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: December 2, 2019

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 December 9, 2019 Plan Commission Meeting and January 14, 2020 Common Council Meeting

Request by Forward Development Group for approval of a preliminary plat for The Meadows at Kettle Park West.
After several months of discussion and amendments, the resolution and preliminary plat documents have been provided for a recommendation to the Common Council.

CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL	
Resolution by the Common Council of the City of Stoughton Conditionally Approving the Preliminary Plat of the Meadows at Kettle Park West Committee Action: Fiscal Impact:	
File Number:	**Date Introduced:**

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

RECITALS

A. A preliminary plat entitled "Preliminary Plat of the Meadows at Kettle Park West" dated September 5, 2019 (the "Plat") was submitted on September 6, 2019 by Forward Development Group (the "Developer") to the City of Stoughton (the "City") for review and action, and the statutory review period, as extended by Developer, will expire on January 31, 2020. The Plat has been revised during the review period, and the most up-to-date version of the Plat is dated October 30, 2019. For purposes of this resolution, references to the Plat shall mean the Plat dated October 30, 2019.

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 Preliminary Plat of the Meadows at Kettle Park West dated October 30, 2020 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. The development agreement shall also address responsibility for maintaining stormwater management infrastructure.

2. The City must adopt an ordinance changing the zoning classification of the lots within the Plat as follows:

   A. Block 1, Lots 1 through 24, and Blocks 2, 6 and 7: Planned Development.

   B. Blocks 3 through 5, and Blocks 8 through 10: SR-5

   C. Block 1, lot 25: MR-10.

3. Developer must create one or more homeowner associations to own and be responsible for maintaining private outlots and alleys, in form and substance satisfactory to the City, and must also obtain City approval of plans and specifications for landscaping, lighting and other improvements to be located within private outlots and alleys.

4. With respect to "Aspen Circle," Developer must demonstrate to the City's satisfaction that there is an adequate turning radius for snow plows, garbage trucks and emergency vehicles.

5. The final plat shall contain notations prohibiting access to Oak Opening Drive from any lot abutting Oak Opening Drive, and prohibiting access to Jackson Street from Block 1 Lots 12 and 13, Block 2 Lots 1 and 36, Block 6 lots 5 and 6, and Block 7 lots 1 and 10.

6. On the final plat, Block 3, Outlot 1, shall be dedicated to the public for sidewalk and stormwater management purposes.

7. Building envelopes on alley lots shall be modified to show 25-foot setbacks from back of alley curb.

8. An agreement providing for uninterrupted access to and connectivity between the proposed "Oak Opening Drive" within the Plat, and Deer Point Drive within the Town of Rutland continuing to U.S.H. 51, must be approved and executed by the City and the Town of Rutland. The City shall have no obligation to negotiate or enter such an agreement.

9. Before the City will sign a final plat, Developer must provide written confirmation from the Capital Area Regional Planning Commission ("CARPC") that the Plat and the proposed development of the lands within the Plat are consistent with and meet all of the conditions and recommendations adopted by CARPC or the Department of Natural Resources in connection with the addition of the lands within the Plat to the City of Stoughton Urban Service Area.

10. 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.

11. Parkland shall be dedicated on the final plat, or fees in lieu of parkland dedication shall be paid before the City will sign the final plat, in such manner as is determined by the City in accordance with applicable City ordinances.

12. The final plat shall include a notation informing prospective purchasers of the obligation to pay park improvement fees to the City at the time a building permit is issued.

13. 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.

14. 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.

15. 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.

16. Plans and specifications for the construction of all public improvements needed to serve the Plat shall be approved by the City before the City will sign a final plat.

Among other things, construction plans must show street tree locations, sizes and species.

17. Erosion controls and stormwater management plans must be approved by the City before the City will sign a final plat. Stormwater management will be evaluated as part of the construction plan review.

18. 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.

19. Proposed street names must be investigated for conflicts within the City of Stoughton School and Fire Districts, and are subject to approval by the City Council.

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

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

_____

Tim Swadley, Mayor Date

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

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

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

September 6, 2019

City of Stoughton
Attn: Rodney Scheel
207 South Forrest Street
Stoughton, WI 53589

Subject: ***Preliminary Plat - The Meadows at Kettle Park West***
Stoughton, Wisconsin
JSD Project No. 15-7018

Dear Rodney:

On behalf of Forward Development Group, LLC (FDG), we are submitting a Preliminary Plat of The Meadows at Kettle Park West. FDG respectfully requests that this Preliminary Plat be placed on the docket for consideration by the Plan Commission at their November 2019 meeting to be followed by City Council consideration also in November 2019. Similar to the process followed for the Final Plat of the Kettle Park West-Meadows Addition (f/k/a The North Addition), FDG will submit a rezoning and final plat for all or part of the territory immediately following the approval and effective date of this Preliminary Plat.

Together with the Final Plat for the Kettle Park West-Meadows Addition and the Certified Survey Map, which were submitted on March 12, 2019, this preliminary plat encompasses the remaining undeveloped lands within the portion of the Mabie farm annexed to the City in 2013.

As you are aware, planning for the development of this neighborhood has involved extensive discussions with the general public, City Staff, City Committees, the Plan Commission, and City Council that have considered multiple iterations of land uses, street alignments, park and open space areas, and public and private infrastructure systems. The most recent planning effort to revise and refine the vision for this neighborhood began in 2018 with the objectives to create a broader range of housing opportunities for the community and to articulate the City's strategy and framework for logical and effective expansion of the park system and infrastructure networks. These refinements were articulated in the recently adopted Comprehensive Plan Amendment and are reflected in the Preliminary Plat of The Meadows at Kettle Park West.

When completed, the Kettle Park neighborhood is expected to encompass:

- 32.7 acres of commercial land use,
- 295 housing units,
- 9.9 acres of parkland, and
- 23.8 acres of open space and natural habitat conservancies.

The neighborhood, when completed, is projected to total over $126,000,000 of assessed value (in 2019 dollars) for the City's tax base.

The attachments to this letter, together with the plans, reports and specifications (delivered under separate cover), constitute the required submittal information for Preliminary Plats per Chapter 66, Section 66-303 of the Stoughton Municipal Code.

During the City's review of this application, please do not hesitate to contact me, Bill Dunlop, or Dennis Steinkraus, for clarification of any of the submitted items and if additional supplemental information is needed. We look forward to continuing development and expanding public and private investment opportunities in the City.

Sincerely,

JSD Professional Services, Inc.

Jim Bricker, A.I.C.P.
Senior Planner

Enclosures

cc: Bill Dunlop, JSD
Dennis Steinkraus, FDG

Attachments
See Chapter 66 – Land Division Ordinance, Section 66-303 Preliminary Plat Submittal Requirements. See also documents itemized in September 6, 2019 Transmittal.

1. Descriptive Information
   a. Preliminary Plat of The Meadows at Kettle Park West
   b. Land Owner:
      Stanley A. Mabie Revocable Trust
      % Matthew Mabie
      15631 Bombay Blvd
      South Beloit, IL 61080

      Developer:
      Kettle Park West LLC
      161 Horizon Drive, Suite 101A
      Verona, WI 53593
      608.848.9050

      Engineer:
      William Dunlop, PE
      JSD Professional Services, Inc.
      161 Horizon Drive, Suite 101
      Verona, WI 53593
      608.848.5060

      Surveyor:
      Todd Buhr, PLS
      JSD Professional Services, Inc.
      161 Horizon Drive, Suite 101
      Verona, WI 53593
      608.848.5060

      Planner:
      Jim Bricker, AICP
      JSD Professional Services, Inc.
      161 Horizon Drive, Suite 101
      Verona, WI 53593
      608.848.5060

      Items c, d, e, and g are illustrated on the Preliminary Plat documents

      f. Proposed lots, units, and land use

Use	Proposed Zoning	Area	Lots/Units
Residential Land Use			
Single Family	SR-5	11.77-acres	49-lots
Single Family	PUD SR-6	9.61	80-lots
Multi Family	MR-10	2.57	25-units

2. Existing Conditions
   Items a through i and k: Shown on the preliminary plat documents
   Item j (preliminary cut/fill information): Attached
   Item l and m (names addresses and zoning of adjacent properties): Attached

3. Proposed Conditions
   Items a, b, d, g, h, and i: shown on submitted Preliminary Plat documents

   Item c (proposed covenants): Covenants and the specific text of the PUD zoning district(s) pertaining to the Traditional Neighborhood portion of the Preliminary Plat will be prepared for review after consultation with City staff. Since this is the first proposed tradition neighborhood design project to be considered by the City, staff input is needed to formulate appropriate standards and expectations for regulating building mass, location, impervious surfaces, architectural features, and infrastructure plans balanced with the overall considerations for housing affordability and neighborhood character. A planning design sketch is attached to illustrate proposed lot and building concepts.

