CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: August 31, 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 meetings of September 28 and October 12, 2021

Request by Forward Development Group to rezone lands within the Replat of the Meadows at Kettle Park West from Open Space and Right-of-Way to SR-5 Single Family Residential.
The applicant has requested a change of zoning for lands formerly known as open space and right-of-way in the plat now known as Replat of the Meadows at Kettle Park West. We believe the request meets the intent of the comprehensive plan and requirements of the zoning code. The application, ordinance and related materials are provided. A public hearing and recommendation to Council is necessary by the Plan Commission.

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual** Public Hearing on Monday September 13, 2021 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the following lands located within the Meadows at Kettle Park West in the City of Stoughton (see additional information link below), owned by Forward Development Group, LLC. The property is proposed to be rezoned from Right-of-Way and Open Space to SR-5 - Single Family Residential.

See additional information at: http://stoughtoncitydocs.com/planning-commission/

You can join the meeting via Zoom or Phone below:
https://zoom.us/j/99947070566?pwd=a1hqU1pkWGdCWjNUUzRyUmFjN2dLZz09

Meeting ID: 999 4707 0566
Passcode: 497893

Phone in access: +1 312 626 6799 US (Chicago)
Meeting ID: 999 4707 0566
Passcode: 497893

If you wish to call in and speak at the meeting, please register at: http://speak.cityofstoughton.com by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Published August 12 and 19, 2021 Hub

CITY OF STOUGHTON

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending the zoning classification of certain lands located within the Replat of the Meadows at Kettle Park West in the City of Stoughton Open Space and Right-of-Way to SR-5 – Single Family Residential

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact:

File Number:	O - - 2021	**Date Introduced:**	First Reading: Second Reading:

RECITALS

1. Forward Development Group, (the "Applicant") has applied to change the zoning classification of certain lands located within the Subdivision known as the Replat of the Meadows at Kettle Park West in the City of Stoughton. A copy of the proposed rezoning area is attached as Exhibit A.

2. The applicant proposes changing the zoning classification of the lands within "The Replat of the Meadows at Kettle Park West" from open space and right-of-way to SR-5 – Single Family Residential.

3. On September 13, 2021, the City of Stoughton Plan Commission held a public hearing regarding the proposed zoning changes. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

4. The Plan Commission found that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and recommend that the zoning changes be approved, subject to certain conditions.

5. The Common Council considered the proposed zoning changes, the Plan Commission recommendations, finds that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and finds that the proposed zoning changes have the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as set forth in full.

Section 2. Subject to the conditions set forth in sections 3 and 4 below, the zoning classification of the lands within the Subdivision known as the Replat of the Meadows at Kettle Park West in the City of Stoughton are changed from Open Space and Right-of-Way to SR-5 (Single Family Residential)

Section 3. The changes to the zoning classifications of the lands within the "The Replat of the Meadows at Kettle Park West" are provided for in Section 2 of this Ordinance, shall not be effective until the Applicant has obtained approval of and recorded a final plat in substantially the same form as the "The Replat of the Meadows at Kettle Park West" attached as Exhibit A. The zoning classifications provided for in Section 2 shall conform to the final configuration of lots in the recorded final plat. Approval of this ordinance does not constitute approval of the "The Replat of the Meadows at Kettle Park West"

Section 4. This ordinance shall take effect upon publication pursuant to law.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Candee Christen, City Clerk

S:\MPS-Shared\Ordinances\Rezonings\Replat of Meadows Rezone of Open Space and ROW.doc

