

Agenda
Plan Commission Meeting
Thursday, May 01, 2025 at 5:00 PM
City Hall Council Chambers, 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 February 17, 2025

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.
- 3. Adjourn Public Hearing
- 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 lowa 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 lowa 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).
- 5. Adjourn Public Hearing

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 & 216-1299)
- 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.

- 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).
- 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, & 216-0887)
- 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)
- 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)
- 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
- 13. Discussion and possible action to approve a standing meeting day and time.

VI. ADJOURN

14. 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
Monday, February 17, 2025 at 3:00 PM
City Hall , 100 E Fountain St, Dodgeville, WI

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 3:00pm by Mayor Hottmann. Members Present: Hottmann, DeVoss, Meuer, Humke, Staver. Not present: Barmore, Boenhen. Others Present: Logan Hansen – Representative from Vierbicher. 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 October 29, 2024. Motion by Meuer; Second by Humke. Motion carried.

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 ¼ of Section 34, T6N, R3E, City of Dodgeville and Town of Dodgeville (Parcels #216-1226, 216-1227 & 216-1419). Donaldson currently owns land, but Upland Hills has recently purchased and wants to split into 2 lots. Lot 1 would be where Upland Hills Assisted Living facilities would be and lot 2 is yet to be determined. Motion by Humke to approve proposed Certified Survey Map creating two lots currently owned by Susan Donaldson; Second by Staver. Motion carried.
- 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 E ½ of the NW quarter of Section 27, T6N, R3E of the City of Dodgeville (Parcel 216-1077). Greg Lee states that the majority of right of way is already owned by City of Dodgeville. The right of way is just being added on to allow emergency vehicles to respond and to obtain access to the right of way. Logan from Vierbicher notes that the developer would not record this CSM IF something were to fall through, like financing, etc. Logan states that it is highly unlikely that this arrangement would fall through for the developer, but the developer wanted the Plan Commission to know. Motion by Humke to approve proposed Certified Survey Map for property owned by Chad Kannenberg; Second by Staver. Motion carried.

Section III. Item #1.

V. ADJOURN

4. Motion to Adjourn. Motion by DeVoss; Second by Humke. Motion carried.

Time 3:06pm

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: <u>AMENDMENT</u> "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: <u>AMENDMENT</u> "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 Lauree Aulik, City Clerk/Treasurer, City of Dodgeville

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: <u>AMENDMENT</u> "Sec 17.18 B-H General Highway Business District" of the City of Dodgeville Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Sec 17.18 B-H General Highway Business District

The B-H District is established to provide for the establishment of principally motor vehicleoriented or dependent commercial activities in nonresidential settings. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street parking.

- (a) Permitted Uses.
 - (1) Automotive sales, servicing and repairs.
 - (2) Cleaning, dyeing and pressing establishments.
 - (3) Construction/contractor shops.
 - (4) Convenience stores.
 - (5) Department stores and discount stores.
 - (6) Banks.
 - (7) Restaurants.
 - (8) Feed and seed stores.
 - (9) Locker plants.
 - (10) Gasoline and service stations, providing all gas pumps are not less than 30 feet from any existing or proposed street line.
 - (11) Laundromats.
 - (12) Lumber and contractor's yards.
 - (13) Motels.
 - (14) Plumbing and heating shops.
 - (15) Printing and related trades.
 - (16) Publishing, including newspaper publishing, job printing, lithographing and blueprinting.
 - (17) Recreational and entertainment establishments.
 - (18) Shopping centers.
 - (19) Supermarkets.
 - (20) Taxidermists.
 - (21) Tourist information and hospitality centers.
 - (22) Veterinary clinics.

- (23) (Cr. Ord. #988) All permitted uses in the B-C Central Business District.
- (b) Conditional Uses.
 - (1) Farm machinery and equipment sales, repair and storage.
 - (2) Painting businesses.
 - (3) 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.
 - (4) (Cr. Ord. #1169) Churches and similar places of worship and instruction.
 - (5) See sec. 17.24(a) of this chapter.
- (c) Lot, Yard and Building Requirements.

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum 20 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

(d) Off-Street Parking and Loading Requirements. See sec. 17.26 of this chapter.

(Ord. No. 2021-1403, att., § 17.18, 9-21-2021)

AFTER AMENDMENT

Sec 17.18 B-H General Highway Business District

The B-H District is established to provide for the establishment of principally motor vehicleoriented or dependent commercial activities in nonresidential settings. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street parking.

- (a) Permitted Uses.
 - (1) Automotive sales, servicing and repairs.
 - (2) Cleaning, dyeing and pressing establishments.
 - (3) Construction/contractor shops.
 - (4) Convenience stores.
 - (5) Department stores and discount stores.
 - (6) Banks.
 - (7) Restaurants.
 - (8) Feed and seed stores.
 - (9) Locker plants.

- (10) Gasoline and service stations, providing all gas pumps are not less than 30 feet from any existing or proposed street line.
- (11) Laundromats.
- (12) Lumber and contractor's yards.
- (13) Motels.
- (14) Plumbing and heating shops.
- (15) Printing and related trades.
- (16) Publishing, including newspaper publishing, job printing, lithographing and blueprinting.
- (17) Recreational and entertainment establishments.
- (18) Shopping centers.
- (19) Supermarkets.
- (20) Taxidermists.
- (21) Tourist information and hospitality centers.
- (22) Veterinary clinics.
- (23) (Cr. Ord. #988) All permitted uses in the B-C Central Business District.
- (b) Conditional Uses.
 - (1) Farm machinery and equipment sales, repair and storage.
 - (2) Painting businesses.
 - (3) 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.
 - (4) (Cr. Ord. #1169) Churches and similar places of worship and instruction.
 - (5) See sec. 17.24(a) of this chapter.
 - (6) <u>Seasonal commercial greenhouses for no more six (6) months per year.</u>
- (c) Lot, Yard and Building Requirements.

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum 20 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

(d) Off-Street Parking and Loading Requirements. See sec. 17.26 of this chapter.