   Item e and f (Proposed Zoning Plan)

   - Block 1, Lots 1 through 24, OL 1 and OL 2 – Planned Unit Development based on the SR-6 zoning district standards; 4,000-square foot (SF) lot minimum
   - Block 1, Lot 25 – MR-10
   - Block 2, Lots 1 through 36, OL 1 and OL 2 – Planned Unit Development based on the SR-6 zoning district standards; 4,000-square foot (SF) lot minimum
   - Block 6, Lots 1-10, OL 1 -- Planned Unit Development based on the SR-6 zoning district standards; 5,000-square foot (SF) lot minimum
   - Block 7, Lots 1-10, OL 1 -- Planned Unit Development based on the SR-6 zoning district standards; 5,000-square foot (SF) lot minimum
   - Blocks 3 through 5 and Blocks 8 through 10 – SR-5

   Supplemental information pertaining to item I (sanitary sewer infrastructure design will be submitted in the near future.

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

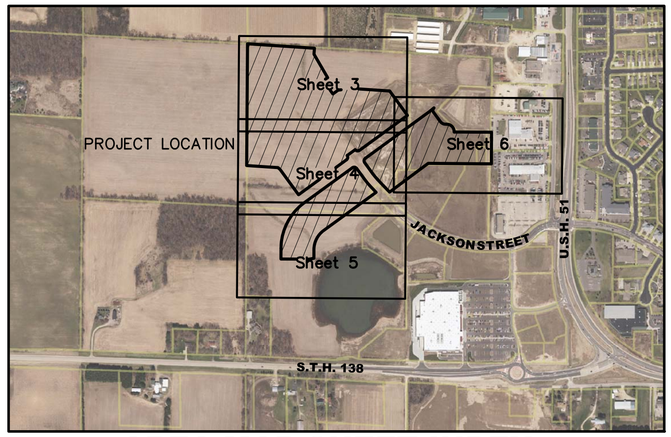
OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, RECORDED IN VOLUME XX–XXX OF PLATS, ON PAGES XXX–XXX, AS DOCUMENT No. XXXXXXX, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, RECORDED IN VOLUME 60–082B OF PLATS, ON PAGES 450–451, AS DOCUMENT No. 5369642, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, RECORDED IN VOLUME XXX OF CERTIFIED SURVEY MAPS, ON PAGES XXX–XXX, AS DOCUMENT No. XXXXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF 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:

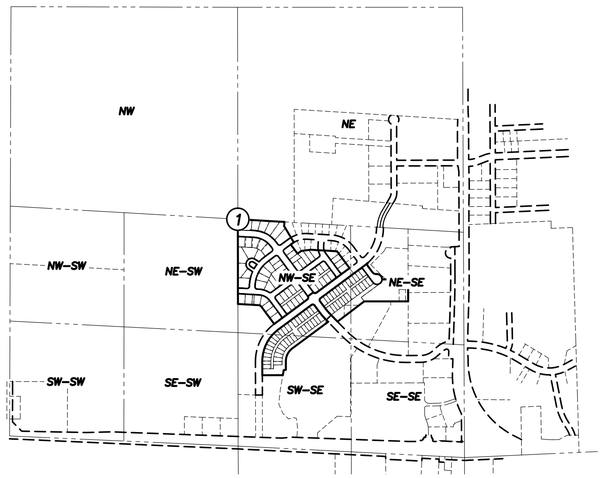
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1,654.99 FEET TO THE NORTHWEST CORNER OF 3, KETTLE PARK WEST–THE MEADOWS ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, 986.75 FEET TO THE CENTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 543.26 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KETTLE PARK WEST–THE MEADOWS ADDITION; THENCE SOUTH 03 DEGREES 18 MINUTES 06 SECONDS WEST, 48.98 FEET TO A BEND IN THE WESTERN LINE OF SAID LOT 1; THENCE SOUTH 30 DEGREES 39 MINUTES 08 SECONDS EAST ALONG SAID LINE, 220.07 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF TELEMARK TRAIL AND A POINT ON A CURVE; THENCE SOUTHWESTERLY 27.45 FEET ALONG SAID RIGHT–OF–WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS SOUTH 56 DEGREES 24 MINUTES 08 SECONDS WEST, 27.44 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 15.83 FEET TO NORTHWEST CORNER OF LOT 1, BLOCK 2 OF KETTLE PARK WEST–THE MEADOWS ADDITION; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF LOT 1, BLOCK 2, AFORESAID, 132.85 FEET TO SOUTHWEST CORNER OF BLOCK 2; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK, 52.29 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID BLOCK, 110.67 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF BLOCK 2 AND BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, 308.52 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE, 244.52 FEET TO THE NORTHERLY RIGHT–OF–WAY OF OAK OPENING DRIVE; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 80.00 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 159.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 49.55 FEET ALONG SAID RIGHT–OF–WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 50 DEGREES 49 MINUTES 41 SECONDS EAST, 49.53 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 36.98 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 05 DEGREES 49 MINUTES 41 SECONDS WEST, 33.70 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 95.23 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 55.92 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.18 FEET, THE CHORD BEARS SOUTH 67 DEGREES 09 MINUTES 30 SECONDS EAST, 53.47 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 99.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 45 DEGREES 14 MINUTES 45 SECONDS EAST, 88.67 FEET TO THE SOUTHWESTERLY CORNER OF OUTLOT 2 OF KETTLE PARK WEST–THE MEADOWS ADDITION; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, 303.09 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 2, ALSO BEING THE NORTHEAST CORNER OF OUTLOT 4, KETTLE PARK WEST, AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 4, AFORESAID, 256.32 FEET TO THE NORTHEAST CORNER OF LOT 15, KETTLE PARK WEST, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOTS 15 AND 16, KETTLE PARK WEST, AFORESAID, 511.84 FEET TO THE NORTHWEST CORNER OF LOT 16, KETTLE PARK WEST; THENCE SOUTH 52 DEGREES 53 MINUTES 40 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOT 16, AFORESAID, 390.23 FEET TO THE WESTERNMOST CORNER OF SAID LOT 16 AND THE NORTHEASTERLY RIGHT–OF–WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 104.88 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 30.85 FEET TO THE NORTHERNMOST CORNER OF OUTLOT 2, CERTIFIED SURVEY MAP No. _____, AFORESAID; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT, 519.43 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 173.83 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS SOUTH 26 DEGREES 40 MINUTES 58 SECONDS WEST, 167.58 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID LINE, 133.49 FEET; THENCE SOUTH 09 DEGREES 48 MINUTES 08 SECONDS WEST ALONG SAID LINE, 29.17 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 268.99 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP AND THE EASTERLY RIGHT–OF–WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 162.22 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 429.91 FEET ALONG SAID RIGHT–OF–WAY ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 57 SECONDS EAST, 414.44 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS EAST, 35.36 FEET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF JACKSON STREET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 71.34 FEET ALONG SAID RIGHT–OF–WAY ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 19 MINUTES 41 SECONDS EAST, 71.29 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 34.79 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 13 SECONDS EAST, 80.00 FEET TO THE NORTHEASTERLY RIGHT–OF–WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 34.79 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 60.77 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 40 DEGREES 19 MINUTES 41 SECONDS WEST, 60.73 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 08 DEGREES 27 MINUTES 24 SECONDS EAST, 35.36 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 480.56 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 80.00 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 480.56 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 27 MINUTES 24 SECONDS WEST, 35.36 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 481.07 FEET TO THE NORTHEAST CORNER OF OUTLOT 3, KETTLE PARK WEST–THE MEADOWS ADDITION; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF OUTLOT 3, BLOCK 6, AFORESAID, 251.90 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 13 SECONDS WEST ALONG SAID LINE, 23.73 FEET; THENCE NORTH 86 DEGREES 42 MINUTES 21 SECONDS WEST ALONG SAID LINE, 255.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,528,844 SQUARE FEET OR 35.097 ACRES.



