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

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RODNEY J. SCHEEL
DIRECTOR

Date: April 4, 2022

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 11, 2022 Plan Commission Meeting and Common Council Meeting of April 12

Urban Service Area Amendment (USAA) request for property located at the northeast corner of Williams Drive and Glacier Moraine Drive.
Emmi Roth is proposing to develop approximately 20 acres as described above. The proposed resolution will authorize an expansion of the Urban Service Area to extend City Services into this area. The USAA application is under review with Capital Area Regional Plan Commission with a public hearing date set for May 12, 2022. A recommendation to Council is necessary. The resolution and USAA documents are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

A Resolution finding that the expansion of the Stoughton Urban Service Area to include approximately 20 acres of land in the northeast corner of Williams Drive and Glacier Moraine Drive is consistent with the City of Stoughton Comprehensive Plan and directs staff to submit a request for expanding the Stoughton Urban Service Area to include said lands.

Committee Action:	Plan Commission recommends Common Council approval – 0
Fiscal Impact:	None.

File Number:	R- -2022	**Date Introduced:**

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

WHEREAS, the City's Urban Service Area is the area in which denser, urban development is permitted and utilities such as City sewer and water are allowed; and

WHEREAS, the City expects urban development to occur within an area located at the northeast corner of Williams Drive and Glacier Moraine Drive as outlined in Exhibit A: City of Stoughton Urban Service Area Amendment Application – April 2022; and

WHEREAS, the amendment area adds approximately 20 acres of privately owned undeveloped land; and

WHEREAS, the City has planned for expected urban growth within the proposed urban service expansion area; and

WHEREAS, the City's Comprehensive Plan designates this area as an expansion area of the existing Business Park and the development planned for this area is consistent with this Plan; and

WHEREAS, the Urban Service Area Amendment" will be consistent with all applicable land-use and environmental protection regulations and requirements; and

WHEREAS, the Plan Commission recommends approval of expanding the Stoughton Urban Service Area at its April 11, 2022 meeting;

NOW, THEREFORE, BE IT RESOLVED that the City of Stoughton Common Council finds that the expansion of the Urban Service Area to include the approximately 20 acres at the northeast corner of Williams Drive and Glacier Moraine Drive is consistent with the adopted Comprehensive Plan and furthermore directs staff to submit a request to expand the Stoughton Urban Service Area to include said property as outlined in Exhibit A: City of Stoughton Urban Service Area Amendment Application – April 2022.

BE IT FURTHER RESOLVED that the City of Stoughton hereby requests that the Capital Area Regional Planning Commission consider and approve the requested amendment to the Urban Service Area.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

Exhibit A

City of Stoughton
Urban Service Area Amendment Application

April 2022

Overview

The following documentation was assembled to support the application for an amendment to the Stoughton Urban Service Area.

The information contained in this document follows the Capital Area Regional Planning Commission's (CARPC), "Urban Service Area Amendment Application Checklist". The City of Stoughton, Wisconsin has assembled the attached materials addressing the following.

1. Plan Consistency and Need
2. Intergovernmental Cooperation
3. Land Use
4. Natural Resources
5. Utilities and Stormwater Management

Attachments:

Sheet 1: Proposed Urban Service Area
Sheet 2: Proposed Land Use Map
Sheet 3: Existing Land Use Map
Sheet 4: Future Land Use Map
Sheet 5: Floodway, Wetlands, and Steep Slopes Map
Sheet 6: Soils Map
Sheet 7: Environmental Corridor
Sheet 8: Existing Sanitary Sewer Map
Sheet 9: Existing Water Main Map
Sheet 10: Existing Storm Sewer Map
Sheet 11: Draft Certified Survey Map

Plan Consistency and Need

Introduction

The City of Stoughton (City) requests approval for an Urban Service Area Amendment (USAA) to extend municipal water and sanitary sewer service to a 19-acre parcel within the Town of Pleasant Springs. The subject property is located east of Williams Drive and north of Glacier Moraine Drive. Sheet 1 illustrates the proposed Stoughton USAA area, including existing public right-of-way.

The subject property is surrounded by agriculture lands to the north, west and east. To the south is an existing industrial park that will extend to include this parcel.

For purposes of this application, the proposed expansion area is referred to as the "property". The property incorporating this USAA is currently owned by the Moe Family Farm, LLC and is subject to a sales agreement with Emmi Roth USA (ERUSA). ERUSA has been engaged with local staff regarding future planning for the property, resulting in the proposed land use map attached as Sheet 2. The land is currently in the Town of Pleasant Springs; however, an annexation request to the Department of Administration has been submitted and is currently being considered.

1.1 Comprehensive Plan

The proposed USAA is consistent with the general goals and policies in the 2017 City of Stoughton Comprehensive Plan. The area is currently planned for future "Planned Industrial" land use, which is generally intended for high-quality indoor manufacturing, assembling and storage uses. See the Existing Land Use Map, Sheet 3 for illustration of the land use.

The proposed USAA advances more specific goals, objectives, and policies in the Comprehensive Plan. These are discussed in more detail in Section 1.3 below.

1.2 Neighborhood / Area Plans

There are no neighborhood or special-area plans applicable to the subject property.

1.3 Need for the Addition to the Stoughton USA

The addition of the subject property to the Stoughton USA would allow for orderly development in the Stoughton Industrial Park area. The proposed use is consistent with the future land use identified in the Stoughton Comprehensive Plan, which identifies this area as the logical area for phased expansion of this Planned Industrial land use.

The Comprehensive Plan identifies that the priorities and overall planning goals include strengthening and diversifying the local job and tax base as well as promotion of efficient and sustainable development patterns.

This amendment supports the City's goals and economic prosperity goals including to continue to provide a strong supply of easy to access, serviced and developable land in the City devoted for industrial and commercial land uses. More specifically, it aligns with policies such as reserving land east of Williams Drive for future Planned Industrial development.

This amendment also supports the City's goal of providing a diversified range of employment opportunities with particular focus on skilled professional and technical jobs.

Intergovernmental Cooperation

2.1 Notification of Adjacent Local Governmental Units

The City has had informal communication with the Town of Pleasant Springs. Upon approval of this application by City Council, a copy will be sent to the town requesting their formal comments on the proposed amendment.

2.2 Adjacent Local Governmental Objections or Support of the Proposal

As noted in Section 2.1, a copy of the proposed amendment application will be sent to the Town of Pleasant Springs for their comments following City Council approval of the application. Upon receipt of those comments, they will be forwarded to CARPC staff. At present we are aware of no objections to the proposed amendment. The City understands CARPC staff will compile all objections and support for the USA Amendment.

Land Use

3.1 Proposed USAA Boundary Map

The proposed USA boundary is indicated on the Proposed Urban Service Area Map, Sheet 1 of the appendix. A draft certified survey map has been provided to illustrate the anticipated property boundaries that will define the USA boundary. See Sheet 11.

3.2 Existing and Proposed Land Uses

The existing land use is Agricultural (19 acres). The proposed land use is Planned Industrial (19 acres). A draft CSM is included in the appendix to describe the proposed parcel.

3.3 Existing and Proposed Land Uses Map

The existing and proposed land uses within the USAA is indicated on the Future Land Use Map, Sheet 4 of the appendix.

Note that the proposed USAA expansion includes dedication of additional right-of-along the east side of Williams Drive for the frontage of the USAA expansion area. An additional right-of-way width of 25 feet is being dedicated. It is assumed that additional right-of-way will be dedicated along the west side of Williams Drive when future development occurs to attain an ultimate right-of-way width of 100 feet.

The existing shared use path that currently terminates at the intersection of Williams Drive and Glacier Moraine Drive will be extended to the north along the USAA expansion area. This extension will provide opportunity for further extension and connection to the future "North Trail".

3.4 Housing

There is no housing development planned within the proposed USAA.

3.5 Development Staging

All lands within the proposed USAA expansion area are anticipated to be developed over time, involving expansion of the proposed facility. The subject property contains fewer than 100 acres and therefore the maps in the Appendix do not indicate any staging boundaries.

Natural Resources

4.1 Treatment of Natural Resources

Refer to the attached Floodway, Wetlands, and Steep Slopes Map, Sheet 5 for information on environmentally sensitive features. The land is characterized by generally flat topography that is higher on the northern portion of the site. According to the Wisconsin DNR Surface Water Data Viewer, there is no mapped wetlands or wetland indicators present on the site. This is also illustrated on the attached Soils Map, Sheet 5.

