



PUBLIC NOTICE

Plan Commission Meeting

Thursday, August 20th, 2026 at 5:00 PM

City Hall Council Chambers, 410 E Leffler St, Dodgeville,

WI

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

1. Approval of minutes from July 9th, 2026

III. OLD BUSINESS

2. Discussion and possible action to approve zoning change application for four lots owned by Philip Ley (Parcel 216-1100 and 216-1078) from B-H to A-G. (Parcel 216-1079) from R-M to A-G, (Parcel 216-1100.30) from B-H to M-L contingent on changes being made to the Future Land Use Map

IV. NEW BUSINESS

3. Discussion and possible action on proposal from E-Plan relating to state plan review services
4. Discussion and possible action to approve Certified Survey Map to subdivide lot currently own by the City of Dodgeville relating to the TID 3 Truck Stop Development project (Parcel #216-1400.A)
5. Discussion and possible action to approve Certified Survey Map to combine lots currently owned by Upland Hills Health Contingent to zoning change approval (Parcel #216-1224, 216-0877, 216-0876.A, 216-0876, 216-1224.03, and 216-0878)

V. 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.



PUBLIC NOTICE

Plan Commission Meeting

Thursday, July 09, 2026 at 5:00 PM

City Hall Council Chambers, 410 E Leffler St, Dodgeville,

WI

AGENDA

Called to order at 5:00 PM

Members Present: Barry, Michelle, Jason (left at 5:30 PM), Aaron, Natalie (arrived at 5:30 PM)

Also Present: Dylan (DPW), Ryan Teasdale (UHH), Philip Ley

I. CALL TO ORDER AND ROLL CALL

II. CONFIRMATION AND COMPLIANCE WITH THE OPEN MEETING LAW

III. APPROVAL OF MINUTES

IV. PUBLIC HEARING

1. Proposed conditional use permit to allow a sign overhanging the sidewalk located at 142 N Iowa St, Parcel 216-0413 currently zoned as B-C Central Business District
2. Adjourn public hearing
3. Proposed zoning classification changes, **Change #1:** The proposed zoning change would change parcel 216-1100 (50.74 Acres) west of Bennett Rd and Parcel 216-1078 (20.6 Acres) north and south of E North St from B-H Business Highway District to A-G Agricultural District. **Change #2:** The proposed zoning change would change parcel 216-1079 (36.34 Acres) north of E Spring St from R-M Residential Multi-Family District to A-G Agricultural District. **Change #3:** The proposed zoning change would change parcel 216-1100.30 (4.16 Acres) west of Bennett Rd from B-H Business Highway District to M-L Limited Industrial District.
4. Adjourn public hearing

V. NEW BUSINESS

5. Discussion and possible action to approve conditional use permit for a sign located at 142 N Iowa St. Motion by Aaron to approve conditional use permit to have 1 sign with the bottom of the sign no less than 7' off the surface of the sidewalk. 2nd by Michelle. Pass 4-0
6. Discussion and possible action to approve zoning change application for four lots owned by Philip Ley (Parcel 216-1100 and 216-1078) from B-H to A-G. (Parcel 216-1079) from R-M to A-G, (Parcel 216-1100.30) from B-H to M-L contingent on changes being made to the Future Land Use Map. Motion by Aaron to table rezoning for all parcels currently zoned B-H until further information is gathered. 2nd by Michelle. Pass 4-0. Motion by Aaron to table rezoning of parcel 1079 until more information is gathered. 2nd by Natalie. Pass 4-0
7. Discussion and possible action to approve proposed Certified Survey Map for the partial combination of four lots owned by Upland Hills Health (Parcel #216-1224, 216-1226, 216-1227, and 008-0419.A (Recently annexed)) Motion by Aaron to approve CSM as presented contingent on correcting the proposed zoning listed on the CSM Review Application from R-M to MU. 2nd by Michelle. Pass 4-0
8. Discussion on future CSM for Upland Hills Health relating to the combination of various parcels. Discussion only topic. No action.

VI. ADJOURN

9. Motion to Adjourn

Motion to adjourn by Michelle. 2nd by Natalie. Pass 4-0
Meeting adjourned at 6:54 PM

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.

CITY OF DODGEVILLE
ZONING CHANGE APPLICATION

Reference Chapter 17.12 & 17.34

DATE: 6-20-2026

TO: PLAN COMMISSION OF THE CITY OF DODGEVILLE

OWNER: PHILIP A. LEY ADDRESS: 800 E. NORTH ST
DODGEVILLE WI 53533

I would like to request a zoning change for my property located at:

Present Zoning is: 216-1100, 216-1078, 216-1079
??? GENERAL HIGHWAY BUSINESS

Requesting Zoning change to: ??? AGRICULTURAL

The property will be used for:

AGRICULTURAL: AG

Legal description of property:

216-1100, 216-1078, 216-1079.
216-1100.30 TOO ML, ~~216~~.

Names and addresses of adjacent and abutting owners:

TOO MANY LAND OWNERS TO LIST

FEE: \$500 Fee Can be Paid online at <https://dodgevillewi.ourcommunityconnect.com/> or submit payment to City Hall

Signature of Applicant: Philip A Ley
Address of Applicant: 800 E. NORTH ST DODGEVILLE WI
Signature of Property Owner: Philip A Ley

P.A.L.
6-1-2026
ADD ON

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.



Proposed Rezoned Properties

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 400'

Print Date: 6/11/2026

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (this "Agreement") is entered into by and between City of Dodgeville, a Wisconsin municipality ("Client") and EPLEX, LLC, a Wisconsin limited liability company (DBA E-Plan Exam) ("Consultant"), as of the date on which the last Party hereto executes this Agreement (as set forth on the signature page of this Agreement) (the "Effective Date"). Client and Consultant may each be referred to herein as a "Party", and collectively as the "Parties".

RECITALS

WHEREAS Client desires to retain Consultant to perform the services listed in **Exhibit A**, attached hereto (the "Services"), and Consultant is willing to perform the Services, in accordance with the terms of this Agreement.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Client and Consultant agree as follows:

1. CERTAIN DEFINITIONS. In addition to other terms defined throughout this Agreement, the following capitalized terms used herein shall have the following meanings:
 - a. "Accepted Project" means a Project for which Consultant has agreed to perform Services. Consultant shall be deemed to have agreed to perform Services for a Project if, and upon such time that, (i) Consultant has accepted such Project, (ii) Consultant is in receipt of all information and documentation required to perform the Services with respect to such Project (as determined in Consultant's sole discretion), (iii) Consultant has been paid all applicable Fees that are payable to Consultant with respect to such Project, and (iv) if such Project is a Client Reserved Project, Client has elected not to (or is deemed to have elected not to), perform plan reviews or other actions that would otherwise fall within the scope of the Services with respect to such Project in accordance with Section 3(a) (the date on which such acceptance occurs is the "Project Acceptance Date").
 - b. "Base Fees" means, collectively, the Commercial Plan Base Fees, the Stormwater Base Fees and the Exterior Plumbing Base Fees (as such terms are defined on **Exhibit B**).
 - c. "Client Reserved Project" means any Project described on **Exhibit C**. For the avoidance of doubt, no Client Reserved Project will include or consist of any Project (i) involving any building or structure that exceeds any Project Review Threshold, (ii) unless expressly set forth on **Exhibit C**, listed in Table 382.20-2 of Section 382.20 of the Wisconsin Administration Code or (iii) involving the reviewing of plans for fire alarm and/or sprinkler systems.
 - d. "Consultant Exclusive Project" means any Project (i) involving any building or structure that exceeds any Project Review Threshold, (ii) listed in Table 382.20-2 of Section 382.20 of the Wisconsin Administration Code, (iii) involving the reviewing of plans for fire alarm and/or sprinkler systems, and/or (iv) that is not a Client Reserved Project.
 - e. "Department" means the Wisconsin Department of Safety and Professional Services.

- f. “Project” means any individual construction, addition, relocation, alteration, change of occupancy and/or repair project with respect to any building, structure, parking lot, building component and/or building system within Client’s jurisdictional boundary for which a plan review request is submitted to Consultant and that meets the definition and criteria of a “Place of Employment” or “Public Building” as such terms are defined in Wis. Stat. §§ 101.01(11) and 101.01(12), respectively.
- g. “Project Review Threshold” means (i) with respect to any Project involving any new construction of a building or structure, 5,000 square feet of the floor area of such building or structure (as applicable), (ii) with respect to any Project involving an addition to an existing building or structure, 5,000 square feet of the floor area of such addition and (iii) with respect to any Project involving solely alteration work of an existing building or structure, 10,000 square feet of floor area of such building or structure (as applicable).