AREA MAP-SHEET INDEX

NOT TO SCALE



LOCATION SKETCH

SECTION 01, T05N, R10E, DANE COUNTY

LEGEND

GOVERNMENT CORNER	CONIFEROUS TREE	WATER LINE
1" IRON PIPE FOUND	PLAT BOUNDARY	STORM SEWER
¾" REBAR FOUND	CHORD LINE	NATURAL GAS
SB SOIL BORING	CENTERLINE	FIBER OPTIC
SANITARY MANHOLE	RIGHT–OF–WAY LINE	UNDERGROUND TELEPHONE
HYDRANT	SETBACK LINE	EDGE OF WOODS OR BRUSH
WATER VALVE	SECTION LINE	875 INDEX CONTOUR
STORM MANHOLE	PLATTED LOT LINE	874 INTERMEDIATE CONTOUR
ROUND CASTED INLET	EASEMENT LINE	EDGE OF WATER
POWER POLE W/GUY	EDGE OF PAVEMENT	BITUMINOUS PAVEMENT
TELEPHONE PEDESTAL	CONCRETE CURB & GUTTER	CONCRETE PAVEMENT
DECIDUOUS TREE	SAN SANITARY SEWER	EDGE OF BITUMINOUS

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. (JSD) FROM MARCH 30 TO JUNE 15, 2017.
2. BEARINGS FOR THIS SURVEY MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 01–05–10, BEARS N00°04'33"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE CONTOURS SHOWN OVER THE SUBJECT PROPERTY ARE AT 1 FOOT MINOR AND 5 FOOT MAJOR INTERVALS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
6. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
7. SEE ATTACHED SOIL REPORT BY CGC, INC. FOR SOIL INFORMATION. NO BEDROCK WAS ENCOUNTERED AT ANY OF THE SOIL BORING LOCATIONS.

UNDERLYING LAND USE SUMMARY TABLE

BLOCK : LOT #	PROPOSED ZONING	USE	ACRES
B1:L1–24, B2, B6, B7	PD	PLANNED DEVELOPMENT	9.651
B3–5, B8–10	SR–5	SINGLE–FAMILY RESIDENTIAL	11.771
B1:L25	MR–10	MULTI–FAMILY RESIDENTIAL	2.534

HOMEOWNERS ASSOCIATION OUTLOT SUMMARY TABLE

BLOCK : OUTLOT #	USE	ACRES
B1: OL1	PRIVATE DRIVE	0.699
B1: OL2	PRIVATE OPEN SPACE	1.195
B2: OL1	PRIVATE DRIVE	0.900
B2: OL2	PRIVATE OPEN SPACE	1.339
B4: OL1	PRIVATE OPEN SPACE	0.101
B6: OL1	PRIVATE DRIVE	0.220
B7: OL1	PRIVATE DRIVE	0.220

* OUTLOTS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION

BENCHMARK TABLE

BENCH MARK	ELEVATION	DESCRIPTION
BM–1	921.04	MAG NAIL IN PAVEMENT AT THE SOUTH END OF EXISTING OAK OPENING DRIVE
BM–2	915.55	CHISELED X IN THE SIDEWALK NEAR FORCE MAIN PUMP STATION AT WEST END OF JACKSON STREET
BM–3	913.99	CHISELED X ON THE TOP OF CURB NEAR THE SOUTHWEST QUADRANT OF JACKSON STREET AND N–S ACCESS ROAD INTERSECTION

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 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

_____ _____

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

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

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

CREATE THE VISION » TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

THE MEADOWS AT KETTLE PARK WEST

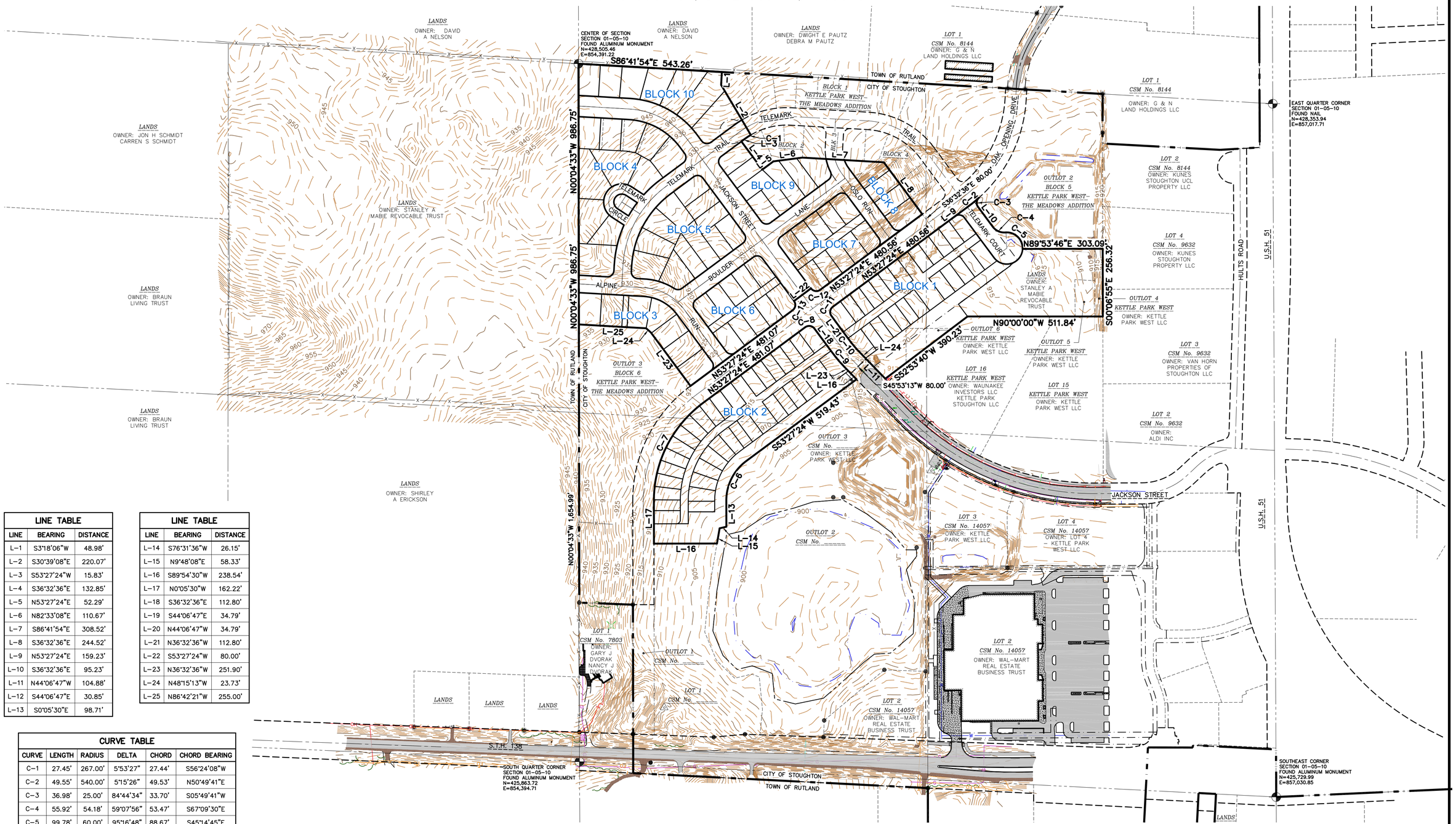
PROJECT NO: 15–7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
		REVISION RESUBMITTAL DATE:	–

