptions on separate sheet)

| Parcel # | Current Zoning | Proposed Zoning or use of property (this application does not include review or approval of a zoning change) |
|-------------|----------------|--|
| 216-1226 | ??? A-G | ??? WILL BE REZONED IN THE FUTURE |
| 216-1227 | ??? A-G | ??? " " " " " |
| | ??? | ??? |
| TOWN PARCEL | ??? | ??? |
| 008-1419 | ??? A1 | ??? WILL BE ANNEXED IN THE FUTURE |
| | ??? | ??? |
| | ??? | ??? |

Type of Review

- Certified Survey Map
- Preliminary Plat (Final Plat reviews are at the City Council level)
- Extraterritorial Review (within 1.5 miles of City boundaries)

Describe the nature of the proposed development

THE CSM IS BEING DONE TO CREATE PARCELS THAT WILL BE PURCHASED BY UPLAND HILLS FOR FUTURE DEVELOPMENT.

Plan Commission Fee \$500 Fee can be paid in person, or online at <https://dodgevillewi.ourcommunityconnect.com/>

Submittal requirements: Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to buildinginspector@dodgeville.wi.gov and Building Inspector, 100 E. Fountain St., Dodgeville, WI 53533

Plan Commission meetings are scheduled as needed and require publication of legal notices.

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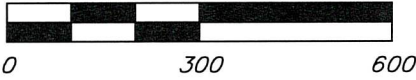
IOWA CO. CERTIFIED SURVEY MAP No. _____

PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE AND TOWN OF DODGEVILLE, IOWA COUNTY, WI