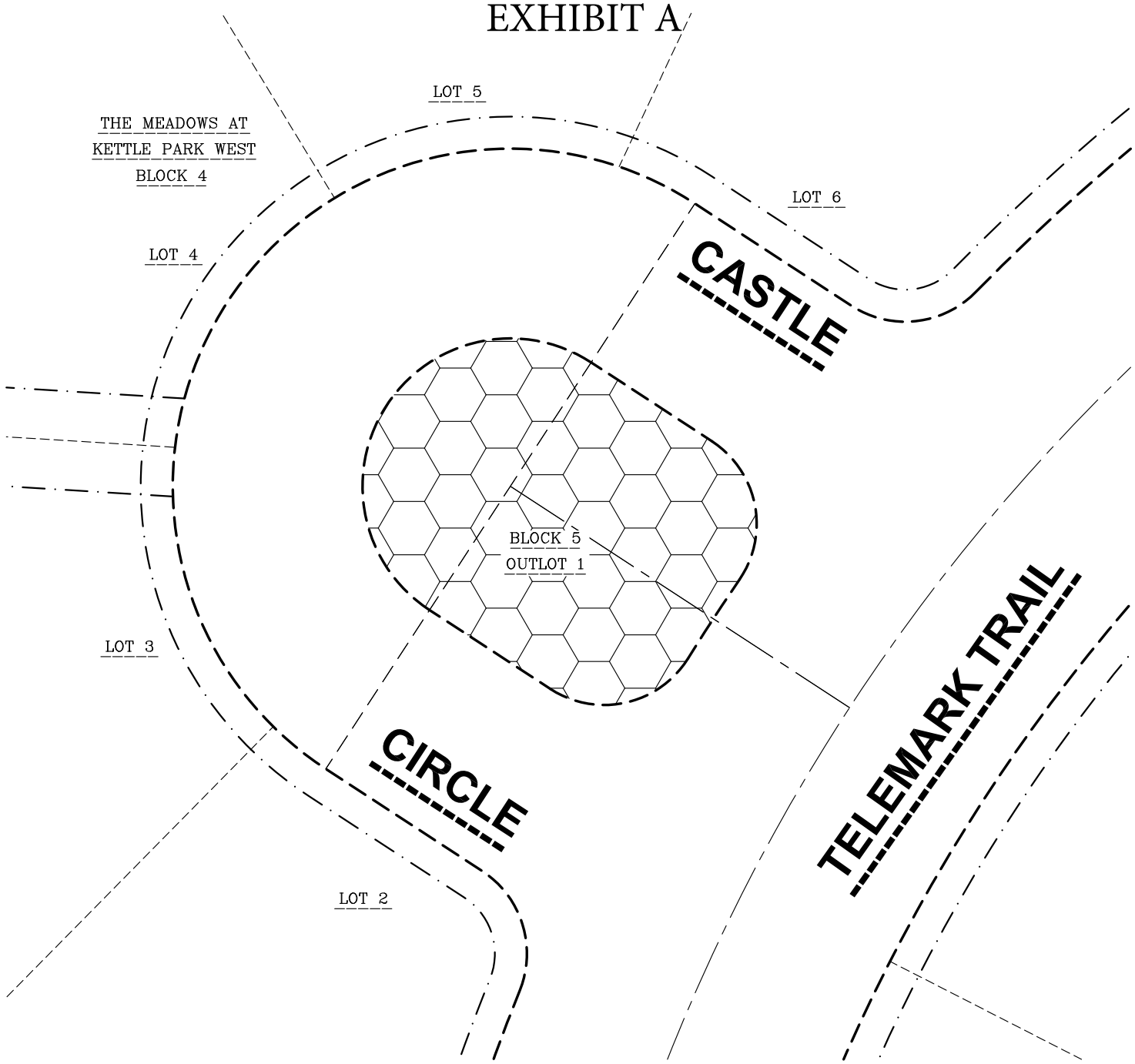
EXHIBIT A

REZONE FROM OPEN SPACE TO SR-5
Legal Description

Outlot 1, Block 5, The Meadows at Kettle Park West, recorded in Volume 61-036A of Plats, on pages 195-202 as Document Number 5646491, located in the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

All of Outlot 1, Block 5 as recorded in the aforementioned Plat.

EXHIBIT A



LEGEND

- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- OUTLOT 1, BLOCK 5

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS N86°41'54"W.

north

0 15' 30'

SCALE: 1" = 30'

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

PROJECT:
THE MEADOWS AT KETTLE PARK WEST
STOUGHTON, WI

SHEET TITLE:
REZONE OF OUTLOT 1, BLOCK 5 EXHIBIT MAP

JSD PROJECT NUMBER: 15-7018
DRAWN BY: JK
CHECKED BY: TJB
DATE: JULY 27, 2021

SHEET NUMBER: 2 OF 2

File: I:\2019\157018\DWG\Survey\Sheets\157018 Exhibit-Castle Circle.dwg Layout: Rezone OL1-B5 User: jk Plotted: Jul 27, 2021 - 11:31am

EXHIBIT A

REZONE FROM PUBLIC RIGHT-OF-WAY TO SR-5
Legal Description

Castle Circle, The Meadows at Kettle Park West, recorded in Volume 61-036A of Plats, on pages 195-202 as Document Number 5646491, located in the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the Easternmost corner of Lot 6, The Meadows at Kettle Park West and the Westerly right-of-way of Telemark Trail; thence South 53°27'24" West along said right-of-way, 12.92 feet to a point of curve; thence 68.43 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 48°55'47" West, 68.35 feet to the Point of Beginning; thence continuing 75.58 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 39°24'07" West, 75.49 feet; thence 31.86 feet along a curve to the left along the inside right-of-way of Castle Circle having a radius of 20.00 feet, whose chord bears North 11°13'52" West, 28.59 feet; thence North 56°51'49" West along said right-of-way, 29.29 feet to a point of curve; thence 94.25 feet along a curve to the left along said right-of-way having a radius of 30.00 feet, whose chord bears South 33°08'11" West, 60.00 feet; thence South 56°51'49" East along said right-of-way, 29.29 feet to a point of curve; thence 31.86 feet along a curve to the left along said right-of-way having a radius of 20.00 feet, whose chord bears North 77°30'15" East, 28.59 feet to the Westerly right-of-way of Telemark Trail; thence 75.58 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 26°52'16" West, 75.49 feet; thence 27.48 feet along a curve to the left along the outside right-of-way of Castle Circle having a radius of 20.00 feet, whose chord bears North 17°29'47" West, 25.37 feet; thence North 56°51'49" West along said right-of-way, 37.91 feet to a point of curve; thence 215.20 feet along a curve to the right along said right-of-way having a radius of 68.50 feet, whose chord bears North 33°08'11" East, 137.00 feet; thence South 56°51'49" East along said right-of-way, 37.91 feet to a point of curve; thence 27.48 feet along a curve to the left along said right-of-way having a radius of 20.00 feet, whose chord bears North 83°46'10" East, 25.37 feet to the Westerly right-of-way of Telemark Trail and the Point of Beginning.

Said rezone contains 10,268 square feet or 0.236 acres.

