CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Conditionally Approving the Final Plat for Lots 1, 3 and 4 within the 51 West Subdivision

Committee Action:	Plan Commission recommends approval 6 - 0		
Fiscal Impact:	N/A		
File Number:	R -153- 23	**Date Introduced:**	September 26, 2023

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

RECITALS

A. A final plat titled "Blue Grass Replat" (the "Plat")(Exhibit A) was submitted by Bruce Hollar for Jerod Bennet (the "Owner") to the City of Stoughton (the "City") on July 27, 2023 for review and action, and the statutory review period will expire on October 25, 2023.

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 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. The Plan Commission recommends approving the Plat subject to the conditions set forth below.

D. The Common Council has reviewed the Plat, and agrees with the Plan Commission recommendations.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Final Plat named "Blue Grass Replat" subject to the following conditions:

1. A final plat shall not be approved unless the following conditions are satisfied:

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

3. 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.

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

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

_____

Tim Swadley, Mayor Date

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

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

(608) 873-6619 www.cityofstoughton.com

RODNEY J. SCHEEL
DIRECTOR

Date: September 1, 2023

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 September 11, 2023 Plan Commission Meeting and September 26, 2023 Common Council meeting

Final Plat for Lots 1, 3 and 4 within the 51 West Subdivision.
The applicant is seeking to create 38 twin home lots. This will allow the 19 duplex structures to be sold as zero-lot-line twin homes. Each twin home will have separate water, sewer and electric services.

The application materials and resolution are provided. A recommendation to the Common Council is necessary.

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.12.23

Date of Application 7/27/2023

Applicant Name D'Onofrio Kottke & Assoc. - Brett Stoffregan **Phone** (608) 833-7530

Applicant Email bstoffregan@donofrio.cc

Owners Name (if different than applicant) RHD Properties, LLC 51 West Development, LLC **Phone** (608) 712-2048

Subject Property Address 2957 and 2988 Blue Grass Drive; 1510 Palm Grass Way

Application for: CSM _____ **PRELIMINARY PLAT** _____ **FINAL PLAT** X

CURRENT FEES

CERTIFIED SURVEY MAP:	**$185 AND $45/LOT***
PRELIMINARY PLAT FEE:	**$485 AND $45/LOT***
FINAL PLAT FEE:	**$290 AND $45/LOT***

Number of Lots: 39.

Fee Amount: $ 2045.

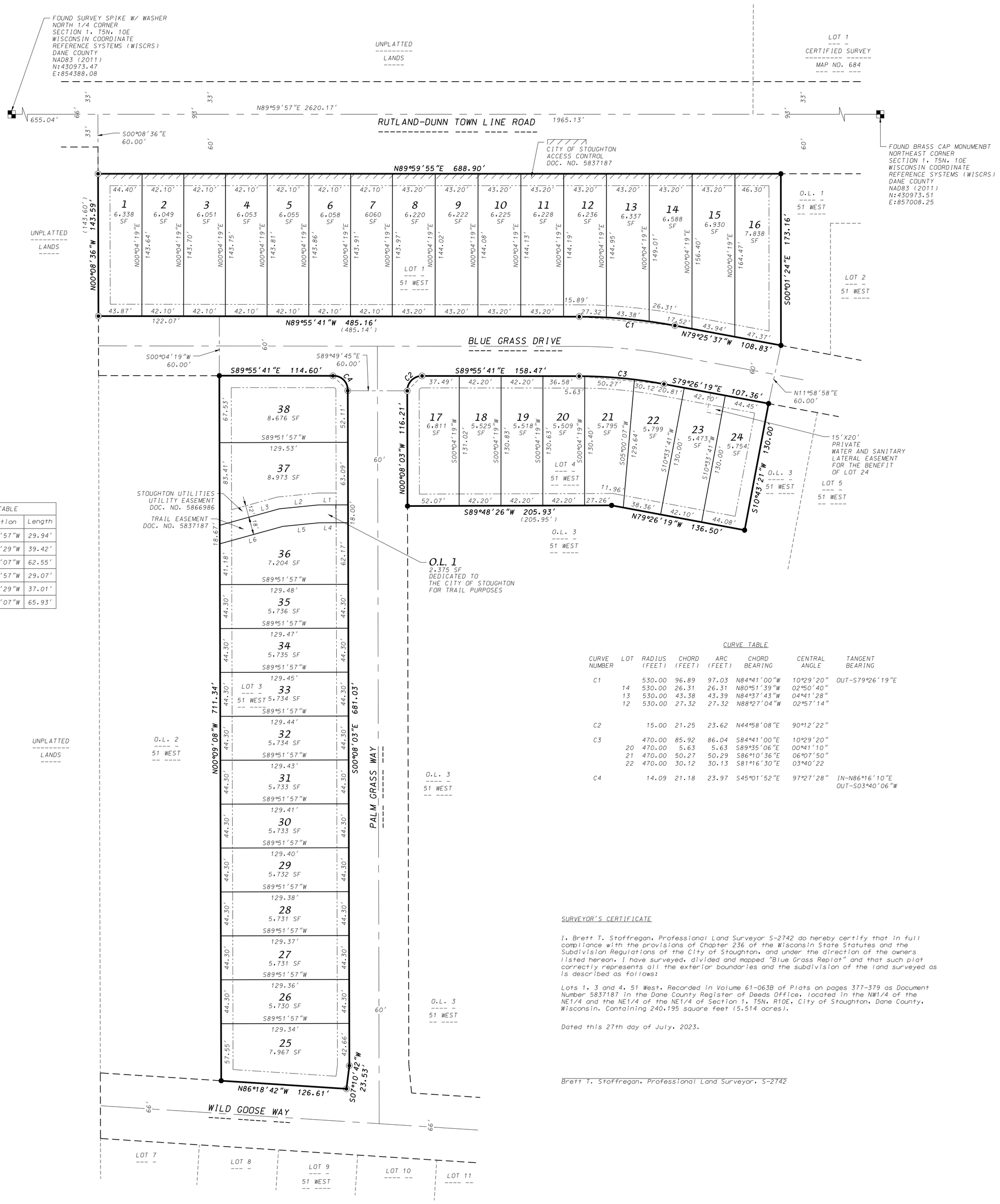
Owner/Applicant Signature Brett Stoffregan Date 07/27/2023