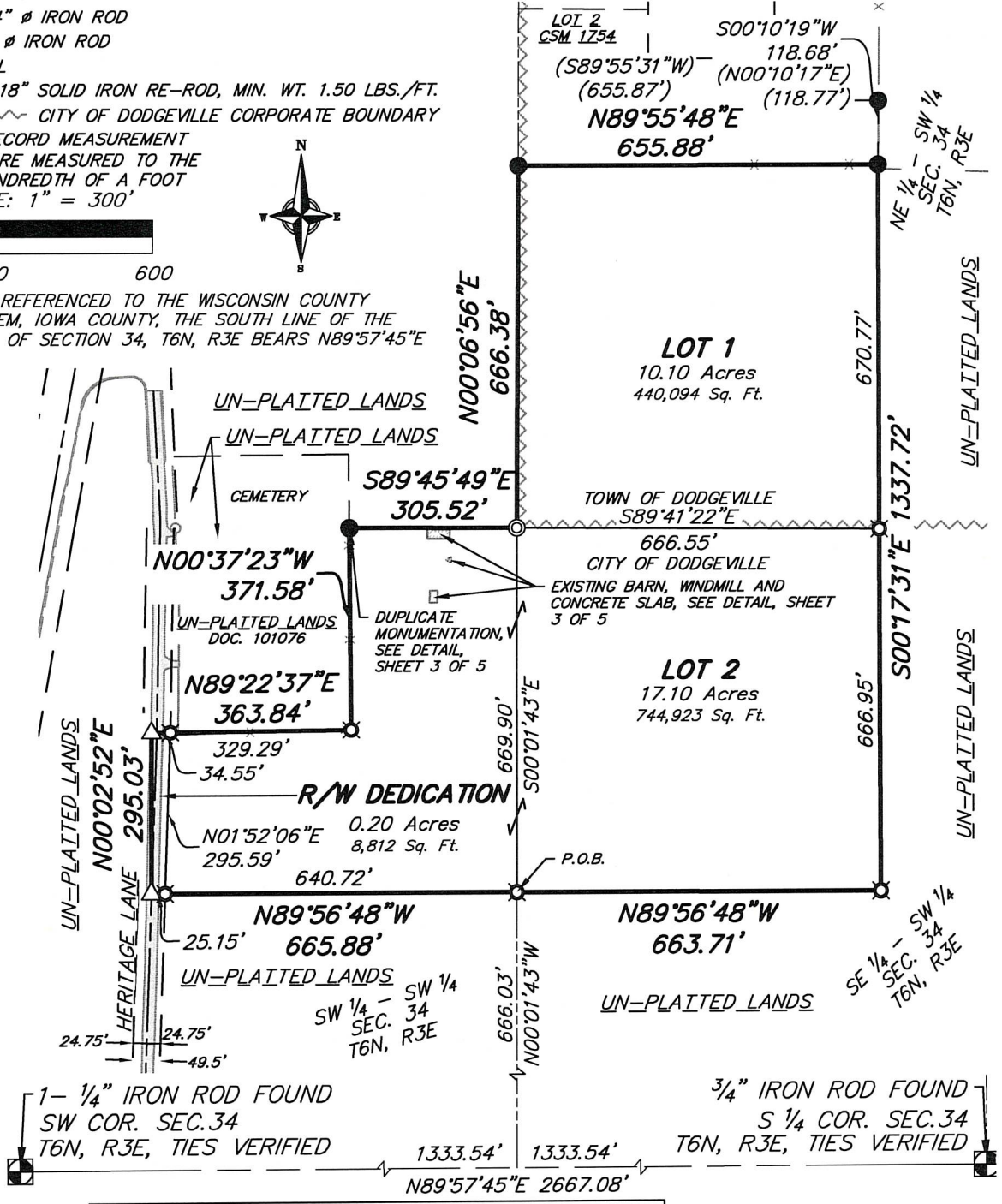
SURVEY LEGEND

- ☐ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" ∅ IRON PIPE
- ⊗ FOUND 2" ∅ IRON PIPE
- ⊙ FOUND 1 1/4" ∅ IRON ROD
- FOUND 3/4" ∅ IRON ROD
- △ SET P.K. NAIL
- ⊗ SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.

() INDICATES RECORD MEASUREMENT
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
GRAPHIC SCALE: 1" = 300'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E BEARS N89°57'45"E



TOTAL AREA:
 27.40 Ac., 1,193,829 Sq. Ft.
 27.20 Ac., 1,185,017 Sq. Ft.
 EXCLUDING THE RIGHT-OF-WAY OF HERITAGE LANE

SURVEYOR'S NOTES:

1. See sheet 2 of 5 for dimension summary of the Southwest Quarter of Section 34, T6N, R3E.
2. See sheet 3 of 5 for detail of existing building locations and detail of duplicate monumentation.
3. See sheet 4 of 5 for Surveyor's Certificate.
4. See Sheet 5 of 5 for owner's certificate, City of Dodgeville and Town of Dodgeville approval certificates and register of deeds certificate.
5. The portion of Heritage land that falls within the boundary of this Certified Survey Map totalling 0.20 Acres, (8,812 Sq. Ft.), is hereby dedicated to the public for right-of-way purposes.



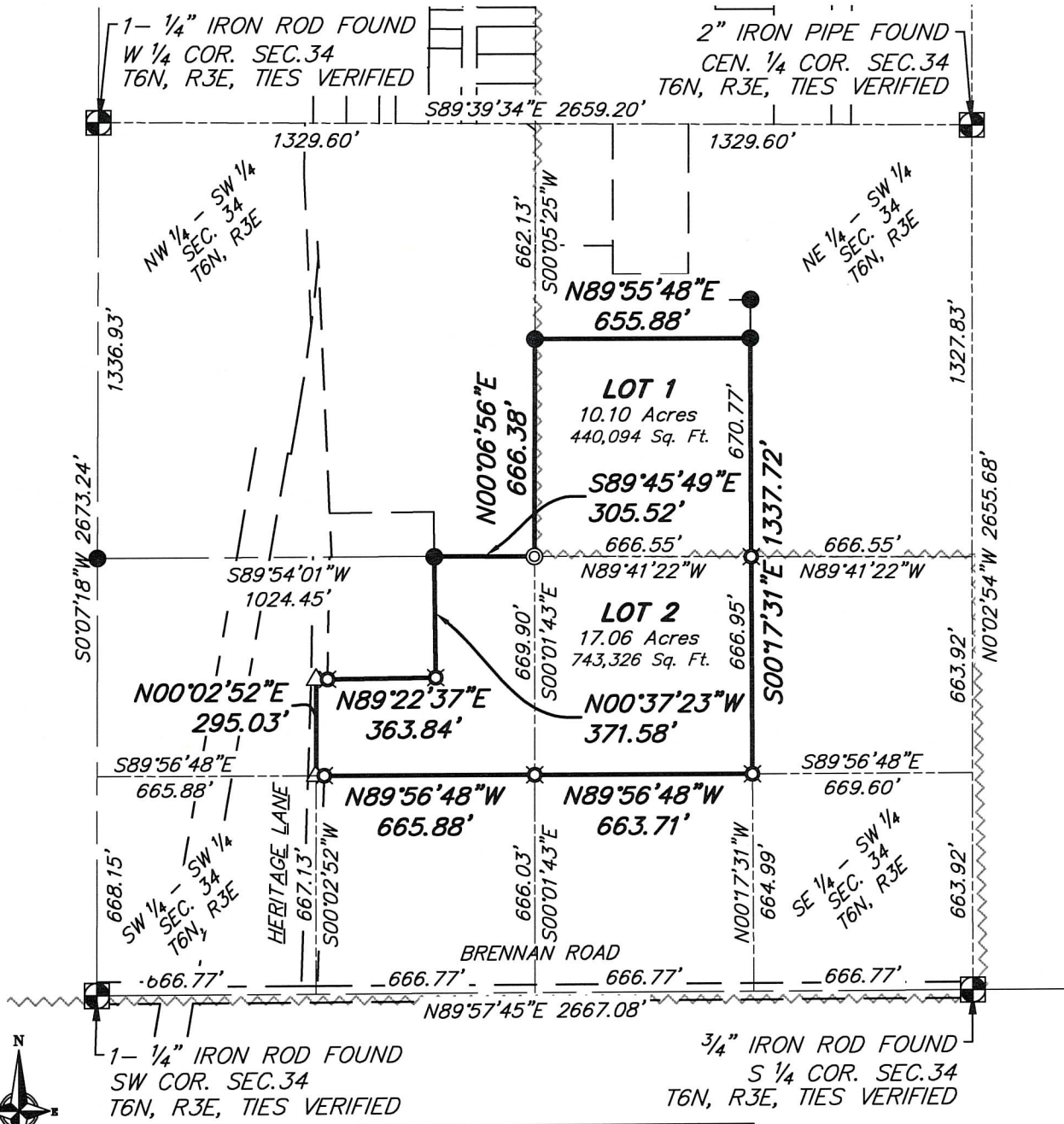
TAX PARCEL: 216-1226 & 1227, 008-1419
FIELDWORK COMPLETED: 1/15/2025