2. SCOPE OF SERVICES.

- a. Consultant shall perform the Services for the Accepted Projects (i) using one or more service providers that are licensed in the State of Wisconsin and (ii) in accordance with industry-standard levels of competency in the state and municipality in which the Services are to be performed.
- b. Subject to Section 4(e), Consultant shall complete the Services with respect to any Accepted Project within fifteen (15) business days following the Project Acceptance Date. For the avoidance of doubt, if Consultant requires additional documentation or information to complete the Services with respect to an Accepted Project (as determined in Consultant’s sole discretion), then such fifteen (15) business day period may be tolled by Consultant and such period shall only resume once Consultant is in receipt of such additional documentation or information.
- c. Client shall exclusively use Consultant to perform the Services with respect to any Consultant Exclusive Project, and Client agrees that it shall not perform (or engage any other person or entity to perform, other than the Department) any plan reviews or take any other action that would otherwise fall within the scope of the Services for any Consultant Exclusive Project.
- d. Client is not required to accept Consultant’s approval or disapproval of the plans for any Project for which Consultant performs Services hereunder. Notwithstanding the foregoing, Consultant will be entitled to retain all applicable Fees paid to Consultant hereunder with respect to the Services that Consultant performed.

3. CLIENT RESERVED PROJECTS.

- a. Client shall have the right to independently perform plan reviews and take any other action that would otherwise fall within the scope of the Services with respect to any Client Reserved Project. Within five (5) business days following the submission of a plan review to Consultant for a Project that constitutes a Client Reserved Project, Consultant shall notify Client of such submission. Within five (5) business days following such notice, Client shall notify Consultant in writing whether Client elects to perform the plan review and/or any other action that would

otherwise fall within the scope of the Services with respect to such Client Reserved Project. If Client either (i) fails to provide such notice within such five (5) business day period, or (ii) elects not to perform such plan review and/or other action. If Client elects to perform such plan review and/or other actions with respect to such Project, then Client shall be solely responsible and liable for all plan reviews and all other obligations, and Consultant shall have no obligations of any kind or nature, with respect to any Project that Client has elected to perform (and such Project shall not constitute an Accepted Project).

- b. Notwithstanding anything to the contrary in this Agreement, Client may only perform plan reviews with respect to any Project if Client conducts such plan reviews using one or more qualified individuals that maintain the license(s) required to perform such plan reviews (without reliance on any of Consultant's or any of its personnel's licenses, or any requirement for Consultant to oversee such plan reviews) for the applicable Project and are in good standing with the applicable licensing authority.
- c. Client may request that the Department perform any plan review with respect to any Project in lieu of Consultant, in which case Consultant shall have no obligations of any kind or nature with respect to such Project.

4. CLIENT OBLIGATIONS.

- a. Client shall take all actions necessary to either (i) receive delegated authority from the Department to perform building inspection services, or (ii) become an appointed agent of the Department to examine plans and make inspections for building and alterations for Projects of unlimited size, in each case pursuant to the applicable provisions of Wis. Stat. § 101.12 (in either such case, an "Appointed Agent"). Client shall comply in all respects with all applicable statutes, codes and regulations pertaining to obtaining or maintaining its status as an Appointed Agent including, without limitation, adopting or amending any applicable ordinances. Consultant agrees to provide commercially reasonable assistance to Client with respect to obtaining Appointed Agent status, provided that (y) all out of pocket fees and expenses incurred by Consultant shall be promptly reimbursed by Client, and (z) Consultant shall have no obligation to commence or participate in any legal action or similar proceeding in connection therewith.
- b. Client shall be solely responsible for determining the requirements for the commencement of any Project including, without limitation, any and all required documentation, approvals, permits, bonds, zoning compliance, historical review and architectural review board approvals with respect to any such Project.
- c. Client shall provide (whether or not requested by Consultant), in a timely manner and (if applicable) promptly upon Consultant's request, all data, information, plans, specifications, municipal forms, structural calculations, and all other documentation and information reasonably required to perform the Services.
- d. Client shall employ or retain, at its sole cost and expense, a sufficient number of licensed and credentialed inspectors to the extent required by the Department to obtain, or maintain (as applicable), Appointed Agent status.

- e. Notwithstanding anything to the contrary, any deadline for the performance of Services by Consultant shall be extended to the extent, and for the duration, that Client fails to comply with any provision of this Section 4.

5. FEES; INVOICES.

- a. In consideration of Consultant performing the Services, Consultant shall be entitled to the applicable fees for the Services performed as set forth on Exhibit B (the “Fees”). Fees are payable in full to Consultant by the applicant of a Project (an “Applicant”) prior to Consultant’s commencement of Services with respect to such Project; provided, however, that if such applicant fails to pay the applicable Fees with respect to any Project for which Consultant performs Services for any reason as reasonably determined by Consultant (including, without limitation, in the event of a bounced or fraudulent check or credit charge), then Client shall be responsible for paying and shall promptly pay the Fees for such Services directly to Consultant. For the avoidance of doubt, Consultant shall not be required to (i) initiate any litigation or collections proceeding against any Applicant, (ii) engage any collections agency or other third party, or (iii) otherwise incur any out-of-pocket fees or expenses of any kind or nature, in each case for the purpose of collecting any amounts owed by any Applicant.
- b. On each three (3) year anniversary of the Effective Date (each, a “Fee Escalation Anniversary”), Consultant and Client agree to negotiate in good faith a reasonable increase in the Base Fees. If Consultant and Client are not able to agree on a reasonable increase in the Base Fees within the ninety (90) day period following an applicable Fee Escalation Anniversary, then the Base Fees will automatically increase upon the expiration of such ninety (90) day period based on the most recent increase of the U.S. Bureau of Labor Statistics Consumer Price Index (CPI) from the last time that Base Fees were increased or established (as applicable), as determined by Consultant in its reasonable discretion.
- c. Within fifteen (15) days following the end of each month during the term of this Agreement, Consultant shall deliver to Client an invoice (which shall include applicable supporting documentation) setting forth (i) the amount of Fees owed to Consultant for Services performed during the previous month, (ii) the amount of Fees actually collected by Consultant during the previous month, (iii) Client’s portion of the Base Fees (as set forth on Exhibit A) actually collected by Consultant during the previous month and (iv) any incidental charges or out-of-pocket expenses that are reimbursable by Client in accordance with the terms of this Agreement and the Exhibits hereto (collectively, “Reimbursable Costs”). Client shall have the right to dispute any item set forth on any such invoice during the fifteen (15) day period following the date such invoice was issued, in which case the Parties agree to negotiate in good faith to attempt to resolve such dispute. If Client does not dispute any item on an invoice within such fifteen (15) day period, then Client shall be deemed to have waived its right to dispute such invoice.
- d. Within forty-five (45) days following the date of such invoice, Consultant shall remit to Client its portion of the Base Fees (as set forth on Exhibit A) actually collected by Consultant during the previous month in accordance with the written instructions of Client.

- e. Within fifteen (15) days following Consultant's delivery of an invoice to Client, Client shall pay to Consultant the amount of any Reimbursable Costs set forth on such invoice.
6. DOCUMENT AND PLAN SUBMISSIONS. Client shall take all reasonable efforts necessary, including, without limitation, adopting any ordinances, to permit and enable the electronic submission of plans and other associated documents for review (collectively, "Submitted Documents") in .pdf format. If the electronic submission of Submitted Documents in .pdf format is not possible after Client has taken all such reasonable efforts, then the submission thereof in paper format shall be permissible. In such case, Client and Consultant shall create and implement a procedure for the shipping and handling of Submitted Documents to Consultant to enable Consultant to perform the Services with respect to such Submitted Documents. Any direct or indirect charges, fees or expenses associated with labor, material, or other costs arising from or in connection with the delivery of Submitted Documents to approved third party couriers to ship materials, whether to Consultant, Client or any third party, shall be the sole responsibility of Client, and shall be included in the Reimbursable Costs.
7. TERM. The initial term of this Agreement shall commence on the Effective Date and shall remain in effect for a period of three (3) years from the Effective Date. This Agreement shall automatically renew for successive one (1) year periods, unless a Party notifies the other Party in writing at least thirty (30) days prior to the date on which the term of this Agreement will renew of such Party's election not to renew this Agreement. Notwithstanding the foregoing, if the time for performance of any Services has not expired as of the date the term of this Agreement would otherwise expire, then the term of this Agreement shall automatically extend to the date on which the time for performances of such Services expires.
8. TERMINATION.
- a. Either Party may terminate this Agreement upon thirty (30) days' written notice to the other Party, with or without cause at any time.
 - b. Each Party may terminate this Agreement, effective upon written notice to the other party (the "Defaulting Party"), if the Defaulting Party:
 - i. materially breaches this Agreement, and such breach is incapable of cure or, with respect to a material breach capable of cure, the Defaulting Party does not cure such breach to the non-breaching Party's reasonable satisfaction within ten (10) days after receipt of written notice of such breach; or
 - ii. (I) becomes insolvent or admits its inability to pay its debts generally as they become due; (II) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within sixty (60) business days or is not dismissed or vacated within sixty (60) days after filing; (iii) is dissolved or liquidated or takes any corporate action for such purpose; (iv) makes a general assignment for the benefit of creditors; or (v) has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