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.**

BLUE GRASS REPLAT

LOTS 1, 3 AND 4, 51 WEST, RECORDED IN VOLUME 61-063B OF PLATS ON PAGES 377-379 AS DOCUMENT NUMBER 5837187 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SECTION 1, T5N, R10E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LINE TABLE		
Line #	Direction	Length
L1	S89°51'57"W	29.94'
L2	S84°20'29"W	39.42'
L3	S74°32'07"W	62.55'
L4	S89°51'57"W	29.07'
L5	S84°20'29"W	37.01'
L6	S74°32'07"W	65.93'

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		530.00	96.89	97.03	N84°41'00"W	10°29'20"	OUT-S79°26'19"E
	14	530.00	26.31	26.31	N80°51'39"W	02°50'40"	
	13	530.00	43.38	43.39	N84°37'43"W	04°41'28"	
	12	530.00	27.32	27.32	N88°27'04"W	02°57'14"	
C2		15.00	21.25	23.62	N44°58'08"E	90°12'22"	
C3		470.00	85.92	86.04	S84°41'00"E	10°29'20"	
	20	470.00	5.63	5.63	S89°35'06"E	00°41'10"	
	21	470.00	50.27	50.29	S86°10'36"E	06°07'50"	
	22	470.00	30.12	30.13	S81°16'30"E	03°40'22	
C4		14.09	21.18	23.97	S45°01'52"E	97°27'28"	IN-N86°16'10"E OUT-S03°40'06"W

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Stoughton, and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Blue Grass Replat" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1, 3 and 4, 51 West, Recorded in Volume 61-063B of Plats on pages 377-379 as Document Number 5837187 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 of Section 1, T5N, R10E, City of Stoughton, Dane County, Wisconsin. Containing 240,195 square feet (5.514 acres).

Dated this 27th day of July, 2023.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

0 60' 120'

1"=60'

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
DANE COUNTY NAD83(2011)
THE NORTH LINE OF THE NE1/4 OF
SECTION 1, T5N, R10E
BEARS N89°59'57"E

NE1/4 SECTION 1, T5N, R10E

LOCATION MAP
1"=1000'

LEGEND

Found 1-1/4" rebar

Found 3/4" rebar

All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

12'

