CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: September 7, 2021

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the September 13, 2021 Plan Commission Meeting and Common Council Meeting of September 28, 2021

Request by Kettle Park West LLC for approval of a final plat named "Replat of the Meadows".

This request is for final plat approval to replat the Meadows of Kettle Park West. The replat is being requested due to the specific needs of the company planning to build the homes within the development. Some easements and Castle Circle will need to be vacated and rezoned as part of this process. The resolution and application materials are provided. A recommendation to Council is necessary.

CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL	
Resolution by the Common Council of the City of Stoughton Conditionally Approving the Final Plat of the Replat of the Meadows Committee Action: Plan Commission recommends Common Council Approval - 0 Fiscal Impact:	
File Number: - 2021	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

A. A final plat entitled "Replat Of The Meadows" dated August 2, 2021, (the "Plat") was submitted on August 2, 2021 by KPW LLC (the "Developer") to the City of Stoughton (the "City") for review and action.

B. The Plat was referred to the Plan Commission for review and recommendation to the City Council.

C. The Plan Commission has reviewed the Plat and recommended that the Plat be approved subject to certain conditions.

D. The Common Council has determined that the Plat will only be consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan if all of the conditions set forth below are satisfied.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Final Plat dated August 2, 2021 subject to the following conditions:

1. A development agreement providing for the construction of all on-site and off-site public improvements needed to serve the Plat, and meeting the requirements of Section 66-903 of the City of Stoughton Code of Ordinances, must be approved and executed by the City and Developer before the City will sign a Final Plat.

2. Before the City will sign a final plat, Developer must provide evidence that the Plat has been submitted to all necessary objecting and approving authorities, that all objections have been addressed, and that all necessary approvals have been given.

3. Before the City will sign a final plat, Developer must reimburse the City for all expenses incurred by the City in connection with its review and processing of the Plat, a final plat, and the development of the lands within the Plat. Such reimbursement shall include all fees the City has paid to legal, planning, engineering, financial and other consultants.

4. Before the City will sign a final plat, Developer must provide either a letter of credit or a performance bond in the amount of 120 percent of the estimated total cost to complete the required public improvements. The form and substance of the letter of credit must be acceptable to and approved by the city attorney.

5. All items required by Section 66-303 of the City of Stoughton Code of Ordinances shall be provided, addressed or both to the satisfaction of the City Planning Director.

6. All easements the City or Stoughton Utilities identifies as necessary during the course of reviewing the Plat or the construction plans and specifications must be dedicated on the final plat, and the final plat must contain detailed notes describing the rights and obligations under all easements shown on the final plat.

Dates
Council Adopted: _____

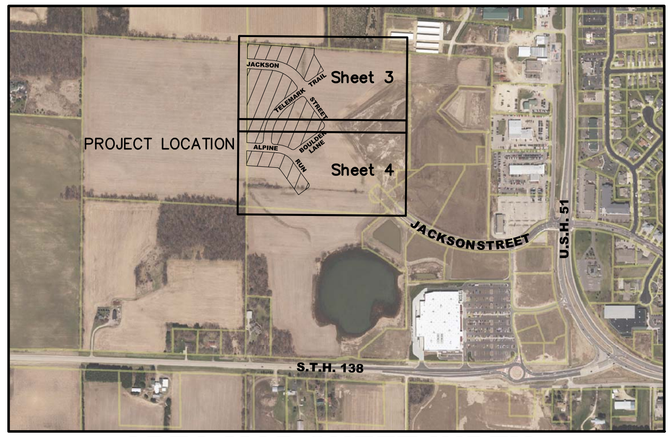
Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Candee Christen, City Clerk