Stormwater management plans for this area will be coordinated with the City of Stoughton and Dane County, as appropriate.

4.2 Public Outlots: Parks and Stormwater Management Facilities

No public outlots are planned on the subject property now or in the future. No park facilities are proposed, and stormwater management facilities will include both on-site and existing off-site regional detention located to the south of Glacier Moraine Drive. These elements are illustrated on the Existing Storm Sewer Map, Sheet 10.

4.3 + 4.4 Environmental Corridors

The proposed stormwater management area is proposed to be approximately 1 acre. Once the actual stormwater management areas are developed, it will be necessary to map these areas as Environmental Corridors at the time of sewer extension review. This element is illustrated on the Environmental Corridor map, Sheet 7.

Future development will need to comply with City policies that require the protection of environmentally sensitive lands, including surface and groundwater resources.

5.1 Description and Map of Proposed Sanitary Sewer Extension to Amendment Area

The proposed 19-acre industrial lot at the northeast corner of the Williams Drive/Glacier Moraine Drive intersection (the amendment area) is currently served by an 8-inch sanitary sewer lateral stub from an existing 10-inch sanitary sewer on Glacier Moraine Drive. The entity on the proposed lot will be the only user connected to this existing 10-inch sanitary sewer. The existing sanitary sewers are shown on the Existing Sanitary Sewer Map, Sheet 8.

The existing 10-inch sanitary sewer flows west on Glacier Moraine Drive and connects to an existing 12-inch sanitary sewer on Williams Drive. This 12-inch sanitary sewer, known as the Industrial Park Interceptor, generally flows to the south approximately 4,000 feet through the City of Stoughton's business/industrial park to Industrial Circle. An existing 15-inch sanitary sewer

continues south approximately 600 feet from Industrial Circle and connects to the City's 24-inch Trail Interceptor and Division Street Interceptor which continue approximately 8,000 feet south to the wastewater treatment facility. The Trail Interceptor/Division Street Interceptor is one of three main interceptors serving the City. The existing interceptor sewers serving the amendment area are shown on the Existing Sanitary Sewer Map, Sheet 8.

5.2 Estimated Average Daily and Peak Wastewater Flows for Amendment Area

Existing sanitary sewers on Glacier Moraine Drive and Williams Drive were designed based on an average wastewater flow rate of 2,000 gallons per day per acre. A peak factor of 2.5 was applied to the average flow rate to obtain the peak flow rate. Sanitary sewers are designed to convey peak flows.

Based on the above criteria, the proposed 19-acre lot would generate an average flow of 38,000 gallons per day and a peak flow of 95,000 gallons per day (0.06 cfs and 0.15 cfs, respectively).

The entity on the proposed lot is expected to generate an average wastewater flow rate of 29,600 gpd per day and a peak flow of 55,500 gallons per day. This is well below the criteria used to size and analyze the sanitary sewers in the business park area.

5.3 Current Average Daily Flow for Interceptor Sewer

The amendment area is tributary to the City's Industrial Park Interceptor on Industrial Circle. This 12-inch sanitary sewer laid at a slope of 0.22% has a limiting capacity of 1.67 cfs. Based on approximately 144 acres of existing business/industrial park development tributary to this sewer, the estimated current average flow in the existing 12-inch sanitary sewer is 0.45 cfs. The estimated current peak flow in the existing 12-inch sanitary sewer is 1.11 cfs, or approximately 66 percent of the sewer's maximum capacity.

Interceptor sewers downstream of Industrial Circle are larger in size and capacity and are assumed to have the ability to serve the amendment area. These existing interceptor sewers were not evaluated.

The Stoughton wastewater treatment plant has a total design average flow capacity of 1.65 mgd. The current average daily flow is approximately 1.29 mgd.

5.4 Interceptor Sewer Capacity to Serve the Amendment Area

As discussed in the previous section, the existing 12-inch sanitary sewer on Industrial Circle has a limiting capacity of 1.67 cfs and an estimated current peak flow of 1.11 cfs. The amendment area was planned for an expected additional peak flow contribution of 0.15 cfs. Anticipated actual peak flow is 0.09 cfs. The peak flow in the 12-inch sanitary sewer would increase to 1.26 cfs, or approximately 75 percent of the maximum pipe capacity. Therefore, the existing 12-inch sanitary sewer appears to have sufficient capacity to serve the proposed amendment area.

5.5 Map of Proposed Water Main Extension

Existing 10-inch water mains are located on the Williams Drive and Glacier Moraine Drive sides of the proposed business park lot (amendment area). The proposed lot will be served by existing 6-inch and 8-inch water service stubs on Glacier Moraine Drive. The existing water mains are shown on the Existing Water Main Map, Sheet 9.

5.6 Estimate of Average Daily and Peak Hourly Water Demand from Amendment Area

Based on a typical water use rate of 2,000 gpd per acre, the proposed 19-acre industrial lot will generate an estimated average daily water demand of 38,000 gpd. Using a peaking factor of 2.5, the peak hourly demand for the amendment area is approximately 3,960 gallons per hour.

5.7 Current Average Daily and Peak Hourly Water Demand

The existing average water use for the Stoughton water system is 1.512 million gallons per day (MGD), or 1,050 gallons per minute (gpm), with an actual maximum day historical (2019 data) usage of 2.752 MGD or 1,911 gpm. The computer model of the water distribution system estimates an available fire flow of 3,270 gpm with a residual pressure of 20 psi at the existing fire hydrant on Glacier Moraine Drive. This can be considered adequate to support this type of development. The water system model simulated conditions with no well or booster pumps operating and all elevated storge water levels set to 10 feet below overflow elevation.

5.8 Current Water System Supply Capacity

The nearest elevated tank that would serve the proposed amendment area is Tower 2, located on Furseth Road, approximately one mile west of the site. Tower 2 has a capacity of 300,000 gallons and an overflow elevation of 1081 feet above mean sea level. Assuming the water level in Tower 2 is 10 feet below overflow, or 1071 feet, pressures in the amendment area would range from 77 psi to 84 psi. This is based on ground level elevations in the proposed development that range from 877 to 892 feet.

The Stoughton water system is supplied by four groundwater wells, Nos. 4, 5, 6, and 7. Well Nos. 4, 6, and 7 pump directly into the distribution system while Well No. 5 pumps into a ground level reservoir, where two 1,000 gpm booster pumps are used to pump into the distribution system. The reported capacities are reported below in gpm and MGD.

Well No.	Capacity (gpm)	Capacity (MGD)
4	1,220	1.757
5	950	1.368
6	1,050	1.512
7	1,080	1.555
Total Capacity	4,300	6.192
Firm Capacity*	3,220	4.435

*Assumes Well No. 7 is out of service.

Water system storage consist of two steel spheroid elevated tanks and a concrete ground-level reservoir at Well No. 5. A summary of these storage facilities is listed below.

Storage Facility	Year Constructed	Capacity (gallons)	Overflow Elevation
Tower 2	1977	300,000	1081.1
Tower 3	2010	600,000	1081.0
Well No. 5 Reservoir	1989	400,000	N/A
Total Storage		1,300,000	--

5.9 Proposed Stormwater Management Standards and Best Management Standards

The stormwater management system is intended to control peak runoff rates for events ranging from the 1-year through the 200-year (24-hour duration) event. Additionally, runoff volumes will be controlled for the annual average rainfall record (per City, County and State standards). Stormwater quality is provided to remove 80 percent of the total suspended solids (TSS) loading from the site (per City, County, and State standards). Oil and grease control devices will be provided to treat the first 0.5-inch of runoff from the development site.