Utility Easement granted by Doc. No. 5837187

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

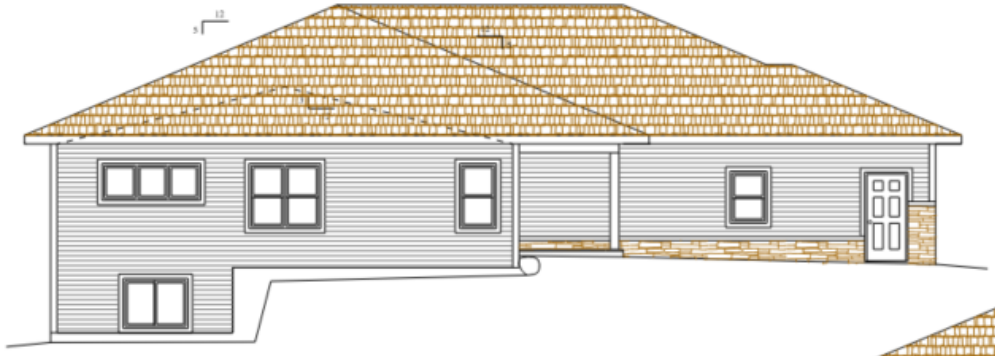
Department of Administration

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

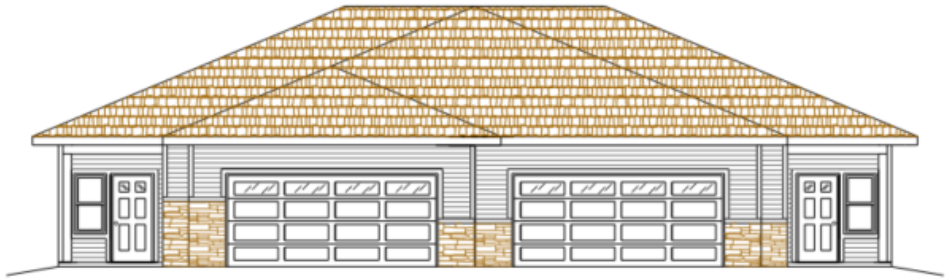
FN: 23-07-107

7 Lot 3 Elevations



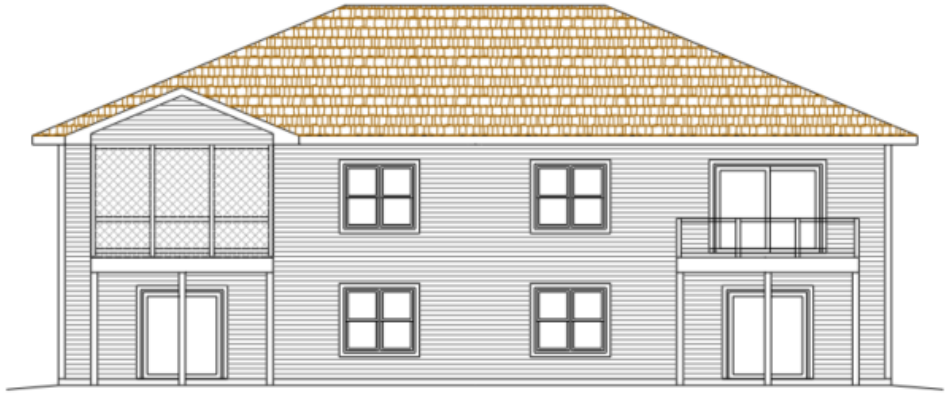
Left Elevation

Scale = 1/4"=1'-0"



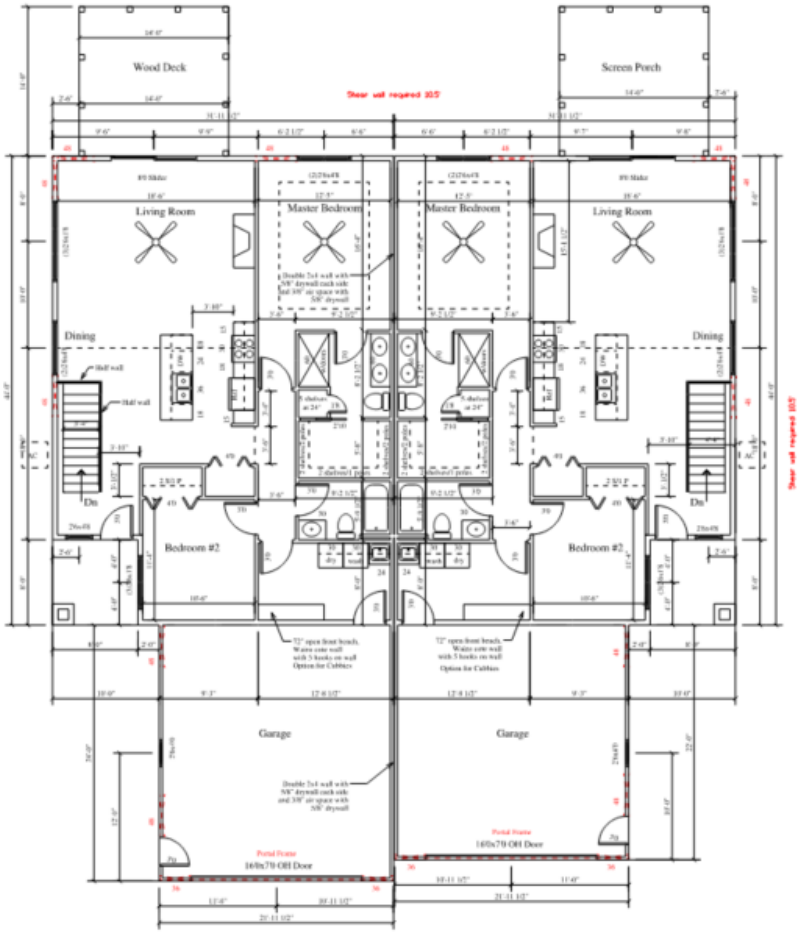
Front Elevation

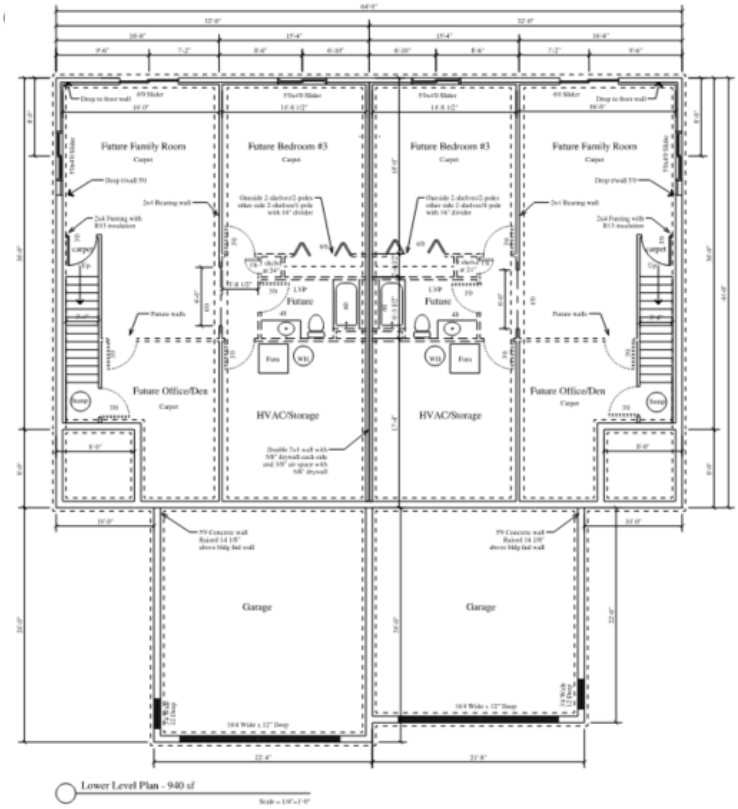
Scale = 1/4"=1'-0"