REPLAT OF THE MEADOWS

LOTS 1–7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



AREA MAP-SHEET INDEX

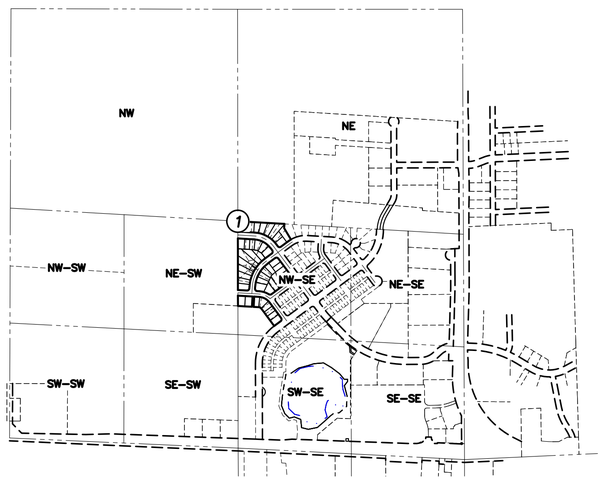
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N86°42'21"W	56.63'
L–2	S48°15'13"E	23.73'
L–3	N3°17'39"E	20.93'
L–4	N86°42'21"W	27.63'
L–5	N36°32'36"W	29.69'
L–6	S3°17'39"W	20.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L–7	N3°18'06"E	48.98'
L–8	N36°32'36"W	29.69'
L–9	N49°13'52"E	62.33'
L–10	S19°34'54"E	62.73'
L–11	N80°15'04"W	57.90'
L–12	N57°58'34"W	60.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	146.21'	167.00'	50°09'45"	141.58'	N61°37'28"W
C–2	8.03'	167.00'	2°45'16"	8.03'	N85°19'43"W
C–3	116.02'	167.00'	39°48'21"	113.70'	N64°02'55"W
C–4	22.16'	167.00'	7°36'08"	22.14'	N40°20'40"W
C–5	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C–6	227.63'	260.00'	50°09'45"	220.43'	N61°37'28"W
C–7	11.20'	260.00'	2°28'05"	11.20'	N85°28'19"W
C–8	92.66'	260.00'	20°25'10"	92.17'	N74°01'41"W
C–9	88.31'	260.00'	19°27'41"	87.89'	N54°05'15"W
C–10	35.46'	260.00'	7°48'49"	35.43'	N40°27'00"W
C–11	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C–12	379.10'	433.00'	50°09'45"	367.10'	N28°22'32"E
C–13	39.51'	433.00'	5°13'39"	39.49'	N50°50'35"E
C–14	52.42'	433.00'	6°56'11"	52.39'	N44°45'40"E
C–15	52.43'	433.00'	6°56'15"	52.39'	N37°49'28"E
C–16	52.43'	433.00'	6°56'15"	52.40'	N30°53'14"E
C–17	52.43'	433.00'	6°56'15"	52.40'	N23°56'58"E
C–18	52.43'	433.00'	6°56'15"	52.40'	N17°00'42"E
C–19	51.90'	433.00'	6°52'05"	51.87'	N10°06'32"E
C–20	25.55'	433.00'	3°22'50"	25.54'	N04°59'04"E
C–21	321.31'	367.00'	50°09'45"	311.15'	N28°22'32"E
C–22	54.04'	367.00'	8°26'11"	53.99'	N07°30'44"E

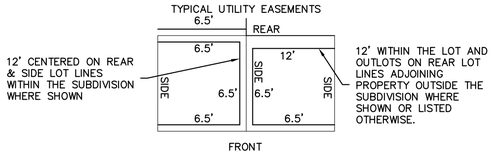
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–23	71.09'	367.00'	11°05'57"	70.98'	N17°16'47"E
C–24	71.09'	367.00'	11°05'57"	70.98'	N28°22'44"E
C–25	71.09'	367.00'	11°05'57"	70.98'	N39°28'41"E
C–26	54.00'	367.00'	8°25'45"	53.94'	N49°14'32"E
C–27	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C–28	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W
C–29	30.16'	25.00'	69°07'19"	28.36'	S88°01'04"W
C–30	119.09'	233.00'	29°17'05"	117.80'	N72°03'49"W
C–31	66.44'	233.00'	16°20'16"	66.22'	N65°35'25"W
C–32	52.65'	233.00'	12°56'47"	52.54'	N80°13'57"W
C–33	39.27'	25.00'	90°00'00"	35.36'	N41°42'21"W
C–34	34.24'	333.00'	5°53'27"	34.22'	S56°24'08"W
C–35	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C–36	297.67'	340.00'	50°09'45"	288.25'	N61°37'28"W
C–37	22.11'	340.00'	3°43'35"	22.11'	N38°24'23"W
C–38	56.76'	340.00'	9°33'52"	56.69'	N45°03'06"W
C–39	56.76'	340.00'	9°33'52"	56.69'	N54°36'58"W
C–40	56.76'	340.00'	9°33'52"	56.69'	N64°10'51"W
C–41	56.76'	340.00'	9°33'52"	56.69'	N73°44'43"W
C–42	48.52'	340.00'	8°10'42"	48.49'	N82°37'00"W
C–43	39.27'	25.00'	90°00'00"	35.36'	N48°17'39"E



