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: 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 Meetings of April 26 and May 10, 2022

Certified Survey Map (CSM) 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 CSM will need to be approved to divide the annexed land from the farmland. A recommendation to Council is necessary. The resolution and CSM documents are provided.

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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) for one parcel at the northeast corner of Williams Drive and Glacier Moraine Drive, Stoughton, WI.

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact: N/A

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

RECITALS

1. Emmi Roth is requesting approval of a CSM to move forward with a proposed Planned Development project.

2. The CSM has been referred to the Plan Commission for review and recommendation to the City Council.

3. The Plan Commission reviewed the CSM on April 11, 2022 and determined the CSM is consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan.

4. The Plan Commission recommends approval of the CSM by the Common Council as presented. The Common Council agrees with the Plan Commission's recommendation.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the CSM, subject to:

- The CSM being recorded at Dane County Register of Deeds and a copy being provided to the City of Stoughton Department of Planning & Development;

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

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

_____

Mayor Tim Swadley Date

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

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.14.22

Date of Application __March 28, 2022_____

Applicant Name _Emmi-Roth USA_(Rob Fisher)_____ Phone_850-251-8176_____

Applicant Email__rob.fisher@emmiroth.com_____

Owners Name (if different than applicant) _Tom Moe_____ Phone_573-239-6402____

Subject Property Address _NE Corner of Williams Drive and Glacier Moraine Drive_____

Application for: CSM ___X____ PRELIMINARY PLAT _____ FINAL PLAT _____

CURRENT FEES

CERTIFIED SURVEY MAP: $175 AND $40/LOT*
PRELIMINARY PLAT FEE: $450 AND $40/LOT*
FINAL PLAT FEE: $270 AND $40/LOT*

Number of Lots: ____1_____.

Fee Amount: $_215_____.

Owner/Applicant Signature_____ Date 3/28/2022
Special Project Manager, Emmi Roth, USA

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.**

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 _____.

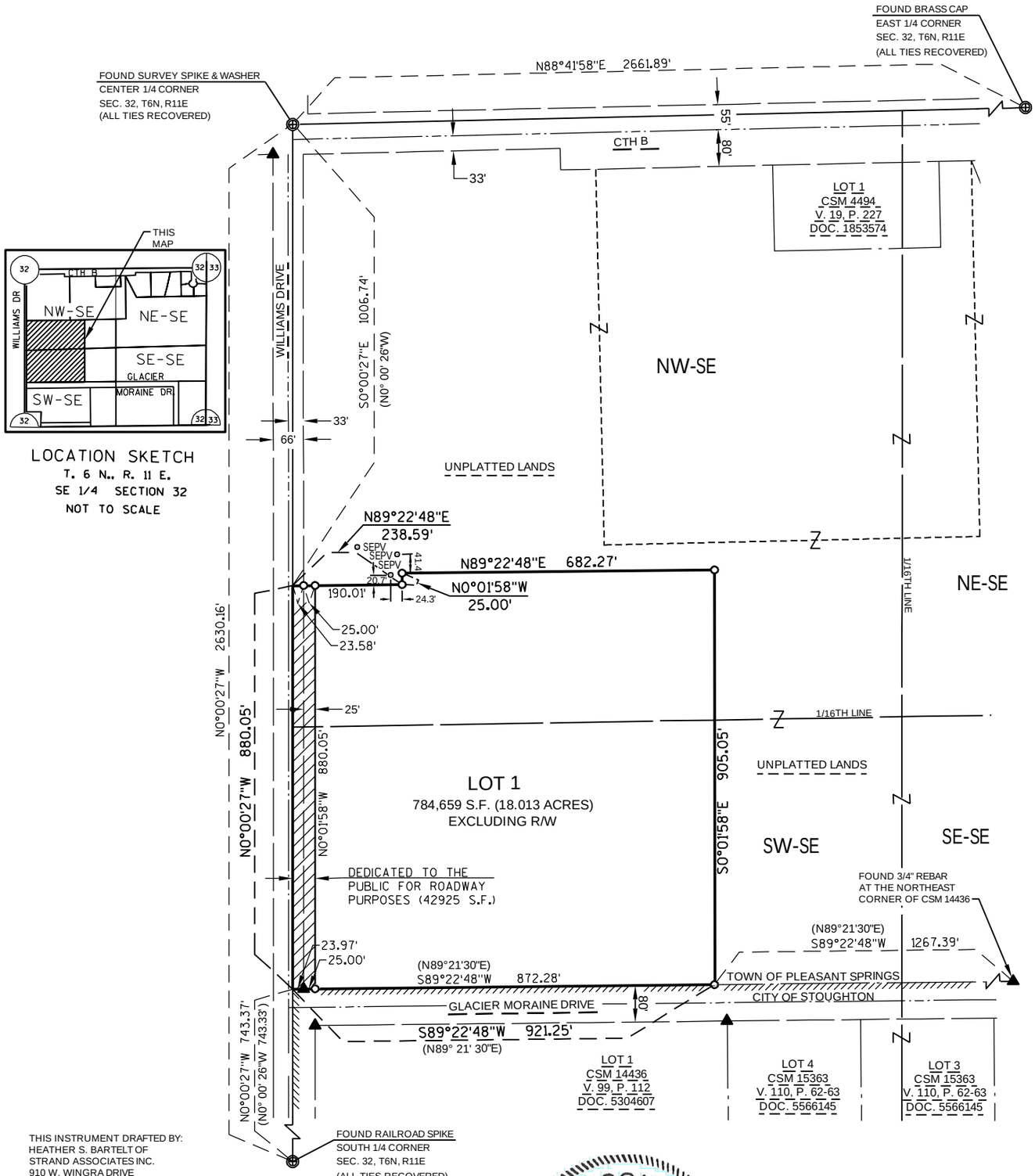
STRAND ASSOCIATES®

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

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