Rear Elevation

Scale = 1/4"=1'-0"





8 Lot 3 First Floor Plan and Lower

9 Lot 4 Elevations

Left Elevation

Scale = 1/4"=1'-0"

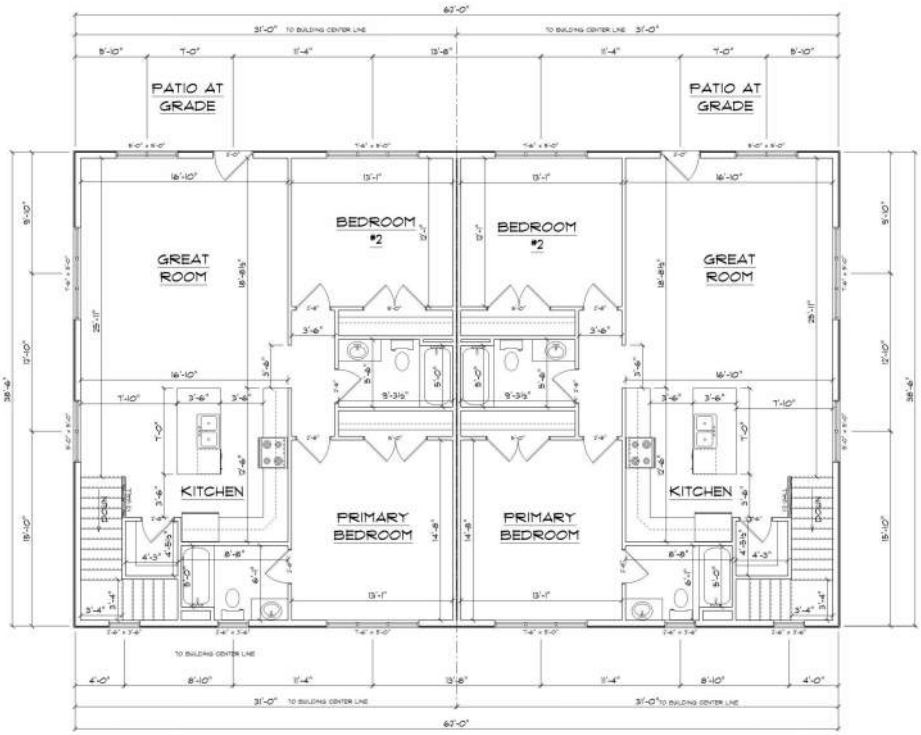
Front Elevation

Scale = 1/4"=1'-0"

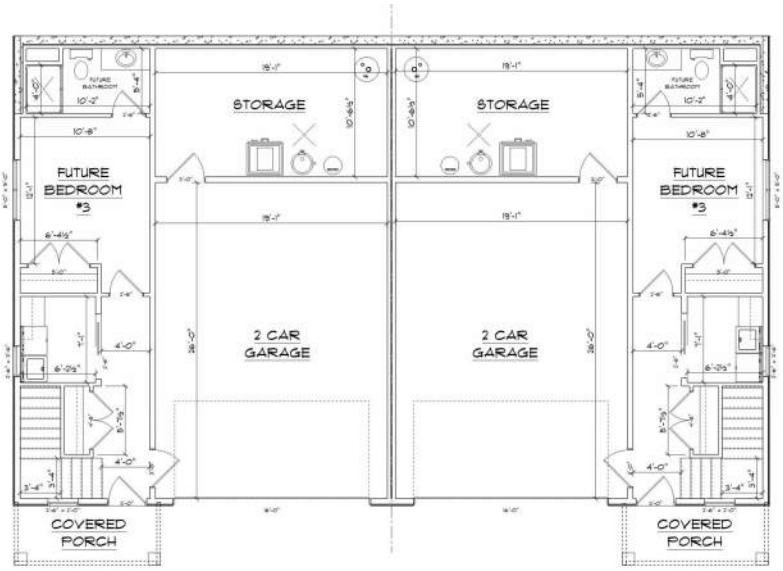
Rear Elevation

Scale = 1/4"=1'-0"