- c. In the event of termination, Consultant shall retain its portion of the Fees for Services completed up to and including the effective date of termination. In addition, Consultant shall have the right to return to Client or otherwise dispose of any Submitted Documents without comments or the performance of any Services with respect thereto.
 - d. Notwithstanding anything to the contrary in this Agreement, the provisions of Sections 9 (Indemnification), 10 (Limitation of Liability), 14 (Ownership of Documents), 15 (Confidentiality), 19 (Dispute Resolution), 20 (Choice of Forum), 21 (Waiver of Jury Trial), 22 (Governing Law), and any other term or condition under this Agreement which by its nature should survive the termination or expiration of this Agreement, shall survive the expiration or earlier termination of this Agreement.
9. INDEMNIFICATION. Client agrees to defend, indemnify and hold Consultant and its members, directors, managers, officers, employees, affiliates, agents and representatives (each, a “Consultant Indemnified Party”) harmless from and against all costs, expenses, fees (including, without limitation, reasonable attorneys’ fees), penalties, damages, liabilities, losses, taxes, demands, lawsuits, claims, proceedings and/or causes of action incurred by or asserted against any Consultant Indemnified Party arising from or in connection with or otherwise related to (a) any breach by Client of any representation, covenant, agreement or obligation set forth in this Agreement, (b) personal injury (including death) or damage to real or personal property resulting from any act or omission of Client or any of its employees, affiliates, agents and/or representatives, (c) any negligent or more culpable act or omission of Client or any of its employees, affiliates, agents and/or representatives (including any reckless or willful misconduct), (d) any failure by Client or any of its employees, affiliates, agents and representatives to comply with any applicable federal, state, or local laws, statutes, regulations, or codes, (e) any Project for which Consultant did not perform any Services (including, without limitation, any Client Reserved Project or any Project for which Client or the Department performed plan reviews), and/or (f) any failure of Client to adequately inspect any Project.
10. LIMITATION OF LIABILITY.
- a. EXCEPT AS OTHERWISE PROVIDED IN SECTION 10(d), IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY LOSS OF USE, REVENUE, PROFIT OR LOSS OF DATA OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
 - b. EXCEPT AS OTHERWISE PROVIDED IN SECTION 10(d), IN NO EVENT WILL EITHER PARTY’S LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING, WITHOUT LIMITATION, NEGLIGENCE), OR OTHERWISE, EXCEED THE AGGREGATE AMOUNT PAID TO CONSULTANT PURSUANT TO THIS AGREEMENT IN THE SIX-MONTH PERIOD PRECEDING THE EVENT GIVING RISE TO THE CLAIM.
 - c. EXCEPT FOR THE EXPRESS WARRANTIES IN THIS AGREEMENT, CONSULTANT HEREBY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, AND

CONSULTANT SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF TITLE AND NON-INFRINGEMENT.

- d. The exclusions and limitations in Section 10(a) and Section 10(b) shall not apply to Client's indemnification obligations under Section 9.

11. SUBCONTRACTORS. Consultant shall have the right to subcontract all or portions of the Services without notice to Client; provided that Consultant shall not be relieved of any of its obligations under this Agreement. Upon completion of the Services for an applicable Project, Consultant shall provide Client a list of all personnel utilized in the completion of the Services (whether or not such personnel are subcontractors), including applicable license information for such personnel and the portion of the Services performed by such personnel.

12. INSURANCE.

- a. Consultant shall procure and maintain the following insurance policies with at least the minimum insurance coverages listed below:
 - i. Commercial general liability insurance with a combined single limit of one million dollars (\$1,000,000.00) each occurrence and two million dollars (\$2,000,000.00) general aggregate, which shall include coverage for all premises and operations of Consultant, bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts) blanket contractual independent Consultant's products and completed operations.
 - ii. Professional liability insurance with a combined single limit of one million dollars (\$1,000,000.00) each occurrence and two million dollars (\$2,000,000.00) general aggregate.
 - iii. Umbrella insurance with a limit of five million dollars (\$5,000,000).
- b. Consultant's insurance policies will not cover subcontractors as named insureds. Subcontractors that perform any Services shall be required to maintain their own insurance coverage for the same limits and requirements as set forth in this Agreement, covering their respective portion of the Services performed.
- c. Consultant shall provide certificates of insurance reflecting the above coverages to Client upon request.

13. INDEPENDENT CONTRACTOR. Consultant is an independent contractor, and neither Consultant, nor any employee or agent thereof, shall be deemed for any reason to be an employee or agent of Client. The details of the method and manner for performance of the Services by Consultant shall be under its own control. Consultant shall be solely responsible for supervising, controlling, and directing the details and manner of the completion of the Services. Nothing in this Agreement shall give Client the right to instruct, supervise, control, or direct the details and manner of the completion of the Services.

14. OWNERSHIP OF DOCUMENTS.

- a. All intellectual property rights in all documents, data, know-how, methodologies, software, and other materials provided by or used by Consultant in performing the Services and developed or acquired by Consultant prior to or independently of this Agreement shall be owned exclusively by Consultant and its licensors.
- b. Client hereby grants Consultant a nonexclusive, nontransferable and fully-paid license to use and display Client's name in Consultant's marketing materials, on its website, and for other similar purposes.

15. CONFIDENTIAL INFORMATION.

- a. All non-public, confidential or proprietary information of Consultant ("Confidential Information"), including, but not limited to, information about Consultant's business affairs, products, services, methodologies, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information, disclosed by Consultant to Client, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, or otherwise learned by Client in connection with this Agreement, and whether or not marked, designated, or otherwise identified as "confidential," is confidential, solely for use in performing this Agreement and may not be disclosed or copied unless authorized by Consultant in writing. Client shall protect and safeguard the confidentiality of the Confidential Information with at least the same degree of care as Client would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care. Confidential Information does not include any information that: (i) is or becomes generally available to the public other than as a result of Client's breach of this Agreement; (ii) is obtained by Client on a non-confidential basis from a third-party that was not legally or contractually restricted from disclosing such information; (iii) Client establishes by documentary evidence, was in its possession prior to Consultant's disclosure hereunder; (iv) was or is independently developed by Client without using any of the Confidential Information; or (v) is required to be disclosed under applicable federal, state or local law, regulation or a valid order issued by a court or governmental agency of competent jurisdiction, in which case Client shall provide Consultant with prompt written notice thereof to permit Consultant an opportunity to appeal or challenge any such purportedly required disclosure.
- b. Client shall be responsible for any breach of this Section 15 caused by any of its employees, contractors, agents, or representatives. At any time during or after the term of this Agreement, at Consultant's written request, Client shall promptly return to Consultant all copies, whether in written, electronic or other form or media, of the Confidential Information, or destroy all such copies and certify in writing to Consultant that the Confidential Information has been destroyed. Client's obligations under this Section 15 will survive termination or expiration of this Agreement for a period of three (3) years, except for Confidential Information that constitutes a trade secret under any applicable law, in which case, such obligations shall survive for as long as such Confidential Information remains a trade secret under such law.

16. REQUIRED AUTHORIZATIONS. Each of the Parties represents that it has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

17. **SEVERABILITY.** If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
18. **NOTICES.** All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a “Notice”) must be in writing and addressed to the other Party at its address set forth below (or to such other address that the receiving Party may designate from time to time in accordance with this Section). Unless otherwise agreed herein, all Notices must be delivered by email, personal delivery, nationally recognized overnight courier or certified or registered mail. A Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 18:

If to Client:	If to Consultant:
Name: <u>City of Dodgeville</u> Attn: <u>Dylan Wadzinski</u> Address: <u>100 E Fountain Street</u> <u>Dodgeville, WI 53533</u> Email: publicworks@dodgevillewi.gov	EPLEX, LLC (d/b/a E-Plan Exam) Attn: David Adam (DA) Mattox 12605 W North Ave., #189 Brookfield, WI 53005 Email: damattox@eplanexam.com

19. **DISPUTE RESOLUTION.** Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach, termination or invalidity hereof (each, a “Dispute”), shall be submitted for negotiation and resolution to the President of Consultant (or to such other person of equivalent or superior position designated by Seller in a written Notice to Client) and to the recipient of Notices for Client (as set forth in Section 18, above), by delivery of written Notice (each, a “Dispute Notice”) from either of the Parties to the other Party. Such persons shall negotiate in good faith to resolve the Dispute. If the Parties are unable to resolve any Dispute within 90 days after delivery of the applicable Dispute Notice, either Party may file suit in a court of competent jurisdiction in accordance with the provisions of Sections 20, 21 and 22 hereunder.
20. **CHOICE OF FORUM.** Each Party irrevocably and unconditionally agrees that it shall not commence any action, litigation or proceeding of any kind whatsoever against the other Party in any way arising from or relating to this Agreement, including all exhibits, schedules, attachments and appendices attached hereto and thereto, and all contemplated transactions, including contract, equity, tort, fraud, and statutory claims, in any forum other than the state and federal courts of the State of Wisconsin and any appellate court from any thereof. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such courts and agrees to bring any such action, litigation or proceeding only in the state and federal courts of the State of Wisconsin and any appellate court from any thereof. Each Party agrees that a final judgment in any such action, litigation or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.
21. **WAIVER OF JURY TRIAL.** Each Party acknowledges and agrees that any controversy that may arise under this Agreement, including any [exhibits, schedules, attachments, and appendices attached to this Agreement, is likely to involve complicated and difficult issues and, therefore, each such Party irrevocably and unconditionally waives any right it may have to a trial by jury in respect of any legal action arising out of or relating to this Agreement, including any exhibits, schedules,

attachments, and appendices attached to this Agreement, or the transactions contemplated hereby.