(Ord. No. 2021-1403, att., § 17.18, 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 Lauree Aulik, City Clerk/Treasurer,

City of Dodgeville

Dodgeville

CITY OF DODGEVILLE ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 1024-24
TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE
OWNER: Uplano Hills Health ADDRESS: 800 Compossion Way
I would like to request a zoning change for my property located at:
Present Zoning is: ??? Z -
The property will be used for
PROVIDING HOUSING FOR STAFE & PHYSICIAMS WHO TEMPORARILY FILL IH (LOCUM TENENS) AT THE HOSPITAL AND FOR OTHER USES ALLOWED UNDER MY ZONING
Legal description of property:
LOTS 8,9 AND 10 OF BLOCK 17 PARRY'S APDITION TO THE CITY OF DODGEVILLE
Names and addresses of adjacent and abutting owners:
CITY OF DODGEVILE 100E FOUNTIAN OF DODGEVILLE WI-WELL
UPLAND HILLS HEALTH 800 COMERSSION WAY DODGEVILLE WI ON UNI
715UHION ST, 721 UHION ST, UNIMPROVED PARCES
NEW GLARUS / DODGEVILLE LINTE LLC 4801 TRADEWINDS PARKURY MADISON
FEE: \$500 Fee Can be Paid online at https://dodgevillewi.ourcommunityconnect.com/ or
submit payment to City Hall
Signature of Applicant: Demile
Address of Applicant: To Composition Way Delaville 53533
Signature of Property Owner Jun Signature of Property Owner Jun Signature of Property Owner Signature Owner Signature of Property Owner Signature Owne

The Applicant or his/her agent must appear at the hearing

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request.

At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.

CSM

1580.34,40 "F)

CERTIFIED SURVEY MAP No.

LOCATED IN LOTS 8, 9, & 10 OF BLOCK 17 OF PARRY'S ADDITION TO THE CITY OF DODGEVILLE, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

LEGAL DESCRIPTION

A parcel of land located in Lots 8, 9, & 10 of Block 17 of Parry's Addition to the City of Dodgeville, and located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 34, Township 06 North, Range 03 East, City of Dodgeville, lowa County, Wisconsin, more fully described as follows:

Commencing at the West Quarter (1/4) Corner of Section 34, T06N, R03E; thence \$89'39'45''E, 628.30 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 1/2" drill hole; thence continuing South 89' 39' 45" East, 21.38 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the West line of Block 16 of Perry's Addition to the City of Dodgeville; thence \$89'39'21"W, 203.50 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the West right—of—way line of Union Street; thence \$89'34'49"E, 50.00 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the East right—of—way line of Union Street; thence \$89'25'44"E, 99.99 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar at the Southwest corner of Lot 8, Block 17 of Parry's Addition to the City of Dodgeville, and the Point of Beginning; thence N00'46'02"E, 172.86 feet along the West lines of Lots 8 & 9, of said Parry's Addition to a found 3/4" iron bar at the Northwest corner of said Lot 9; thence N00'45'56"E, 59.29 feet along the West line of Lot 10 of said Parry's Addition to a found 1" iron pipe at the Northwest corner of said Lot 10; thence \$88'59'45"E, 99.89 feet along the North line of said Lot 10 to the West right—of—way line of Linn Street; thence \$88'59'45"W, 231.08 feet along said right—of—way of Linn Street to a found 1" iron pipe on the South line of the Northwest Quarter (1/4) of said Section 34; thence N89'36'29"W, 99.97 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to the Point of Beginning.

Said Parcel contains 23,144 square feet or 0.531 acres more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE

E, Keith E. Dalsing, Wisconsin Professional Land Surveyor, S-1989, do hereby certify that this survey is in full compliance with Section 236 of the Wisconsin Statutes and Chapter A-E7 of the Wisconsin Administrative Code. Under the direction of Upland Hills Health and their representatives, I have surveyed, divided and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Keith E. Dalsing, WI PLS #1989 Vierbicher Associates, Inc Date

CITY OF DODGEVILLE CERTIFICATE

Resolved that this Certified Survey Map, which has been duly filed for the approval of the City of Dodgeville, County of lowa, Wisconsin, be and the same, is hereby approved by the Common Council of the City of Dodgeville as required by Chapter 236, Wisconsin Statutes.

Dated	this	 day	of	 20	

CITY OF DODGEVILLE 100 E. Fountain St. Dodgeville, WI 53533 www.dodgevillewl.gov



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
UPLAND HILLS	800 Com8 455104	DODGEVILLE WI	608-930-800
HEALTH INC	WAY	53533	
			\$ 1. A 1.
2			
Applicant's Agent	Address	City, State, Zip	Email or Phone
RYAN TEASDALE	800 COMPASSION	DODGEVILLE WI	trasdale e upland
- T	WAY	53533	health, org

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)
216-0387	12-1	1999 My
216-0886	R-1	MU MU
216-0885	R-1	1333 MU
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	And the second s	The property of the second of

Tv	pe	of	Rev	iew
	P .	•		

	X	Certified Survey Map
ſ		Preliminary Plat (Final Plat reviews are at the City Council level)
Ì		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

UPLAND HILLS HEALTH WOULD LIKE TO COMBINE THEIR 3 LOTS AS INDICATED ABOVE THIS ONE PARCEL AND CHANGE THE CURRENT R-1 ZONING TO MU IN ORDER TO CONSTRUCT DWELLING UNITS. THE UNITS WOULD BE USED FOR HOUSING STAFF AND PHYSICIANS WHO TEMPORARLY FILL IN FOR PHYSICIANS AND STAFF

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.

Larry Gilles · City of Dodgeville · Email: bulldinginspector@dodgevillewi.gov Phone: 608-935-9326

Section IV. Item #4.

ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

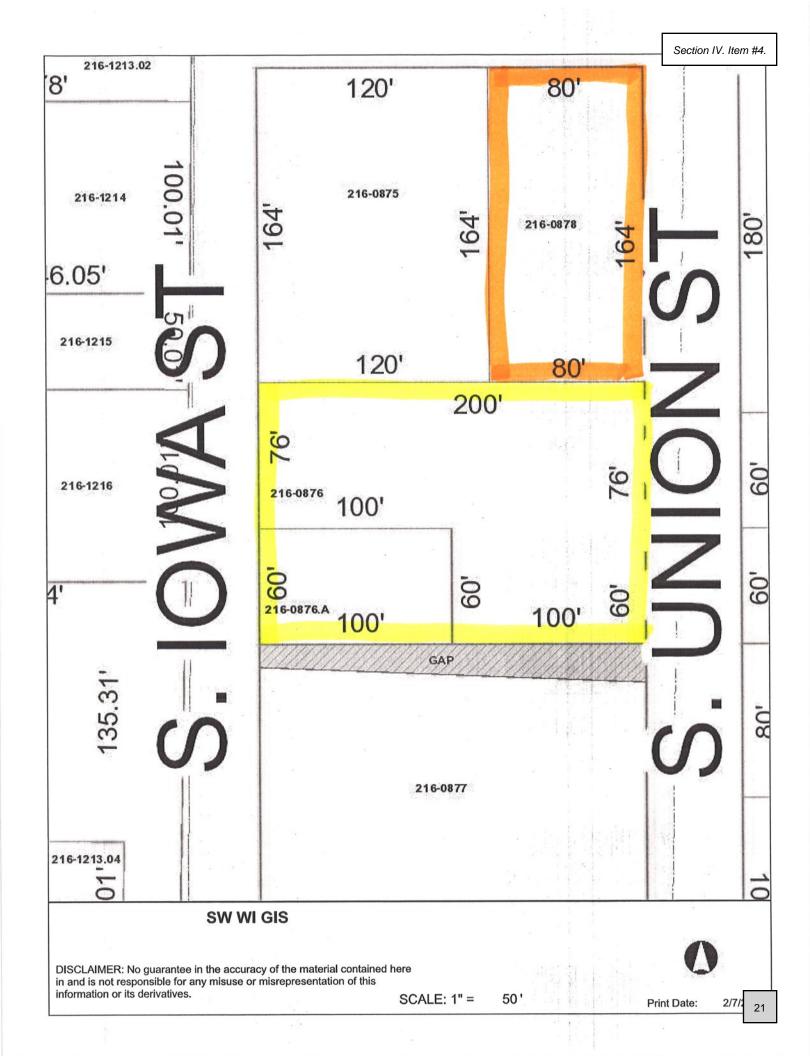
DATE: 2 - 11 - 25	
TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE	T. Warring
OWNER: Uppend Hills Health ADDRESS: 800 Compossion	Way
Dodgeville WI	
I would like to request a zoning change for my property located at:	
Present Zoning is: 222 R-1	
Requesting Zoning change to: ???	
The property will be used for:	
Hospital Parking & Maritenance Bilding for for and hospital equipment.	leet vehicles
and hospital equipment.	
Legal description of property:	
Paecel #'s 216-0876 and 216-	0876.A.
Names and addresses of adjacent and abutting owners:	
Hwy 23 to the west	
Union St. to the East	
upland Hills thealth to South	
Riddand Mitchell 701 south Town St., to the North	West !
Riddand Mitchell, 701 south Town St., to the North Thomas Weinbreamer 109 E Polk St, to the North	- East
FEE: \$500 Fee Can be Paid online at https://dodgevillewi.ourcommunit	yconnect.com/ or
submit payment to City Hall	
Signature of Applicant: Januale	
Address of Applicant: Ous Composition Way Do Decillo W	53533
Signature of Property Owner: Bus Sie Go Uphal A	Polls Hall
The Applicant or his/her agent must appear at the hearing	ng

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall

vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.



CITY OF DODGEVILLE 100 E. Fountain St. Dodgeville, WI 53533 www.dodgevillewi.gov



Date: 2/20/25

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
GRIES INVESTMENTS, LLC	2500 TOWER DRIVE	KAUKAUNA, WI 54130-1171	920-475-5734
Applicant's Agent	Address	City, State, Zip	Email or Phone
TROY HEWITT - REL	1250 CENTENNIAL CENTRE BLVD	HOBART, WI 54155	THEWITT@RELEEINC.COM

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)
216-1298 & 216-1299	B-H Highway Business	B-H Highway Business
	???	???
	???	???
	???	???
	???	???
	???	???
	???	???

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 This Certified Survey Map consolidates two existing parcels into a single parcel to ensure building code compliance for the structure that spans both properties.

Plan Commission Fee \$600 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

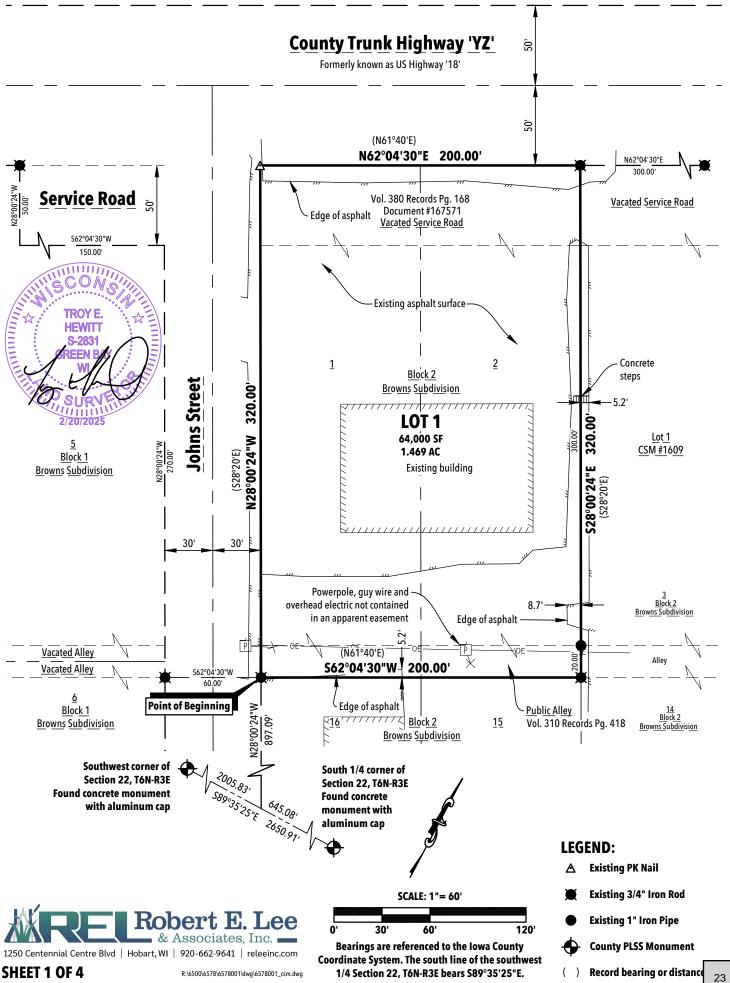
Plan Commission meetings are scheduled as needed and require publication of legal notices.