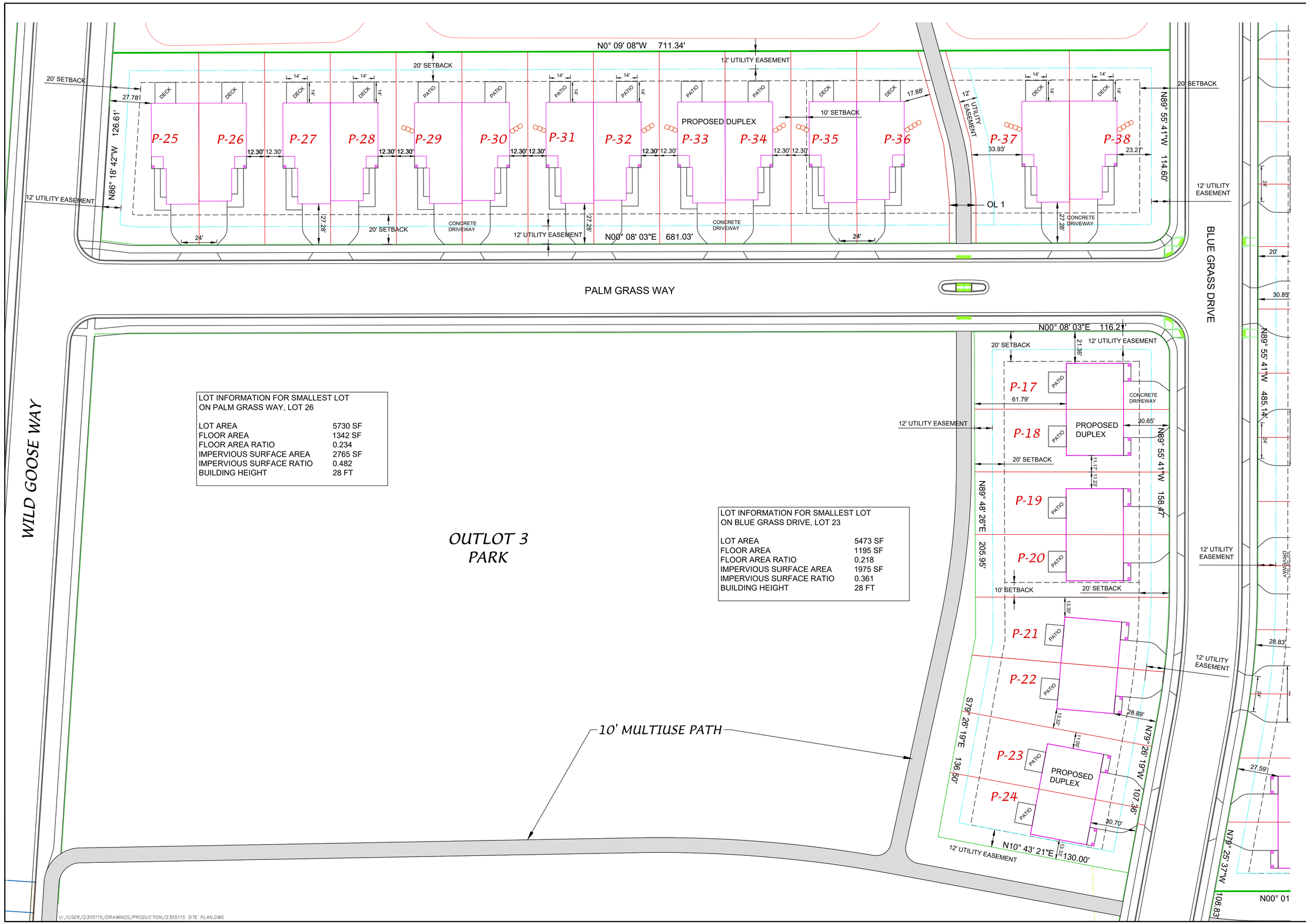
10 Lot 4 First Floor Plan and Lower



FIRST FLOOR PLAN
1195 SQFT FINISHED AREA PER UNIT



FOUNDATION FINISH PLAN
136 SQFT FINISHED AREA PER UNIT
221 SQFT FUTURE BEDROOM AREA PER UNIT



LOT INFORMATION FOR SMALLEST LOT
ON PALM GRASS WAY, LOT 26

LOT AREA	5730 SF
FLOOR AREA	1342 SF
FLOOR AREA RATIO	0.234
IMPERVIOUS SURFACE AREA	2765 SF
IMPERVIOUS SURFACE RATIO	0.482
BUILDING HEIGHT	28 FT

LOT INFORMATION FOR SMALLEST LOT
ON BLUE GRASS DRIVE, LOT 23

LOT AREA	5473 SF
FLOOR AREA	1195 SF
FLOOR AREA RATIO	0.218
IMPERVIOUS SURFACE AREA	1975 SF
IMPERVIOUS SURFACE RATIO	0.361
BUILDING HEIGHT	28 FT

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SITE PLAN

PALM GRASS WAY DUPLEXES

PALM GRASS WAY
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 22x34)

DATE: 08-25-23
REVISED:

