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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) to combine the properties at 1801 and 1715 US Highway 51-138

Committee Action: Plan Commission recommends Council approval 6 – 0

Fiscal Impact:

File Number:	R-09-2023	**Date Introduced:**	January 24, 2023

RECITALS

1. The CSM is referred to the Plan Commission for review and recommendation to the City Council.

2. Todd Kane of Cummins Emissions Solutions is requesting to combine the properties for a proposed future building addition.

3. The Plan Commission reviewed the CSM on January 9, 2023 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
207 S. Forrest Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: December 30, 2022

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 January 9, 2023 Plan Commission Meeting and Common Council Meeting of January 24, 2023.

Request by Todd Kane of Cummins Emissions Solutions to combine the lots at 1801 and 1715 US Highway 51-138 by Certified Survey Map (CSM) to prepare for a future building addition.

This CSM is proposed to combine the parcels to prepare for a future warehouse addition. The site plan review for the warehouse addition is expected in February 2023. The resolution and survey are provided. A recommendation to the Council is necessary.

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

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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 12/23/2022

Applicant Name Cummins Emission Solutions **Phone** 608-873-4200

Applicant Email todd.kane@cummins.com

Owners Name (if different than applicant) _____ **Phone** _____

Subject Property Address 1801 HWY 51 & 138 WEST STOUGHTON

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: _____.

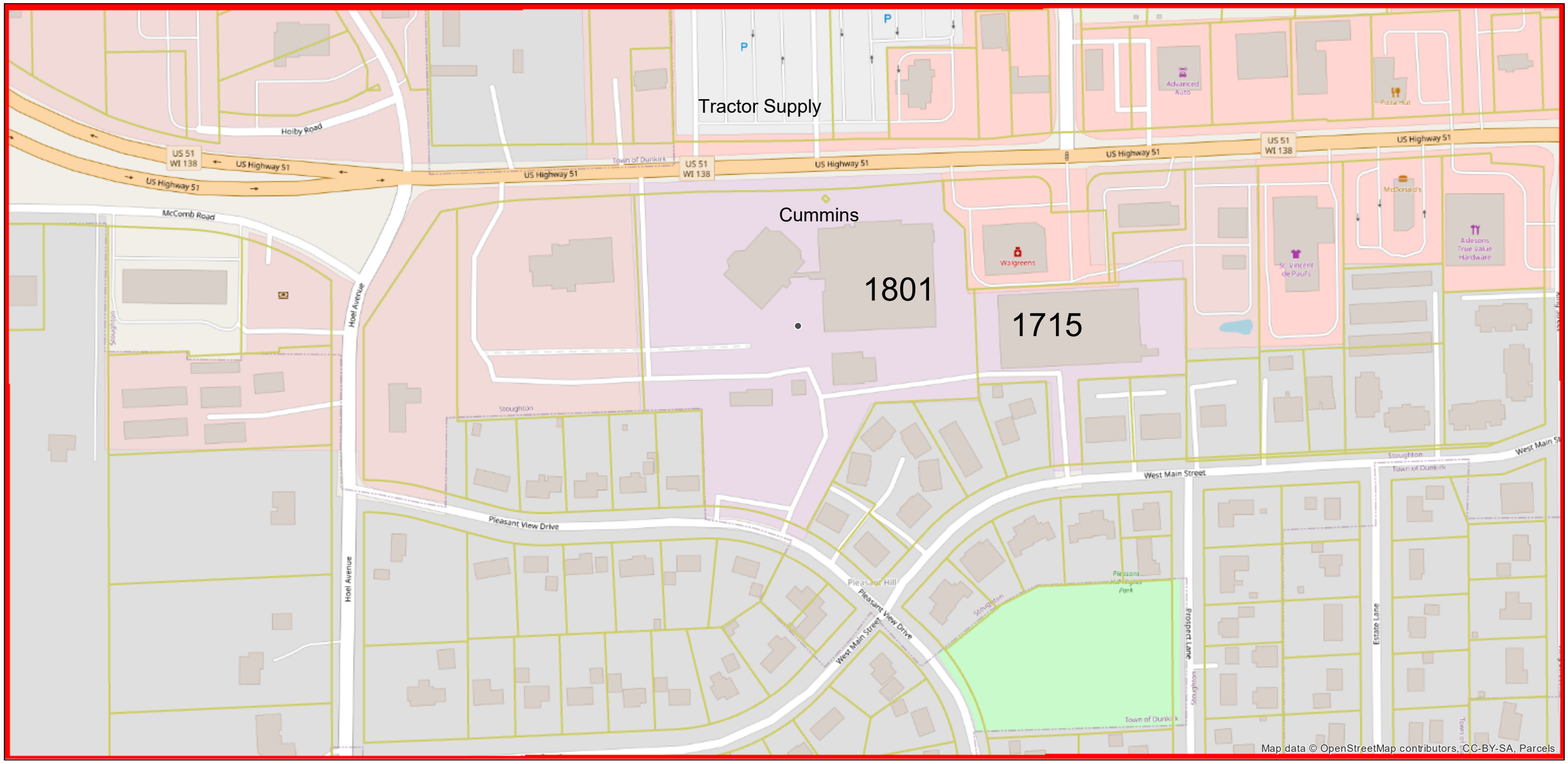
Fee Amount: $_____.