PRELIMINARY

CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, BLOCK 2, BROWNS SUBDIVISION, VOLUME 1 OF PLATS, PAGE 5, DOCUMENT NUMBER 78257 AND PART OF THE ALLEY AND THE VACATED SERVICE ROAD LYING ADJACENT TO SAID LOTS, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

Wisconsin Department of Natural Resources Trail



CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, BLOCK 2, BROWNS SUBDIVISION, VOLUME 1 OF PLATS, PAGE 5, DOCUMENT NUMBER 78257 AND PART OF THE ALLEY AND THE VACATED SERVICE ROAD LYING ADJACENT TO SAID LOTS, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and combined all of Lots 1 and 2, Block 2, Browns Subdivision, Volume 1 of Plats, Page 5, Document Number 78257 and part of the alley and the vacated service road lying adjacent to said lots, all located in the Southeast 1/4 of the Southwest 1/4, Section 22, Township 6 North, Range 3 East, City of Dodgeville, Iowa County, Wisconsin more fully described as follows:

Commencing at the Southwest corner of said Section 22; thence S89°35'25"E, 2005.83 feet on the south line of said Southwest 1/4 to the southerly extension of the west line of said Lot 1; thence N28°00'24"W, 897.09 feet on said southerly extension to the south line of said alley, the POINT OF BEGINNING; thence continuing N28°00'24"W, 320.00 feet on said southerly extension and continuing on the west line of said Lot 1 and it's northerly extension to the south right of way of County Trunk Highway 'YZ'; thence N62°04'30"E, 200.00 feet on said south right of way to the northerly extension of the east line of said Lot 2; thence S28°00'24"E, 320.00 feet on said northerly extension and continuing of said east line and it's southerly extension to the south line of said alley; thence \$62°04'30"W, 200.00 feet on said south line to the Point of Beginning.

Said parcel contains 64,000 Square Feet (1.469 Acres) of land more or less subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the combination of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Dodgeville in the surveying, mapping and combining of the same.

HILLI

COM

TROY F **HEWITT**

S-2831

GREEN BAY

February Dated this . 2025. dav

Troy E. Hewitt

ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, BLOCK 2, BROWNS SUBDIVISION, VOLUME 1 OF PLATS, PAGE 5, DOCUMENT NUMBER 78257 AND PART OF THE ALLEY AND THE VACATED SERVICE ROAD LYING ADJACENT TO SAID LOTS, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

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As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, and combined as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DODGEVILLE

Gries Investments, LLC	Date	
Print name and title		
STATE OF WISCONSIN)COUNTY) SS		
Personally came before me thisinstrument and acknowledged the same.	day of	, 2025, the above named to me known to be the same person who executed the foregoing
Notary Public, State of Wisconsin		<u></u>
(print name)		
My commission expires:		





CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2, BLOCK 2, BROWNS SUBDIVISION, VOLUME 1 OF PLATS, PAGE 5, DOCUMENT NUMBER 78257 AND PART OF THE ALLEY AND THE VACATED SERVICE ROAD LYING ADJACENT TO SAID LOTS, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 22,
TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

CITY OF DODGEVILLE COMMON COUNCIL APPROVAL CERTIFICATE

Clerk

on or population double Anni North Committee				
Resolved that this Certified Survey Map in the City of Dodgeville, Gries Investments, LLC, owner is hereby approved by the Common Council of the Ci Dodgeville.				
Date				
	Map in the City of Dodgeville			



CITY OF DODGEVILLE ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 1024-24	
TO: PLAN COMMISSION OF THE CITY OF DODG OWNER: Uplano Hill's Health ADDRESS: &	00 Compossion Way
	Polgeville us 53533
would like to request a zoning change for my pro	perty located at:
Present Zoning is: ??? /Z-/	and the second s
Requesting Zoning change to: ???	
PROVIDING HOUSING FOR STAR TEMPORARING FILL IN CLOCUM AND FOR OTHER USES ALLO	TENENS) AT THE HOSPITAL
Legal description of property:	The state of the s
LOTS 8,9 AND 10 OF BLO. TO THE CIT UT DODGEVILL	CK 17 PARRY'S APDITION
Names and addresses of adjacent and abutting ov	vners:
CITY OF DODGEVULE 100E F	OUNTIMU ST DODGEVILLE WI-WELL
UPLAND MICHS HEACH 800 CO	OMPASSION WAY DODGEVILLE WI ON UM
715UNION ST, 721 UNION 50	, UHIMPROVED PARCES
	LLC 4801 TRADEWINDS PARKURY MADISO
FEE: \$500 Fee Can be Paid online at https://d	lodgevillewi.ourcommunityconnect.com/ or
submit payment to City Hall	The second and accompanies of the second and the second accompanies are added from a color of the second and the second accompanies are a second accompanies are a second accompanies and the second accompanies are a second accompanies are a second accompanies and the second accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies
Signature of Applicant:	
Address of Applicant: The Company Signature of Property Owners Suns	Il Go plant this Health

The Applicant or his/her agent must appear at the hearing

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.

CSM

- (SRQ'34'40"F)

CERTIFIED SURVEY MAP No.