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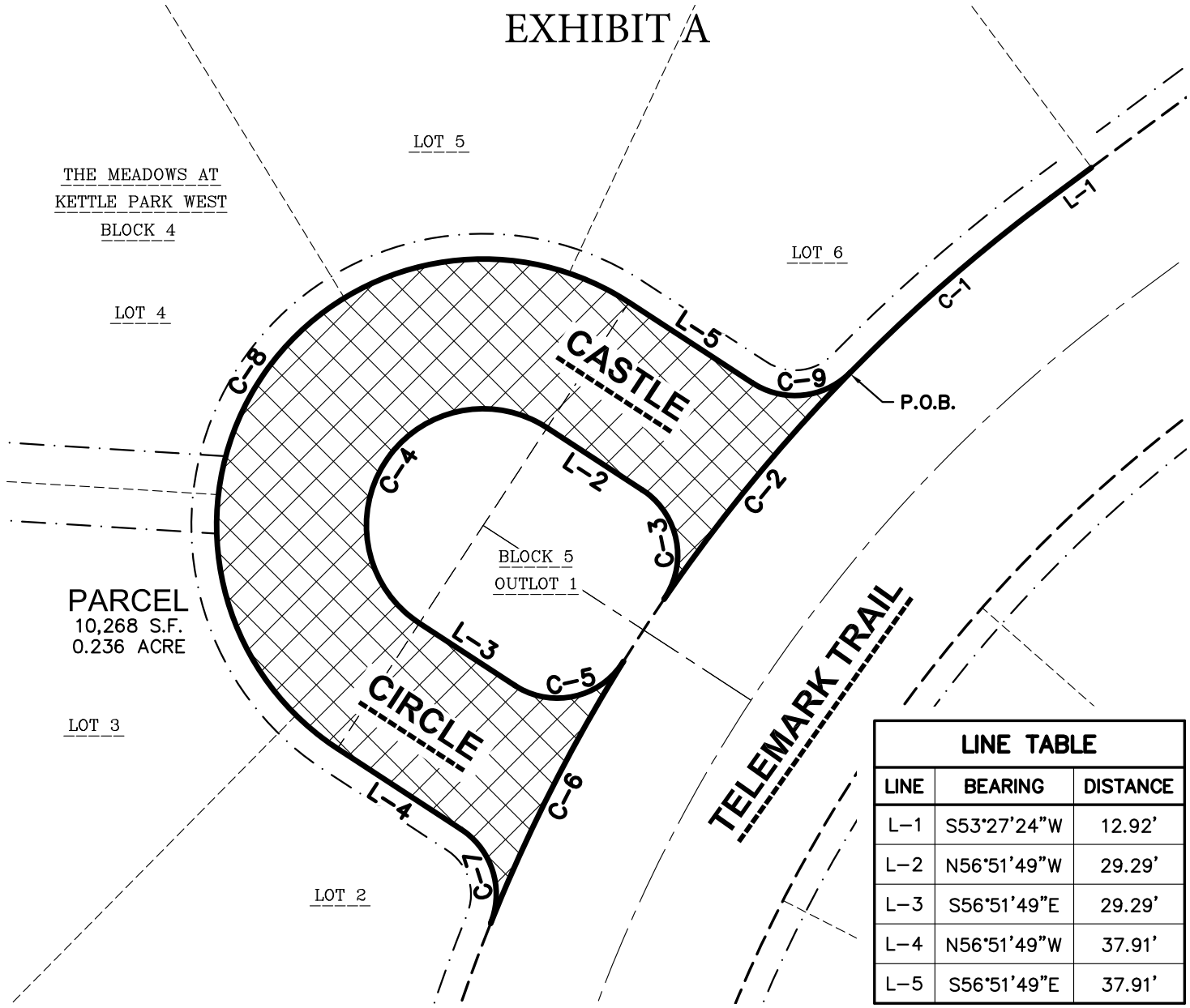

LINE TABLE

LINE	BEARING	DISTANCE
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L-4	N56°51'49"W	37.91'
L-5	S56°51'49"E	37.91'

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- EASEMENT LINE
- CASTLE CIRCLE

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north

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CURVE TABLE

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C-4	94.25'	30.00'	180°00'00"	S33°08'11"W	60.00'
C-5	31.86'	20.00'	91°15'54"	N77°30'15"E	28.59'
C-6	75.58'	433.00'	10°00'04"	S26°52'16"W	75.49'
C-7	27.48'	20.00'	78°44'02"	N17°29'47"W	25.37'
C-8	215.20'	68.50'	180°00'00"	N33°08'11"E	137.00'
C-9	27.48'	20.00'	78°44'02"	N83°46'10"E	25.37'

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VERONA, WISCONSIN 53593
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PROJECT:
THE MEADOWS AT KETTLE PARK WEST
STOUGHTON, WI

SHEET TITLE:
REZONE OF CASTLE CIRCLE EXHIBIT MAP

JSD PROJECT NUMBER: 15-7018
DRAWN BY: JK
CHECKED BY: TJB
DATE: JULY 27, 2021

SHEET NUMBER: 2 OF 2

File: I:\2019\157018\DWG\Survey\Sheets\157018 Exhibit-Castle Circle.dwg Layout: Rezone Castle User: jk Plotted: Jul 27, 2021 - 11:27am

City of Stoughton Application for Amendment of the Official Zoning Map (Requirements per Section 78-903 attached)