Owner/Applicant Signature Todd Kane Date 12/23/2022

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.**

1801-1715 US Highway 51-138



December 30, 2022

Dane County Mask

Parcels

0 125 250 500 Feet

N

CERTIFIED SURVEY MAP NO. _____

Lot 3 in Certified Survey Map No. 10517 and Lot 2 of Certified Survey Map No. 12301, being part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin.

△ INDICATES SET MAG NAIL

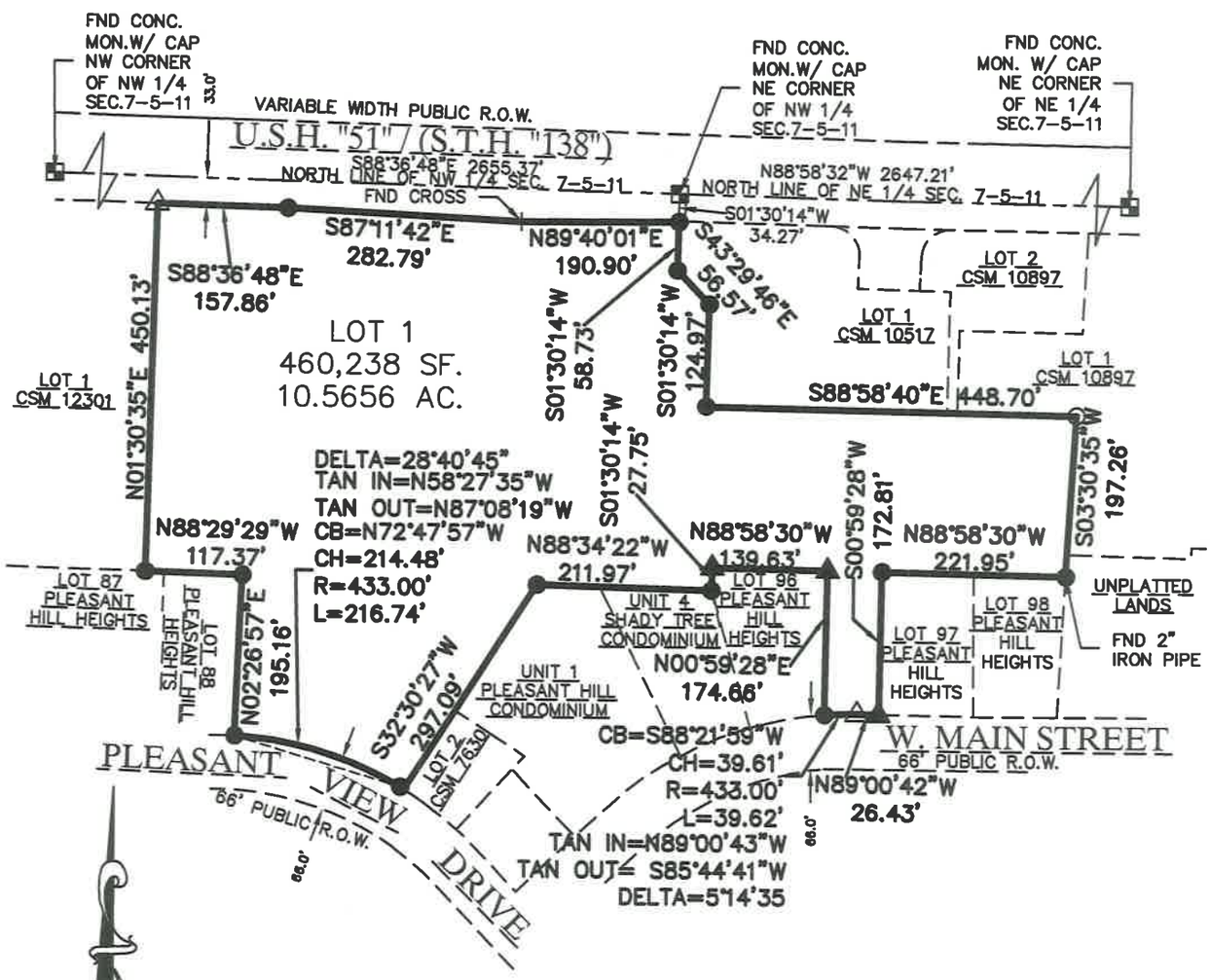
▲ INDICATES FOUND 3/4" IRON PIPE

◉ INDICATES FOUND 3/4" IRON ROD

● INDICATES FOUND 1" IRON PIPE

○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, T 5 N, R 11 E, WHICH BEARS NORTH 88°36'48" WEST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