LOCATED IN LOTS 8, 9, & 10 OF BLOCK 17 OF PARRY'S ADDITION TO THE CITY OF DODGEVILLE, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 3 EAST, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

LEGAL DESCRIPTION

A parcel of land located in Lots 8, 9, & 10 of Block 17 of Parry's Addition to the City of Dodgeville, and located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 34, Township 06 North, Range 03 East, City of Dodgeville, lowa County, Wisconsin, more fully described as follows:

Commencing at the West Quarter (1/4) Corner of Section 34, T06N, R03E; thence \$89'39'45''E, 628.30 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 1/2" drill hole; thence continuing South 89' 39' 45" East, 21.38 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the West line of Block 16 of Perry's Addition to the City of Dodgeville; thence \$89'39'21"W, 203.50 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the West right—of—way line of Union Street; thence \$89'34'49"E, 50.00 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar on the East right—of—way line of Union Street; thence \$89'25'44"E, 99.99 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to a found 3/4" iron bar at the Southwest corner of Lot 8, Block 17 of Parry's Addition to the City of Dodgeville, and the Point of Beginning; thence N00'46'02"E, 172.86 feet along the West lines of Lots 8 & 9, of said Parry's Addition to a found 3/4" iron bar at the Northwest corner of said Lot 9; thence N00'45'56"E, 59.29 feet along the West line of Lot 10 of said Parry's Addition to a found 1" iron pipe at the Northwest corner of said Lot 10; thence \$88'59'45"E, 99.89 feet along the North line of said Lot 10 to the West right—of—way line of Linn Street; thence \$88'59'45"W, 231.08 feet along said right—of—way of Linn Street to a found 1" iron pipe on the South line of the Northwest Quarter (1/4) of said Section 34; thence N89'36'29"W, 99.97 feet along the South line of the Northwest Quarter (1/4) of said Section 34 to the Point of Beginning.

Said Parcel contains 23,144 square feet or 0.531 acres more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE

E, Keith E. Dalsing, Wisconsin Professional Land Surveyor, S-1989, do hereby certify that this survey is in full compliance with Section 236 of the Wisconsin Statutes and Chapter A-E7 of the Wisconsin Administrative Code. Under the direction of Upland Hills Health and their representatives, I have surveyed, divided and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Keith E. Dalsing, WI PLS #1989 Vierbicher Associates, Inc Date

CITY OF DODGEVILLE CERTIFICATE

Resolved that this Certified Survey Map, which has been duly filed for the approval of the City of Dodgeville, County of lowa, Wisconsin, be and the same, is hereby approved by the Common Council of the City of Dodgeville as required by Chapter 236, Wisconsin Statutes.

Dated	this	day	of	20	

CITY OF DODGEVILLE 100 E. Fountain St. Dodgeville, WI 53533 www.dodgevillewl.gov



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
UPLAND HILLS	800 ComPASSION	DODGEVILLE WI	608-930-800
HEALTH INC	WAY	53533	
- 12 E		in the second se	
Applicant's Agent	Address	City, State, Zip	Email or Phone
RYAN TEASDALE	800 COMPASSION	DODGEVILLE WI	trasdale e upland
1	WAY	53533	health, org

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	
216-0387	12-1	1992 MU	
216-0886	R-1	MU.	
216-0885	R-1	1332 MU	
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		(8)	
	Telegramment and and the second secon		

Type o	f Rev	iew
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1	X	Certified Survey Map
	delain)	Preliminary Plat (Final Plat reviews are at the City Council level)
	-	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

UPLAND HILLS HEALTH WOULD LIKE TO COMBINE THEIR 3 LOTS AS INDICATED ABOVE THIS ONE PARCEL AND CHANGE THE CURRENT R-1 ZONING TO MU IN ORDER TO CONSTRUCT DWELLING UNITS. THE UNITS WOULD BE USED FOR HOUSING STAFF AND PHYSICIANS WHO TEMPORARLY FILL IN FOR PHYSICIANS AND STAFF

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Submittal requirements: Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to building inspector@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.

Larry Gilles · City of Dodgeville · Email: bulldinginspector@dodgevillewi.gov Phone: 608-935-9326

CITY OF DODGEVILLE ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 1024-24	
TO: PLAN COMMISSION OF THE CITY OF DODG OWNER: Uplano Hill's Health ADDRESS: &	00 Compossion Way
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would like to request a zoning change for my pro	perty located at:
Present Zoning is: ??? /Z-/	and the second s
Requesting Zoning change to: ???	
PROVIDING HOUSING FOR STAR TEMPORARING FILL IN CLOCUM AND FOR OTHER USES ALLO	TENENS) AT THE HOSPITAL
Legal description of property:	The state of the s
LOTS 8,9 AND 10 OF BLO. TO THE CIT UT DODGEVILL	CK 17 PARRY'S APDITION
Names and addresses of adjacent and abutting ov	vners:
CITY OF DODGEVULE 100E F	OUNTIMU ST DODGEVILLE WI-WELL
UPLAND MICHS HEACH 800 CO	OMPASSION WAY DODGEVILLE WI ON UM
715UNION ST, 721 UNION 50	, UHIMPROVED PARCES
	LLC 4801 TRADEWINDS PARKURY MADISO
FEE: \$500 Fee Can be Paid online at https://d	lodgevillewi.ourcommunityconnect.com/ or
submit payment to City Hall	The second and accompanies of the second and the second accompanies are added from a color of the second and the second accompanies are a second accompanies are a second accompanies and the second accompanies are a second accompanies are a second accompanies and the second accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies are a second accompanies and accompanies are a second accompanies are a second accompanies
Signature of Applicant:	
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The Applicant or his/her agent must appear at the hearing

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.

CSM

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CERTIFIED SURVEY MAP No.

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LEGAL DESCRIPTION

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Keith E. Dalsing, WI PLS #1989 Vierbicher Associates, Inc Date

CITY OF DODGEVILLE CERTIFICATE

Resolved that this Certified Survey Map, which has been duly filed for the approval of the City of Dodgeville, County of lowa, Wisconsin, be and the same, is hereby approved by the Common Council of the City of Dodgeville as required by Chapter 236, Wisconsin Statutes.