22. GOVERNING LAW. This Agreement and all related documents including all exhibits attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Wisconsin, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Wisconsin.
23. FORCE MAJEURE. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Client to make payments to Consultant hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's reasonable control, including, without limitation, the following force majeure events: (a) acts of God; (b) flood, fire, earthquake, pandemics, epidemics, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages, or slowdowns, or other industrial disturbances; (h) telecommunication breakdowns; and (i) other similar events beyond the reasonable control of the impacted Party.
24. AMENDMENTS. Any changes to Services, and any other proposed amendments to this Agreement, exhibits, schedules, attachments, and appendices attached to this Agreement, shall be mutually agreed upon between the Parties and shall be made in writing, which shall specifically designate any changes in compensation for the Services and be made as a signed and fully executed (by both Parties) amendment to this Agreement.
25. SUCCESSORS AND ASSIGNS. This Agreement is binding on and inures to the benefit of the Parties and their respective permitted successors and permitted assigns.
26. COUNTERPARTS; ELECTRONIC EXECUTION. This Agreement, and any amendments hereto, may be executed by electronic means (e.g., via DocuSign, .portable document format or any other electronic signature) and in any number of counterparts, and each such counterpart and electronic executed copy hereof shall be deemed to be an original instrument, and all such counterparts together shall constitute but one agreement.
27. ASSIGNMENT. Client shall not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Consultant. Any purported assignment or delegation in violation of this Section 27 shall be null and void. No assignment or delegation shall relieve Client of any of its obligations under this Agreement. Consultant may assign any of its rights or delegate any of its obligations to any affiliate or to any person acquiring all or substantially all of Consultant's assets without Client's consent.
28. ENTIRE AGREEMENT. This Agreement, along with attached exhibits, constitutes the complete, entire and final Agreement of the parties hereto with respect to the subject matter hereof, and shall supersede any and all previous communications, representations, whether oral or written, with respect to the subject matter hereof. The Parties expressly agree that no terms or conditions

set forth in any form or document issued by Client and/or the Applicant shall be deemed to modify or amend the terms of this Agreement (all of which are hereby rejected by Consultant) unless expressly agreed to in writing by Consultant. The acceptance of any Accepted Project by Consultant is expressly made conditional on, and subject to, the acceptance of the terms and conditions set forth in this Agreement, notwithstanding any terms or conditions in any other form or document that may be different from, or in addition to, the terms and conditions set forth herein.

[Signature Page Follows]

IN WITNESS HEREOF, the Parties have caused this Agreement to be executed in their respective names on the dates hereinafter enumerated.

Client: City of Dodgeville

Consultant: EPLEX, LLC

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: David Adam (DA) Mattox

Title: _____

Title: President

Date: _____

Date: _____

Exhibit A – Services

1. PLAN REVIEW SERVICES

Plan review is limited to Building, HVAC, Plumbing, Fire Alarm, and Fire Sprinkler trades/disciplines for Accepted Projects.

2. PLAN REVIEW FEE:

- Building, HVAC, Plumbing, Fire Alarm and Fire Sprinkler plan review Fees shall be based upon the fee schedule set forth on Exhibit B.
- Base Fees will be split with Client as follows:
 - **90%** of Base Fees that are collected by Consultant are retained by Consultant and **10%** are remitted to Client, in each case in accordance with the terms of the Agreement.
 - Out of Consultant's retained Base Fees, Consultant shall be responsible for fees due to the Department as required by and set forth in the applicable provisions of Section SPS 302.31(g) and Section SPS 302.31(h) of the Wisconsin Administrative Code.

Exhibit B – Fees

COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, relocated buildings, repairs & alteration plan review fees are computed per this table. Fees for Projects are calculated based on the total gross floor area of the structure.				
2. A separate plan review fee is charged for each type of plan review.				
Base Fee Schedule (“Commercial Plan Base Fees”)				
Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 500 sf	\$200	\$150	\$150	\$150
501 sf - 2,500	\$300	\$180	\$150	\$150
2,501 - 5,000	\$350	\$250	\$150	\$150
5,001 – 7,500	\$600	\$350	\$150	\$150
7,501 - 10,000	\$750	\$400	\$200	\$200
10,001 – 15,000	\$850	\$500	\$200	\$200
15,001 - 20,000	\$1,100	\$550	\$200	\$200
20,001 - 30,000	\$1,350	\$600	\$250	\$250
30,001 - 40,000	\$1,700	\$1,000	\$450	\$450
40,001 - 50,000	\$2,300	\$1,350	\$600	\$600
50,001 - 75,000	\$3,200	\$1,700	\$850	\$850
75,001 - 100,000	\$4,000	\$2,400	\$1,200	\$1,200
100,001 - 200,000	\$6,500	\$3,200	\$1,450	\$1,450
200,001 - 300,000	\$11,400	\$7,300	\$3,600	\$3,600
300,001 - 400,000	\$16,800	\$10,600	\$5,300	\$5,300
400,001 - 500,000	\$20,000	\$13,000	\$6,700	\$6,700
Over 500,000	\$22,000	\$14,500	\$7,700	\$7,700
BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION FEE SCHEDULE NOTES				
Note:	1. A Plan Entry Fee of \$100.00 shall be paid to Consultant with each submittal of plans in addition to the plan review and inspection fees.			
	2. Upon mutual agreement of Client’s Supervisor of Building Inspection and Consultant’s Plans Examiner, Commercial Plan Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Floor Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Floor area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.			
Permission to Start	In addition to the other Fees due hereunder, the plan review fee for permission to start construction shall be \$150.00.			
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.			
Resubmittals & revisions to approved plans	When deemed by Consultant’s Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee relating to the minor revision shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by Consultant’s Plan Examiner and Client’s Inspection Services Department may result in additional charges as appropriate			

Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.

Plumbing Plan Review Fee Schedule	
Plumbing Site work - Stormwater Review Base Fees (“Stormwater Base Fees”)	
Acres (area of drained to a plumbing system)	Fee
up to 5	\$400.00
greater than 5 up to 10	\$600.00
greater than 10 up to 15	\$750.00
Each acre beyond 15 (rounded up)	\$750.00 base plus \$50.00 per acre
Plumbing Sanitary Drain and Water Supply Laterals Base Fees (“Exterior Plumbing Base Fees”)	
\$40.00 per combined inch of pipe size (diameter pipe rounded up to nearest inch)	
Interior Plumbing Plan Review Fee Base Fees (“Interior Plumbing Base Fees”)	
For all interior plumbing as well as miscellaneous fixtures that necessitate review per SPS 382	
Base Plumbing Plan Review fee	\$250.00 + \$3.50 per fixture
Plumbing Plan Review Fee Schedule Notes	
All individually submitted plumbing plan sets plan entry fee. (applies to site work and laterals if submitted separately as well)	\$100.00
Resubmittals & revisions to approved plans	When deemed by Consultant’s Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as mutually determined by Consultant’s Plan Examiner and Client’s Building Inspection Department may result in additional charges as appropriate.
Early Start	The plan review fee for permission to start construction shall be \$150.00 for all structures.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and Base Fees applied to a Project.

Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Upon mutual agreement of Client's Supervisor of Building Inspection and Consultant's Plans Examiner, Stormwater Base Fees, Exterior Plumbing Base Fees and/or Interior Plumbing Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.	

3. Supplemental Services as Required by Client:

- The hourly rate for services not included in the Services that are requested in writing to be performed by Client, and agreed in writing to be performed by Consultant, shall be performed at \$225.00 per hour, and the performance for which shall be subject to the terms and conditions of the Agreement in all respects.
 - This hourly rate is not intended for plan review services, but rather for incidental supplemental "on call" professional engineering services as required beyond the scope as outlined in services defined throughout the balance of Exhibit A.

4. PLAN REVIEW FEE – includes the following services:

- ✓ One optional remote code consultation meeting after conclusion of the first review.
- ✓ Consultation via phone during duration of Project regarding reviews performed.
- ✓ Three (3) reviews of all disciplines to verify that all comments have been addressed.
 - Subsequent reviews may result in resubmittal plan examination fees to be assessed.
- ✓ Changes to plans after conditional approval is granted may result in resubmittal plan examination fees to be assessed.
- ✓ Free code consultation with all inspectors/municipal staff, both employed directly and under contract, serving the Client for the entirety of the duration of any Project reviewed by Consultant. This free consultation period shall extend prior to any formal submission of any plan documents to the conclusion of any Project reviewed or termination of this Agreement (whichever occurs first).