| | | | | | |
|-------------------------------------|--|---|---|--|--|
| planners engineers advisors | | Job #: 240812 Date: 2/13/2025 | SURVEYED FOR: Upland Hills Health c/o Ryan Teasdale PO Box 800 800 Compassion Way Dodgeville, WI 53533 | SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468 | <h2 style="margin: 0;">SHEET 1 OF 5</h2> |
| | | Rev. Drafted By: imac/mlon Checked By: sdis | | | |

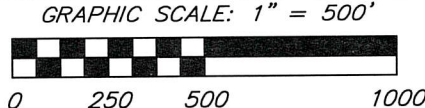
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QUARTER SECTION SUMMARY
1" = 500'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
 - FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - SET P.K. NAIL
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - CITY OF DODGEVILLE CORPORATE BOUNDARY
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E BEARS N89°57'45"E

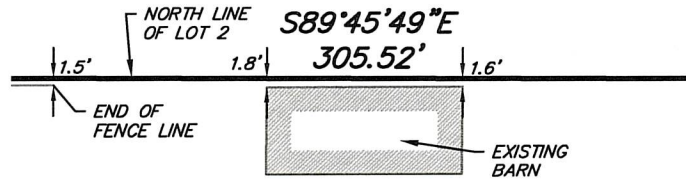
| | | | | |
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| planners engineers advisors | | Job #: 240812 | SURVEYED FOR: | SURVEYED BY: |
| | | Date: 2/13/2025 | Upland Hills Health c/o Ryan Teasdale PO Box 800 800 Compassion Way Dodgeville, WI 53533 | Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468 |
| | | Rev: | | |
| | | Drafted By: imac/mlon | | |
| | | Checked By: sdis | | |
| SHEET 2 OF 5 | | | | |

R:\Upland Hills Health\240812 - Donaldson Property\CADD\2025-01-30 240812 - 2 Lot CSM.dwg by:mlon 13 Feb 2025 - 11:12a

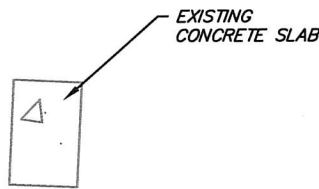
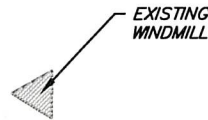
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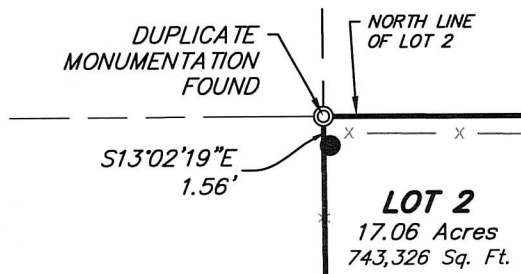
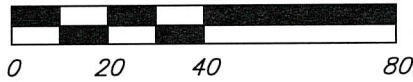


LOT 2
17.06 Acres
743,326 Sq. Ft.



