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 Commission 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 certified survey map (CSM) for property within Kettle Park West.
This property was not part of the platting of other lands within Kettle Park. The lands include a future right-of-way, expanded stormwater management area and a future development area. A recommendation to Council is necessary.

CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Conditionally Approving a Certified Survey Map Associated with Kettle Park West

Committee Action:

Fiscal Impact: N/A

File Number:	**Date Introduced:**

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

RECITALS

A. A certified survey map (the "CSM") was submitted by Kettle Park West LLC (the "Developer") to the City on March 12, 2019 for review and action, and the statutory review period, as extended by Developer, will expire on January 31, 2020. A copy of the CSM is attached as Attachment A.

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

C. The Plan Commission has reviewed the CSM, and recommended approving the CSM subject to certain conditions.

D. The Common Council has reviewed the CSM, and determined that the CSM will be consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, the City of Stoughton Comprehensive Plan and the conditions in Resolution No. R-45-2016 only if the conditions set forth below are satisfied.

RESOLUTION

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

1. Outlot 1 shall be dedicated to the City as public right-of-way.

2. The City will not accept the dedication of Outlot 2 at this time. The City will consider accepting the dedication of Outlot 2 following the completion of construction of all stormwater management improvements and facilities needed to serve all phases of development of the lands described in the preliminary plat entitled "Preliminary Plat of the Meadows at Kettle Park West," and the lands described in the final plat entitled Kettle Park West – The Meadows Addition." The City anticipates addressing the dedication and acceptance of Outlot 2 in the development agreement that will be needed in connection with the development of Lot 1 of the CSM.

3. Before the City will sign the CSM, Developer shall enter an agreement, satisfactory to the City, that prohibits the sale or development of Lot 1 until construction of the intersection of Oak Opening Drive and S.T.H. 138, and the improvement of Outlot 1 as a public street, have been completed or have been otherwise provided for in a manner that is acceptable to the City.

4. The City must adopt an ordinance zoning Outlot 2 Institutional.

5. Before the City will sign the CSM, Developer must provide written confirmation from the Capital Area Regional Planning Commission ("CARPC") that the CSM is are consistent with and meets 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 CSM to the City of Stoughton Urban Service Area.