5. CONSULTANT CONTACT

Consultant will provide a qualified professional to oversee this project. They are available by phone and email using the contact information listed below.

Plan Review Management Contact

David Adam Mattox, P.E.

414-635-3274

damattox@eplanexam.com

Exhibit C – Client Reserved Projects

None

CHAPTER 14 BUILDING REGULATIONS

[Sec 14.01 Authority](#)

[Sec 14.02 Purpose](#)

[Sec 14.03 Scope](#)

[Sec 14.04 Wisconsin Uniform Dwelling Code Adopted](#)

[Sec 14.05 State Commercial Building And Electrical Codes Adopted](#)

[Sec 14.055 Camping Units](#)

[Sec 14.06 Building Inspector](#)

[Sec 14.07 Building Permit Required](#)

[Sec 14.08 Building Permit Fee](#)

[Sec 14.09 Penalties](#)

[Sec 14.10 Recordkeeping](#)

Sec 14.01 Authority

These regulations are adopted under the authority granted by Wis. Stat, § 101.65, the Commercial Building Code and the Wisconsin State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.01), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.02 Purpose

The purpose of this ordinance is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code, the Commercial Building Code and the State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.02), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.03 Scope

- (a) The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. For those one- and two-family dwellings built prior to June 1, 1980, petitions for variance and final appeals under Wis. Admin. Code secs. SPS 320.19 and 320.21, respectively, shall be decided by the City's Board of Zoning Appeals. Petitions for variance shall be decided using the criteria set forth in Wis. Admin. Code § SPS 320.19.
- (b) The scope also includes the inspection of commercial buildings and the administration of all the requirements of the State Electrical Code.

(Ord. No. 2020-1392(1), § 1(14.03), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.04 Wisconsin Uniform Dwelling Code Adopted

The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

(Ord. No. 2020-1392(1), § 1(14.04), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.05 State Commercial Building And Electrical Codes Adopted

The Wisconsin Commercial Building Code Chs. SPS 360--366 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all commercial buildings within the scope of this ordinance. In addition, the Wisconsin Electrical Code, Ch. SPS 316 of the Wisconsin Administrative Code and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings.

(Ord. No. 2020-1392(1), § 1(14.05), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.055 Camping Units

Ch. SPS 327 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all camping units within the scope of this ordinance.

(Ord. No. 2021-1396, § I, 4-7-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.06 Building Inspector

There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Department of Safety and Professional Services, as specified by Wis. Stat. § 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, the Building Inspector or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

(Ord. No. 2020-1392(1), § 1(14.06), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.07 Building Permit Required

- (a) *Dwellings.* If a person alters a building, adds to, or builds or constructs a new building, within the scope of this ordinance, they shall first obtain a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions or substantial modifications shall require permits. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempt from permit requirements. Exceptions: No permit is required for the replacement of existing roofs, furnaces, electrical or plumbing fixtures, sidewalks or retaining walls except electrical permits shall be required and exempt in accordance with Wis. Admin. Code § SPS 316.012(1).
- (b) *Commercial Buildings.* Permits for commercial buildings shall be as regulated by State Commercial Building Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(c) *Camping Units*. Permits for camping units shall be as regulated by Ch. SPS 327 of the Wisconsin Administrative Code with a city of Dodgeville Zoning Permit required in addition to any State permits. The City permit shall not be issued until the applicant has obtained the State building permit.

(d) *Lapse of Permit*. A building permit shall lapse and be void unless operations under the permit are commenced within 6 months and completed within one year from date of issuance thereof except that, pursuant to the Uniform Dwelling Code, the permit for new dwellings shall expire 24 months after issuance if the dwelling exterior has not been completed.

(Ord. No. 2020-1392(1), § 1(14.07), 11-17-2020; Ord. No. 2021-1396, § II, 4-7-2021)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.08 Building Permit Fee

(a) Building permit fees shall be determined by resolution and adjusted from time to time. Any new dwelling shall include the cost of a State seal (currently \$33.00) to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to the new dwelling.

(b) *Double Fees*. In the event that construction of the building or improvement, including excavation or construction of forms for cement work, is commenced before a building permit has been issued, the fee for such permit shall be double the fee that would otherwise be due.

(Ord. No. 2020-1392(1), § 1(14.08), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.09 Penalties

The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance.

(Ord. No. 2020-1392(1), § 1(14.09), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.10 Recordkeeping

The building inspector(s) shall keep a log of all inspections

completed. (Ord. No. 2020-1392(1), § 1(14.10), 11-17-2020)

HISTORY

Adopted by Ord. [2023-01](#) on 1/3/2023

Sec 14.11 Plan Review Requirements

With an application for a permit, there shall be submitted two complete sets of plans and specifications, including a plot plan showing:

- The location and dimensions of all buildings and improvements on the lot, both existing and proposed

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- Dimensions of the lot and all building setbacks
 - Proposed grade of the structure (to City datum), grade of the lot and abutting street
 - Grade and setback of adjacent buildings (if adjacent lot is vacant, submit elevation of nearest buildings on the same side of the street)
 - Type of monuments at each corner of the lot
 - Any watercourses, existing drainage ditches, easements, or other property restrictions
 - Seal and signature of the surveyor or a certificate signed by the applicant
 - A construction site erosion control plan detailing proposed information and procedures for managing soil erosion, surface water runoff, and sediment disposition
- Plans, specifications, and plot plans shall be drawn to a minimum scale of 1/4 inch = 1 foot (fireplace details to 3/4 inch = 1 foot). One approved set shall be returned to the applicant; the second shall be filed with the City Building Inspector.

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Plans for buildings subject to the Wisconsin Commercial Building Code shall bear the approval stamp of either the Wisconsin Department of Safety and Professional Services (DSPS) or the City's Delegated Agent plan review consultant (for commercial buildings only). After electronic approval, one hard copy of the approved and stamped plan shall be submitted to the City for permanent records prior to permit issuance.

All plans and specifications shall be signed by the designer. Plans for all new one- and two-family dwellings shall comply with § SPS 320.09(4), Wis. Adm. Code.

A plan review fee shall be required for all plan submissions, commercial as well as one- and two- family dwellings, under this section. All plan review fees shall be paid in accordance with the City's adopted fee schedule.

(1) Commercial Plan Review Responsibilities

The City has adopted Delegated Agent Municipality status under SPS 361.60 and SPS 382 of the Wisconsin Administrative Code, exclusively for commercial plan review purposes. The review and approval of one- and two-family dwellings (UDC) remains solely with the City's Inspector.

a) Responsibilities

As part of this delegation, the City shall assume the following responsibilities on behalf of the Department of Safety and Professional Services (DSPS):

1. Provide inspection of commercial buildings using certified commercial building inspectors.
2. Provide plan examination of commercial buildings using certified commercial building inspectors, performed by the City's designated plan review consultant.

b) Plan Examination Scope

Drawings, specifications, and calculations for all commercial buildings and structures, regardless of size, located within the City limits shall be submitted for plan review if the project involves any of the following:

1. Construction of a new building or structure.
2. An addition to a building, structure, or building system such as a fire alarm, sprinkler, plumbing, or HVAC system.
3. An alteration to an existing building or building system, including the replacement of equipment or fixtures within those systems.

4. **OPTIONAL PLUMBING REDUCED THRESHOLD** - All plumbing projects involving ten (10) or more fixtures, regardless of total building size or use.

5. A certified or delegated municipality may waive its jurisdiction for the plan review of a specific project, type of project, or components thereof. In such cases, plans and specifications shall be submitted to the Department of Safety and Professional Services (DSPS) for review and approval.

6. The Department may waive its jurisdiction for the plan review of a specific project, where agreed to by the City, in which case plans and specifications shall be submitted to the City for review and approval.

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Commented [DM1]: This is an optional plumbing threshold that many communities are utilizing. Currently DSPS sets this at 16 except in some instances its at 1 fixture. However, this was due to the fact that they couldn't keep up with operational demand. If you do not want to do this threshold, you can set the count to 16 to align with DSPS.

7. Any other project required by SPS 361.30 or SPS 382 to undergo plan review.

c) Plan Submission Procedures

For all applicable commercial buildings, structures, additions, and alterations, applicants shall submit:

1. A City building permit application

2. An application for plan review using the appropriate State of Wisconsin form (or municipal equivalent), based on the trade being reviewed

o Fees per the City's adopted municipal fee schedule

o Fees apply to all commercial projects

3. One complete electronic set of signed and sealed plans in compliance with SPS 361.31 or SPS 382, including:

o One set of specifications

o Component and system plans

o Calculations showing code compliance

o Any other trade-specific and/or project-specific application forms, supplemental information, reports, or other supporting documentation (i.e. Soil report, Energy Conservation Compliance, Water Calculations, Grade Plane Work Sheets, etc.)