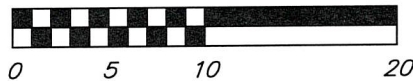
BUILDING DETAIL
1" = 40'

GRAPHIC SCALE: 1" = 40'



DUPLICATE MONUMENTATION DETAIL
1" = 10'

GRAPHIC SCALE: 1" = 10'



SURVEY LEGEND

- ⊙ FOUND 1" ϕ IRON PIPE
 - FOUND 3/4" ϕ IRON ROD
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, IOWA COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E BEARS N89°57'45"E



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vierbicher
planners | engineers | advisors



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Drafted By: imac/mlon
Checked By: sdis

SURVEYED FOR:
Upland Hills Health
c/o Ryan Teasdale
PO Box 800
800 Compassion Way
Dodgeville, WI 53533

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
3 OF 5

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SURVEYOR'S CERTIFICATE

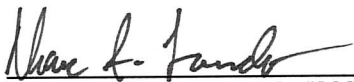
I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Dodgeville and the Town of Dodgeville, and under the direction of Lisa Schneider, President and C.E.O. of Upland Hills Health, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast, Southeast and Southwest Quarters of the Southwest Quarter of Section 34, T6N, R3E, City of Dodgeville and Town of Dodgeville, Iowa County, Wisconsin, containing 27.40 acres of land and described as follows:

LEGAL DESCRIPTION

Commencing at a found 1-1/4" diameter iron rod at the southwest corner of Section 34, T6N, R3E; Thence, N89°57'45"E, along the south line of the Southwest Quarter of said Section 34, 1333.54 feet; Thence, N00°01'43"W, along the east line of the west half of the said Southwest Quarter of the Southwest Quarter of Section 34, T6N, R3E, 666.03 feet, to a set 3/4" diameter iron rod and the Point of Beginning (P.O.B.) of this description;

Thence, N89°56'48"W, along the south line of the north half of the said Southwest Quarter of the Southwest Quarter of Section 34, T6N, R3E, 665.88 feet to a set masonry nail at west line of the of the east half of the said Southwest Quarter of the Southwest Quarter of Section 34; Thence, N00°02'52"E, along the said west line of the of the east half of the said Southwest Quarter of the Southwest Quarter of Section 34, 295.03 feet, to a set masonry nail at its intersection with the westerly extension of the south line of lands described in Iowa County Register of Deeds Document No. 101076; Thence, N89°22'37"E, along the said south line of lands described in Iowa County Register of Deeds Document No. 101076, 363.84 feet, to a set 3/4" diameter iron rod at the southeast corner thereof; Thence, N00°37'23"W, along the east line of said lands described in Iowa County Register of Deeds Document No. 101076, 371.58 feet, to a found 3/4" diameter iron rod at the north line of the Southwest Quarter of the Southwest Quarter of said Section 34; Thence, S89°45'49"E, along the said north line of the Southwest Quarter of the Southwest Quarter of said Section 34, 305.52 feet to a found 1" diameter iron pipe at the center of the Southwest Quarter of the Southwest Quarter of said Section 34; Thence, N00°06'56"E, along the west line of the Northeast Quarter of the Southwest Quarter of said Section 34, 666.38 feet, to a found 3/4" diameter iron rod at the southwest corner of Lot 2 of Iowa County Certified Survey Map No. 1754; Thence, N89°55'48"E, along the south line of said Lot 2 of Iowa County Certified Survey Map No. 1754, 655.88 feet, to a found 3/4" diameter iron rod at the southeast corner thereof; Thence, S00°17'31" along the west lines of the east half of the Northeast Quarter and the east half of the Southeast Quarter of the Southwest Quarter of said Section 34, 1337.72 feet to a set 3/4" diameter iron rod at the south line of the north half of the Southeast Quarter of the Southwest Quarter of said Section 34; Thence, N89°56'48"W, along the said south line of the north half of the Southeast Quarter of the Southwest Quarter of said Section 34, 663.71 feet, returning to the Point of Beginning.

Certified Survey Map contains 27.40 Ac., 1,193,829 Sq. Ft., (27.20 Ac., 1,185,017 Sq. Ft. excluding the right-of-way of Heritage Lane) and is subject to all other easements and rights-of-way of record.


Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc
2/13/2025
Date



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vierbicher
planners | engineers | advisors



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Date: 2/13/2025
Rev:
Drafted By: imac/mlon
Checked By: sdis

SURVEYED FOR:
Upland Hills Health
c/o Ryan Teasdale
PO Box 800
800 Compassion Way
Dodgeville, WI 53533

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
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(608) 524-6468

SHEET
4 OF 5

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LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST
QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE AND TOWN OF DODGEVILLE,
IOWA COUNTY, WI

OWNER'S CERTIFICATE

I Susan A. Donaldson, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Dodgeville for approval.

Witness the hand and seal of said owner this _____ day of _____, 2025.

Susan A. Donaldson, Owner

State of Wisconsin)
)ss.
County of (COUNTY))

Personally came before me this _____ day of _____, 2025, the above named Susan A. Donaldson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CITY OF DODGEVILLE COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Dodgeville and the Town of Dodgeville, Susan A Donaldson, owner, is hereby approved by the City of Dodgeville Common Council.

Barry N. Hottmann, Mayor Date
City of Dodgeville

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock _____.m. and recorded in

Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____

Taylor Campbell
Iowa County Register of Deeds



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