GRAPHIC SCALE

0 100 200

1" = 200'

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

Dec. 23, 2022

PREPARED FOR:
CUMMINS EMISSION SOLUTIONS, INC.
500 JACKSON STREET
COLUMBUS, IN 47201

PREPARED BY:

raSmith
CREATIVITY BEYOND ENGINEERING

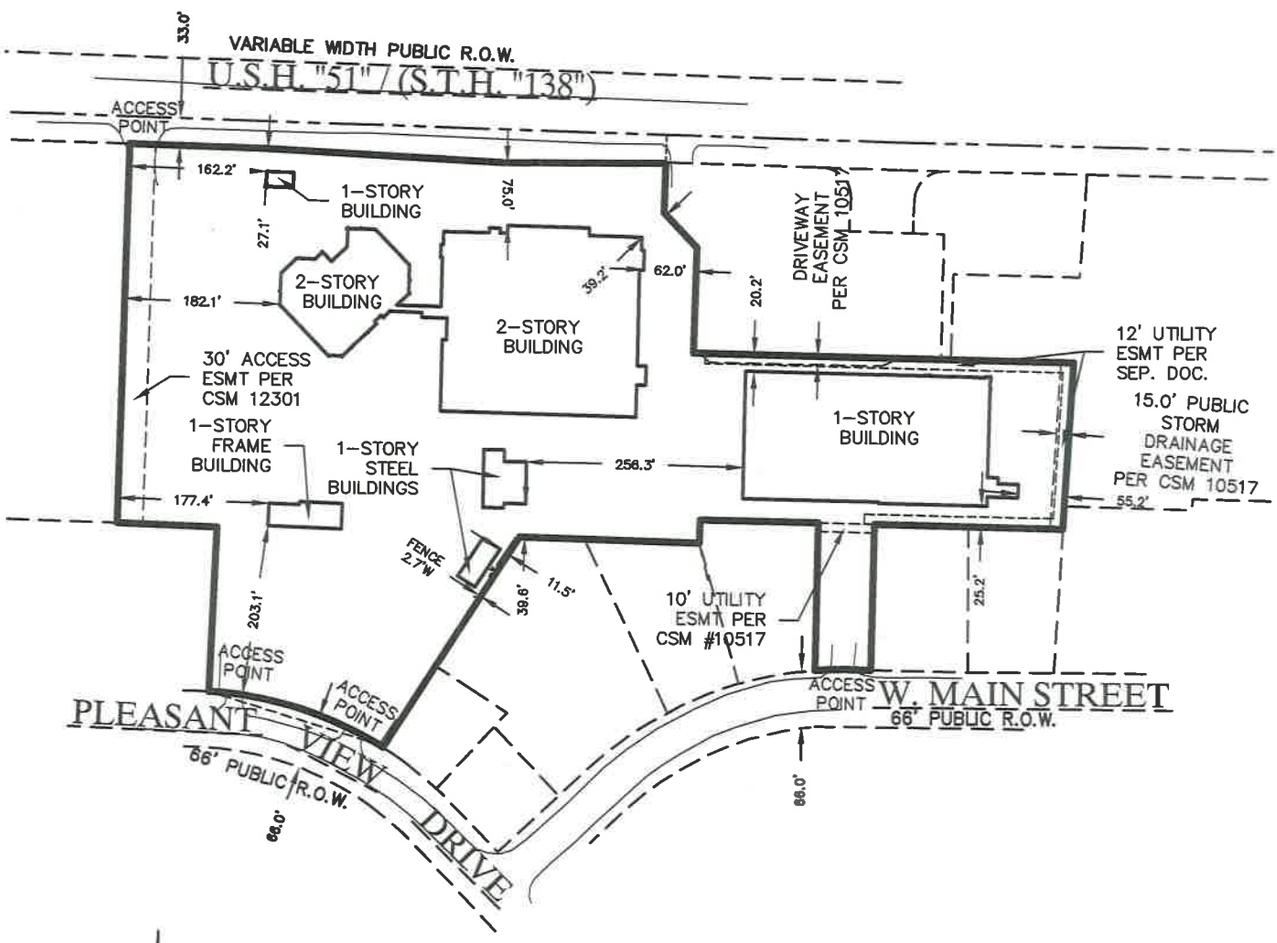
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5166463\Dwg\CS101L.dwg \ SHEET 1

CERTIFIED SURVEY MAP NO. _____

Lot 3 in Certified Survey Map No. 10517 and Lot 2 of Certified Survey Map No. 12301, being part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin.