File: I:\2019\157018\DWG\Survey\157018 P–Plat (The Meadows At KPW).dwg Layout: 22x30 P–Plat – P1 User: dtheller Plotted: Oct 30, 2019 – 10:49am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S3°18'06"W	48.98'
L–2	S30°39'08"E	220.07'
L–3	S53°27'24"W	15.83'
L–4	S36°32'36"E	132.85'
L–5	N53°27'24"E	52.29'
L–6	N82°33'08"E	110.67'
L–7	S86°41'54"E	308.52'
L–8	S36°32'36"E	244.52'
L–9	N53°27'24"E	159.23'
L–10	S36°32'36"E	95.23'
L–11	N44°06'47"W	104.88'
L–12	S44°06'47"E	30.85'
L–13	S0°05'30"E	98.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L–14	S76°31'36"W	26.15'
L–15	N9°48'08"E	58.33'
L–16	S89°54'30"W	238.54'
L–17	N0°05'30"W	162.22'
L–18	S36°32'36"E	112.80'
L–19	S44°06'47"E	34.79'
L–20	N44°06'47"W	34.79'
L–21	N36°32'36"W	112.80'
L–22	S53°27'24"W	80.00'
L–23	N36°32'36"W	251.90'
L–24	N48°15'13"W	23.73'
L–25	N86°42'21"W	255.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	27.45'	267.00'	5°53'27"	27.44'	S56°24'08"W
C–2	49.55'	540.00'	5°15'26"	49.53'	N50°49'41"E
C–3	36.98'	25.00'	84°44'34"	33.70'	S05°49'41"W
C–4	55.92'	54.18'	59°07'56"	53.47'	S67°09'30"E
C–5	99.78'	60.00'	95°16'48"	88.67'	S45°14'45"E
C–6	173.83'	186.00'	53°32'53"	167.58'	S26°40'58"W
C–7	429.91'	460.00'	53°32'54"	414.44'	N26°40'57"E
C–8	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C–9	71.34'	540.00'	7°34'11"	71.29'	S40°19'41"E
C–10	60.77'	460.00'	7°34'11"	60.73'	N40°19'41"W
C–11	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C–12	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C–13	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W

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

north

0 100 200 400

SCALE: 1"=200'

LEGEND

BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3–6 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
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

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO:	15–7018S	DRAWN BY:	CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG:	–	CHECKED BY:	TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY:	–	APPROVED BY:		REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
				REVISION RESUBMITTAL DATE:	–

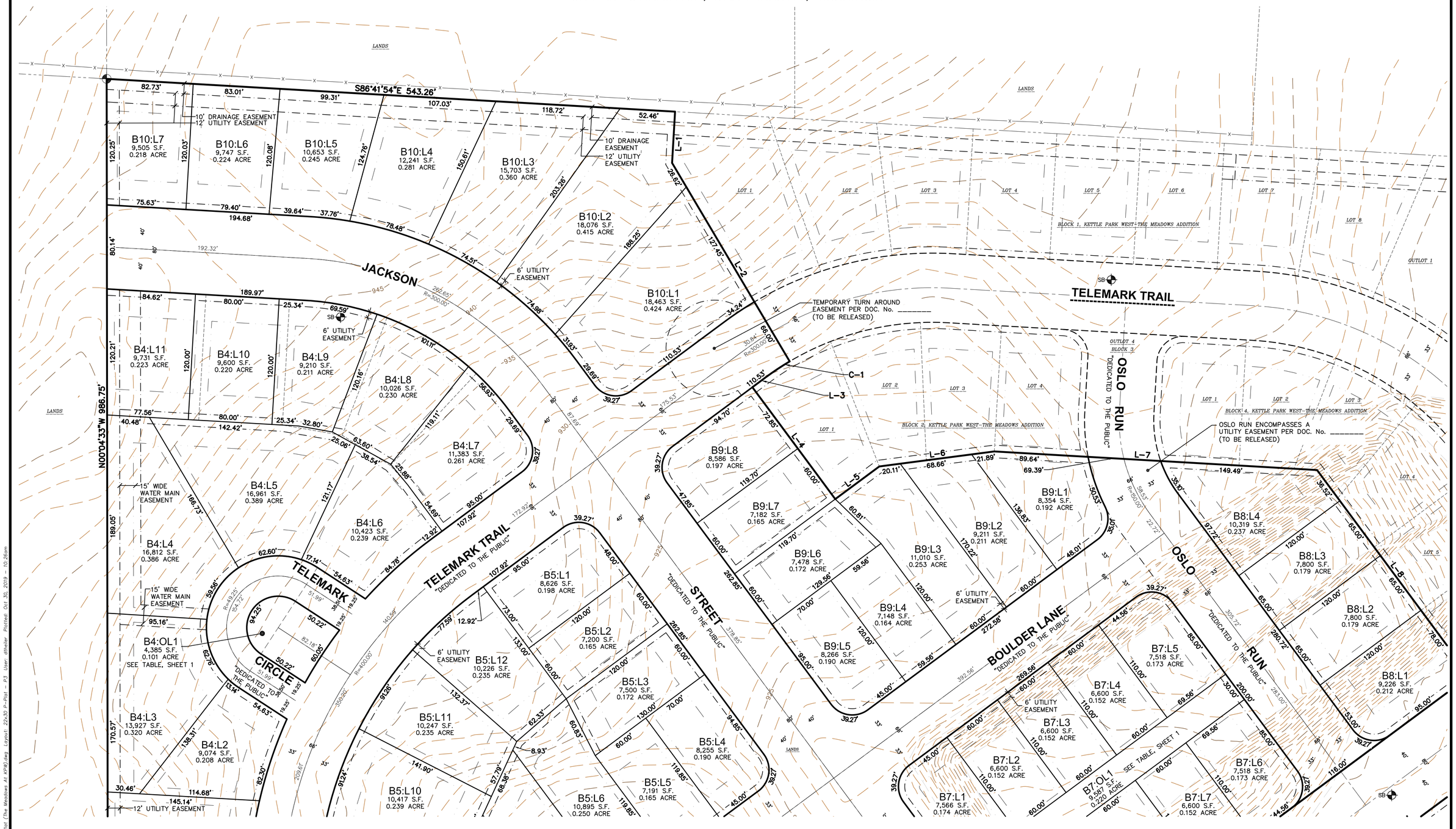
SHEET 2 OF 6

File: I:\2019\157018\DWG\Survey\157018 P–Plat (The Meadows At KPW).dwg Layout: 22x30 P–Plat – P2 User: dtheler Plotted: Oct 30, 2019 – 10:24am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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

north

0 25' 50' 100'
SCALE: 1" = 50'

3 6 4
SHEET SEQUENCE

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

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
		REVISION RESUBMITTAL DATE:	–

