



Agenda
Plan Commission Meeting
Monday, February 17, 2025 at 3:00 PM
City Hall Back Meeting Room, 100 E Fountain St,
Dodgeville, WI

I. CALL TO ORDER AND ROLL CALL

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. Approval of Minutes from October 29, 2024.

IV. NEW BUSINESS

2. Discussion and possible action to approve the proposed Certified Survey Map creating two lots currently owned by Susan Donaldson located in the SW 1/4 of Section 34, T6N, R3E, City of Dodgeville and Town of Dodgeville (Parcels #216-1226, 216-1227 & 216-1419).
3. Discussion and possible action to approve a Certified Survey Map for property owned by Chad Kannenberg for the purpose of dividing property for right-of-way located in the E1/2 of the NW quarter of Section 27, T6N, R3E of the City of Dodgeville (Parcel 216-1077).

V. ADJOURN

4. Motion to Adjourn

Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the City Clerk at the address listed above or call 930-5228, prior to the meeting so that any necessary arrangements can be made to accommodate each request.

MINUTES



Plan Commission Meeting
Tuesday, October 29, 2024 at 5:00 PM
City Hall Council Chambers, 100 E Fountain St,
Dodgeville, WI

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:00pm by Mayor Hottmann. Members Present: Hottmann, DeVoss, Meuer, Barmore, Humke, Boenhen. Not present: Staver
Others Present: Logan Hansen – Representative from Vierbicher, Philip Ley – Dodgeville Resident
City Hall Staff Present: Greg Lee – Public Works Director

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

1. Approval of Minutes from June 17, 2024.
Motion by DeVoss; Second by Humke

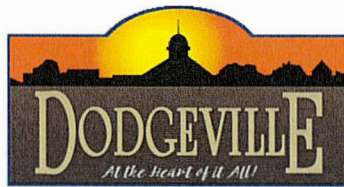
IV. NEW BUSINESS

2. Discussion and possible action to approve a proposed Certified Survey Map changing property lines on property owned by Limestone Hills 1 LLC on Peterson Dr (parcel #216-1540.02 & 216-1549.03). Logan from Vierbicher stated that bank requested moving these lines for financing. Original existing building lines did not include parking lot, so bank requested moving these lines to include parking lot in the event that these buildings were ever sold.

Motion by Meuer to approve proposed Certified Survey Map changing property lines on property owned by Limestone Hills 1 LLC; Second by DeVoss

V. ADJOURN

3. Motion to Adjourn
Motion by Humke; Second by Boenhen
Time 5:05pm



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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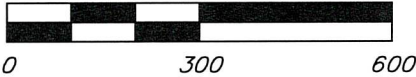
IOWA CO. CERTIFIED SURVEY MAP No. _____