LOCATION SKETCH

SECTION 01, T05N, R10E, DANE COUNTY

north



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- "NO ACCESS"
- EASEMENTS TO BE RELEASED BY RESOLUTION AND REPLAT

NOTES

1. FIELD WORK PERFORMEDBY JSD PROFESSIONAL SERVICE, INC. IN 2020.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
   - 4.1. "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
   - 4.2. "WATER MAIN EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY.
   - 4.3. "PUBLIC EASEMENT FOR WATER, SANITARY AND STORM SEWER" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY, SANITARY SEWER SERVICE AND STORM SEWER SERVICE.
   - 4.4. "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 4.5. "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 4.6. NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPTING RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
   - 4.7. THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
5. SEE SHEET 3 and 4 FOR LOT INFORMATION.
6. THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
7. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALES AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
8. EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
9. ON THE FOLLOWING LOTS, EACH LOT OWNER SHALL BE REQUIRED, AT THE TIME A BUILDING PERMIT IS ISSUED, TO DESIGNATE A REAR YARD ON THEIR LOT FOR THE PURPOSE OF ASSIGNING BUILDING SETBACKS: LOT 1, 12, BLOCK 3; LOTS 1 AND 9, BLOCK 4; LOTS 1, 4, 8 AND 9, BLOCK 6; LOTS 1, 5 AND 8, BLOCK 11.
10. THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.
11. BY APPROVAL OF THE "REPLAT OF THE MEADOWS", THE CITY OF STOUGHTON WOULD HEREBY RELEASE ITS RIGHTS TO ALL "UTILITY EASEMENTS" SHOWN ON LOTS 2–7, BLOCK 4; LOT 3, BLOCK 6; LOT 2, BLOCK 11; "THE MEADOWS AT KETTLE PARK WEST". THE CITY OF STOUGHTON WOULD ALSO RELEASE ITS RIGHTS TO THE 20 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON LOTS 3, 4 AND 11, BLOCK 4, OF THE "THE MEADOWS AT KETTLE PARK WEST". SEE THE EASEMENT/RESTRICTION RELEASE CERTIFICATE ON SHEET 5

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

APPROVED:

PREPARED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WISCONSIN 53593
P. 608.848.9050

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. — Engineers • Surveyors • Planners

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REPLAT OF THE MEADOWS

PROJECT NO: 15–7018S	DRAWN BY: CMD	INITIAL SUBMITTAL DATE:	AUGUST 2, 2021
FIELDBOOK/PG: –	CHECKED BY: CJO	REVISION RESUBMITTAL DATE:	---
SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	---
		REVISION RESUBMITTAL DATE:	---