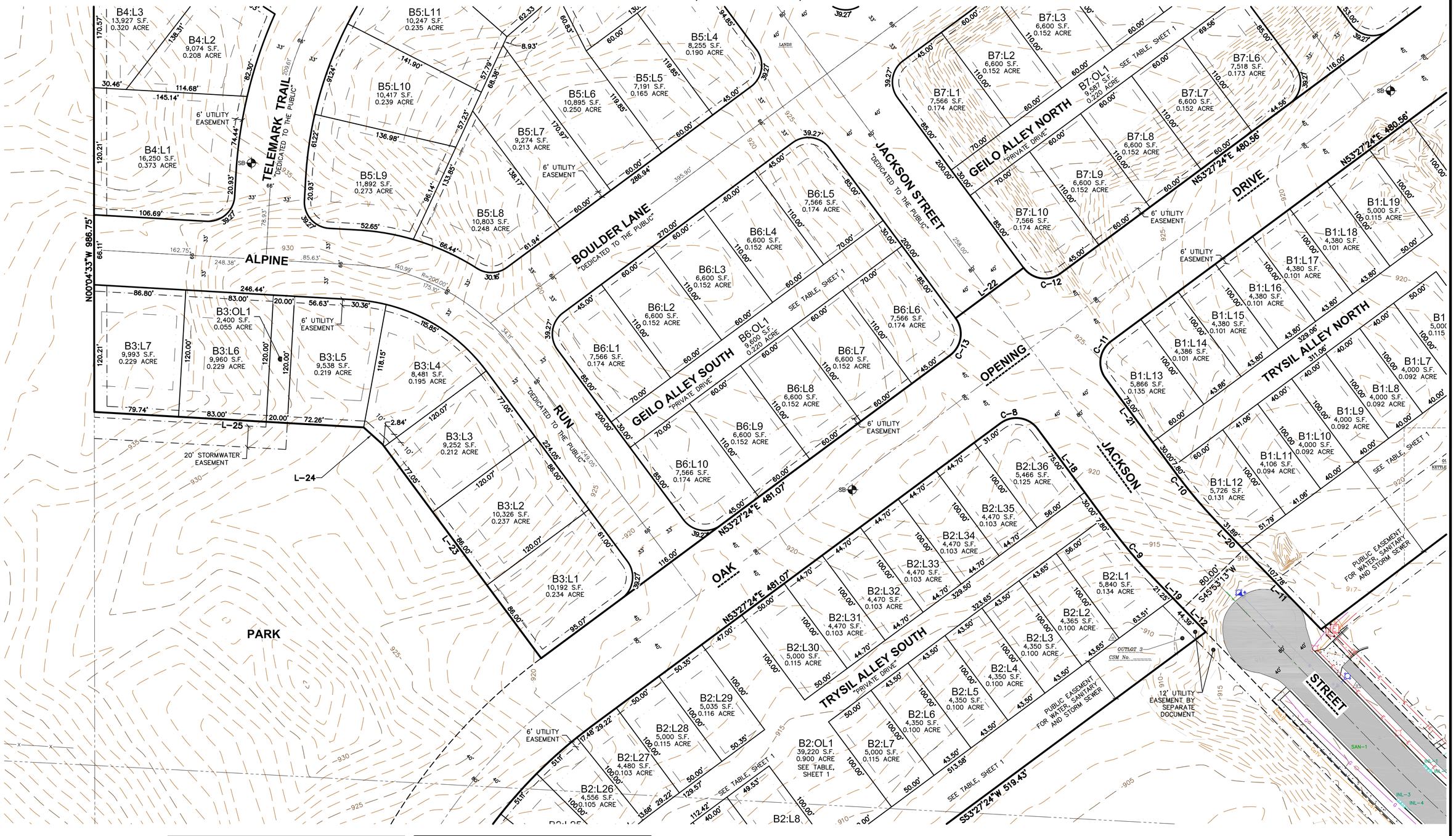
SHEET 3 OF 6

File: I:\2019\157018\DWG\Survey\157018 P-Plat (The Meadows At KPW).dwg Layout: 22x30 P-Plat – P3 User: dtheller Plotted: Oct 30, 2019 – 10:26am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	914.40	NW	900.84	10"	PVC
		SE	900.90	10"	PVC

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–1	913.44	SE	908.59	12"	RCP
INL–2	913.52	NW	908.07	12"	RCP
		NE	907.97	18"	RCP
		SW	907.92	24"	RCP
INL–3	913.44	SE	909.84	12"	RCP
INL–4	913.58	NE	907.68	24"	RCP
		NW	909.63	12"	RCP
		SE	907.63	24"	RCP

north

0 25' 50' 100'
SCALE: 1" = 50'

3 4 6 5
SHEET SEQUENCE

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

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15–7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
		REVISION RESUBMITTAL DATE:	–

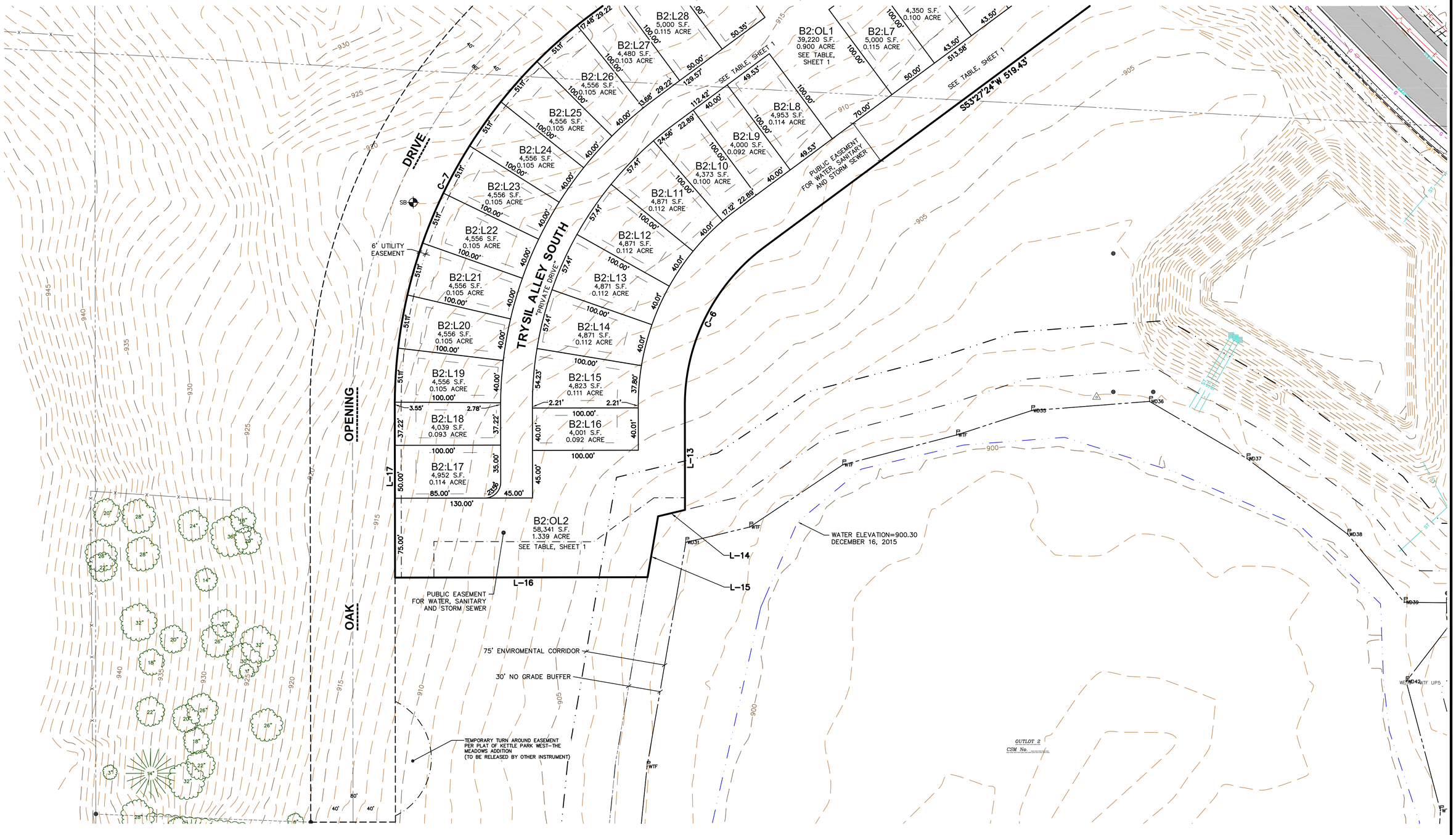
SHEET 4 OF 6

File: I:\2019\157018\DWG\Survey\157018 P-Plat (The Meadows At KPW).dwg Layout: 22x30 P-Plat – P4 User: dtheller Plotted: Oct 30, 2019 – 10:29am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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

north

0 25' 50' 100'
SCALE: 1" = 50'