Applicant Name: Forward Development Group, LLC, c/o Konner Kearney

Applicant Address: 161 Horizon Drive, Suite 101A, Verona, WI 53593

Applicant Phone and Email: ktk@forwarddevgroup.com 608-848-5060

Property Owner Name (if different than applicant): Kettle Park West LLC

Property Owner Phone: 608-848-5060

Subject Property Address: _____

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator — Date: 8/3/21

Application fee of $415 received by Zoning Administrator — Date: 8/3/21

II Application Submittal Packet Requirements for Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator — Date: 8/3/21

☑ **(a) A copy of the Current Zoning Map of the subject property and vicinity:**

- ☑ Showing all lands for which the zoning is proposed to be amended.
- ☑ Map and all its parts are clearly reproducible with a photocopier.
- ☑ Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
- ☑ All lot dimensions of the subject property provided.
- ☑ Graphic scale and north arrow provided.

☑ **(c) Written justification for the proposed text amendment**

- ☑ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

III Justification of the Proposed Zoning Map Amendment for Applicant Use

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

   The proposed amendment reflects a replat of an existing subdivision. The new lots will be zoned using the same zoning district as those around them (SR-5).

All lots are currently vacant and are under the same ownership.

2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

   a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.

   b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.

   c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

   d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

c) Factors have changed. Discontinuing a street allowed the application to create new lots.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The land use is consistent with the existing Official Zoning Map. The housing unit density of the The Meadows increases from 3.95 to 4.69 dwelling units per ~~acre. The amount of parkland dedicated was increased due to the addition of the~~ lots.

IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator	Date: 8/3/21
Notified Neighboring Property Owners (within 300 feet)	Date: 8/9/21
Notified Neighboring Township Clerks (within 1,000 feet)	Date: 8/31/21
Class 2 legal notice sent to official newspaper by City Clerk	Date: 8/3/21
Class 2 legal notice published on Aug 12 and 19	Date: 2021

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

Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593
608.848.5060

Memorandum

To:	Rodney Scheel, Director of Planning & Development Michael Stacey, Zoning Administrator
From:	Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re:	The Meadows Replat – Final Plat
JSD Project #:	15-7018
Date:	August 2, 2021
cc:	Brent Ellifson, Ron Henshue, and Konner Kearney (FDG), Dave Jenkins (JSD)

On behalf of Forward Development Group (FDG), JSD Professional Services, Inc. (JSD) is requesting to present the enclosed Final Plat and Zoning Map Amendment to replat, and subsequently rezone portions of The Meadows at Kettle Park West to the Plan Commission and City Council at their respective September 13, 2021, and September 28, 2021, meetings.

Project Site Location and Zoning

The project site, known as The Meadows at Kettle Park West, is generally located northwest of the intersection of USH 151 and Jackson Street. More specifically, the replat only includes Blocks 3, 4, 6, and 11 of The Meadows at Kettle Park West (refer to **Attachment A**, *Recorded Final Plat*).

Today, the majority of the project site, with the exception of the platted right-of-way, is zoned SR-5 and the City's 2017 Comprehensive Plan (the "Plan") recommends for Single-Family Residential land uses.

Final Plat: Replat of The Meadows, Kettle Park West

A preliminary plat for the proposed replat of the Meadows, Kettle Park West was submitted and discussed at the July 12 Plan Commission meeting, and was subsequently referred with a recommendation of approval to Common Council for consideration at their July 27 meeting. At that meeting, the Common Council approved the preliminary plat.

Overall, the goal of the proposed replat of The Meadows is to generally maintain the original subdivision's lot configuration and design, including primary roadways, utilities, pedestrian pathways, open spaces, etc., while eliminating unnecessary, ancillary roadway infrastructure, and increasing lot yield by shifting lot lines.

As part of this replat process, FDG has reduced the amount of right-of-way by discontinuing Castle Court and releasing the center island outlot (Outlot 1, Block 5) located within the right-of-way. A lis pendens was filed with the Dane County Register of Deeds on June 25, 2021. Both the right-of-way and outlot will transition to single-family residential lots.

The following table provides a summary comparison of the proposed replat and The Meadows at Kettle Park West recorded subdivision plat.

The Meadows at Kettle Park West Subdivision – Replat Comparison		
	Original Meadows Subdivision Blocks 3, 4, 6, and 11	**Proposed Meadows Replat, Blocks 3, 4, 6, and 11**
Zoning	SR-5	SR-5
Number of Traditional Single-family Lots	37	44
Lot Size Range	7,200 - 18,000 square-feet	7,200 - 19,000 square-feet
Density	3.95 du/acre	4.69 du/acres

Refer to **Attachment B**, *Proposed Final Plat* and **Attachment C**, *Approved Preliminary Plat* for additional details.

Zoning Map Amendment

In conjunction of the Final Plat application, a Zoning Map Amendment is also being requested. The discontinuance of Castle Court right-of-way and the release of Outlot 1, Block 5 will result in these lands becoming residential lots that need to be zoned accordingly. The proposed Zoning Map Amendment zones the Castle Court right-of-way and rezones the center island outlot from Open Space to SR-5 zoning, consistent with the surrounding zoning.

Refer to **Attachments D and E**, which provide legal descriptions and exhibits for the proposed Zoning Map Amendments.