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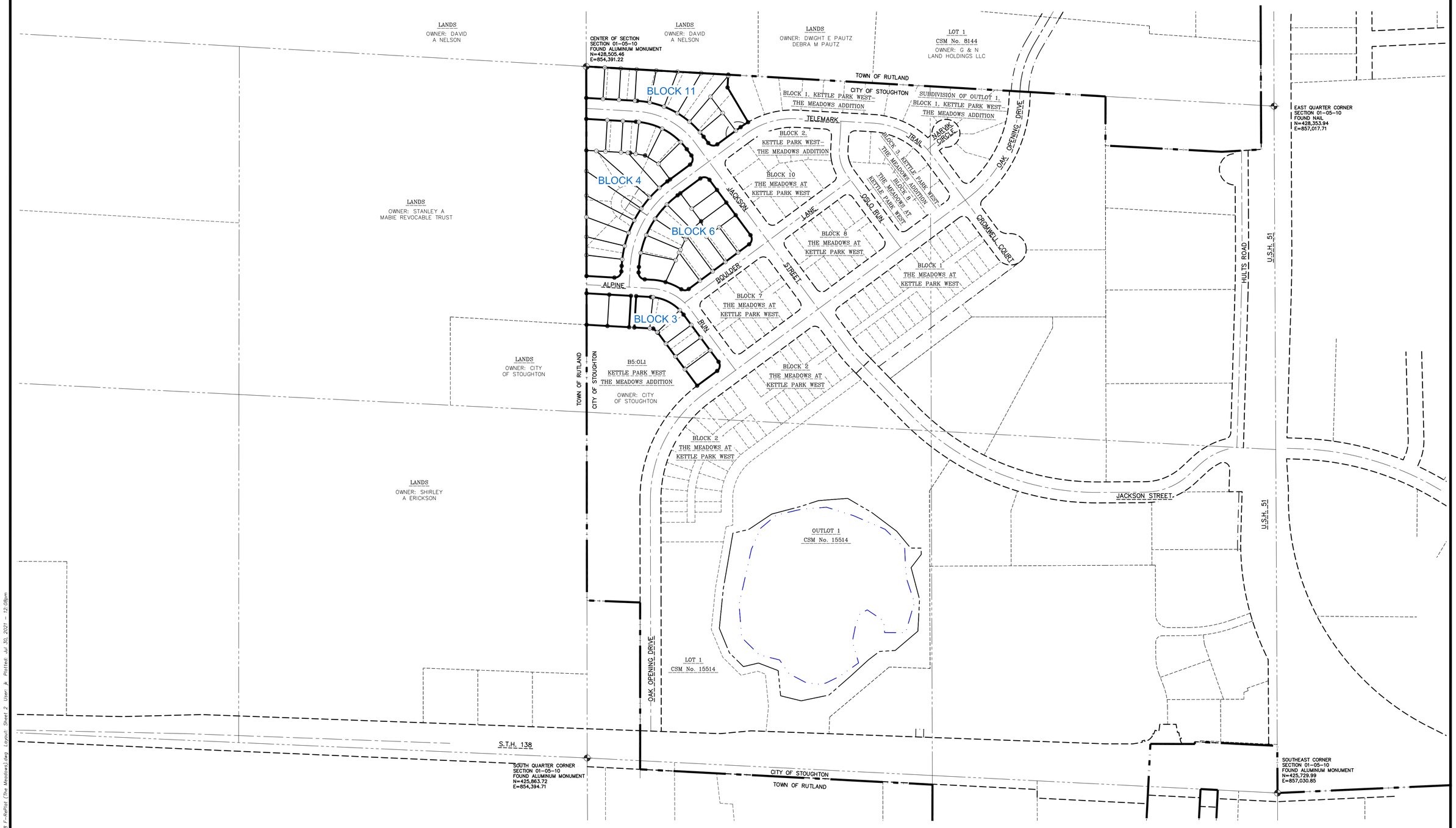
REPLAT OF THE MEADOWS

LOTS 1–7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491,
LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



north

0 100 200 400

SCALE: 1"=200'

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

LEGEND

BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3–5 FOR LOT NUMBERS)

CORPORATE BOUNDARY

PREPARED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WISCONSIN 53593
P. 608.848.9050

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

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REPLAT OF THE MEADOWS

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				REVISION RESUBMITTAL DATE:	---