4
5
SHEET SEQUENCE

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

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO:	15-7018S	DRAWN BY:	CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG:	–	CHECKED BY:	TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY:	–	APPROVED BY:		REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
				REVISION RESUBMITTAL DATE:	–

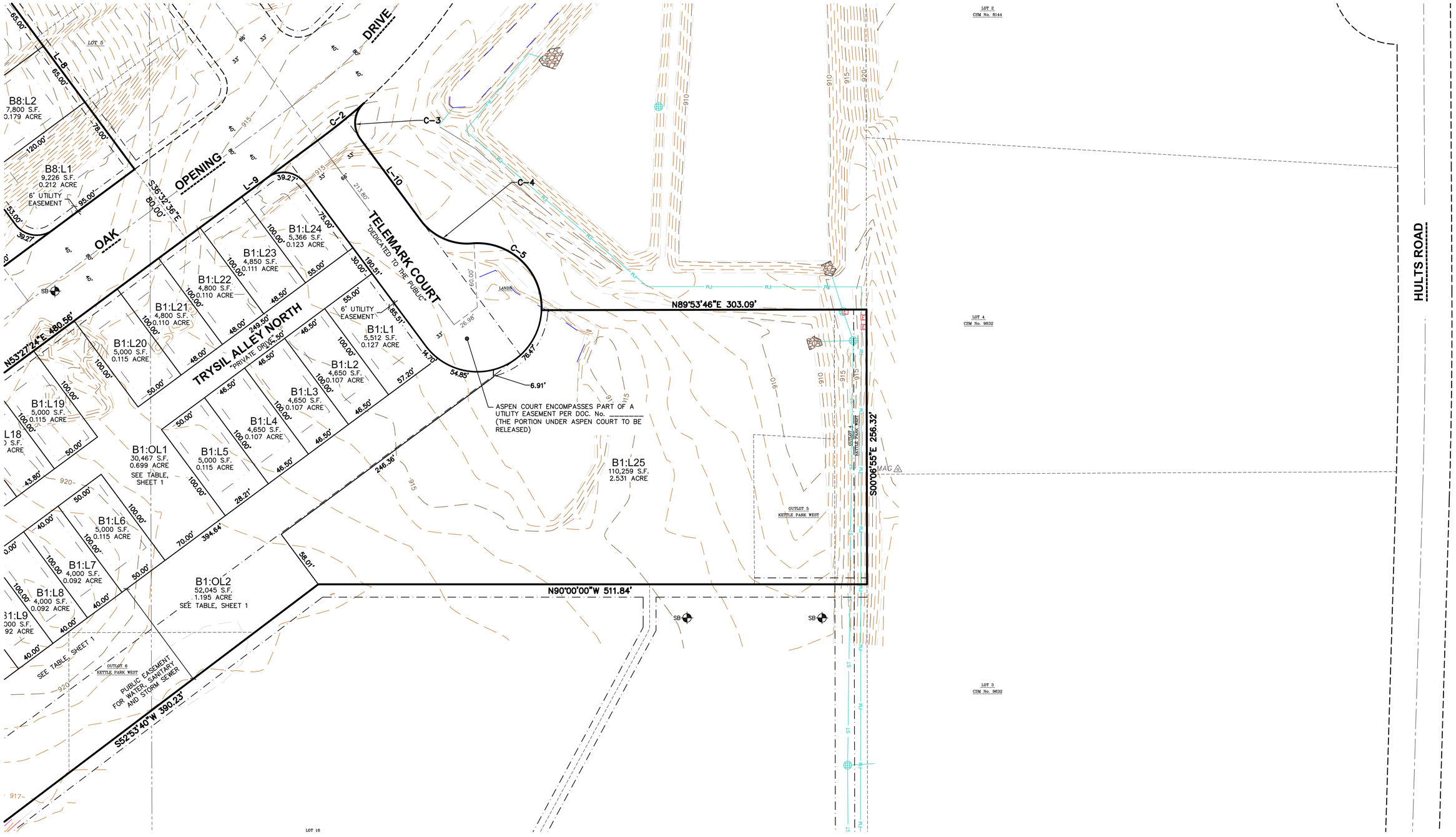
SHEET 5 OF 6

File: I:\2019\157018\DWG\Survey\157018 P-Plat (The Meadows At KPW).dwg Layout: 22x30 P-Plat - PS User: dtheler Plotted: Oct 30, 2019 - 10:30am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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

north

0 25' 50' 100'
SCALE: 1" = 50'

3/4 6
SHEET SEQUENCE

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

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15-7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	OCTOBER 30, 2019
		REVISION RESUBMITTAL DATE:	–

SHEET 6 OF 6

File: I:\2019\157018\DWG\Survey\157018 P-Plat (The Meadows At KPW).dwg Layout: 22x30 P-Plat - P6 User: dtheller Plotted: Oct 30, 2019 - 10:30am

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

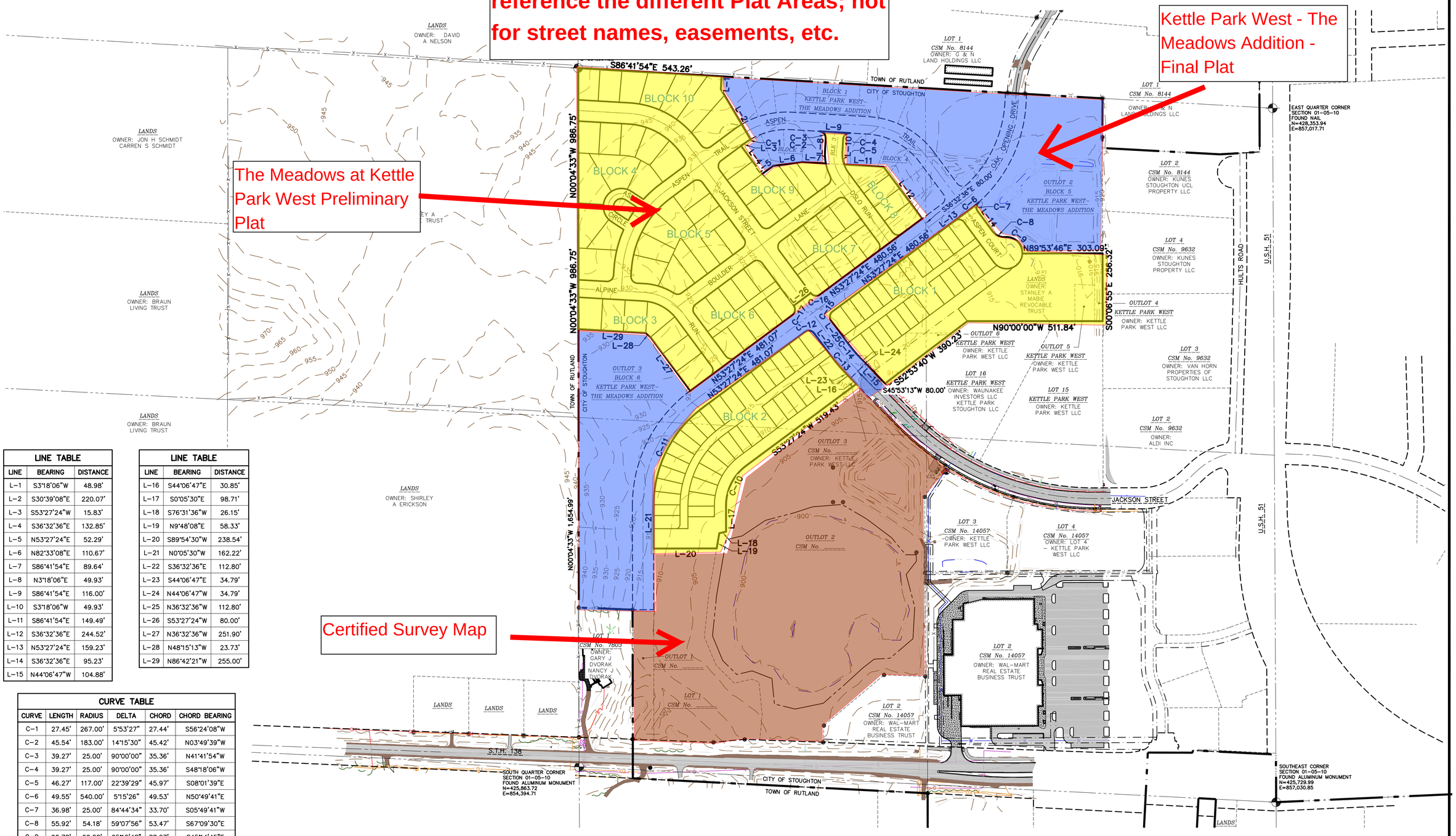
OUTLOT 4, BLOCK 3, KETTLE PARK WEST–THE MEADOWS ADDITION, [illegible] TIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTH[illegible] THEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST,