Conclusion

Overall, the proposed Final Plat is in general conformance with the existing recorded Final Plat, and it maintains SR-5 zone district development standards, which permits minimum lot sizes of 7,200 square-feet. In addition, the proposed replat of The Meadows at Kettle Park is also generally consistent with the City's Comprehensive Plan goals and policies, including those related to:

- Enhance and maintain the City's unique neighborhoods.
- Maintain the City as a predominantly single-family community.
- Create an efficient and sustainable development pattern.

FDG is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

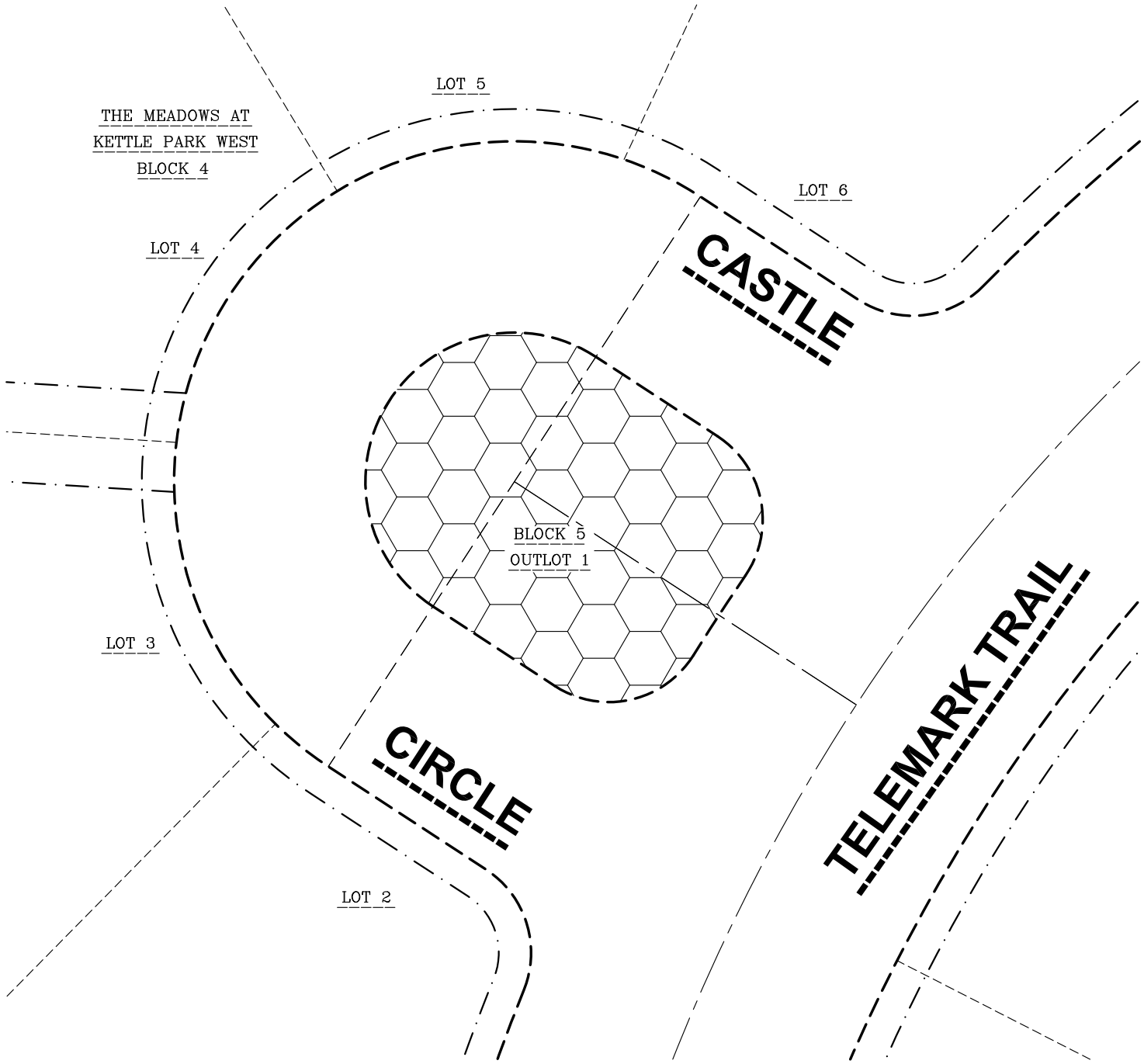
<u>Attachments</u>

Attachment A: Recorded Final Plat
Attachment B: Proposed Final Plat
Attachment C: Approved Preliminary Plat
Attachment D: Outlot 1, Block 5 Rezoning Exhibit
Attachment E: Castle Circle Rezoning Exhibit

REZONE FROM OPEN SPACE TO SR-5
Legal Description

Outlot 1, Block 5, The Meadows at Kettle Park West, recorded in Volume 61-036A of Plats, on pages 195-202 as Document Number 5646491, located in the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

All of Outlot 1, Block 5 as recorded in the aforementioned Plat.