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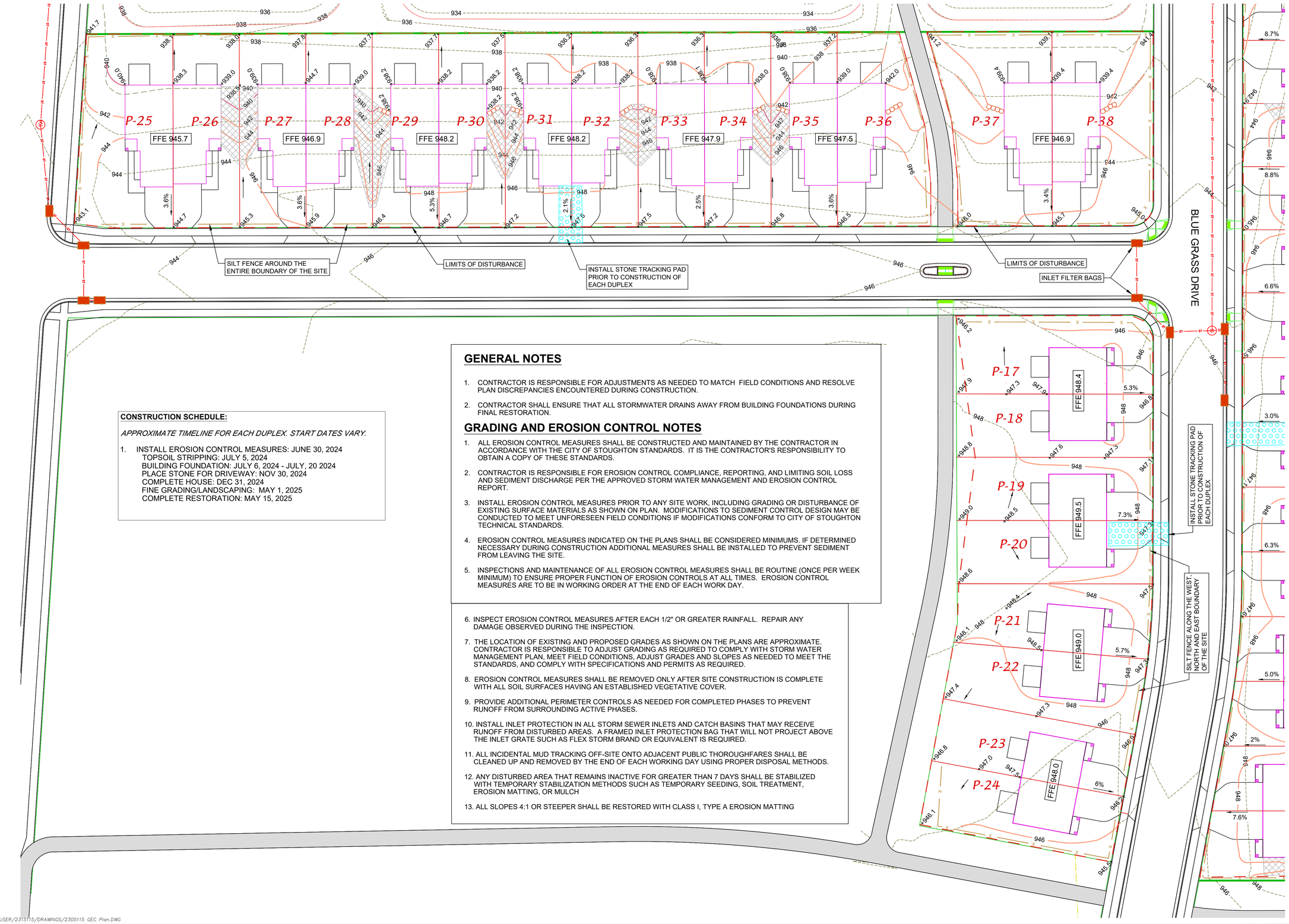

CONSTRUCTION SCHEDULE:

APPROXIMATE TIMELINE FOR EACH DUPLEX. START DATES VARY.

1. INSTALL EROSION CONTROL MEASURES: JUNE 30, 2024
   TOPSOIL STRIPPING: JULY 5, 2024
   BUILDING FOUNDATION: JULY 6, 2024 - JULY, 20 2024
   PLACE STONE FOR DRIVEWAY: NOV 30, 2024
   COMPLETE HOUSE: DEC 31, 2024
   FINE GRADING/LANDSCAPING: MAY 1, 2025
   COMPLETE RESTORATION: MAY 15, 2025

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS AS NEEDED TO MATCH FIELD CONDITIONS AND RESOLVE PLAN DISCREPANCIES ENCOUNTERED DURING CONSTRUCTION.
2. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.

GRADING AND EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF STOUGHTON STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL COMPLIANCE, REPORTING, AND LIMITING SOIL LOSS AND SEDIMENT DISCHARGE PER THE APPROVED STORM WATER MANAGEMENT AND EROSION CONTROL REPORT.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OF STOUGHTON TECHNICAL STANDARDS.
4. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
7. THE LOCATION OF EXISTING AND PROPOSED GRADES AS SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO ADJUST GRADING AS REQUIRED TO COMPLY WITH STORM WATER MANAGEMENT PLAN, MEET FIELD CONDITIONS, ADJUST GRADES AND SLOPES AS NEEDED TO MEET THE STANDARDS, AND COMPLY WITH SPECIFICATIONS AND PERMITS AS REQUIRED.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
9. PROVIDE ADDITIONAL PERIMETER CONTROLS AS NEEDED FOR COMPLETED PHASES TO PREVENT RUNOFF FROM SURROUNDING ACTIVE PHASES.
10. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. A FRAMED INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT IS REQUIRED.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. ALL SLOPES 4:1 OR STEEPER SHALL BE RESTORED WITH CLASS I, TYPE A EROSION MATTING

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GRADING AND EROSION CONTROL PLAN

Palm Grass Way Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 22x34)
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DATE: 08-25-23
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DRAWN BY: BJH

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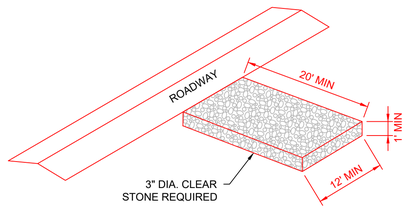

STONE TRACKING PAD

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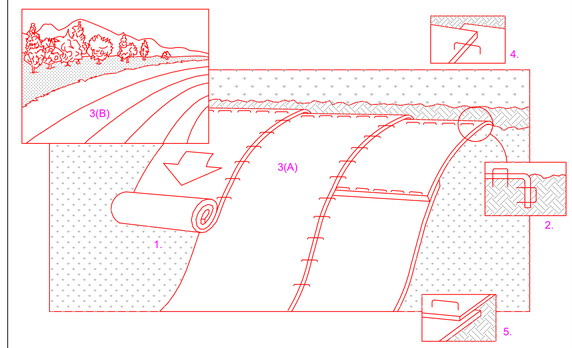