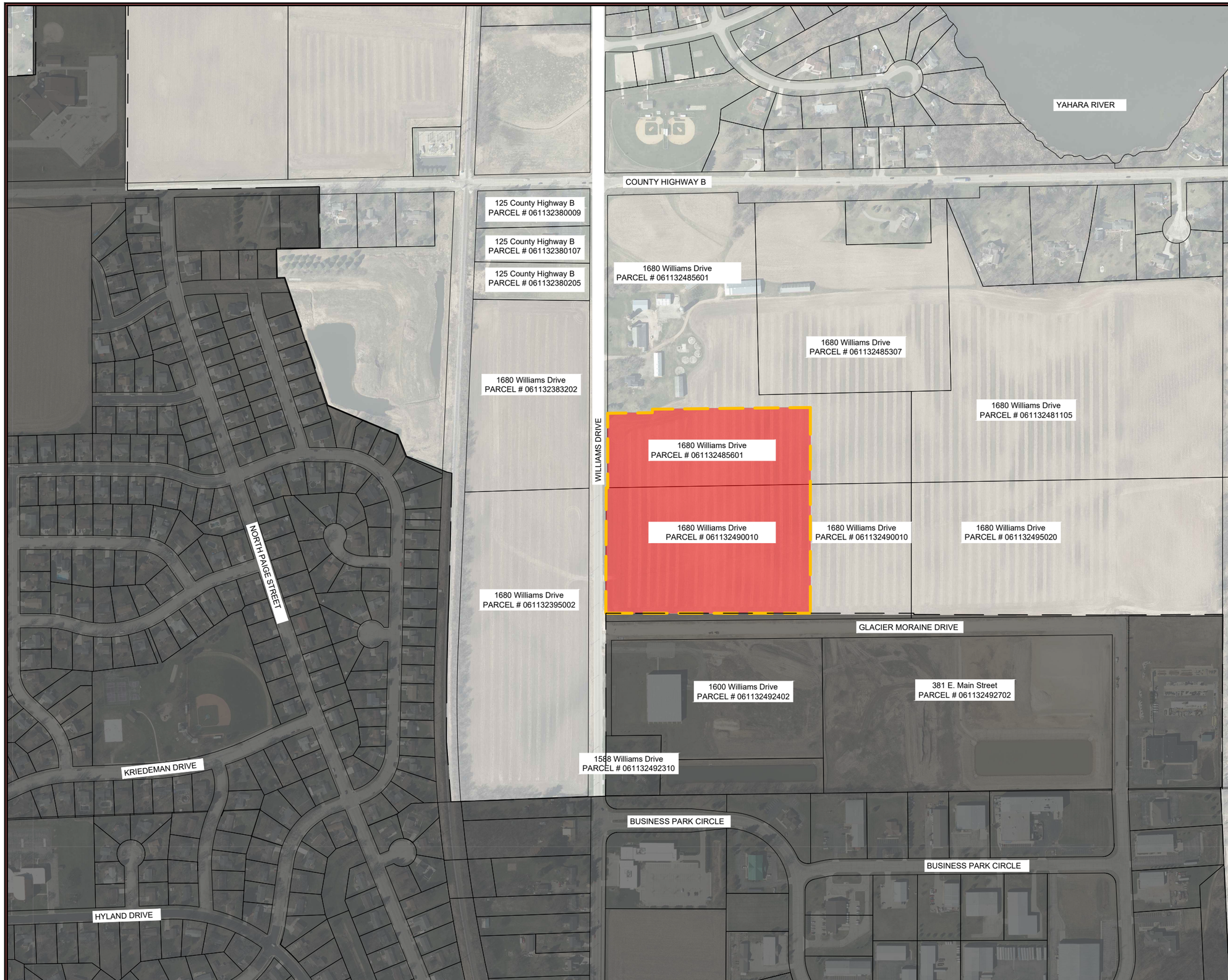
Peak runoff control up to a 100-year storm event and TSS control for the site is provided within an existing off-site regional wet stormwater detention pond located approximately 700 feet to the south of the site within a 2.4-acre public outlot located just north of Business Park Circle. Note that peak runoff rate control will be provided at the site for a 200-year, 24-hour storm event. Stormwater runoff from the development site is conveyed to the regional wet detention pond via a combination of existing 42- and 48-inch diameter storm sewers (refer to the Existing Storm Sewer Map, Sheet 10).

Stormwater infiltration and oil and grease control devices to serve the development site will be provided on-site. It is anticipated that infiltration control will be provided via an infiltration basin that will primarily receive runoff from the proposed rooftop areas from the development site. If there is a need to infiltrate paved source area, appropriate pre-treatment devices will be implemented. It is anticipated that oil and grease control devices that will be required for paved parking and driveway areas within the development will consist of Flo-Gard inlet and catch basin inserts. Note that it is anticipated that stormwater runoff from off-site lands located north of the site will be bypassed via open ditching located along Williams Drive and will be collected within the existing Glacier Moraine Drive storm sewer system.

5.10 Stormwater Management Facility Responsibility Parties

Upon commencement of any construction projects in the amendment area, the project contractor will be responsible for maintaining all newly constructed stormwater facilities and erosion control devices throughout the duration of construction.

The existing regional wet stormwater detention pond is owned and maintained by the City of Stoughton. Additionally, the 48- and 42-inch storm sewer interceptor that conveys stormwater from the development site to the regional stormwater pond is also owned and maintained by the City of Stoughton. Newly constructed on-site stormwater control devices to provide 200-year storm event peak discharge control, infiltration control, and oil and grease control will be owned and maintained by the private property owner and will be subject to a maintenance agreement in perpetuity, in conformance with City, County, and State stormwater regulations.



LEGEND:

EXISTING URBAN SERVICE AREA

PROPOSED URBAN SERVICE AREA AMENDMENT

NO.	REVISIONS	DATE:

PROPOSED URBAN SERVICE AREA

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO.
3701.021

PROJECT MGR.
MAY

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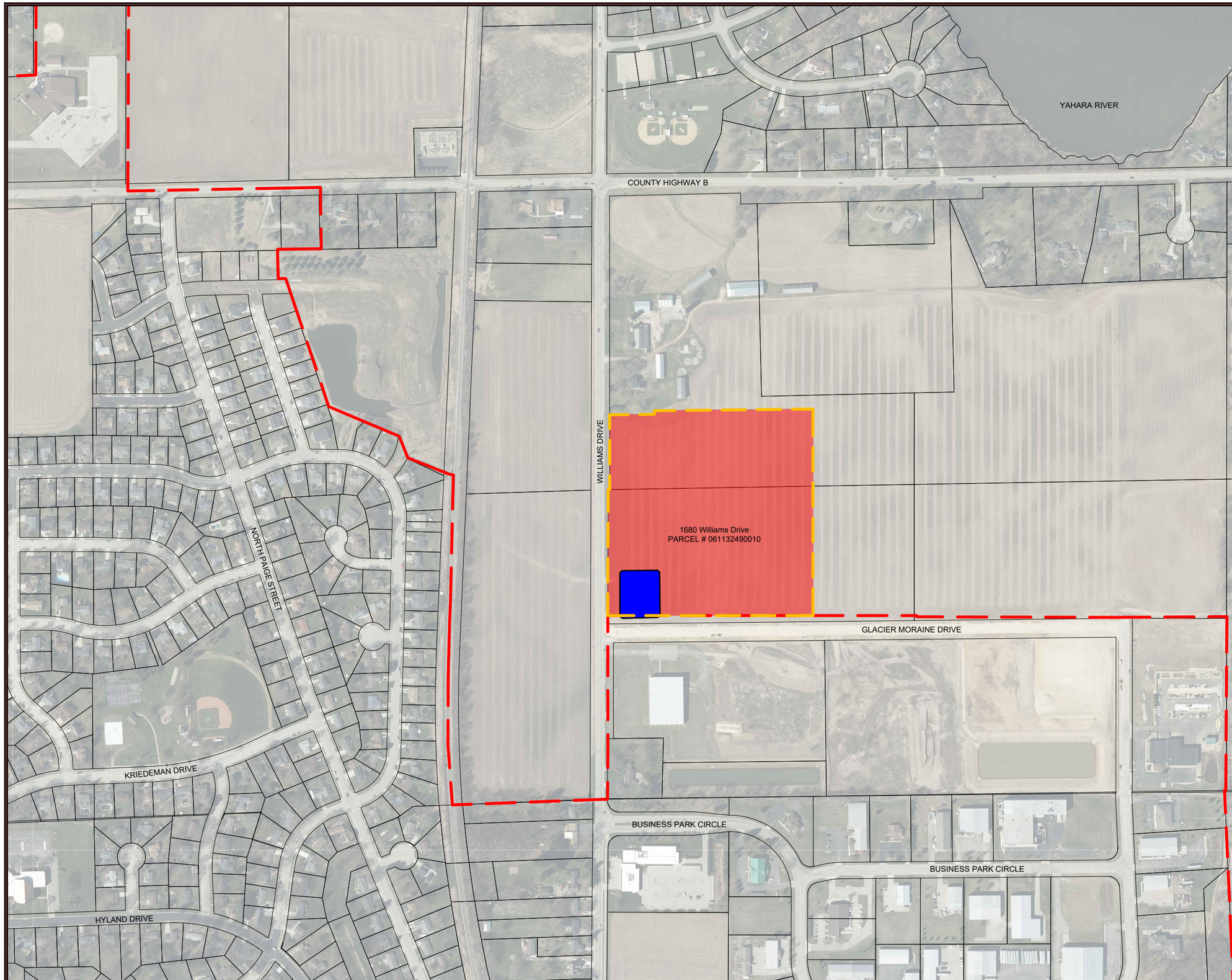