Dated	this	 day	of	 20	

CITY OF DODGEVILLE 100 E. Fountain St. Dodgeville, WI 53533 www.dodgevillewi.gov



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
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HEALTH INC	WAY	53533	
- 12 E		17.	
Applicant's Agent	Address	City, State, Zip	Email or Phone
RYAN TEASDALE	800 COMPASSION	DODGEVILLE WI	trasdale e upland
1	WAY	53533	health, org

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Parcel #	Current Zoning	Proposed Zoning or use of property (this application does not include review or approval of a zoning change	
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216-0886	R-1	MU MU	
216-0885	R-1	1333 MU	
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	And the second s	The property of the second of	

Tv	pe	of	Rev	iew
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X	Certified Survey Map
	Preliminary Plat (Final Plat reviews are at the City Council level)
1700	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

UPLAND HILLS HEALTH WOULD LIKE TO COMBINE THEIR 3 LOTS AS INDICATED ABOVE INTO ONE PARCEL AND CHANGE THE CURRENT R-1 ZONING TO MU IN ORDER TO CONSTRUCT DWELLING UNITS. THE UNITS WOULD BE USED FOR HOUSING STAFF AND PHYSICIANS WHO TEMPORARLY FILL IN FOR PHYSICIANS AND STAFF

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.

Larry Gilles · City of Dodgeville · Email: bulldinginspector@dodgevillewi.gov Phone: 608-935-9326

Section V. Item #9.

ZONING CHANGE APPLICATION

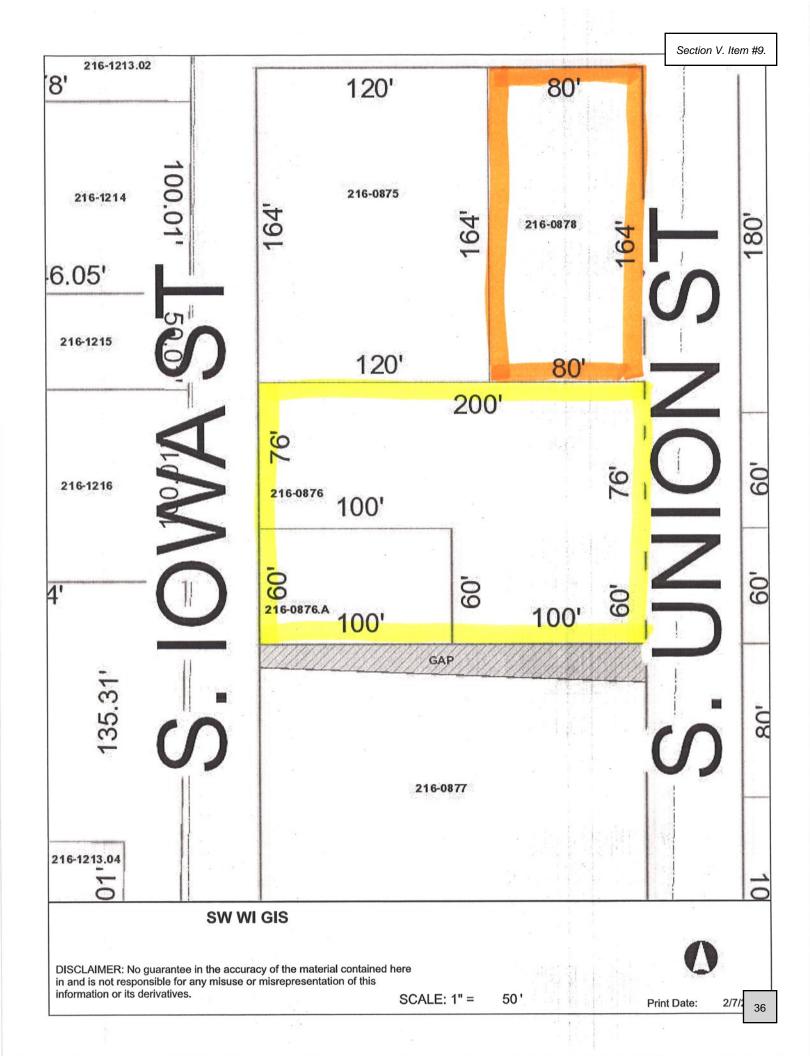
Reference Chapter 17.12 & 17.34

DATE: 2 - 11 - 25	
TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE	the first section
OWNER: Uppnd Hills Health ADDRESS: 800 Compossion	Way
Dodgesille wil	
I would like to request a zoning change for my property located at:	
Present Zoning is: ??? 2-1	
Requesting Zoning change to: ???	
The property will be used for:	
Hospital Parking e Manitenance Bilding for 1	Cleet vehicles
and hospital equipment.	
Legal description of property:	
Pacel #'s 216-0876 and 216-	0876.A.
Names and addresses of adjacent and abutting owners:	
Hwy 23 to the west	DO ON AND MODERATE OF THE PROPERTY OF THE PROP
Union St. to the East	
upland Hills thealth to South	
Ritchard Mitchell, 701 soull Town St., to the North	- West
thomas Weinbreumer 109 E Polk St, to the North	
FEE: \$500 Fee Can be Paid online at https://dodgevillewi.ourcommunit	tyconnect.com/ or
submit payment to City Hall	
Signature of Applicant: Leusdele	
Address of Applicant: 800 Composion Way Do Decillo WI	53533
Address of Applicant: Box Conposison Way Dolgarlo We Signature of Property Owner: Boy Les Och Go Uphnol f	Polis Hall
The Applicant or his/her agent must appear at the heari	ng

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.



Section V. Item #11.