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

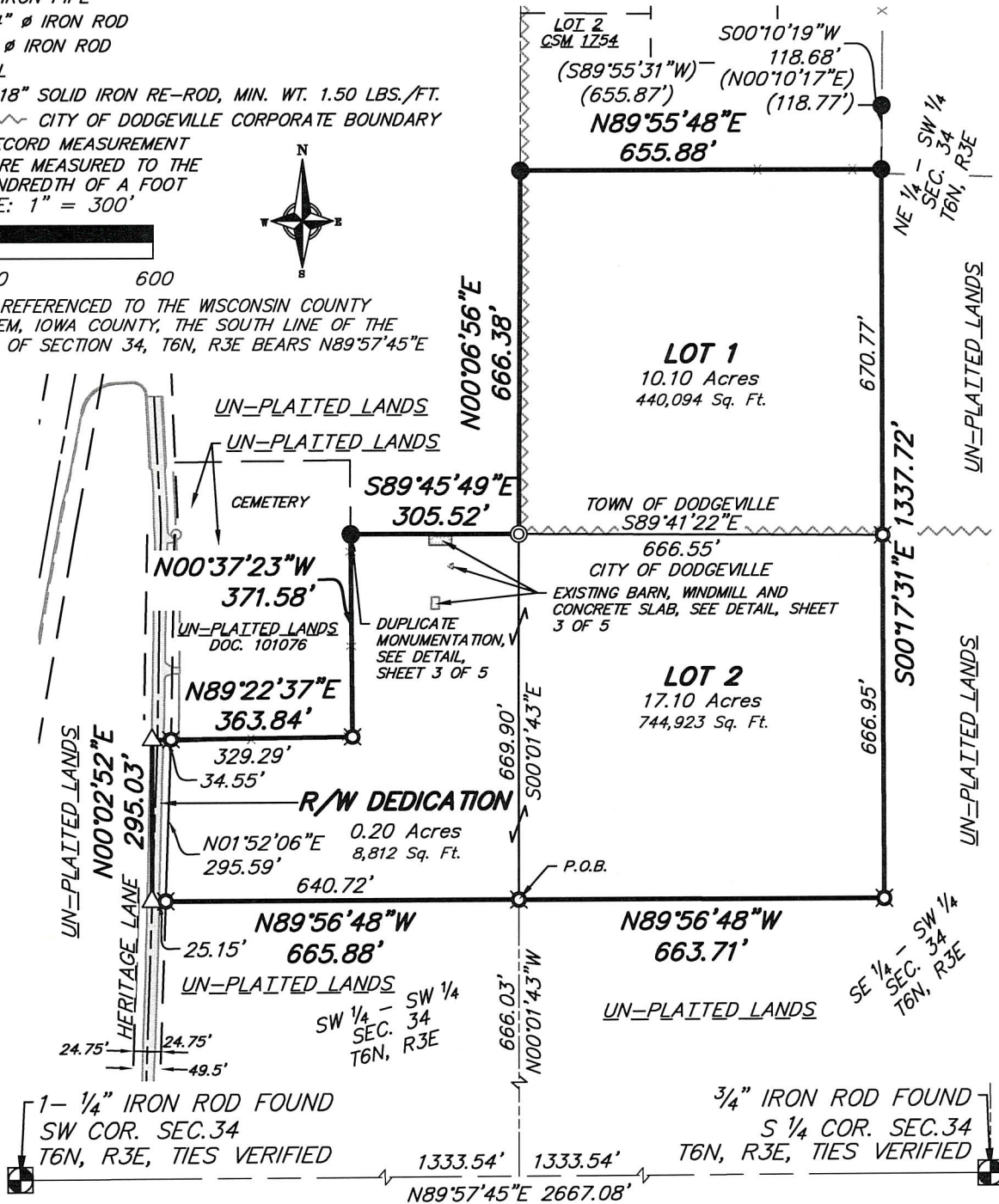
SURVEY LEGEND

- ☐ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊙ FOUND 1 1/4" Ø IRON ROD
- 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.

() 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

13 Feb 2025 - 11:13a R:\Upland Hills Health\240812 - Donaldson Property\CADD\2025-01-30 240812 - 2 Lot CS3.mxdwg by: mlon

vierbicher
planners | engineers | advisors



Job #: 240812
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

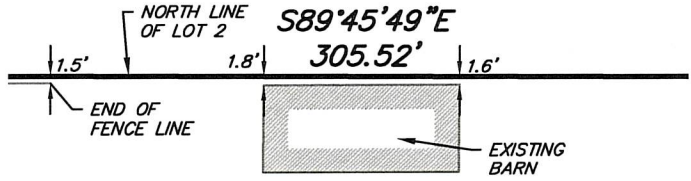
SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 5

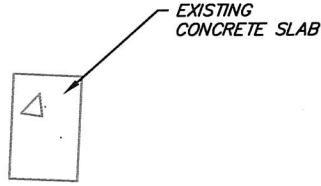
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IOWA COUNTY CERTIFIED SURVEY MAP No. _____

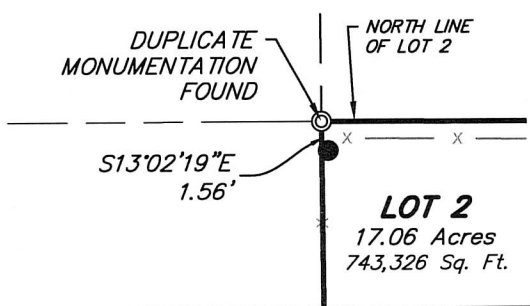
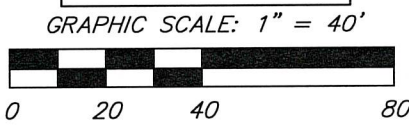
PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE AND TOWN OF DODGEVILLE, IOWA COUNTY, WI



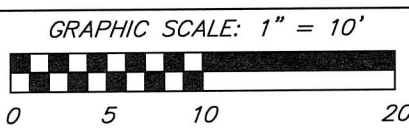
LOT 2
17.06 Acres
743,326 Sq. Ft.