LEGEND:

- EXISTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- PROPOSED INDUSTRIAL USE
- PROPOSED STORMWATER MANAGEMENT

NO.	REVISIONS	DATE:

PROPOSED LAND USE MAP

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CITY OF STOUGHTON
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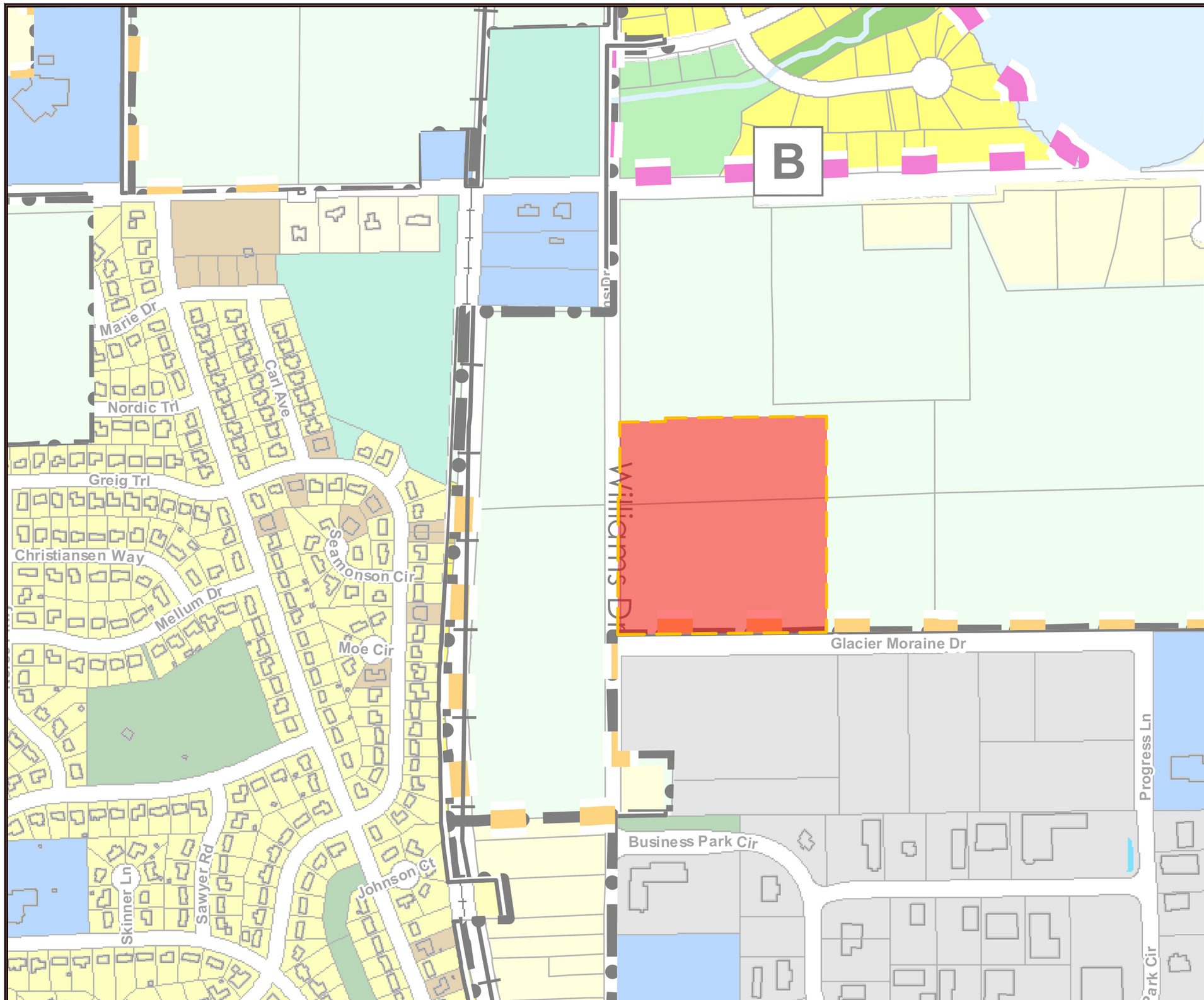

LEGEND:

PROPOSED URBAN SERVICE AREA AMENDMENT (CURRENTLY ZONED RURAL HOLDING)

- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water

Zoning Class

- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Parks and Open Space
- Planned Industrial
- General Industrial
- Heavy Industrial

NO.	REVISIONS	DATE:

EXISTING LAND USE MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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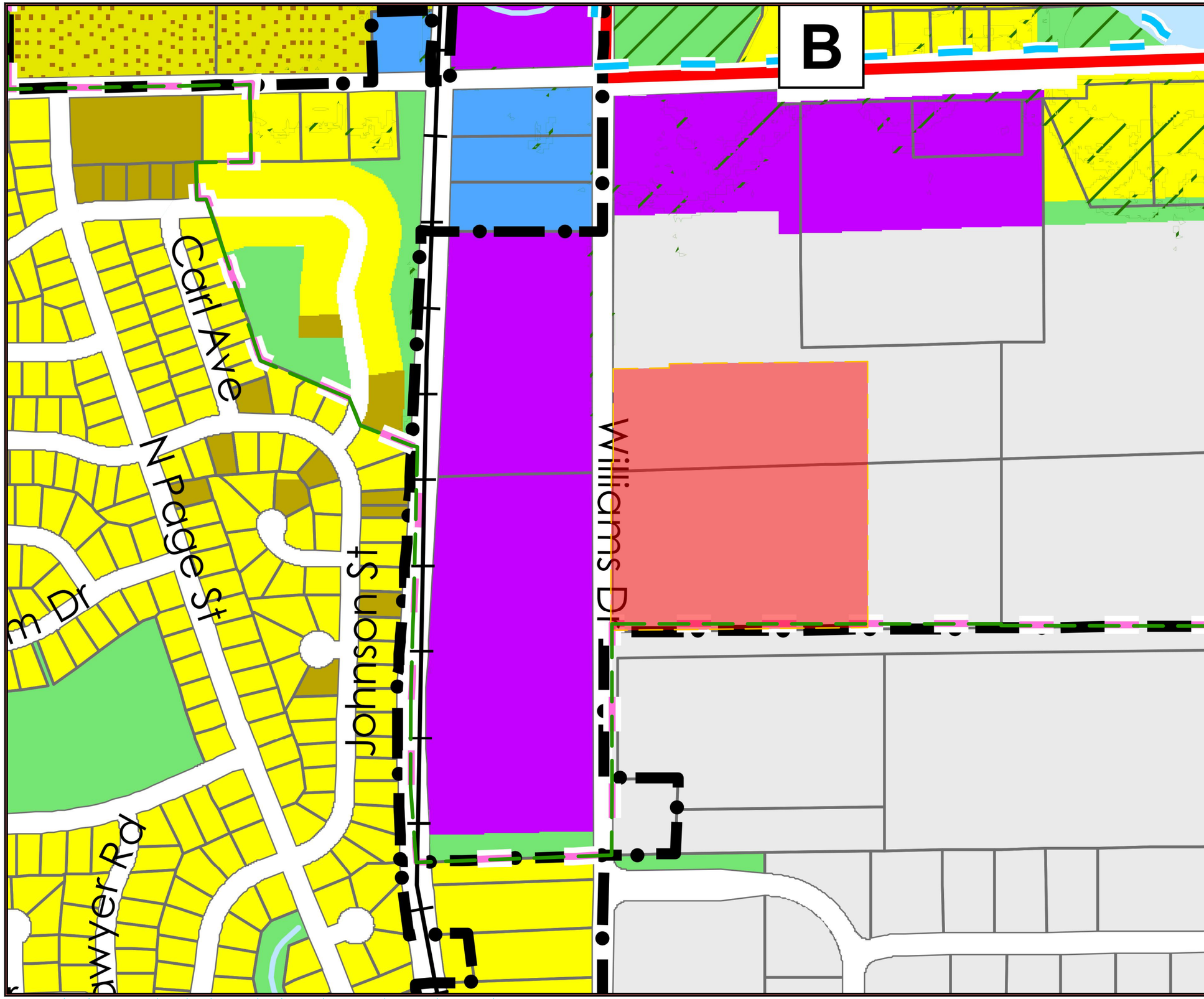