EASEMENT & IMPROVEMENT DETAIL SHEET



WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

Eric R. Sturm

DEC. 23, 2022

LOCATION MAP

NORTHWEST 1/4 & NORTHEAST 1/4 OF SECTION 7, T 5 N, R 11 E
U.S.H. "51" / STH "138"

SCALE: 1" = 2000'

GRAPHIC SCALE

0 100 200

1" = 200'

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5166463\Dwg\CS101L.dwg \ SHEET 2

CERTIFIED SURVEY MAP NO._____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, Eric R. Sturm, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped Lot 3 in Certified Survey Map No. 10517 and Lot 2 of Certified Survey Map No. 12301, being part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 7; thence South 01°30'14" West 34.27 feet to a point on the South line of U.S.H. "51" (also known as S.T.H. "138") and the point of beginning; thence South 01°30'14" West along the West line of Lot 1 of Certified Survey Map No. 10517, a distance of 58.73 feet to a point; thence South 43°29'46" East along said West line 56.57 feet to a point; thence South 01°30'14" West along said West line 124.97 feet to the Southwest corner of said Lot 1; thence South 88°58'40" East 448.70 feet to a point on the West line of Lot 1 of Certified Survey Map No. 10897; thence South 03°30'35" West 197.26 feet to a point; thence North 88°58'30" West 221.95 feet to a point; thence South 00°59'28" West 172.81 feet to a point on the North line of West Main Street; thence North 89°00'42" West along said North line 26.43 feet to a point; thence Southwesterly 39.62 feet along the arc of a curve, whose center lies to the South, whose radius is 433.00 feet, and whose chord bears South 88°21'59" West 39.61 feet to a point; thence North 00°59'28" East along the East line of Lot 96 of Pleasant Hill Heights 174.66 feet to the Northeast corner of said Lot 96; thence North 88°58'30" West along the North line of said Lot 96, a distance of 139.63 feet to the Northwest corner of said Lot 96; thence South 01°30'14" West along the West line of said Lot 96, a distance of 27.75 feet to the Northeast corner of Unit 4 of Shady Tree Condominiums; thence North 88°34'22" West 211.97 feet to the Northerly most corner of Unit 1 of Pleasant Hill Condominiums; thence South 32°30'27" West 297.09 feet to a point on the North line of Pleasant View Drive; thence Northwesterly 216.74 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 433.00 feet, and whose chord bears North 72°47'57" West 214.48 feet to the Southeast corner of Lot 88 of Pleasant Hill Heights; thence North 02°26'57" East along the East line of said Lot 88, a distance of 195.16 feet to the Northeast corner of said Lot 88; thence North 88°29'29" West 117.37 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 12301; thence North 01°30'35" East along the East line of said Lot 1, a distance of 450.13 feet to a point on the South line of U.S.H. "51" (also known as S.T.H. "138"); thence South 88°36'48" East along said South line 157.86 feet to a point; thence South 87°11'42" East along said South line 282.79 feet to a point; thence North 89°40'01" East along said South line 190.90 feet to the point of beginning.

Containing 10.5656 acres or 460,238 square feet.

THAT I have made this survey, land division and map by the direction of Cummins Emission Solution Inc. owner of said lands.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Land Division and Platting Regulations of the City of Stoughton in surveying, dividing and mapping the same.

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

DATE December 23, 2022 _____(SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO._____

Lot 3 in Certified Survey Map No. 10517 and Lot 2 of Certified Survey Map No. 12301, being part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 5 North, Range 11 East, in the City of Stoughton, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Cummins Emission Solutions, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the subdivision regulations of the City of Stoughton.

Cummins Emission Solutions, Inc., does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Stoughton

IN Witness Whereof, Cummins Emission Solutions, Inc, has caused these presents to be signed by _____it's _____on this _____ day of _____, 20_____.

Cummins Emission Solutions, Inc.

_____

STATE OF WISCONSIN }
:SS
_____ COUNTY }

PERSONALLY came before me this _____day of _____, 20_____,

_____ of the above named Cummins Emission Solution, Inc., to me known as the person who executed the foregoing instrument, and to me known to be the _____of said Cummins Emission Solution, Inc., and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

WISCONSIN
ERIC R. STURM
S-2309
EAGLE
WI
LAND SURVEYOR

Dec. 23, 2022

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CITY OF STOUGHTON PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Stoughton on this _____ day of_____, 20_____.

_____
CHAIRPERSON

_____
SECRETARY

DANE COUNTY PLANNING AND PARK COMMISION APPROVAL

This Certified Survey Map has been submitted to and approved by the Dane County Planning and Park Commission as complying with the Subdivision Regulations for Dane County and Wisconsin Statute Chapter 236 on this _____ day of_____, 20_____.

_____

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

Dec 23, 2022

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309