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

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

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

_____

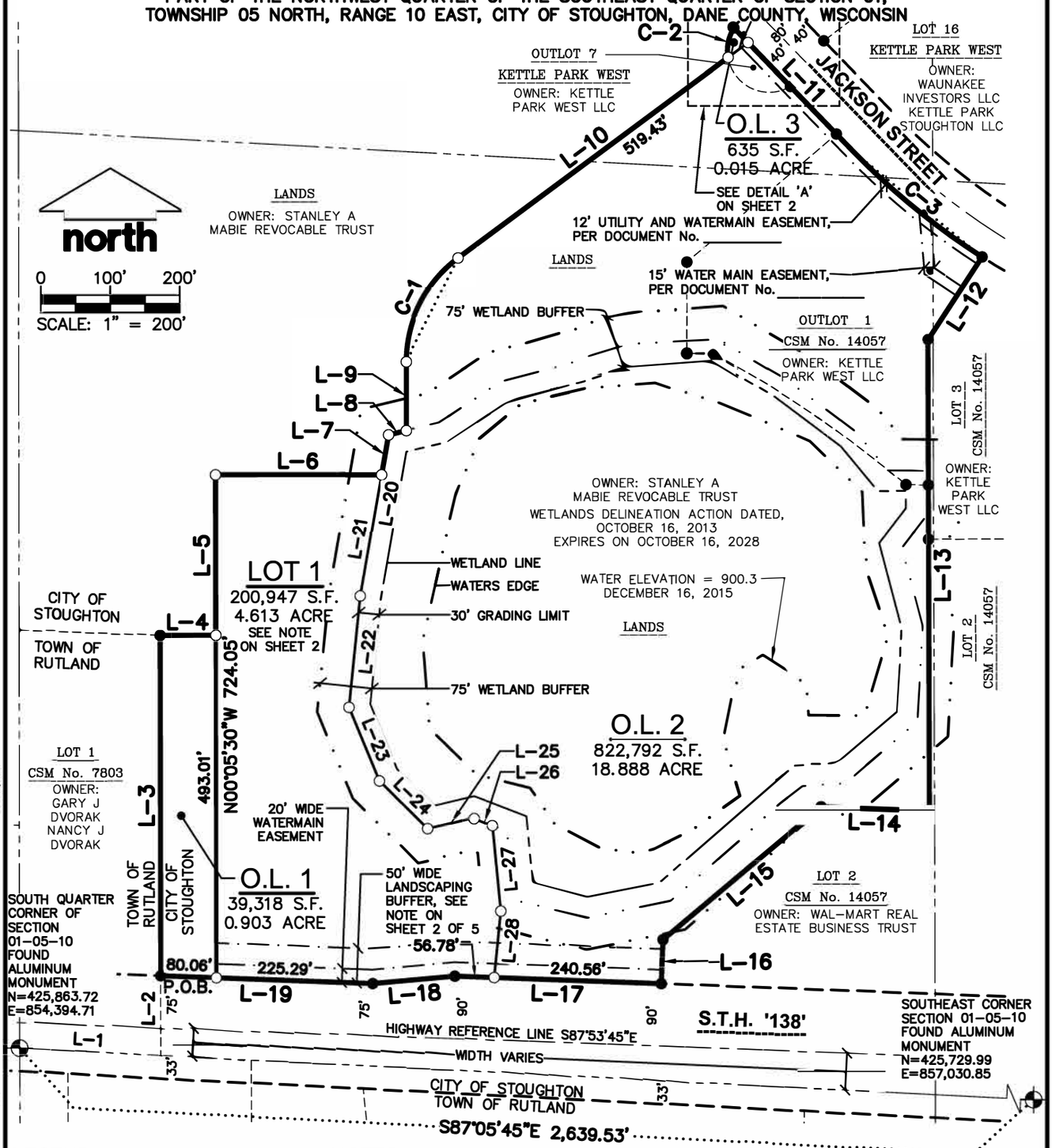
Tim Swadley, Mayor Date

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

ATTACHMENT A

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST 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



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E.
2. THERE IS A 30 FOOT NO GRADING ZONE FROM THE WETLAND LINE.
3. THE 75 FOOT WETLAND BUFFER IS ALSO A NO BUILD AREA.
4. STATE TRUNK HIGHWAY REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T0250(1)).

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

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: _____ FIELDBOOK/PG: – SHEET NO: 1 OF 4	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST 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

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S87°05'45"E	203.47'
L-2	N00°05'30"W	114.60'
L-3	N00°05'30"W	489.94'
L-4	N89°54'30"E	80.00'
L-5	N00°05'30"W	231.04'
L-6	N89°54'57"E	238.54'
L-7	N09°48'08"E	58.33'
L-8	N76°31'36"E	26.15'
L-9	N00°05'30"W	98.71'
L-10	N53°27'24"E	483.59'

LINE TABLE

LINE	BEARING	DISTANCE
L-11	S44°06'47"E	247.08'
L-12	S33°08'42"W	141.83'
L-13	S00°10'51"E	678.64'
L-14	N87°53'44"W	156.18'
L-15	S49°55'54"W	297.24'
L-16	S02°12'57"W	63.44'
L-17	N87°53'44"W	297.35'
L-18	S84°50'13"W	118.65'
L-19	N87°53'45"W	305.35'
L-20	S09°48'08"W	235.71'