LEGEND:

PROPOSED URBAN SERVICE AREA AMENDMENT

Planned Stoughton Urban Development Area**
2022 Urban Service Areas (Current)
2017 Limited Service Areas
2017 Municipal Boundaries
Railroads

Future Land Use

Agriculture/Rural/Vacant
Unsewered Residential
Single Family Residential
Two Family Residential
Multi-Family Residential
Planned Neighborhood
Central Business
Planned Mixed Use
Planned Office
Neighborhood Office
Planned Business
Neighborhood Business
Planned Industrial
General Industrial
Heavy Industrial
Landfill/Extraction
Institutional
Recreation or Public Open Space
Environmental Corridor (subject to confirmation)*
Surface Water
Right-of-Way

NO.	REVISIONS	DATE:

FUTURE LAND USE MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
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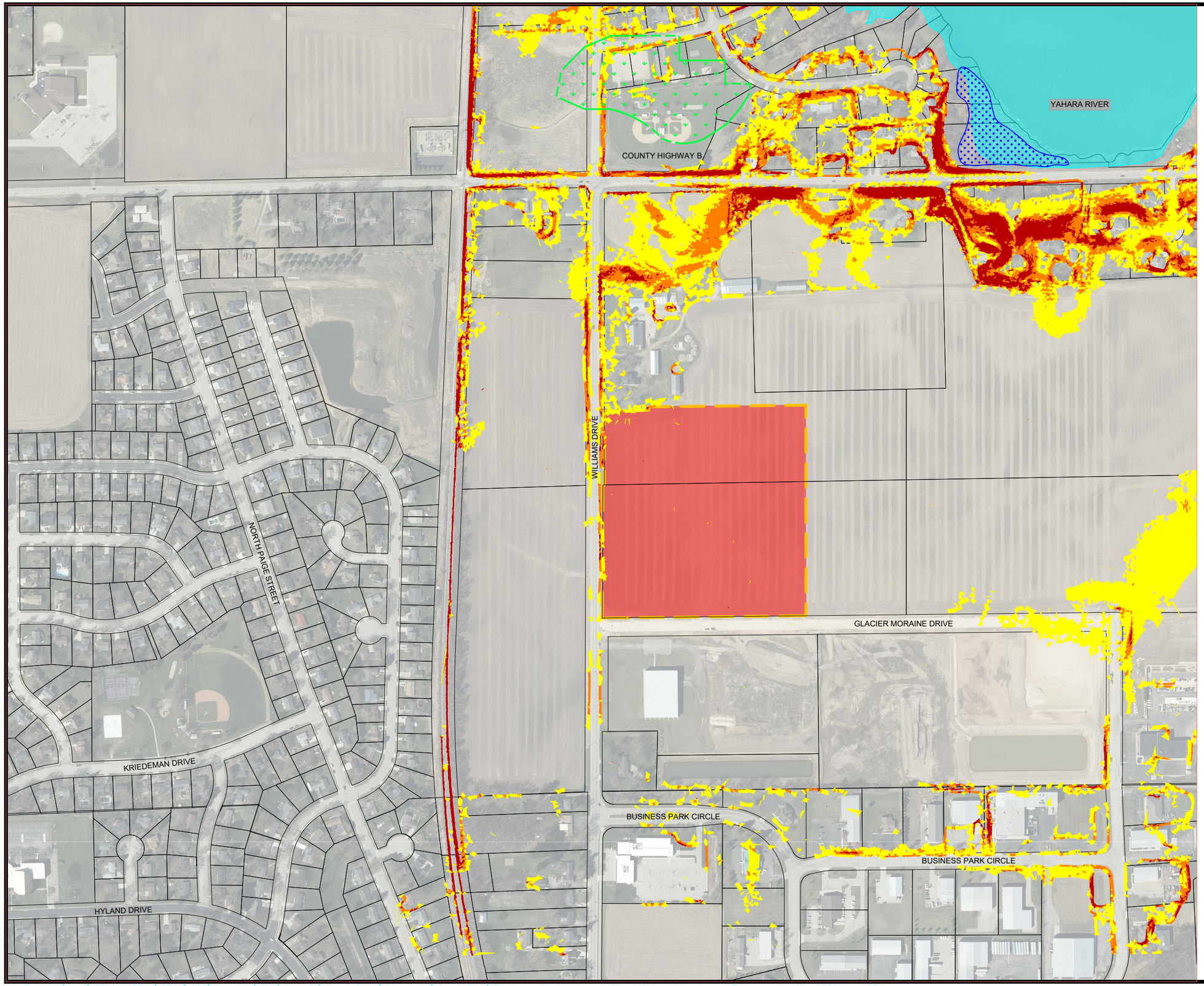

LEGEND:

- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING FLOODWAY
- EXISTING WETLAND
- EXISTING WETLAND INDICATOR

SLOPES:

- GREATER THAN 6 TO LESS THAN 12
- 12 TO LESS THAN 20
- 20 AND GREATER

N

0 50' 100' 200' 400'

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FLOODWAY, WETLANDS, AND STEEP SLOPES MAP

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DANE COUNTY, WISCONSIN

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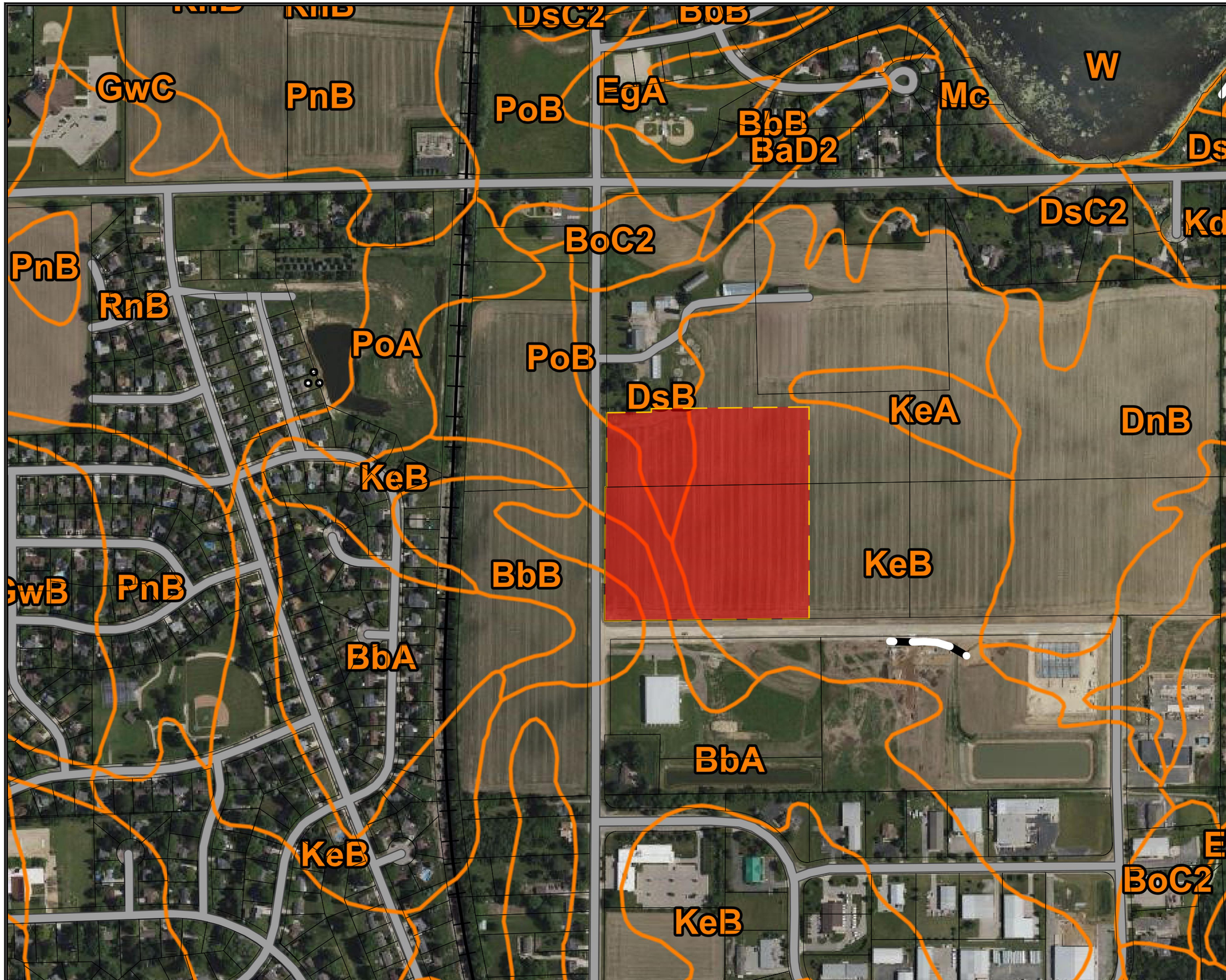