This Graphic is only to be used to reference the different Plat Areas; not for street names, easements, etc.

Kettle Park West - The Meadows Addition - Final Plat

The Meadows at Kettle Park West Preliminary Plat

Certified Survey Map



LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S3°18'06"W	48.98'
L–2	S30°39'08"E	220.07'
L–3	S53°27'24"W	15.83'
L–4	S36°32'36"E	132.85'
L–5	N53°27'24"E	52.29'
L–6	N82°33'08"E	110.67'
L–7	S86°41'54"E	89.64'
L–8	N3°18'06"E	49.93'
L–9	S86°41'54"E	116.00'
L–10	S3°18'06"W	49.93'
L–11	S86°41'54"E	149.49'
L–12	S36°32'36"E	244.52'
L–13	N53°27'24"E	159.23'
L–14	S36°32'36"E	95.23'
L–15	N44°06'47"W	104.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L–16	S44°06'47"E	30.85'
L–17	S0°05'30"E	98.71'
L–18	S76°31'36"W	26.15'
L–19	N9°48'08"E	58.33'
L–20	S89°54'30"W	238.54'
L–21	N0°05'30"W	162.22'
L–22	S36°32'36"E	112.80'
L–23	S44°06'47"E	34.79'
L–24	N44°06'47"W	34.79'
L–25	N36°32'36"W	112.80'
L–26	S53°27'24"W	80.00'
L–27	N36°32'36"W	251.90'
L–28	N48°15'13"W	23.73'
L–29	N86°42'21"W	255.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C–1	27.45'	267.00'	5°53'27"	27.44'	S56°24'08"W
C–2	45.54'	183.00'	14°15'30"	45.42'	N03°49'39"W
C–3	39.27'	25.00'	90°00'00"	35.36'	N41°41'54"W
C–4	39.27'	25.00'	90°00'00"	35.36'	S48°18'06"W
C–5	46.27'	117.00'	22°39'29"	45.97'	S08°01'39"E
C–6	49.55'	540.00'	5°15'26"	49.53'	N50°49'41"E
C–7	36.98'	25.00'	84°44'34"	33.70'	S05°49'41"W
C–8	55.92'	54.18'	59°07'56"	53.47'	S67°09'30"E
C–9	99.78'	60.00'	95°16'48"	88.67'	S45°14'45"E
C–10	173.83'	186.00'	53°32'53"	167.58'	S26°40'58"W
C–11	429.91'	460.00'	53°32'54"	414.44'	N26°40'57"E
C–12	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C–13	71.34'	540.00'	7°34'11"	71.29'	S40°19'41"E
C–14	60.77'	460.00'	7°34'11"	60.73'	N40°19'41"W
C–15	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C–16	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C–17	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W

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

north

0 100 200 400

SCALE: 1"=200'

LEGEND

BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3–6 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
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

JSD Professional Services, Inc. Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

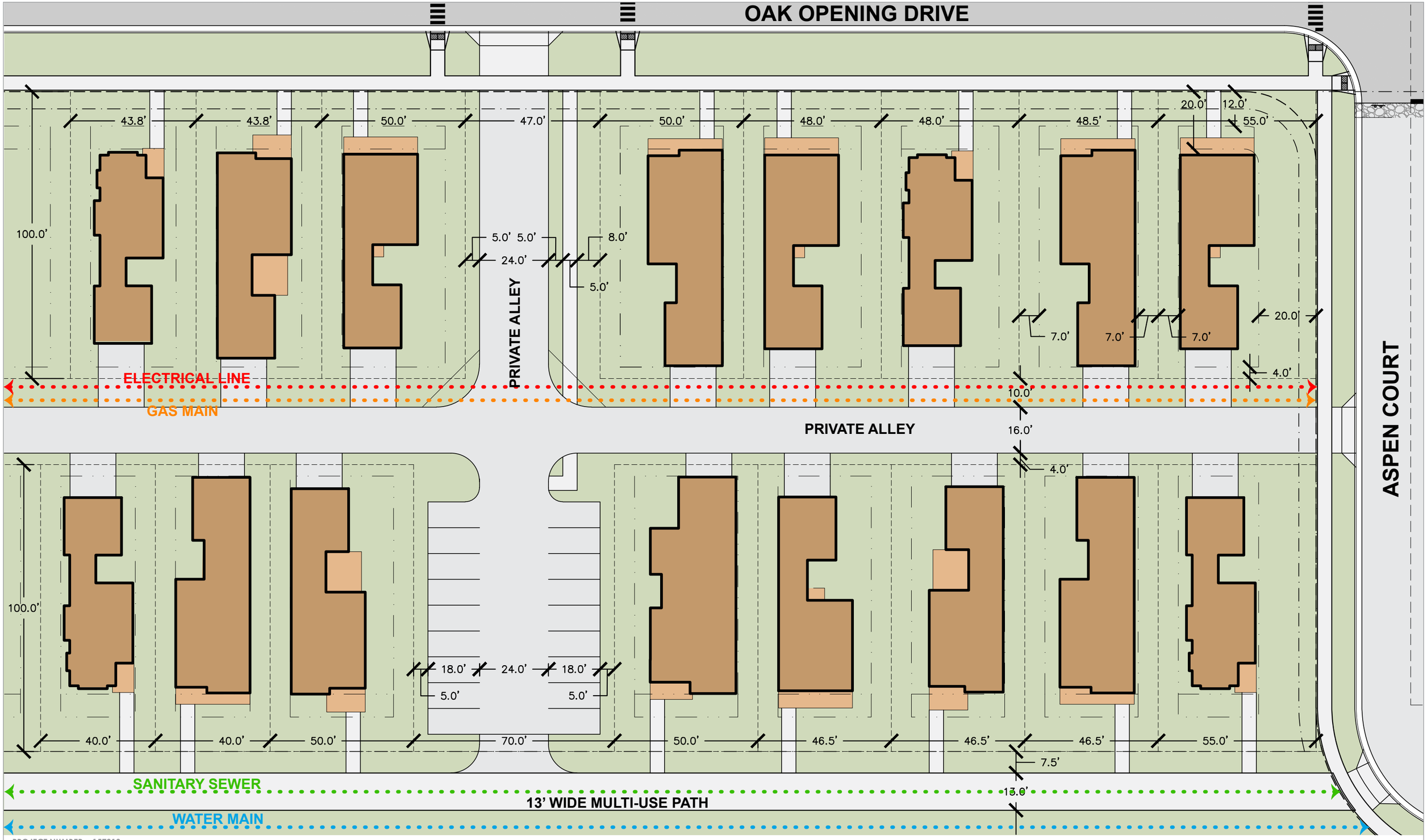
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