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" DEEP WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. REFER TO GENERAL PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

EROSION CONTROL MAT - SLOPE INSTALLATION

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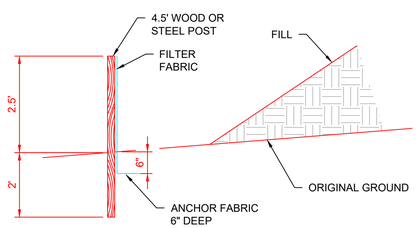

SILT FENCE

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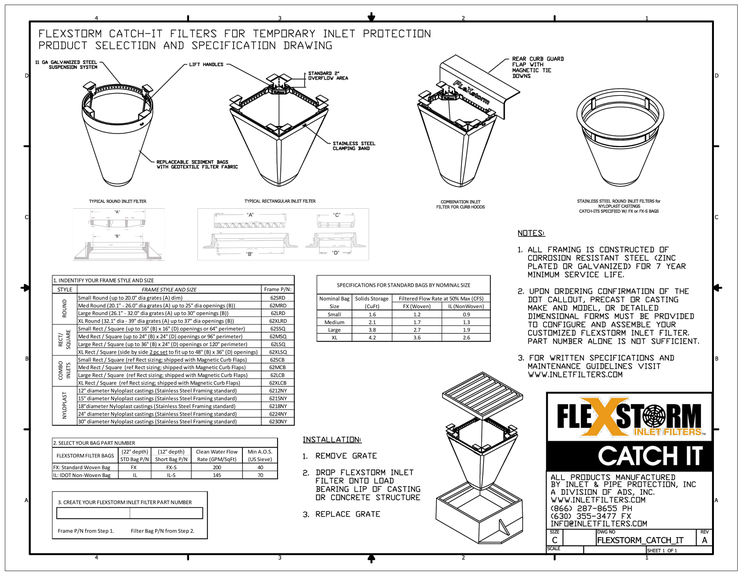

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GRADING AND EROSION CONTROL DETAILS

Palm Grass Way Duplexes

PALM GRASS WAY AND BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

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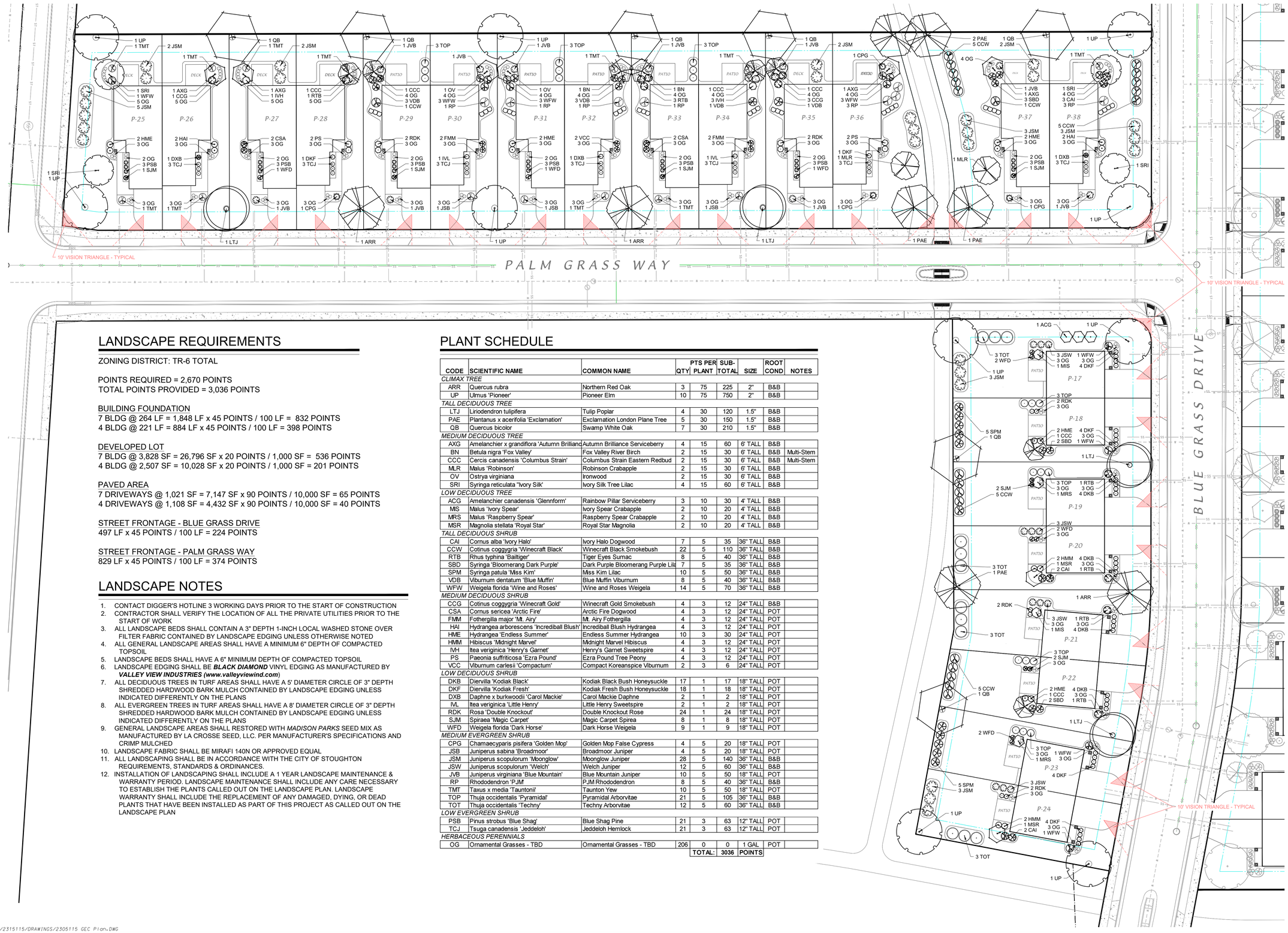