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PROPOSED URBAN SERVICE AREA AMENDMENT

SOILS

N

0 50' 100' 200' 400'

NO.	REVISIONS	DATE:

SOILS MAP

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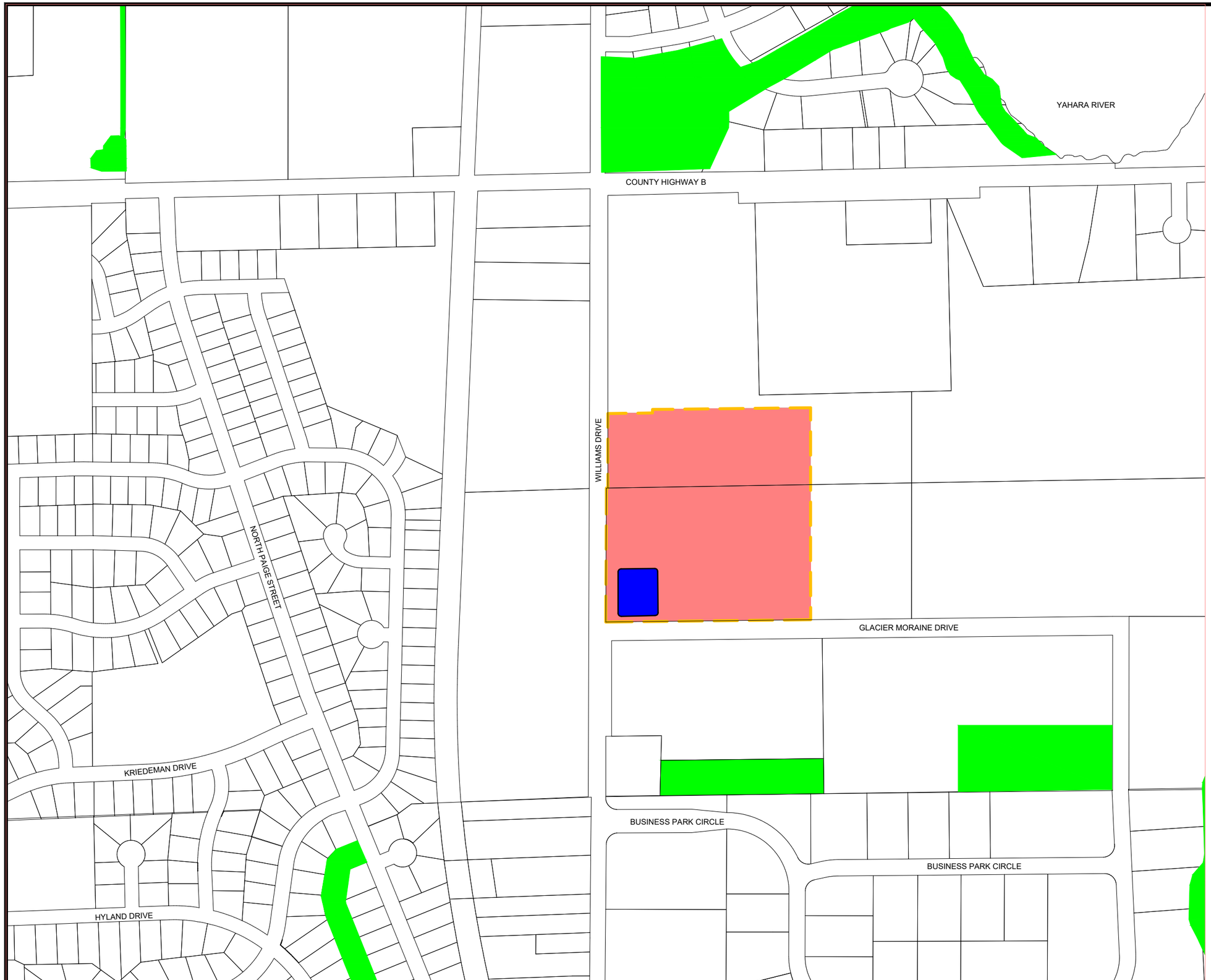

LEGEND:

- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING ENVIRONMENTAL CORRIDOR
- PROPOSED ENVIRONMENTAL CORRIDOR

NO.	REVISIONS	DATE:

ENVIRONMENTAL CORRIDOR

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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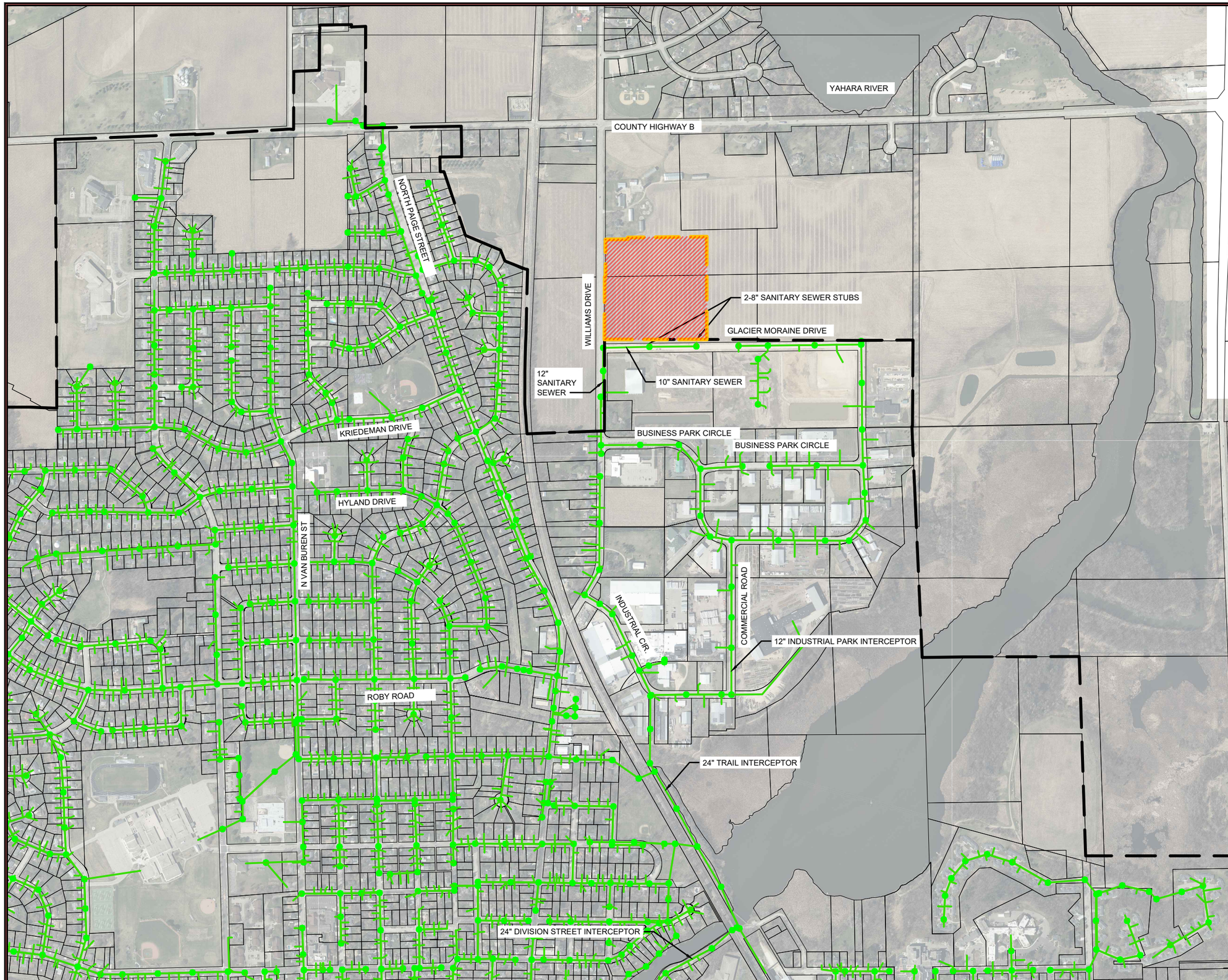