SHEET 2 OF 5

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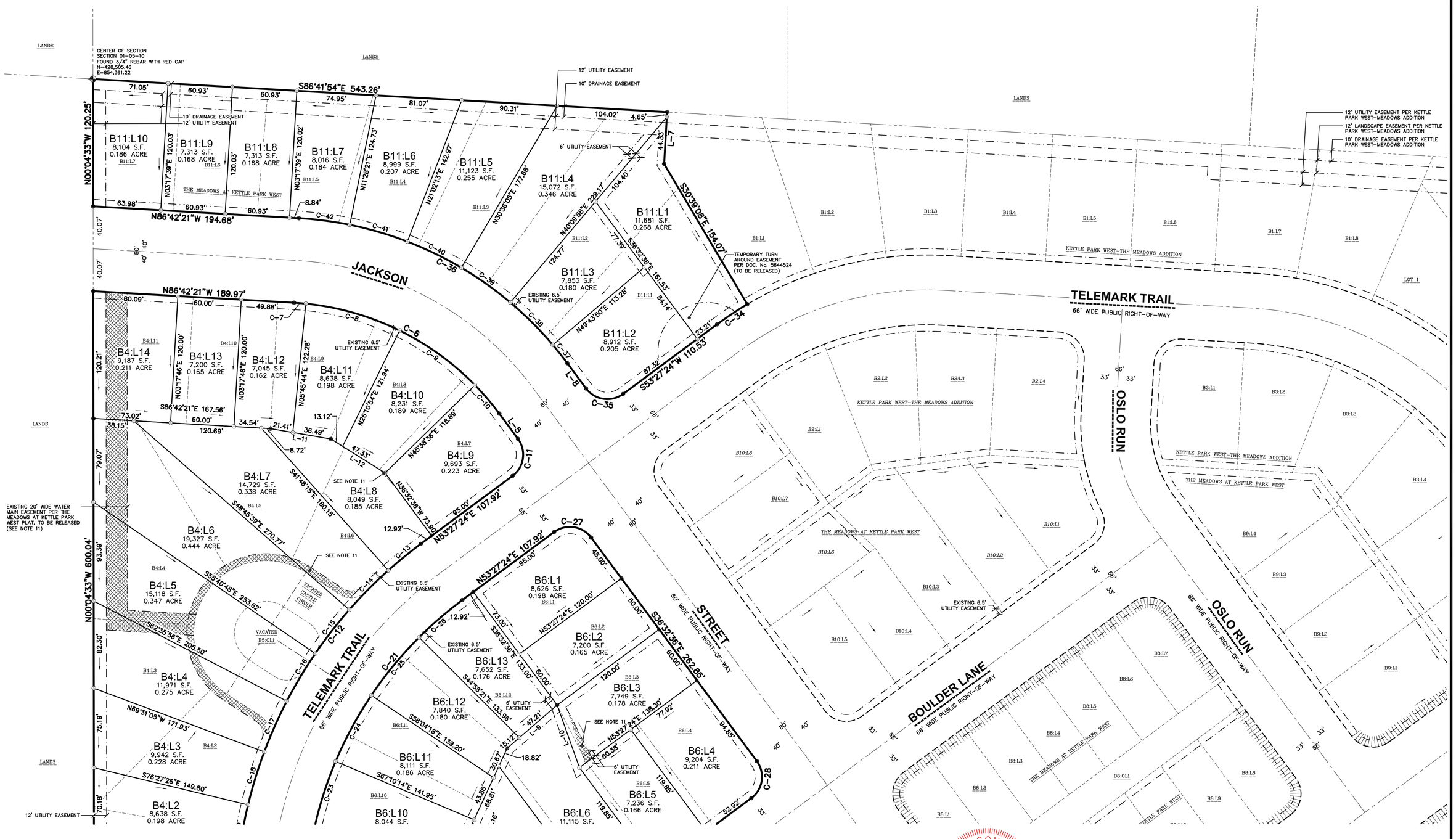

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

3
4
SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
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DANE COUNTY, WISCONSIN

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REPLAT OF THE MEADOWS

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		REVISION RESUBMITTAL DATE:	---

SHEET 3 OF 5

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WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

3
4
SHEET SEQUENCE

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
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DANE COUNTY, WISCONSIN

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REPLAT OF THE MEADOWS

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		REVISION RESUBMITTAL DATE:	---

SHEET 4 OF 5

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REPLAT OF THE MEADOWS

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LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S–2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF KETTLE PARK WEST, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF STOUGHTON CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A–E7, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED, AND IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

LOTS 1–7, BLOCK 3, VACATED OUTLOT1, BLOCK 5, DISCONTINUED CASTLE CIRCLE ALL OF BLOCKS 4, 6 AND 11, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61–036A OF PLATS, PAGES 195–202 AS DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 422,409 SQUARE FEET OR 9.697 ACRES.

WISCONSIN TODD J. BUHR S–2614 DEFOREST, WI LAND SURVEYOR

_____ _____

TODD J. BUHR, S–2614 DATE
PROFESSIONAL LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "REPLAT OF THE MEADOWS" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "REPLAT OF THE MEADOWS" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON
DEPARTMENT OF TRANSPORTATION
DANE COUNTY ZONING & LAND REGULATION COMMITTEE
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2021.