CITY OF DODGEVILLE **ZONING CHANGE APPLICATION**

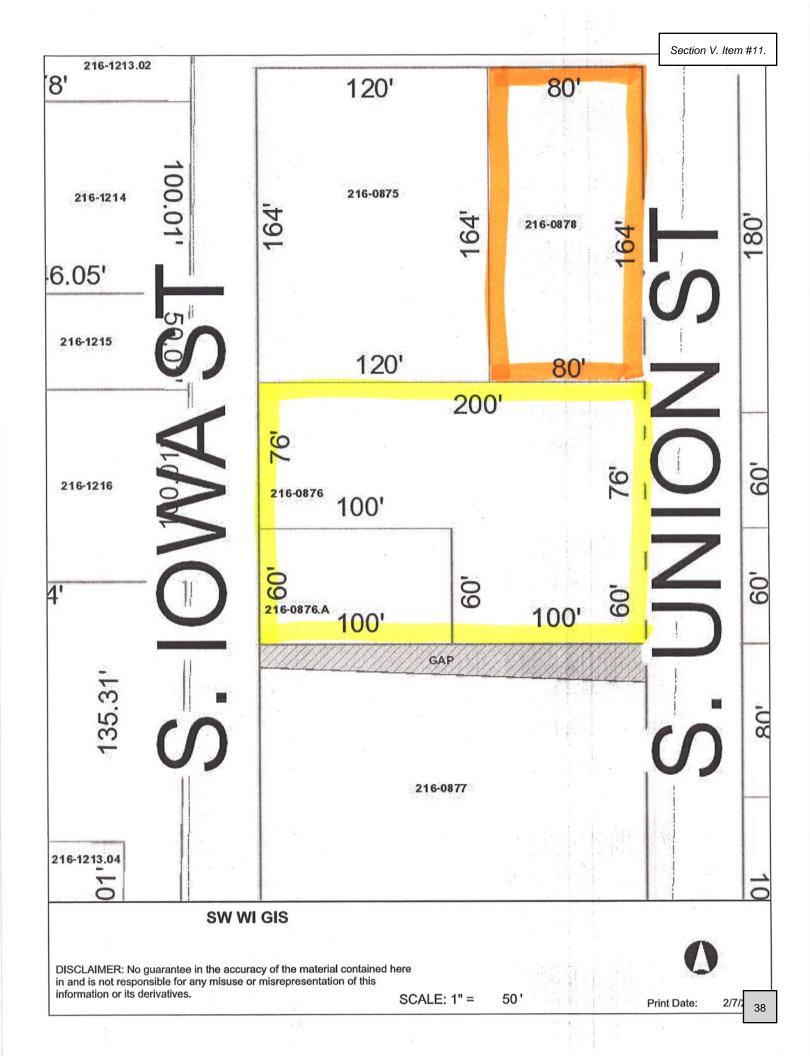
Reference Chapter 17.12 & 17.34

DATE: 2 - 11 - 25	
TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE	
OWNER: Uppend Halstealth ADDRESS: 800 Compassion	~ Way
Dodge ville W	53533
I would like to request a zoning change for my property located at:	
Present Zoning is: 222 12-1	
Requesting Zoning change to: ??? The property will be used for:	
Hospital Parking & Manitenance Brilding for and hospital equipment.	fleet vehicles
Legal description of property:	
Paecel #'s 216-0876 and 211	-0876.A.
Names and addresses of adjacent and abutting owners:	
Hwy 23 to the west	
Union St. to the East	
upland Hills thealth to South	
Roland Witchell 701 soull Ions St., to the No	Il Worst
Potdand Mitchell 701 soull Town St., to the Nor thomas Weinbrewner 109 E Polk St, to the Ms	v.4L Bast
FEE: \$500 Fee Can be Paid online at https://dodgevillewi.ourcommusubmit payment to City Hall	inityconnect.com/ or
Signature of Applicant: Leus dele	
Address of Applicant: Dos Campassion way Dolgisto,	JI 53533
Signature of Property Owner: Jus Sch Go Uplan	PRolls Hall
The Applicant or his/her agent must appear at the he	aring

General procedure: 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment.

If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

If the change or amendment is denied, no similar petition can be submitted for one year.



CITY OF DODGEVILLE 100 E. Fountain St. Dodgeville, WI 53533 www.dodgevillewi.gov



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 5. SPRING DR	SPRING GREEN, WI	
		53588	
Applicant's Agent	Address	City, State, Zip	Email or Phone
SCOTT DISCHLER			sdis@vierbicher.com
VIERBICHER ASSOCIATES	ZOIE, MAIN ST	REEDSBURG, WI	608-963-5985
		53959	

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 !	UTURE
216-1227	??? A - G	??? 11 11 41 14	u .
	???	???	
TOWN PARCEL	???	???	
008-1419	??? AI	??? WILL BE ANNEXED IN THE F	FUTURE
	???	???	
	???	???	

Type of Review

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

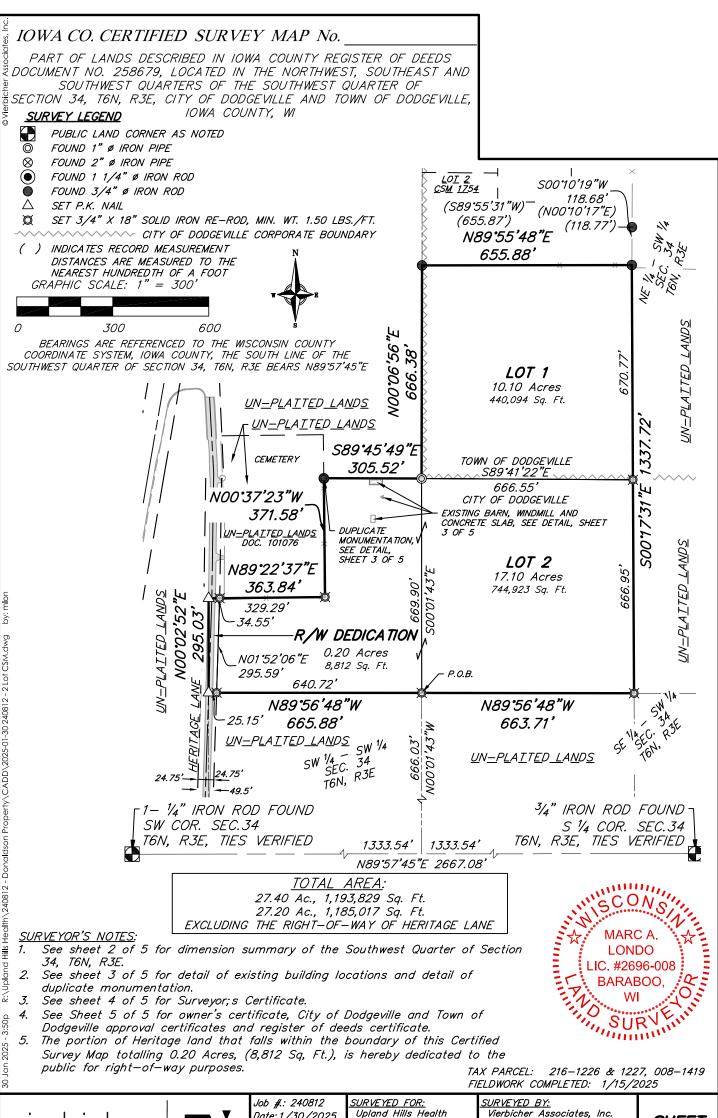
Describe the nature of the proposed development

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.