BUILDING DETAIL
1" = 40'



DUPLICATE MONUMENTATION DETAIL
1" = 10'



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø 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



vierbicher
planners | engineers | advisors



Job #: 240812
 Date: 2/13/2025
 Rev:
 Drafted By: imac/mlor
 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

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

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IOWA COUNTY 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

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



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IOWA COUNTY 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

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

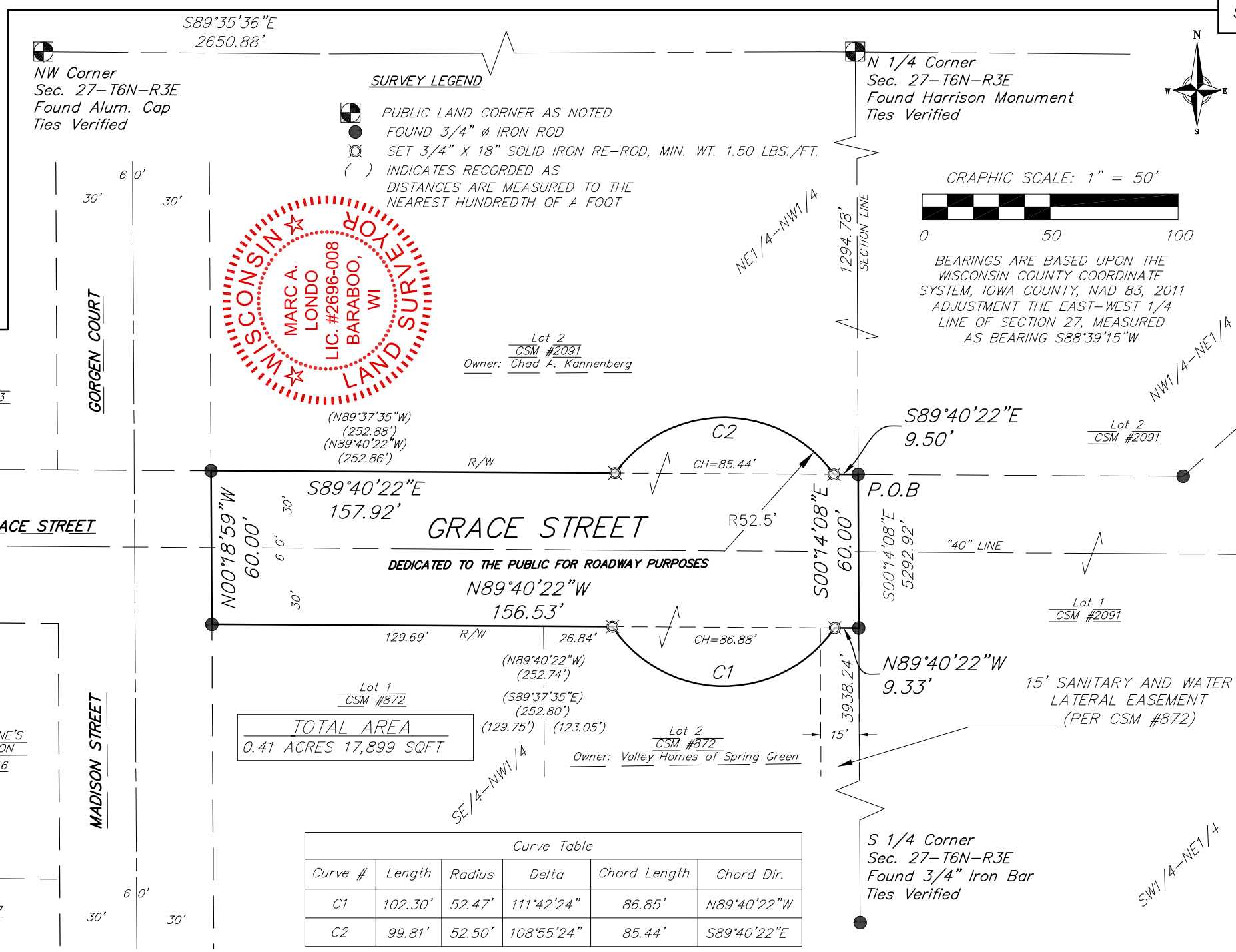


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CERTIFIED SURVEY MAP No.
 PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED
 IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION
 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

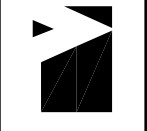


SHEET 1 OF 3

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

SURVEYED FOR:
Brian Fritz
JNB Dodgeville Family
1621 Progressive
Parkway
Platteville, WI 53818