LEGEND

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NOTES

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PROJECT:
THE MEADOWS AT KETTLE PARK WEST
STOUGHTON, WI

SHEET TITLE:
REZONE OF OUTLOT 1, BLOCK 5 EXHIBIT MAP

JSD PROJECT NUMBER: 15-7018
DRAWN BY: JK
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File: I:\2019\157018\DWG\Survey\Sheets\157018 Exhibit-Castle Circle.dwg Layout: Rezone OL1-B5 User: jk Plotted: Jul 27, 2021 - 11:31am

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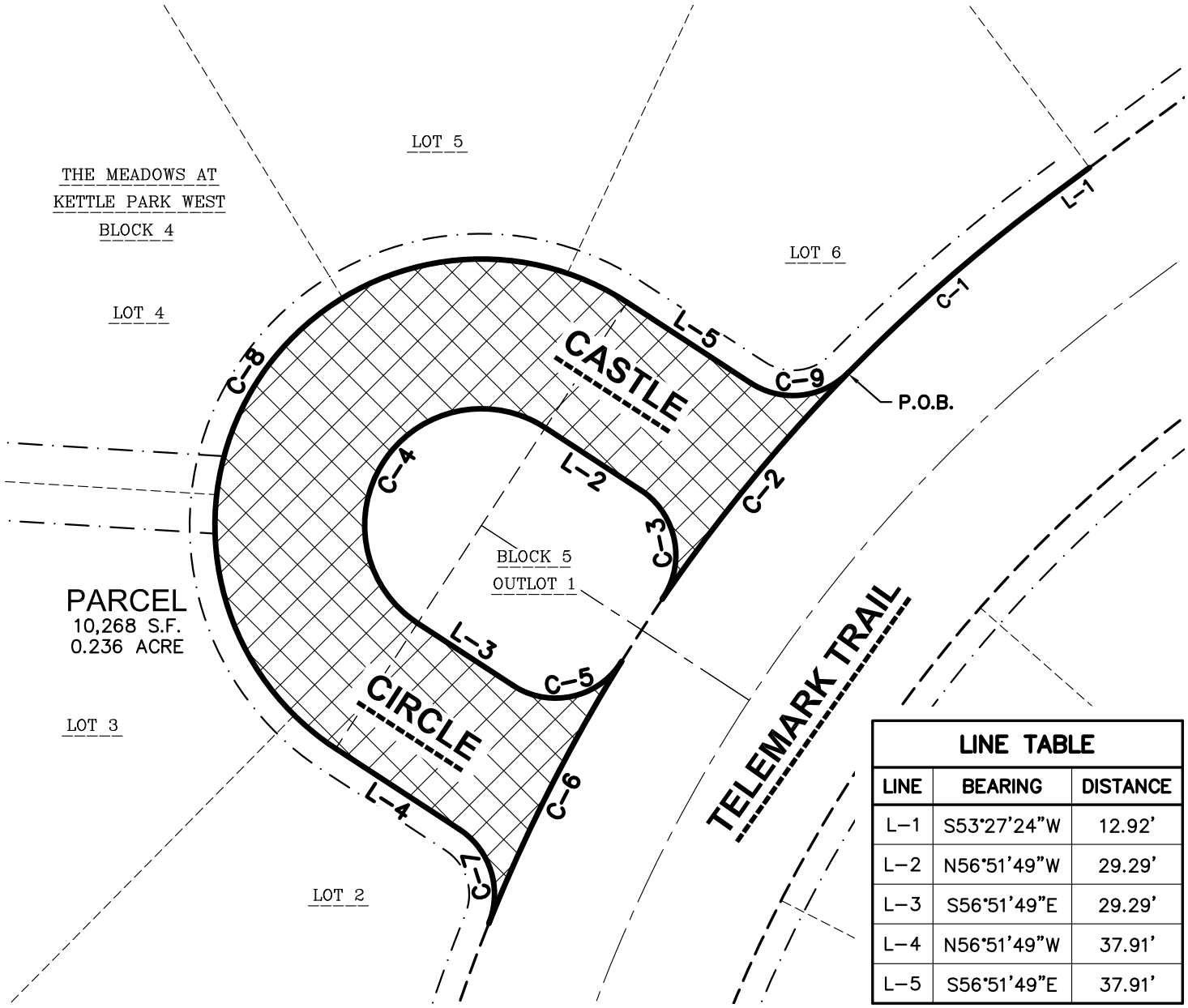

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PROJECT:
THE MEADOWS AT KETTLE PARK WEST
STOUGHTON, WI

SHEET TITLE:
REZONE OF CASTLE CIRCLE EXHIBIT MAP

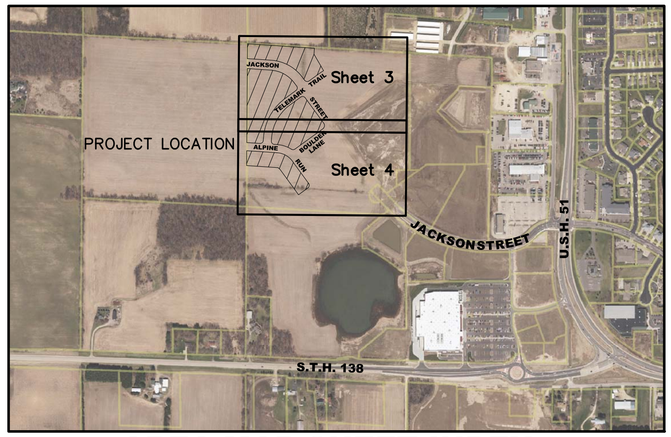
JSD PROJECT NUMBER: 15-7018
DRAWN BY: JK
CHECKED BY: TJB
DATE: JULY 27, 2021