KETTLE PARK WEST, LLC

BY: _____
DAVE M. JENKINS,
MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2021, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, MY COMMISSION EXPIRES
DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS _____ DAY OF _____, 2021.

IN THE PRESENCE OF:

_____ _____

(SIGN NAME HERE) (PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2021, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, MY COMMISSION EXPIRES
STATE OF WISCONSIN

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "REPLAT OF THE MEADOWS", WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS _____ DAY OF _____, 2021.

_____

CANDEE CHRISTEN, INTERIM CITY CLERK/DEPUTY CLERK
CITY OF STOUGHTON

CITY OF STOUGHTON TREASURER'S CERTIFICATE

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS_____DAY OF_____, 2021 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "REPLAT OF THE MEADOWS"

_____ _____

RYAN WIESEN, DATE
ASSISTANT DIRECTOR OF FINANCE/
CITY TREASURER
CITY OF STOUGHTON

EASEMENT/RESTRICTION RELEASE BY APPROVAL AUTHORITY

BY APPROVAL OF THIS PLAT, THE CITY OF STOUGHTON HEREBY RELEASES ITS RIGHTS TO THE TEMPORARY CUL–DE–SAC EASEMENT RECORDED AS DOCUMENT NUMBER 5644524 ON TELEMARK TRAIL.

BY APPROVAL OF THE "REPLAT OF THE MEADOWS", THE CITY OF STOUGHTON WOULD HEREBY RELEASE ITS RIGHTS TO ALL "UTILITY EASEMENTS" SHOWN ON LOTS 2–7, BLOCK 4; LOT 3, BLOCK 6; LOT 2, BLOCK 11; "THE MEADOWS AT KETTLE PARK WEST". THE CITY OF STOUGHTON WOULD ALSO RELEASE ITS RIGHTS TO THE 20 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON LOTS 3, 4 AND 11, BLOCK 4, OF THE "THE MEADOWS AT KETTLE PARK WEST".

IN WITNESS WHEREOF, THE SAID CITY OF STOUGHTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY CITY

ADMINISTRATOR _____, AND _____, ITS CITY CLERK, AT THE CITY OF STOUGHTON, WISCONSIN ON

THIS _____ DAY OF_____, 2021,

_____ _____

TIM SWADLEY CANDEE CHRISTEN
MAYOR INTERIM CITY CLERK/DEPUTY CLERK

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE_____DAY OF_____, 2021, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "REPLAT OF THE MEADOWS".

_____ _____

ADAM GALLAGHER DATE
TREASURER, DANE COUNTY

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS_____DAY OF_____, 2021, AT_____O'CLOCK,__.M. AND RECORDED IN VOLUME

OF PLATS ON PAGES_____THROUGH_____AS DOCUMENT NUMBER _____,

_____

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

REPLAT OF THE MEADOWS

PROJECT NO: 15–7018S	DRAWN BY: CMD	INITIAL SUBMITTAL DATE:	AUGUST 2, 2021
FIELDBOOK/PG: –	CHECKED BY: CJO	REVISION RESUBMITTAL DATE:	---
SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	---
		REVISION RESUBMITTAL DATE:	---

File: I:\2019\157018\DWG\Survey\Sheets\157018 F-RePlat (The Meadows).dwg Layout: Sheet 5 User: jk Plotted: Jul 30, 2021 – 12:10pm

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION

Date of Application August 2, 2021

Applicant Name Forward Development Group, LLC c/o Konner Kearney **Phone** 608-848-5060

Applicant Email ktk@forwarddevgroup.com

Owners Name (if different than applicant) Kettle Park West LLC **Phone** 608-848-5060

Subject Property Address _____

Application for: CSM _____ **PRELIMINARY PLAT** _____ **FINAL PLAT** X

CURRENT FEES

CERTIFIED SURVEY MAP: **$165 AND $40/LOT***
PRELIMINARY PLAT FEE: **$425 AND $40/LOT***
FINAL PLAT FEE: **$255 AND $40/LOT***

Number of Lots: 44.

Fee Amount: $ 2,015.

Owner/Applicant Signature _____ Date 8-2-21

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**