LEGEND:

- EXSTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE

NO.	REVISIONS	DATE:

EXISTING SANITARY SEWER MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO.
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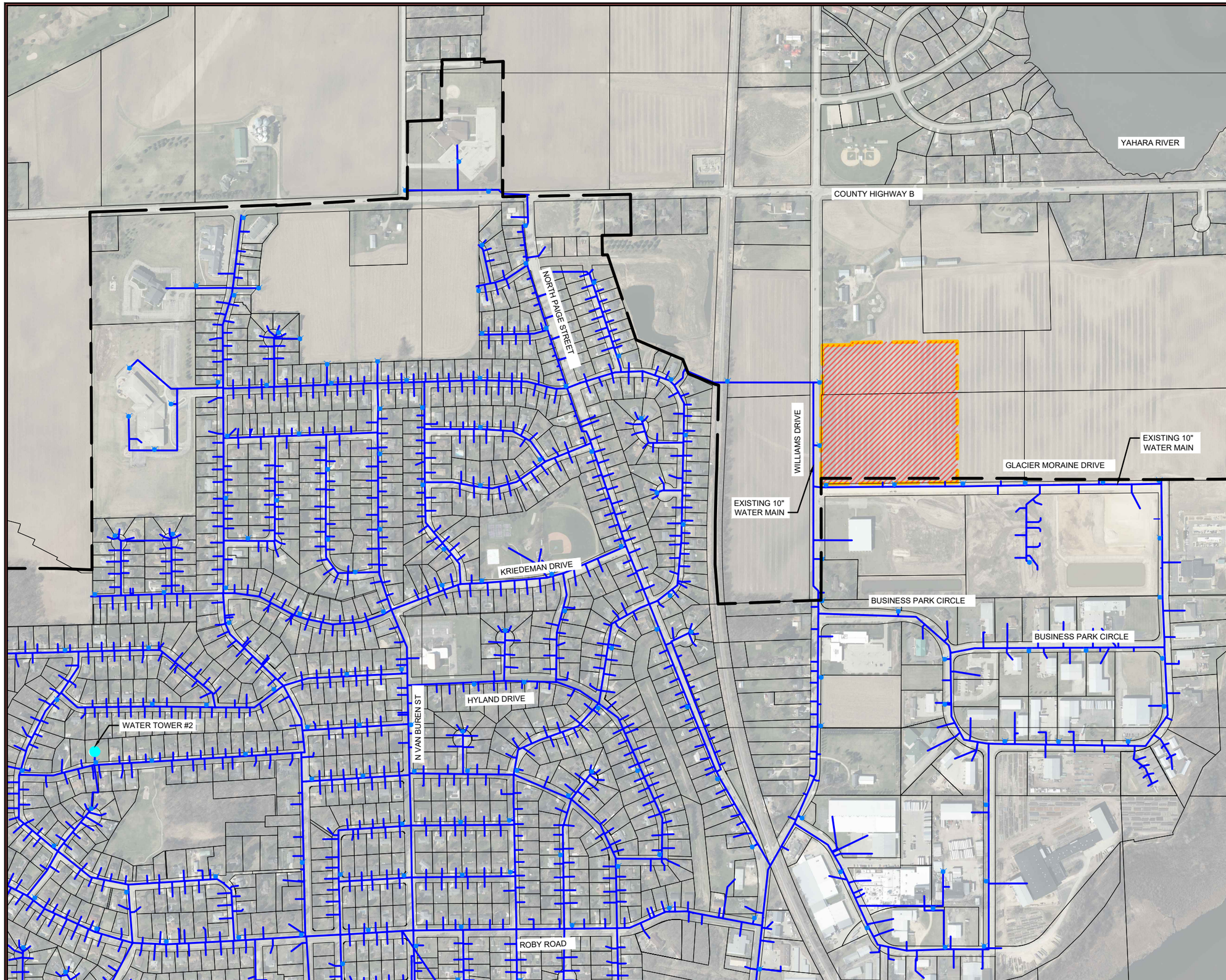

LEGEND:

- EXISTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- WATER TOWER

N

0 150' 300' 600'

NO.	REVISIONS	DATE:

EXISTING WATER MAIN MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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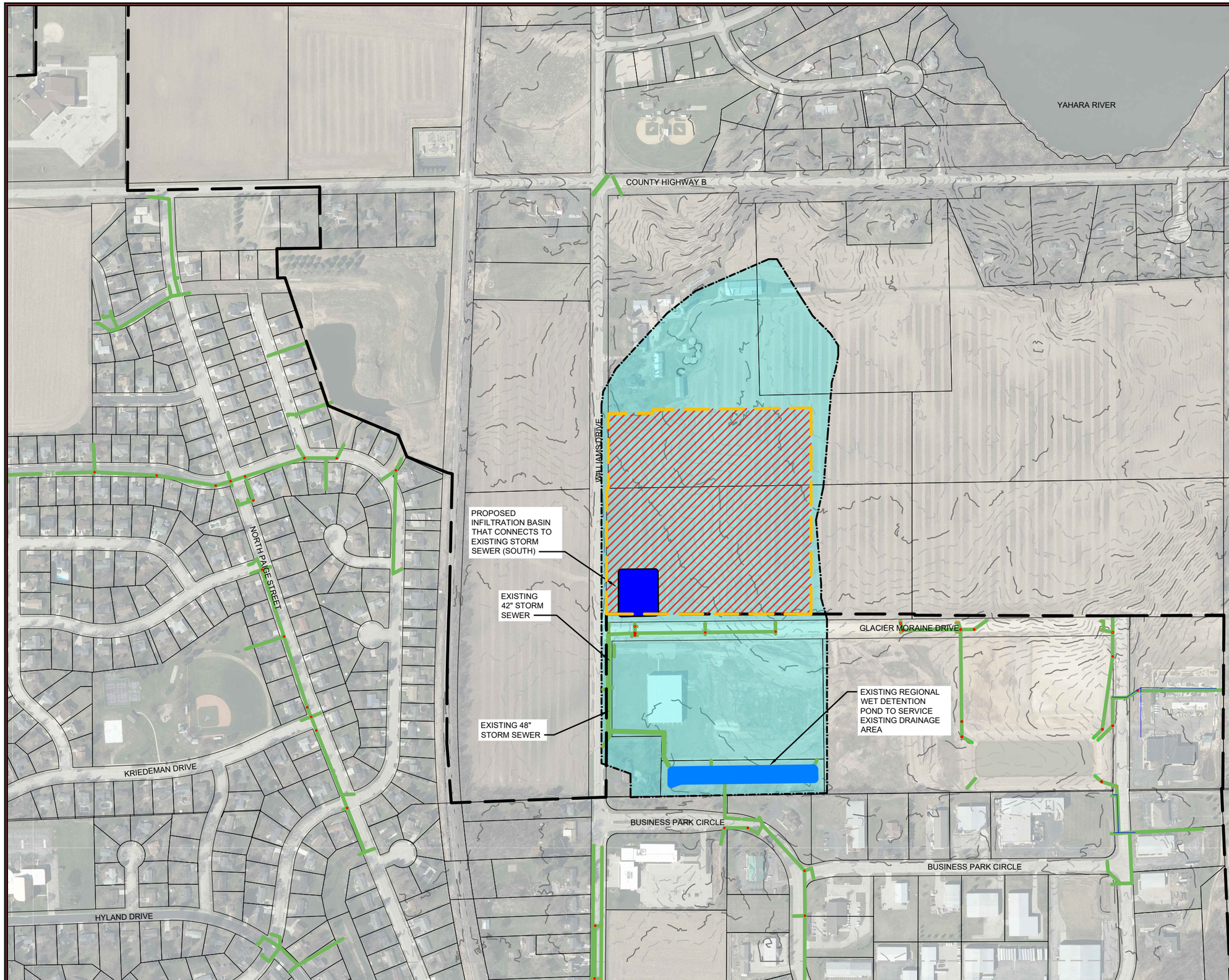
SHEET
9

File: S:\MAD\3700--3799\3701\023\Drawings\CAD\Civil 3d\SheetsOther\Stoughton\SheetsPlan\EXISTING Water Main.dwg Time: Apr 04, 2022 - 1:27pm



LEGEND:

- EXISTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- PROPOSED STORMWATER MANAGEMENT
- EXISTING DRAINAGE AREA
- EXISTING WET POND

NO.	REVISIONS	DATE:

EXISTING STORMWATER MANAGEMENT MAP

EMMI-ROTH USA, PROJECT DELTA

CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JOB NO.
3701.021

PROJECT MGR.
MAY

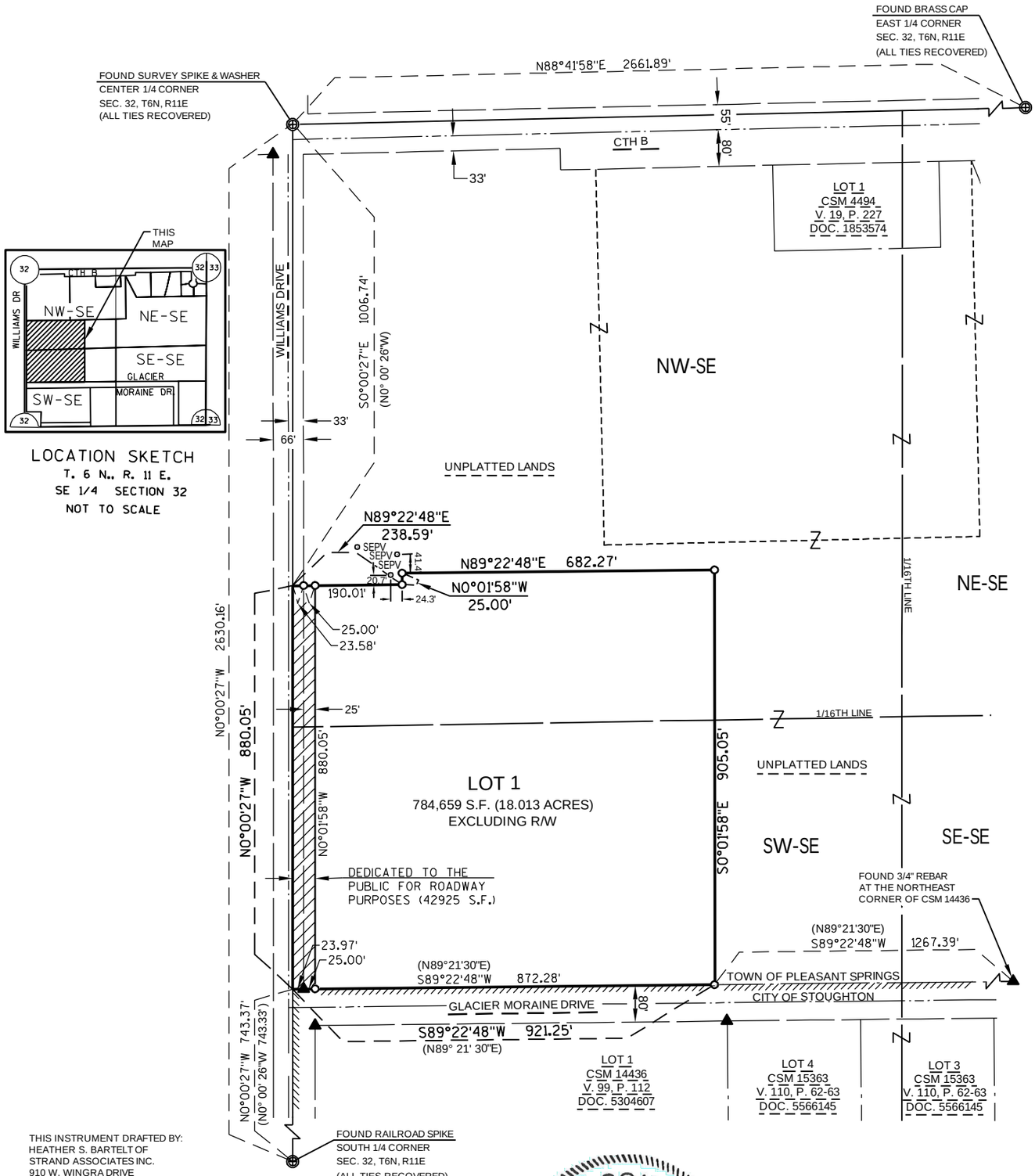
STRAND ASSOCIATES®

SHEET
10

File: S:\MAD\3700--3799\3701\023\Drawings\CAD\Civil 3d\SheetsOther\Stoughton\SheetsPlan\EXISTING Stormwater Management.dwg Time: Apr 04, 2022 - 1:28pm

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 AND THE NW1/4 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.



THIS INSTRUMENT DRAFTED BY:
HEATHER S. BARTELT OF
STRAND ASSOCIATES INC.
910 W. WINGRA DRIVE
MADISON, WI 53715
SAI PROJECT: 3701.021

SURVEYED UNDER THE DIRECTION
OF MOE FAMILY FARM, LLC.
1680 WILLIAMS DRIVE
STOUGHTON, WI 53589

WISCONSIN
HEATHER S.
BARTELT
S-2797
MADISON
WI
LAND SURVEYOR

3/10/2022

BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY WITH THE WEST
LINE OF THE SE 1/4 BEARING N0°00'27"W

N

GRAPHIC SCALE IN FEET
300 0 300
1" = 300'

LEGEND

—×—	FENCE LINE	SEPV	SEPTIC VENT
▲	FOUND 3/4" REBAR (UNLESS OTHERWISE NOTED)	—·—·—	PROPERTY LINE
●	FOUND IRON PIPE (SIZE NOTED)	— — —	RIGHT OF WAY LINE
POST	POST	////////	CORPORATE LIMITS
⊕	DANE COUNTY MONUMENT, EXISTING	— — — —	PERMANENT EASEMENT
○	SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)	—·—·—	EXISTING CENTERLINE
( )	RECORDED AS		UTILITY EASEMENT

STRAND ASSOCIATES®

SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 AND THE NW1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF PLEASANT SPRINGS AND BY THE DIRECTION OF MOE FAMILY FARM LLC, I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED THE LANDS DESCRIBED HEREON, AND THAT SUCH MAP CORRECTLY REPRESENTS THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION OF THAT LAND, AND THAT THIS LAND IS LOCATED WITHIN AND MORE FULLY DESCRIBED TO WIT:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32;
THENCE N 00° 00' 27" W, 743.37 FEET (N 00°00' 26" W, 743.33 FEET) ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE, N 00° 00' 27" W, 880.05 FEET CONTINUING ALONG SAID WEST LINE;
THENCE, N 89° 22' 48" E, 238.59 FEET;
THENCE, N 00° 01' 58" W, 25.00 FEET;
THENCE, N 89° 22' 48" E, 682.27 FEET;
THENCE, S 00° 01' 58" E, 905.05 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLACIER MORAINE DRIVE;
THENCE, S 89° 22' 48" W, 921.25 FEET (N 89° 21' 30" E) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 827,584 SQUARE FEET (18.999 ACRES).

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

Heather Bartelt

HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR NO. 2797
STRAND PROJECT NUMBER 3701.021

DATED THIS 10TH DAY OF MARCH , 2022

WISCONSIN
HEATHER S.
BARTELT
S-2797
MADISON
WI
LAND SURVEYOR

TOWN OF PLEASANT SPRINGS APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE TOWN OF PLEASANT SPRINGS PLAN COMMISSION

APPROVED ON: _____

_____
TOWN CLERK

CITY OF STOUGHTON APPROVAL (EXTRA TERRITORIAL)

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE CITY OF STOUGHTON

APPROVED ON: _____

_____
CITY CLERK

DANE COUNTY APPROVAL

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

ACTION OF: _____

_____
AUTHORIZED REPRESENTATIVE

OWNERS CERTIFICATE

AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.
WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATE STATUTES AND BY S75.17(1) (a) DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF PLEASANT SPRINGS
CITY OF STOUGHTON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER
THIS _____ DAY OF_____ , 2022
IN PRESENCE OF:

_____
MOE FAMILY FARM LLC.

STATE OF WISCONSIN)
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF_____ , 2022,

THE ABOVE NAMED _____ ,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC _____ , WISCONSIN

MY COMMISSION EXPIRES _____.

STRAND ASSOCIATES®

SHEET 2 OF 2

STATE OF WISCONSIN
Dane County
Received for record this _____ day
of_____ A.D., 20_____ at _____
o'clock _____ M. and recorded in Vol._____
_____ of C.S.M.'s , page(s)_____
Document No._____
_____ Register
_____ Deputy