4. One hard copy of the approved and stamped plans must be submitted to the City, bearing the official approval stamp of either the Department of Safety and Professional Services (DSPS) or the City's delegated plan review consultant, prior to permit issuance.

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Sec 14.12 Waiver of Plans

If, in the judgment of the Building Inspector, the scope and character of the proposed work are adequately described in the building permit application, and a plan review is not typically required under SPS 361 or SPS 382 for such work, the Building Inspector may waive the requirement to file construction plans. This waiver may apply to alterations, repairs, or relocations, provided that:

1. The total cost of the work does not exceed \$2,000.00; and

2. The work does not, in the opinion of the Building Inspector, affect any critical life safety system.

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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
Applicant's Agent	Address	City, State, Zip	Email or Phone

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

[illegible]

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

Plan Commission Fee	Fee can be paid in person, or online at https://dodgevillewi.ourcommunityconnect.com/
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Submittal requirements: Per Ch. 20, or for CSM one electronic copy (.pdf) and one hard copy. Submit to publicworks@dodgevillewi.gov

Plan Commission holds a standing monthly meeting on the 2nd Thursday of the month.

**SHEET
1 OF 3**

SURVEYOR'S NOTES

1. *Outlot 1 is to be dedicated to the City of Dodgeville for storm water management purposes.*
2. *See sheet 3 of 3 for water main easement crossing Lot 1 and the proposed road.*

PROPOSED ROAD
DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES
WIDTH VARIES
RIGHT-OF-WAY AREA:
1.81 Acres
78,853 Sq. Ft.

OUTLOT 1—
0.64 Acres
27,698 Sq. Ft.

W 1/4 COR.
SEC. 26, T6N, R3E
FD. HARRISON SL
TIES VERIFIED

LOT 1
1.89 Acres
82,504 Sq. Ft.

LOT 2
2.47 Acres
107,435 Sq. Ft.

TOTAL AREA:
6.81 Acres
296,490 Sq. Ft.

Line Table			Record Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	162.71'	N00°26'14"W	L1	-----	N00°14'35"W
L2	222.39'	N87°06'01"E	L2	-----	N87°05'10"W
L3	131.04'	N27°38'59"E	L3	131.33'	N27°23'16"W
L4	49.10'	S54°41'54"E	L4	50.49'	S54°36'10"W
L5	45.05'	S47°31'35"W	L5	45.10'	S47°51'39"W
L6	22.44'	S66°53'44"W	L6	-----	-----
L7	215.58'	S86°59'28"W	L7	-----	-----

Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	52.85'	120.00'	25°14'03"	52.42'	S74°22'27"W	S61°45'26"W	S86°59'28"W
C2	166.36'	150.00'	63°32'40"	157.96'	N86°28'14"W	N54°41'54"W	S61°45'26"W
C3	112.22'	167.69'	38°20'34"	110.14'	N35°31'37"W	N16°21'20"W	N54°41'54"W

*Bearings are referenced to the Wisconsin
County Coordinate System, Iowa County
(NAD83,2011), the west line of the Northwest
Quarter of Section 26, T6N, R3E, bears:
N00°21'55"W*



GRAPHIC SCALE: 1" = 200'



SURVEY LEGEND

-  PUBLIC LAND CORNER AS NOTED, TIES VERIFIED
 FOUND 1" $\varnothing$ IRON PIPE
 FOUND 3/4" $\varnothing$ IRON ROD
 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

SURVEYED FOR:

Job #: 260119

0/4/2020

Rev:

Drafted By: jgro

SURVEYED FOR:
PIZZA RANCH
Blom Kaashagen
Pizza Ranch
255 S. Jefferson Street
P.O. Box 282
Waterloo, WI 53594

vierbicher



IOWA COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 536, RECORDED AS DOCUMENT NO. 211462 IN VOLUME 3, PAGE 138 OF CERTIFIED SURVEYS AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, 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 Bjorn Kaashagen, Dodgeville Pizza Ranch, I have surveyed, divided, mapped and dedicated this Certified Survey map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 26, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin, containing 6.81 acres of land and described as follows:

All of Outlot 1 of Iowa County Certified Survey Map No. 536, recorded as Document No. 211462 in Volume 3, Page 138 of Certified Surveys and lands in part of the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 26, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin

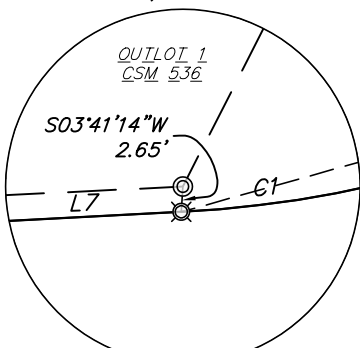
Commencing at a found Slimline Harrison Monument at the West One-Quarter Corner of Section 26, T6N, R3E; Thence, N00°21'55"E, along the west line of the Northwest Quarter of said Section 26, T6N, R3E, 185.00 feet; Thence, S89°38'05"E, 61.79 feet to a found 3/4" diameter iron rod at the east right-of-way line of Bennett Road and the Point of Beginning, (P.O.B.), of this legal description.

Thence, N00°26'14"W, along the east right-of-way line of Bennett Road and the west line of Outlot 1 of Iowa County Certified Survey Map No. 536, 162.71 feet (L1) to a set 3/4" diameter iron rod at the northwest corner thereof; Thence, N87°06'01"E, along the north line of said Outlot 1, 222.39 feet (L2), to a found 1" diameter iron pipe; Thence, N27°38'59"E, along the northwest line of said Outlot 1, 131.04 feet (L3) to a set 3/4" diameter iron rod at the northerly corner thereof and the southwest right-of-way line of U.S.H. "18"; Thence, S54°41'54"E, along the said southwest right-of-way line of U.S.H. "18", 641.30 feet to a found 1" diameter iron pipe; Thence, S25°57'43"W, 376.57 feet to a set 3/4" diameter iron pipe; Thence, S47°31'35"W, 45.05 feet (L5) to a found 3/4" diameter iron rod at the easterly corner of Lot 1 of Iowa County Certified Survey Map No. 574; Thence, N46°11'06"W, along the northeast line of said Lot 1, 422.58 feet, to a set 3/4" diameter iron rod; Thence, N61°33'00"W, continuing along the northeast line of said Lot 1, 389.11 feet, returning to the Point of Beginning;

Certified Survey Map contain 6.81 Acres, 296,490 Sq. Ft., (4.99 Ac., 217,637 excluding the dedicated right-of-way of and are subject to all other easements and rights-of-way of record.

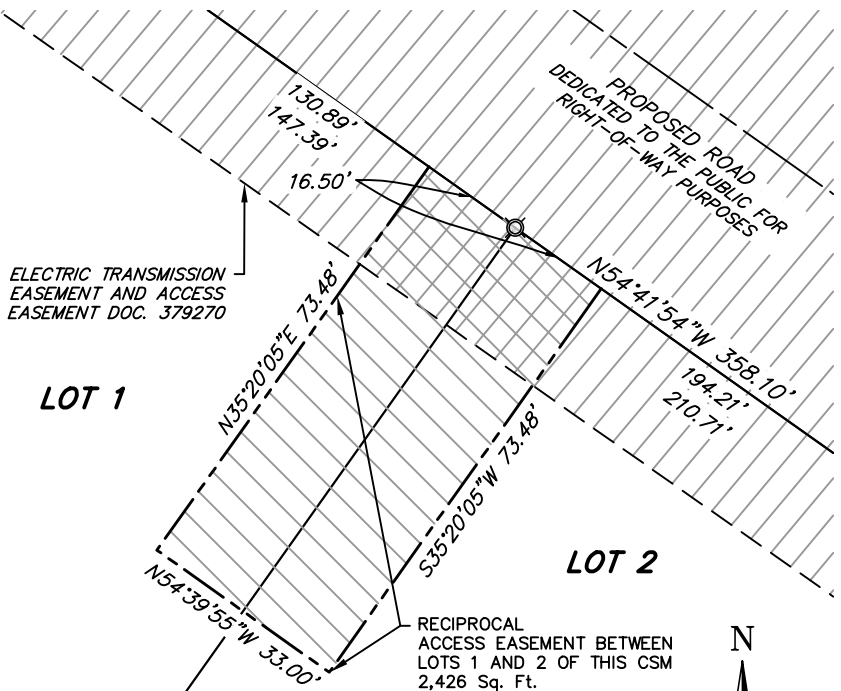
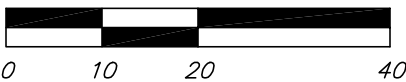
Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



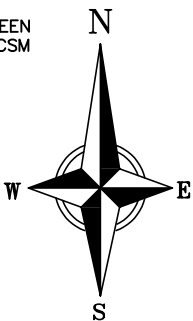
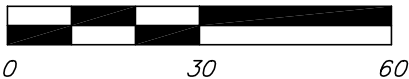
MONUMENT DETAIL
1" = 20'

GRAPHIC SCALE: 1" = 20'



ACCESS EASEMENT DETAIL

GRAPHIC SCALE: 1" = 30'



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ 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

SHEET
2 OF 3

SURVEYED FOR:
PIZZA RANCH
Bjorn Kaashagen
Pizza Ranch
255 S. Jefferson Street
P.O. Box 282
Watertown, WI 53594

Job #: 260119
Date: 8/4/2026
Rev.
Drafted By: jrg
Checked By: mlon

vierbicher
advisors / engineers / surveyors

IOWA COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 536, RECORDED AS DOCUMENT NO. 211462 IN VOLUME 3, PAGE 138 OF CERTIFIED SURVEYS AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

OWNER'S CERTIFICATE

The City of Dodgeville, 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 _____, 2026.