Rev: Drafted By: jmac/mlo hecked Bv. 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

IOWA COUNTY CERTIFIED SURVEY MAP No. PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHWEST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E, CITY OF DODGEVILLE AND TOWN OF DODGEVILLE, IOWA COUNTY, WI 1- 1/4" IRON ROD FOUND 2" IRON PIPE FOUND W 1/4 COR. SEC.34 T6N, R3E, TIES VE CEN. 1/4 COR. SEC.34 T6N, R3E, TIES VERIFIED **VERIFIED** S89'39'34"E 2659.20' 1329.60' 1329.60 N89°55'48"E 655.88 1336.93 LOT 1 NOO'06'56", 666.38' 10.10 Acres 440,094 Sq. Ft. 2673.24 S89°45'49"E *305.52*° 666.55 666.55° M.,81,20.0S NO.02'54"W N89°41'22"W S89'54'01"W N89°41'22"W 1024.45 LOT 2 17.06 Acres 743,326 Sq. Ft. N00°02'52"E ์ N89*'22[™]37"E* NOO'37'23"W 295.03 *363.84* [′] 371.58 S89°56'48"E S89°56'48"E 665.88 669.60' N89°56'48"W N89°56'48"W 665.88 *663.71* ' 1,43"E 663.92' 03' 10.005 .999 764, BRENNÁN ROAD -666 77 666.77' _ . 666.77 *666.77* N89°57'45"E 2667.08' 3/4" IRON ROD FOUND 1/4" IRON ROD FOUND S 1/4 COR. SEC.34 T6N, R3E, TIES VERIFIED SW COR. SEC.34 T6N, R3E, TIES VERIFIED QUARTER SECTION SUMMARY = 500° GRAPHIC SCALE: 1" = 500 SURVEY LEGEND 250 500 1000 PUBLIC LAND CORNER AS NOTED FOUND 1" Ø IRON PIPE FOUND 3/4" Ø IRON ROD LONDO \triangle SET P.K. NAIL Ø SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT. LIC. #2696-008 CITY OF DODGEVILLE CORPORATE BOUNDARY BARABOO, 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

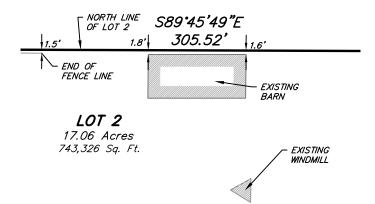


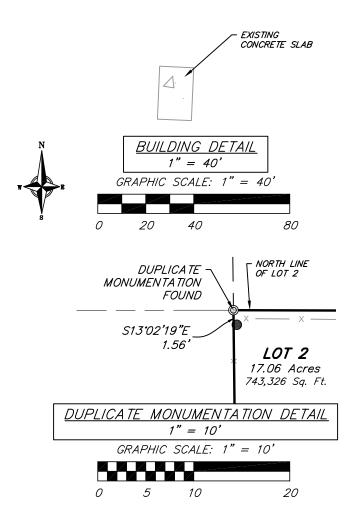
Job #.: 240812 Date: 1/30/2025

Rev: Drafted By: imac/mlor SURVEYED FOR: Upland Hills Health c/O Ryan Teasdale PO Box 800 800 Compassion Way Dodgeville, WI 53533

<u>SURVEYED BY:</u> Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524–6468

SHEET 2 OF 5





SURVEY LEGEND

- O 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: 1/30/2025

Rev: Drafted By: imac/mlos 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

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, lowa County, Wisconsin, and described as follows: containing 27.40 acres of land and described as follows:

<u>LEGAL DESCRIPTION</u>

Thence, N89°57'45"E, along the south line of the Southwest Quarter of said Section 34, 1333.54 feet; Thence, NOO'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 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 lowa County Register of Deeds Document No. 101076; Thence, N89'22'37"E, along the said south line of lands described in lowa 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 lowa County Register of Deeds Document No. 101076, 371.58 feet, to a found $\frac{3}{4}$ " 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, NOO'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 lowa County Certified Survey Map No. 1754;

Thence, N89'55'48"E, along the south line of said Lot 2 of lowa 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 Southeast Quarter of the Southwest Quarter of th 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

Date





IOWA COUNTY CERTIFIED SURVEY MAP No. PART OF LANDS DESCRIBED IN IOWA COUNTY REGISTER OF DEEDS DOCUMENT NO. 258679, LOCATED IN THE NORTHWEST, 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 Upland Hills Health, Inc., a Wisconsin non-stock corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, I, Lisa Schneider, as President and C.E.O., hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map. IN WITNESS WHEREOF, the said Upland Hills Health. has caused these presents to be signed by Lisa Schneider its President and C.E.O. on this ____ _____ day of _ Upland Hills Health Lisa Schneider President and C.E.O. Upland Hills Health State of Wisconsin) County of (COUNTY)) Personally came before me this ___ _, 20_____, the above named _____ day of __ Lisa Schneider, to me known to be the persons who executed the foregoing instrument and acknowledged the same. My Commission expires: _ Notary Public, State of Wisconsin IOWA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT 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 lowa County Department of Planning and Development. Scott Godfrey, Director Date lowa County Department of Planning and Development TOWN OF DODGEVILLE BOARD 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 Town of Dodgeville Board of Supervisors. Curt Peterson, Chairman Town of Dodgeville Board <u>CITY OF DODGEVILLE COUNCIL APPROVAL CERTIFICATE</u> 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 City of Dodgeville Date REGISTER OF DEEDS CERTIFICATE Received for recording this _____ ____ day of ____ _____, 2025, at ___ recorded in ____ of Certified Survey Maps on pages __ _, as Doc. No. _ Taylor Campbell lowa County Register of Deeds MARC A. LONDO LIC. #2696-008 BARABOO, WI



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W.SURV.