LINE TABLE

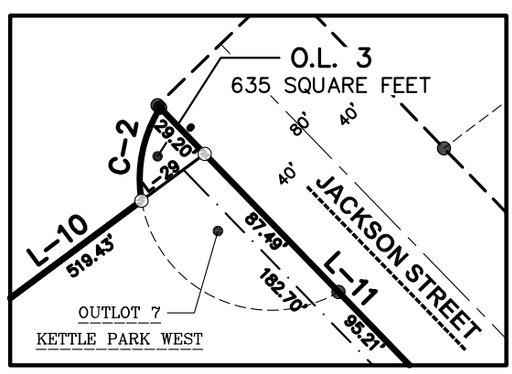
LINE	BEARING	DISTANCE
L-21	S09°48'08"W	177.38'
L-22	S05°45'51"W	161.07'
L-23	S22°27'06"E	114.69'
L-24	S45°16'12"E	97.64'
L-25	N76°36'27"E	66.71'
L-26	S68°57'28"E	30.37'
L-27	S05°35'07"E	123.73'
L-28	S05°36'42"W	96.18'
L-29	S53°27'24"W	35.84'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	173.83'	186.00'	53°32'53"	167.58'	N26°40'58"E	N00°05'29"W	N53°27'24"E
C-2	44.13'	60.00'	42°08'23"	43.14'	N11°19'25"E	N09°44'47"W	N32°23'37"E
C-3	239.60'	1040.00'	13°12'01"	239.07'	S50°42'47"E	S44°06'47"E	S57°18'48"E

LANDSCAPE BUFFER NOTE

THIS 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.



DETAIL 'A'
SCALE 1" = 100'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E.
2. DEVELOPMENT OF LOT 1 WILL NOT BE PERMITTED UNTIL FURTHER STORMWATER MANAGEMENT FACILITIES AND THE EXTENSION OF OAK OPENING DRIVE TO STH 138.

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

PREPARED BY:	PREPARED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 2 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST 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

LEGAL DESCRIPTION

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, RECORDED IN VOLUME 94, PAGES 150–158 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5179690, OUTLOT 7, KETTLE PARK WEST, RECORDED IN VOLUME 60–082B OF PLATS ON PAGES 450–451, AS DOCUMENT No. 5369642, LOCATED IN THE SOUTHEAST 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 05 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID, 203.47 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP No. 7803, AS RECORDED IN VOLUME 41, PAGE 76, AS DOCUMENT No. 2670794; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 114.60 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF STATE TRUNK HIGHWAY '138', ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 489.94 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 80.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 231.04 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, 238.54 FEET; THENCE NORTH 09 DEGREES 48 MINUTES 08 SECONDS EAST, 58.33 FEET; THENCE NORTH 76 DEGREES 31 MINUTES 36 SECONDS EAST, 26.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 98.71 FEET TO A POINT OF CURVE; THENCE 173.83 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 58 SECONDS EAST, 167.58 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 483.59 FEET TO A POINT ON THE CURVING BOUNDARY LINE OF OUTLOT 7, KETTLE PARK WEST, AFORESAID; THENCE NORTHWESTERLY 44.13 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 11 DEGREES 19 MINUTES 25 SECONDS WEST, 43.14 FEET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID RIGHT–OF–WAY LINE, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 42 MINUTES 47 SECONDS EAST, 239.07 FEET TO THE EASTERLY LINE OF OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, AFORESAID; THENCE SOUTH 33 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID EASTERLY LINE, 141.83 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 678.64 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, 156.18 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 54 SECONDS WEST, 297.24 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 57 SECONDS WEST, 63.44 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF STATE TRUNK HIGHWAY '138'; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST ALONG SAID RIGHT–OF–WAY LINE, 297.35 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 13 SECONDS WEST ALONG SAID RIGHT–OF–WAY LINE, 118.65 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT–OF–WAY LINE, 305.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,063,692 SQUARE FEET OR 24.419 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST LLC AND THE STANLEY A. MABIE REVOCABLE TRUST, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

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

_____ _____

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

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15–7018 FILE NO: B–* FIELDBOOK/PG: – SHEET NO: 3 OF 4	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY:	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST 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

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 THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____DAY OF _____, 2019.

KETTLE PARK WEST LLC

BY: _____
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED DAVE M. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

McFARLAND STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST LLC, OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS_____DAY OF_____, 2019.

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

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, 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_____, 2019.

_____
HOLLY LICHT, CLERK
CITY OF STOUGHTON

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

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M

AS DOCUMENT #_____

IN VOL. _____OF CERTIFIED

SURVEY MAPS ON PAGE(S)_____

_____
REGISTER OF DEEDS

PREPARED BY:	PREPARED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: B-* FB/PG: - SHEET NO: 4 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB		

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