Barry Hottmann, Mayor
The City of Dodgeville, Owner

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

Personally came before me this

_____ day of _____, 2026, the above named Barry Hottmann, Mayor of
the City of Dodgeville, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF DODGEVILLE COUNCIL APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Dodgeville, The City of Dodgeville, owner, is hereby
approved by the City of Dodgeville Common Council.

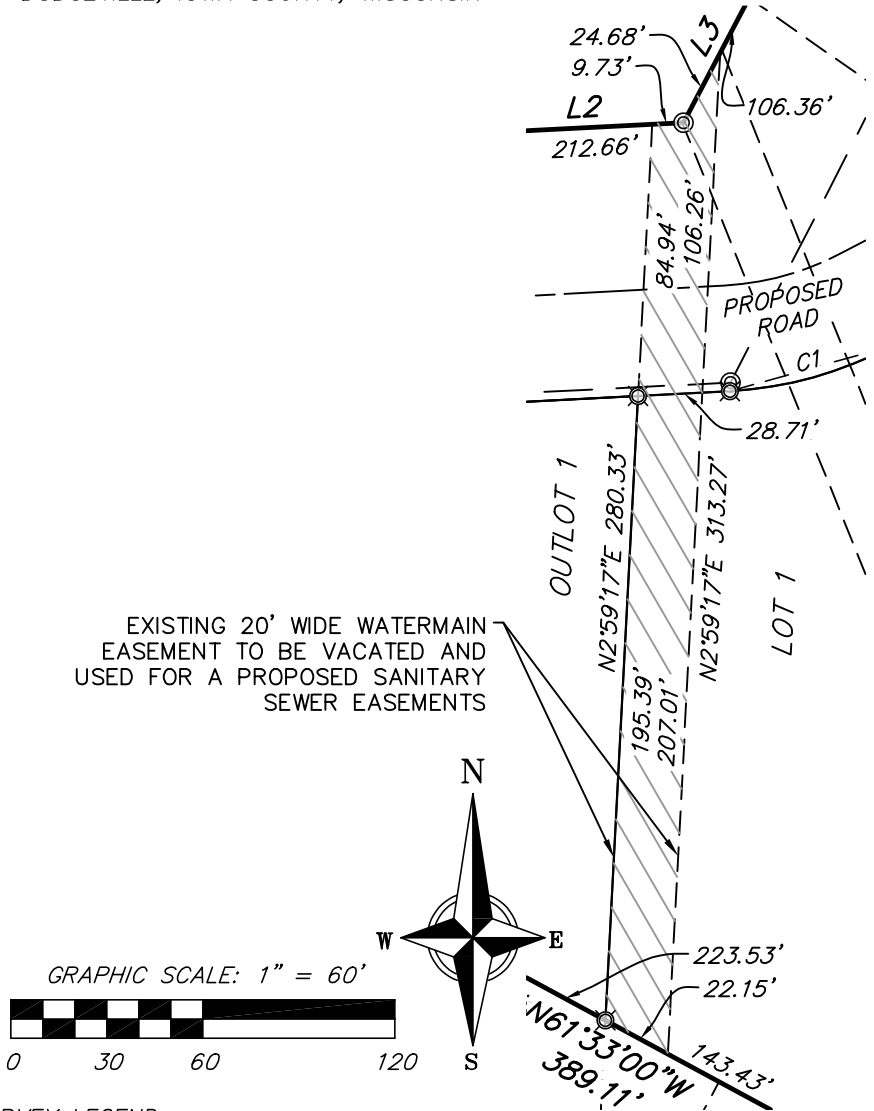
Barry N. Hottmann, Mayor
City of Dodgeville

Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at
_____ o'clock _____ m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____

Taylor Campbell
Iowa County Register of Deeds



EXISTING 20' WIDE WATERMAIN
EASEMENT TO BE VACATED AND
USED FOR A PROPOSED SANITARY
SEWER EASEMENTS

SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
 - ⊗ 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

WATERMAIN EASEMENT DETAIL
1" = 60'

SHEET
3 OF 3

SURVEYED FOR:

PIZZA RANCH
Bjorn Kaashagen
Pizza Ranch
255 S. Jefferson Street
P.O. Box 282
Watertown, WI 53594

Job #:

260119

Date:

8/4/2026

Rev.

Drafted By:

lgro

Checked By:

mlon

vierbicher
advisors / engineers / surveyors

CITY OF DODGEVILLE
410 E. Leffler 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
Applicant's Agent	Address	City, State, Zip	Email or Phone

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)

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

Plan Commission Fee 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 publicworks@dodgevillewi.gov

Plan Commission holds a standing monthly meeting on the 2nd Thursday of the month.

Dylan Wadzinski · City of Dodgeville · Email: publicworks@dodgevillewi.gov Phone: 608-930-1011

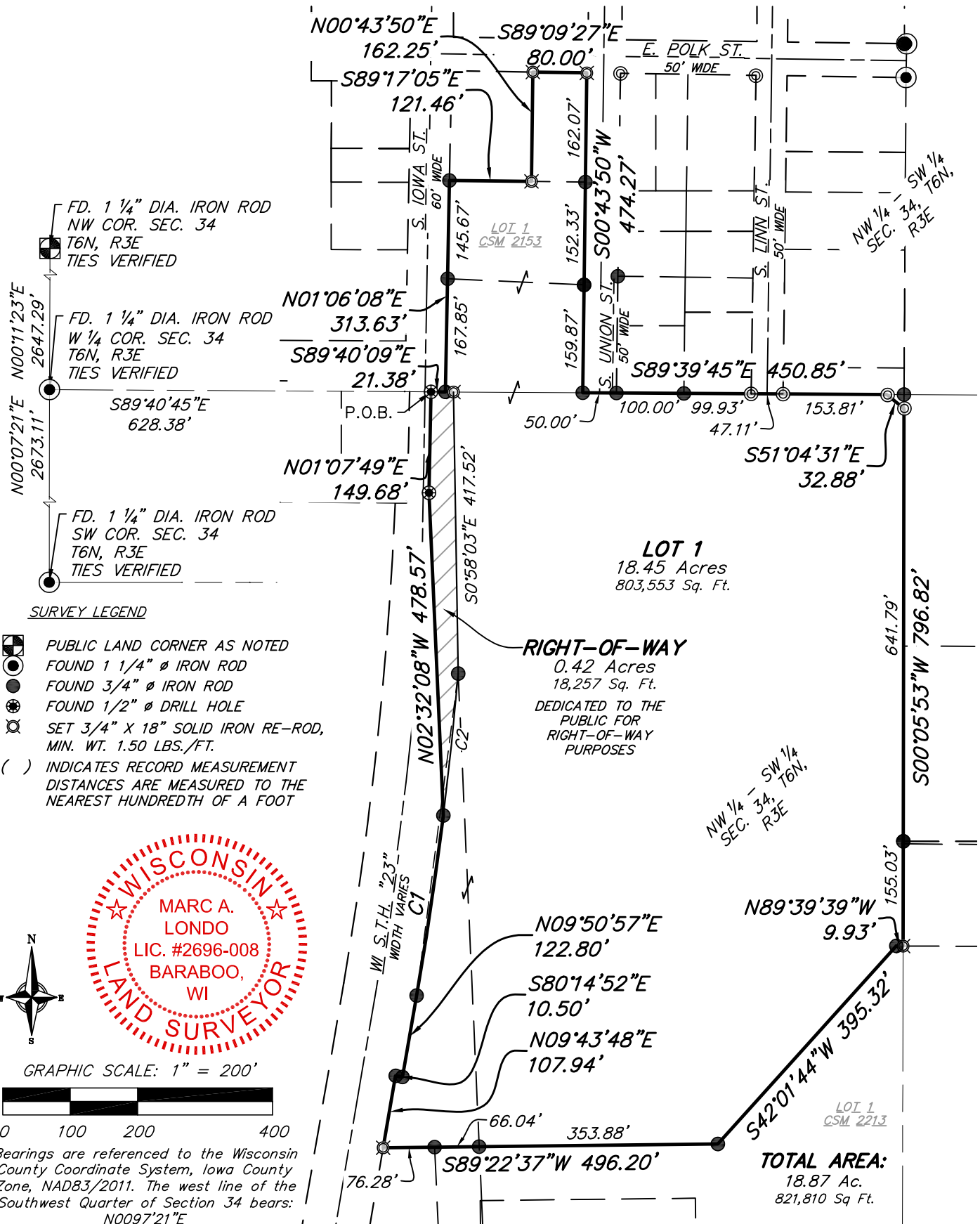
©Vierbicher Associates, Inc.

by: mlon

18 Aug 2026 - 4:30p R:\Upland Hills Health\250271 - NW Parking Lot\CADD\250271 - UHH NW Campus CSM.dwg

CERTIFIED SURVEY MAP No.

LOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2153 RECORDED AS DOCUMENT NO. 391892 IN VOLUME 16, OF CERTIFIED SURVEYS, PAGES 90-92 AND PART THE RIGHT-OF-WAY OF WISCONSIN STATE TRUNK HIGHWAY 23 A.K.A. SOUTH IOWA STREET, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E AND ALL OF BLOCK 16 OF PARRY'S ADDITIONS, EXCLUDING LOTS 1 AND 2, THE WEST 20 FEET OF LOTS 13 AND 14, THE NORTH 44 FEET OF LOT 3 AND THE NORTH 44 FEET OF THE WEST 20 FEET OF LOT 3, ALL LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE OF THE SOUTHWEST QUARTER OF SECTION 34, SECTION 34, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN



vierbicher
advisors / engineers / surveyors

Job #: 250271
Date: 8/18/2026
Rev.
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Ryan Teasdale
Uplands Hills Health
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 3

©Vierbicher Associates, Inc.
by:mlon
R:\Upland Hills Health\250271 - NW Parking Lot\CADD\250271 - UHH NW Campus CSM.dwg
18 Aug 2026 - 4:32p

CERTIFIED SURVEY MAP No. _____

LOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2153 RECORDED AS DOCUMENT NO. 391892 IN VOLUME 16, OF CERTIFIED SURVEYS, PAGES 90-92 AND PART THE RIGHT-OF-WAY OF WISCONSIN STATE TRUNK HIGHWAY 23 A.K.A. SOUTH IOWA STREET, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E AND ALL OF BLOCK 16 OF PARRY'S ADDITIONS, EXCLUDING LOTS 1 AND 2, THE WEST 20 FEET OF LOTS 13 AND 14, THE NORTH 44 FEET OF LOT 3 AND THE NORTH 44 FEET OF THE WEST 20 FEET OF LOT 3, ALL LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE OF THE SOUTHWEST QUARTER OF SECTION 34, SECTION 34, 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 Ryan Teasdale, Upland Hills Health I have surveyed, divided and mapped 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 Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 34, T6N, R3E, City of Dodgeville, Iowa, County, Wisconsin, containing 18.87 acres of land and described as follows:

Lot 1 of Iowa County Certified Survey Map No. 2153 recorded as Document No. 391892 in Volume 16, of Certified Surveys, Pages 90-92 and part the right-of-way of Wisconsin State Trunk Highway 23 a.k.a. South Iowa Street, and part of the Northwest Quarter of the Southwest Quarter of Section 34, T6N, R3E and all of Block 16 of Parry's Additions, excluding Lots 1 and 2, the west 20 feet of Lots 13 and 14, the North 44 feet of Lot 3 and the north 44 feet of the west 20 feet of Lot 3, all located in part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the of the Southwest Quarter of Section 34, Section 34, T6N, R3E, City of Dodgeville, Iowa County, Wisconsin and bounded by a line described as follows;

Commencing at a found 1 ¼" diameter iron rod at the west one-quarter corner of said Section 34, T6N, R3E;
Thence, S89°40'09"E, along the north line of the Southwest Quarter of said Section 34, 628.38 feet to a found 12" diameter drill hole at the Point of Beginning (P.O.B.) of this description;

Thence, S89°40'09"E, continuing along the north line of the Southwest Quarter of said Section 34, 21.38 feet to a found ¾" diameter iron rod at the east right-of-way line of South Iowa Street;
Thence, N 01°06'08"E, along the said east right-of-way line of South Iowa Street and the west line of Block 16 of Parry's Addition and the west line of Lot 1 of said Iowa County Certified Survey Map No. 2153, 313.52 feet to a found ¾" diameter iron rod at the northwest corner of said Lot 1;
Thence, N89°17'05"E, along the north line of said Lot 1, 121.46 feet, to a set ¾" diameter iron rod;
Thence, N00°43'50"E, 162.25 feet, to a set ¾" iron rod at the south right-of-way line of East Polk Street;
Thence, S89°09'27"E along the said south right-of-way line of East Polk Street, 80.00 feet to a found ¾" diameter iron rod at it's intersection with the west right-of-way line of South Union Street;
Thence, S00°43'50"W, along the said west right-of-way line of South Union Street and the east line of said Lot 1 of Iowa County Certified Survey Map No. 2153, 474.27 feet, to a found ¾" diameter iron rod at the southeast corner of said Block 16, Parry's Addition and the north line of the Northwest Quarter of the Southwest Quarter of said Section 34;
Thence, S89°39'45"E, along the said north line of the Northwest Quarter of the Southwest Quarter of said Section 34, 450.85 feet to a found 1" diameter iron pipe;
Thence, S51°04'31"E, 32.88 feet to a found 1" diameter iron pipe at the east line of the said Northwest Quarter of the Southwest Quarter of said Section 34;
Thence, S00°05'53"W, along the said east line of the said Northwest Quarter of the Southwest Quarter of said Section 34, 796.82 feet to a set ¾" diameter iron rod at the north line of Lot 1 of Iowa County Certified Survey Map No. 2213;
Thence, N89°39'39"W, along the north line of said Lot 1 of Iowa County Certified Survey Map No. 2213, 9.93 feet to a found ¾" diameter iron rod at the northwest corner thereof;
Thence, S42°01'44"W, along the northwest line of said Lot 1, Iowa County Certified Survey Map No. 2213, 395.32 feet, to a found ¾" diameter iron rod at the north line of said Lot 1;
Thence, S89°22'37"E, along the north line of said Lot 1, 496.20 feet to a set ¾" diameter iron rod at the east right-of-way line of WI S.T.H. "23";
Thence, N09°43'48"E, along the east right-of-way line of said WI S.T.H. "23, 107.94 feet to a found ¾" diameter iron rod;
Thence, S80°14'52"E, continuing along the said east right-of-way line of said WI S.T.H. "23", 10.50 feet to a found ¾" diameter iron rod;
Thence, N09°50'57"E, continuing along the said east right-of-way line of said WI S.T.H. "23", 122.80 feet to a found ¾" diameter iron rod at the beginning of a curve to the left;
Thence, 269.95 feet continuing along the said east right-of-way line of said WI S.T.H. "23" being a curve to the left having a radius of 5790.04 feet, an included angle of 2°40'17", (a chord of 269.92 feet which bears N08°24'17"E)(C1) to the end of said curve;
Thence, N02°32'08"W, 417.62 feet to a found ½" diameter drill hole;
Thence, N01°07'49"E, 149.68 feet, returning to the point of beginning.

Certified Survey Map Contains 18.87 Acres, 821,846 Sq. Ft. and is subject to all other easements and rights-of-way of record.

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



Curve Table

Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	269.95'	5790.04'	2°40'17"	269.92'	N08°24'17"E	N09°44'25"E	N07°04'08"E
C2	211.28'	5790.04'	2°05'27"	211.27'	N06°01'25"E	N07°04'08"E	N04°58'42"E



Job #: 250271
Date: 8/18/2026
Rev:
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Ryan Teasdale
Uplands Hills Health
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

LOT 1 OF IOWA COUNTY CERTIFIED SURVEY MAP NO. 2153 RECORDED AS DOCUMENT NO. 391892 IN VOLUME 16, OF CERTIFIED SURVEYS, PAGES 90-92 AND PART THE RIGHT-OF-WAY OF WISCONSIN STATE TRUNK HIGHWAY 23 A.K.A. SOUTH IOWA STREET, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, T6N, R3E AND ALL OF BLOCK 16 OF PARRY'S ADDITIONS, EXCLUDING LOTS 1 AND 2, THE WEST 20 FEET OF LOTS 13 AND 14, THE NORTH 44 FEET OF LOT 3 AND THE NORTH 44 FEET OF THE WEST 20 FEET OF LOT 3, ALL LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE OF THE SOUTHWEST QUARTER OF SECTION 34, SECTION 34, T6N, R3E, CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN

Upland Hills Health, 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.

Personally came before me this

_____ day of _____, 2026, the above named Barry Hottmann, Mayor of the City of Dodgeville, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

Resolved, that this Certified Survey Map in the City of Dodgeville, Upland Hills Health, owner, is hereby approved by the City of Dodgeville Common Council.

Barry N. Hottmann, Mayor
City of Dodgeville

Received for recording this _____ day of _____, 2026, at _____ o'clock _____m. and recorded in
Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Taylor Campbell
Iowa County Register of Deeds



vierbicher
advisors / engineers / surveyors

Job #.: 250271
Date: 8/18 /2026
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Ryan Teasdale
Uplands Hills Health
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 3***