SHEET NUMBER: 2 OF 2

File: I:\2019\157018\DWG\Survey\Sheets\157018 Exhibit-Castle Circle.dwg Layout: Rezone Castle User: jk Plotted: Jul 27, 2021 - 11:27am

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

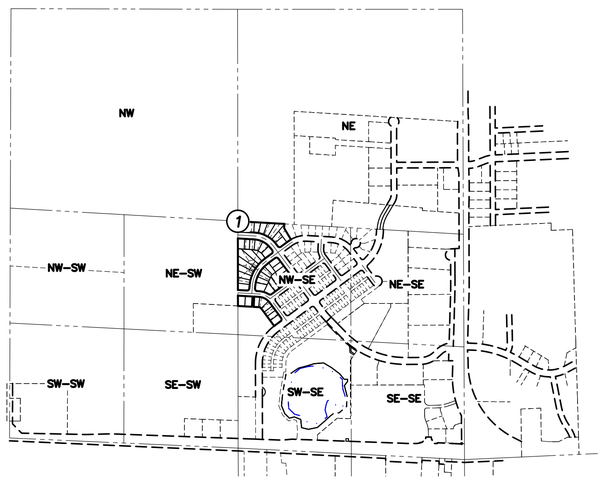
NOT TO SCALE

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

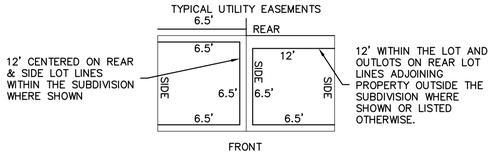
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–23	71.09'	367.00'	11°05'57"	70.98'	N17°16'47"E
C–24	71.09'	367.00'	11°05'57"	70.98'	N28°22'44"E
C–25	71.09'	367.00'	11°05'57"	70.98'	N39°28'41"E
C–26	54.00'	367.00'	8°25'45"	53.94'	N49°14'32"E
C–27	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
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,
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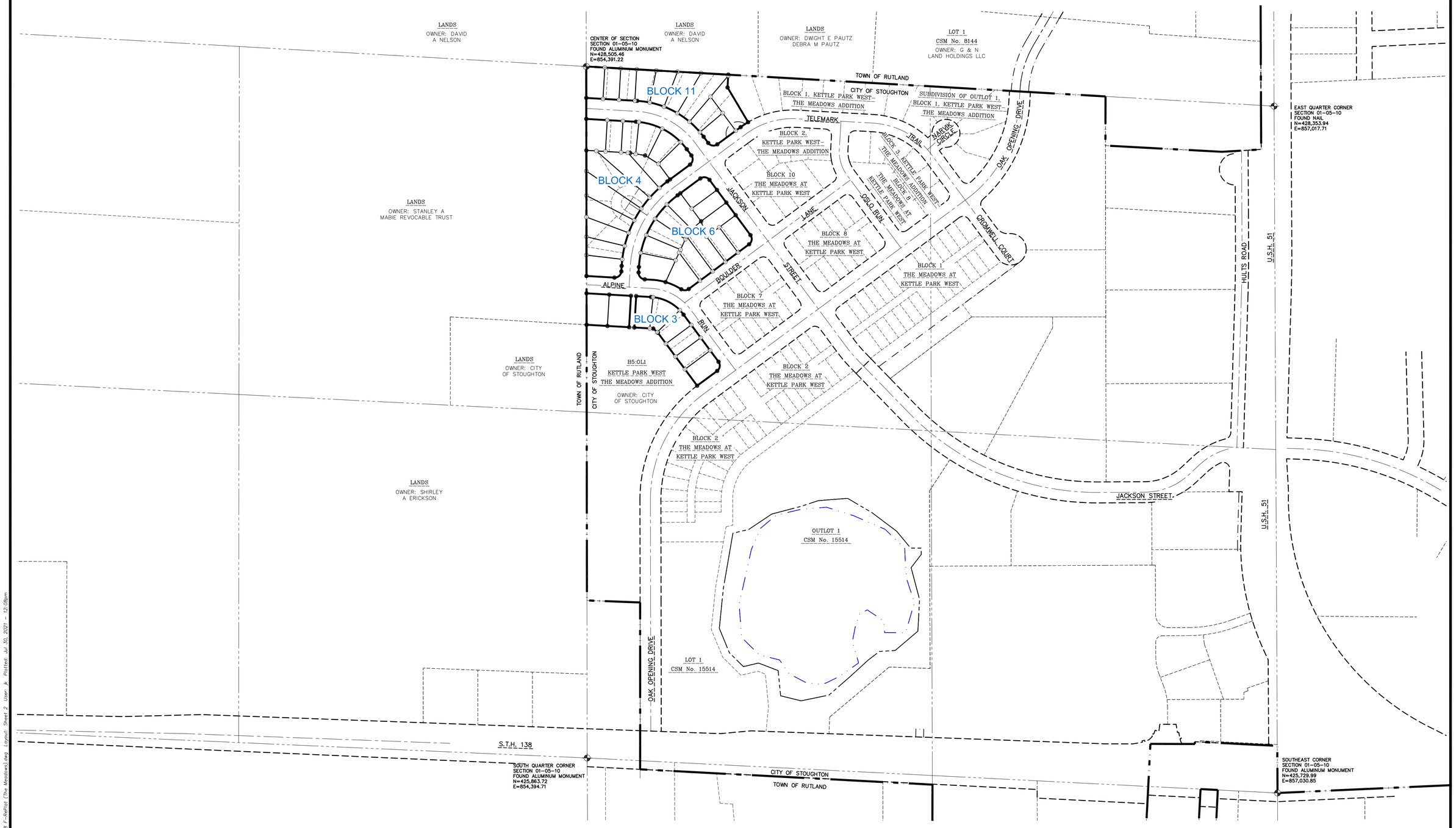

north

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

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
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REPLAT OF THE MEADOWS