Job #: 230363
Date: 02/10/25
Rev.
Drafted By: iali
Checked By: xxxx



vierbicher
planners | engineers | advisors

CERTIFIED SURVEY MAP No. _____

PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

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 under the direction of Brian Fritz, owner of JNB Dodgeville Family, LP, 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 City of Dodgeville, Iowa County, Wisconsin, containing 0.41 acres of land and described as follows:

Lands described in CSM #872 and CSM #2091, located in part of the East Half of the Northwest Quarter of Section 27, T6N, R3E, City of Dodgeville, Iowa County Wisconsin

Commencing at a found Harrison Monument at the North Quarter Corner of Section 27, T6N, R3E;
Thence, S00°14'08"W, along the East line of the Northwest Quarter of said Section 27, 1294.63 feet, to a found 3/4" diameter iron rod at the Point of Beginning (P.O.B.) of this description;



Thence, S00°14'08"E, 60.00 feet to a found 3/4" diameter iron rod at the northeast corner of Lot 2 CSM #872;
Thence, N89°40'22"W, 9.33 feet, to a set 3/4" diameter iron rod and the beginning of a non tangent curve concave to the north;
Thence, 102.32 feet along said non tangent curve concave to the north, having a radius of 52.50 feet and an included angle of 111°39'56"; (a chord of 86.88 feet which bears N89°40'22"W)(C1), to a set 3/4" diameter iron rod at the end of said curve;
Thence, N89°40'22"W, 156.53 feet to a found 3/4" diameter iron rod and the northwest corner of Lot 1 CSM #872 and the east right of way of Madison Street;
Thence, N00°18'59"W, 60.00 feet along the east right of way line of Madison Street, 60.00 feet, to a found 3/4" diameter iron rod at the southeast corner of the right of way of Gorgen Street and the southwest corner of Lot 2 CSM #2091;
Thence, N89°40'22"E, along the south line of Lot 2 CSM #2091, 157.92 feet to a set 3/4" diameter iron rod and the beginning of a non tangent curve concave to the south;
Thence, 99.91 feet along said non tangent curve concave to the south, having a radius of 52.50 feet and an included angle of 108°55'24"; (a chord of 85.44 feet which bears S89°40'22"E)(C2), to a set 3/4" diameter iron rod at the end of said curve;
Thence, N89°40'22"E, 9.50 feet to the Point of Beginning.

Certified Survey Map contains 0.41 Ac., 17,899 Sq. Ft. and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc



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 planners engineers advisors		Job #: 230363	SURVEYED FOR:	SURVEYED BY:	SHEET 2 OF 3
		Date: 02/10/25	Brian Fritz	Vierbicher Associates, Inc.	
		Rev:	JNB Dodgeville Family LP	201 E Main St	
		Drafted By: ialj	1621 Progressive Parkway	Suite 100	
Checked By: mlon		Platteville, WI 53818	Reedsburg, WI 53959	(608) 524-6468	

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CERTIFIED SURVEY MAP No. _____

PART OF LOT 2 CSM #872 AND PART OF LOT 2 CSM #2091, LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

CHAD KANNENBERG OWNER'S CERTIFICATE

Chad A. Kannenberg, as owner, I 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 _____, 20____.

Chad A. Kannenberg Date

State of Wisconsin)
)ss.
County of Iowa)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

VALLEY HOMES OF SPRING GREEN'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on the Certified Survey to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that the Certified Survey is to be submitted to the following for approval City of Dodgeville.

Chad A. Kannenberg, Owner, Valley Homes of Spring Green Date

State of Wisconsin)
Iowa County)

Personally came before me this _____ day of _____, 2024, Chad A. Kannenberg, to me known to be the person who executed the foregoing instrument, and to me known to be such owner, and acknowledged that they executed the foregoing instrument as such owner as the deed, by its authority.

Notary Public, _____, Wisconsin
My commission expires _____.

COMMON COUNCIL APPROVAL APPROVAL CERTIFICATE

Resolved that this Certified Map in the City of Dodgeville, Chad A. Kannenberg, owner is hereby approved by the Common Council of the City of Dodgeville.

Barry Hottmann, Mayor Date

Lauree Aulik, Clerk Date



R:\JNB\230363 - Dodgeville\CADD\JNB - Dodgeville - CSM Cut-De-Sec.dwg by: iali



Job #: 230363
Date: 02/10/25
Rev:
Drafted By: iali
Checked By: mlon

SURVEYED FOR:
Brian Fritz
JNB Dodgeville Family LP
1621 Progressive
Parkway
Platteville, WI 53818

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

SHEET
3 OF 3