THE MEADOWS AT KETTLE PARK WEST

PROJECT NO: 15–7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE:	FEBRUARY 22, 2019
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	SEPTEMBER 05, 2019
SURVEYED BY: –	APPROVED BY:	REVISION RESUBMITTAL DATE:	–
		REVISION RESUBMITTAL DATE:	–

SHEET 2 OF 6

File: I:\2019\157018\DWG\Survey\157018 P-Plat (The Meadows At KPW).dwg Layout: 22x30 P-Plat – P2 User: colsen Plotted: Sep 04, 2019 – 5:01pm



PROJECT NUMBER • 157018

KETTLE PARK WEST - THE MEADOWS

STOUGHTON, WI

DATE 09.05.2019

ALLEY DESIGN &EXAMPLE LOT CONFIGURATION EXHIBIT (1 OF 2)

NORTH

0 15 30 60

FDG

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

Enter the **Address** in your Google Maps App for directions. These locations are only intended to provide a travel destination and do not represent any specific or significant site in the respective neighborhood.

408 North Bergamont Blvd, Oregon

The Highlands of Netherwood neighborhood is under-construction immediately to the west. The block adjacent to the First Presbyterian Church property encompasses 9-narrow single family lots served by an alley (rear shared drive). The lots are typically ~50-feet wide and 5800-6900+ square feet in area. Due to the configuration of utility and sidewalk easements, the fronts of the houses will typically be setback 8 to 13-feet from the sidewalk.

5201 Day Lily Place, Fitchburg

This area within the Swan Creek neighborhood was developed in ~2003-2004. Lots along Day Lily Place are generally 50'x 122' (6125 SF) and have assessed values in the range of $280,000 to $320,000. The front setback is 25 feet.

2878 Bulwer Lane, Fitchburg

This area of the Uptown Crossing Neighborhood started in 2018. Except for the building setbacks, the alley and homes along this block are probably most representative of the style and character of homes envisioned for the small lot area in the Meadows at Kettle Park West. Fitchburg zoning in this neighborhood permits a porch setback of 6-feet; the minimum house setback is 12-feet and can be up to 18-feet. Lots in this area are generally 37 to 45-feet wide (52-feet at the corner lots) and are generally 4100-SF in area. Assessed values generally range between $290,000 and $330,000.

558 Galileo Drive, Madison

This area in the Grandview Commons neighborhood was developed ~2007-2010. Lots along this stretch of Galileo Drive are ~58-feet x ~91-feet (~5280-SF) and the assessed value averages around $284,000.

610 Copernicus Way, Madison

This area in the Grandview Commons neighborhood developed in~2003-2004. Lots along the block of Copernicus are ~37-feet wide and ~ 3533-SF in area. Front porches have a setback of 12-feet. Assessed values average around $260,000.

7820 Reston Heights Drive, Madison

This area in the Meadowlands neighborhood developed ~2005-2007 and has home values averaging in the mid $200,000s. Lots are ~45-feet wide and approximately 3690-SF in area.

1528 Don Simon Drive, Sun Prairie

This area of Smith's Crossing was developed ~2003-2005 and has home values averaging in the mid $200,000s. There are a variety of lot sizes ranging from 37-feet to 42-feet in width.

Uptown Crossing Neighborhood, Fitchburg
Bulwer Lane

Uptown Crossing Neighborhood, Fitchburg
Bulwer Lane

Uptown Crossing Neighborhood, Fitchburg
Alley east of Bulwer Lane

Swan Creek Neighborhood, Fitchburg
Day Lily Place

Swan Creek Neighborhood, Fitchburg
Alley south of Day Lily

Highlands of Netherwood Neighborhood, Oregon (image courtesy of Encore Homes)

Smiths Crossing Neighborhood, Sun Prairie

Residential Examples: Smith's Crossing (O'Keeffe Ave)

owners may be concerned about when children would be outside playing. Natalie Richter explained the times when children would be playing.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Schumacher questioned what the license requirement is for square feet per child. Natalie Rusch stated 175 square feet per child.

Motion by **Barman** to approve the site plan as presented, 2nd by **Caravello**. Motion carried 6 – 0 (Selsor Abstained).

Motion by **Schumacher** to recommend the Common Council approve the conditional use as presented, 2nd by **Caravello**. Motion carried 6 – 0 (Selsor Abstained).

7. Request by Natalie Richter for a certified survey map (CSM) approval to combine the parcels at 1940 Jackson Street.
Scheel explained the request.

Motion by **Schumacher** to recommend the Common Council approve the CSM as presented, 2nd by **Caravello**. Motion carried 6 – 0 (Selsor Abstained).

8. Request by Forward Development Group for approval of a preliminary plat for The Meadows at Kettle Park West.
Scheel explained the request.

Mayor Swadley opened the public hearing

No one registered to speak.

Mayor Swadley closed the public hearing.

Scheel stated this agenda item will be back for more discussion and recommendation to Council in December.

The group discussed alleys within the proposed planned development area.

Mayor Swadley stated there are 3 listening sessions regarding this development as follows:

- Friday, November 15, 2019, 2:00-3:30 p.m. at Vennevoll Clubhouse, 400 N. Morris St.
- Wednesday, November 20, 2019, 6:30-8:00 p.m. at the Fire Department Training Room, 401 E. Main St.

- Saturday, November 23, 2019, 10:00-11:30 a.m. at the Fire Department Training Room, 401 E. Main St.

9. Request by Exclusively Roses, Inc. for site plan approval to construct a new building at 421 Glacier Moraine Drive.
Scheel explained the request.

Brad Anderson, Vice-President of Exclusively Roses explained their business has been growing steadily and they are in need of a larger facility for expansion.

Jeff Davis of Davis Steel Buildings gave an overview of the building design and materials proposed to be used.

Barman questioned the colors proposed to be used. Jeff Davis provided a sample of the pearl gray metal and devotion brick.

Schumacher asked what the future plans are for Exclusively Roses. Brad Anderson stated the site is large enough to allow for a future expansion of 5,000 – 6,000 square feet of additional area.

Scheel explained the current work being done under City contract for the street and utility work.

Barman questioned the drive width mentioned in the staff review letter. Jeff Davis stated the plan was changed to meet zoning requirements.

Majewski recommended changing the Linden trees to something else since Linden's are susceptible to damage by Japanese beetles.

Schumacher stated the crabapple trees are susceptible to scab disease so finding a crabapple tree resistant to this disease will be beneficial.

Motion by **Barman** to approve the site plan as presented, 2nd by **Robinson**. Motion carried 7 - 0.

10. Request by Chris Overson to consider changing the zoning code to allow temporary shelters in the Planned Business district and specifically at 556 E. Main Street.
Scheel explained the request.

Chris Overson stated he can understand the reasoning to not allow temporary structures within residential areas but commercial areas should not be an issue.

Barman questioned if this would be similar to Kopke's Greenhouse. Stacey stated Kopke's acquires a temporary use permit yearly for plant sales.

Majewski stated he is not in favor of changing the ordinance to allow these types of structures in a commercial setting.

Scheel stated he would like some guidance for how to proceed such as potential districts and requirements.