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SURVEYED BY:	–	APPROVED BY:	TJB	REVISION RESUBMITTAL DATE:	---
				REVISION RESUBMITTAL DATE:	---

SHEET 2 OF 5

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REPLAT OF THE MEADOWS

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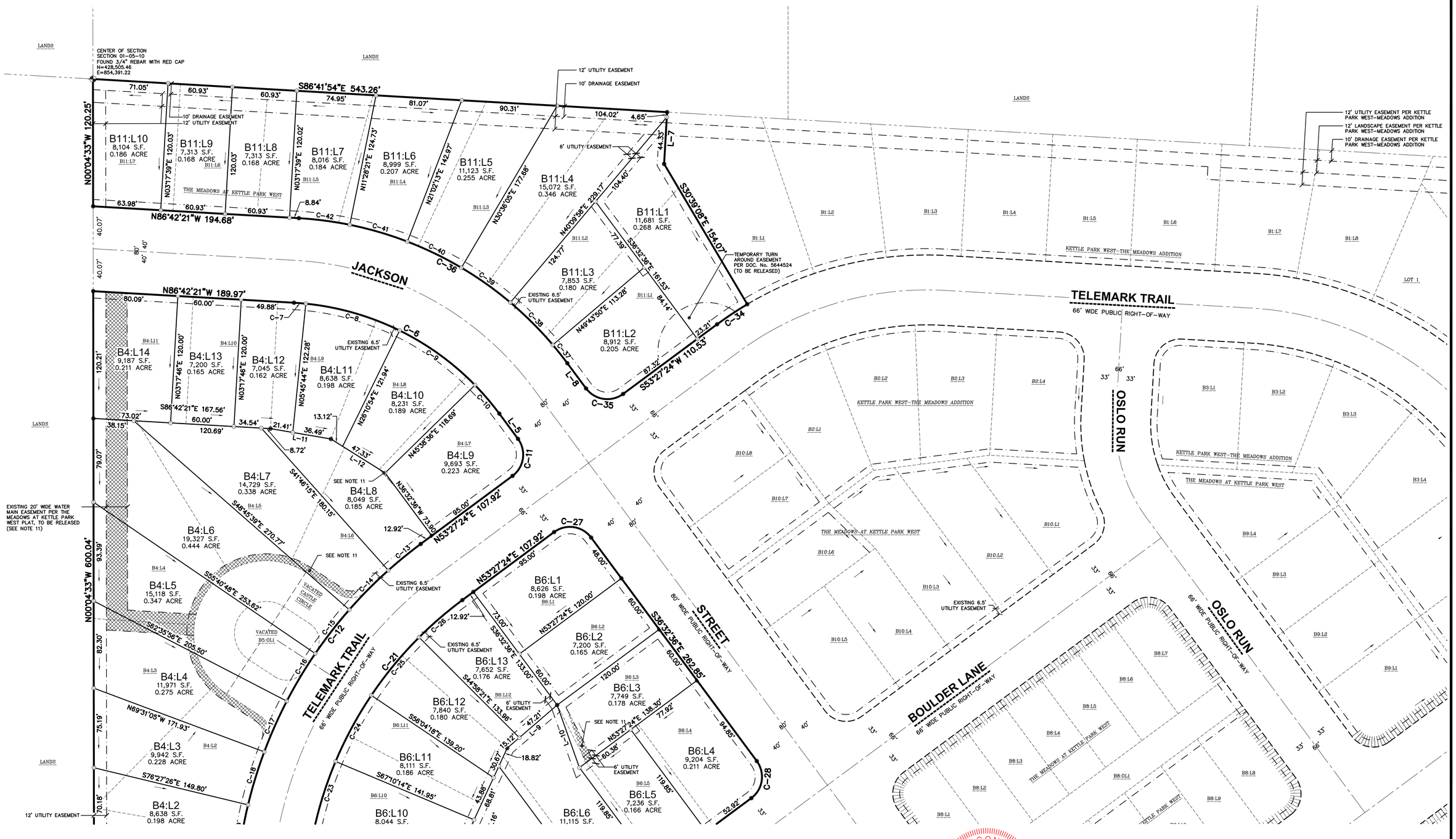

WISCONSIN TODD J. BUHR S-2614 DEFOREST, WI LAND SURVEYOR

3
4
SHEET SEQUENCE

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

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REPLAT OF THE MEADOWS

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		REVISION RESUBMITTAL DATE:	---

SHEET 3 OF 5

File: I:\2019\157018\DWG\Survey\Sheets\157018 F-Replat (The Meadows).dwg Layout: Sheet 3 User: jk Plotted: Jul 30, 2021 – 12:09pm

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

3
4
SHEET SEQUENCE

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SECTION 01
TOWNSHIP 05 NORTH
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CITY OF STOUGHTON
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