LANDSCAPE REQUIREMENTS

ZONING DISTRICT: TR-6 TOTAL

POINTS REQUIRED = 2,670 POINTS
TOTAL POINTS PROVIDED = 3,036 POINTS

BUILDING FOUNDATION
7 BLDG @ 264 LF = 1,848 LF x 45 POINTS / 100 LF = 832 POINTS
4 BLDG @ 221 LF = 884 LF x 45 POINTS / 100 LF = 398 POINTS

DEVELOPED LOT
7 BLDG @ 3,828 SF = 26,796 SF x 20 POINTS / 1,000 SF = 536 POINTS
4 BLDG @ 2,507 SF = 10,028 SF x 20 POINTS / 1,000 SF = 201 POINTS

PAVED AREA
7 DRIVEWAYS @ 1,021 SF = 7,147 SF x 90 POINTS / 10,000 SF = 65 POINTS
4 DRIVEWAYS @ 1,108 SF = 4,432 SF x 90 POINTS / 10,000 SF = 40 POINTS

STREET FRONTAGE - BLUE GRASS DRIVE
497 LF x 45 POINTS / 100 LF = 224 POINTS

STREET FRONTAGE - PALM GRASS WAY
829 LF x 45 POINTS / 100 LF = 374 POINTS

LANDSCAPE NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH 1-INCH LOCAL WASHED STONE OVER FILTER FABRIC CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
4. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
5. LANDSCAPE BEDS SHALL HAVE A 6" MINIMUM DEPTH OF COMPACTED TOPSOIL
6. LANDSCAPE EDGING SHALL BE ***BLACK DIAMOND*** VINYL EDGING AS MANUFACTURED BY ***VALLEY VIEW INDUSTRIES (www.valleyviewind.com)***
7. ALL DECIDUOUS TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
8. ALL EVERGREEN TREES IN TURF AREAS SHALL HAVE A 8' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
9. GENERAL LANDSCAPE AREAS SHALL RESTORED WITH *MADISON PARKS* SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS AND CRIMP MULCHED
10. LANDSCAPE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL
11. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF STOUGHTON REQUIREMENTS, STANDARDS & ORDINANCES.
12. INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
CLIMAX TREE								
ARR	Quercus rubra	Northern Red Oak	3	75	225	2"	B&B	
UP	Ulmus 'Pioneer'	Pioneer Elm	10	75	750	2"	B&B	
TALL DECIDUOUS TREE								
LTJ	Liriodendron tulipifera	Tulip Poplar	4	30	120	1.5"	B&B	
PAE	Plantanus x acerifolia 'Exclamation'	Exclamation London Plane Tree	5	30	150	1.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	7	30	210	1.5"	B&B	
MEDIUM DECIDUOUS TREE								
AXG	Amelanchier x grandiflora 'Autumn Brilliand	Autumn Brilliance Serviceberry	4	15	60	6' TALL	B&B	
BN	Betula nigra 'Fox Valley'	Fox Valley River Birch	2	15	30	6' TALL	B&B	Multi-Stem
CCC	Cercis canadensis 'Columbus Strain'	Columbus Strain Eastern Redbud	2	15	30	6' TALL	B&B	Multi-Stem
MLR	Malus 'Robinson'	Robinson Crabapple	2	15	30	6' TALL	B&B	
OV	Ostrya virginiana	Ironwood	2	15	30	6' TALL	B&B	
SRI	Syringa reticulata "Ivory Silk'	Ivory Silk Tree Lilac	4	15	60	6' TALL	B&B	
LOW DECIDUOUS TREE								
ACG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	3	10	30	4' TALL	B&B	
MIS	Malus 'Ivory Spear'	Ivory Spear Crabapple	2	10	20	4' TALL	B&B	
MRS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	2	10	20	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2	10	20	4' TALL	B&B	
TALL DECIDUOUS SHRUB								
CAI	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	7	5	35	36" TALL	B&B	
CCW	Cotinus coggygria 'Winecraft Black'	Winecraft Black Smokebush	22	5	110	36" TALL	B&B	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	8	5	40	36" TALL	B&B	
SBD	Syringa 'Bloomerang Dark Purple'	Dark Purple Bloomerang Purple Lila	7	5	35	36" TALL	B&B	
SPM	Syringa patula 'Miss Kim'	Miss Kim Lilac	10	5	50	36" TALL	B&B	
VDB	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	8	5	40	36" TALL	B&B	
WFW	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	14	5	70	36" TALL	B&B	
MEDIUM DECIDUOUS SHRUB								
CCG	Cotinus coggygria 'Winecraft Gold'	Winecraft Gold Smokebush	4	3	12	24" TALL	B&B	
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	4	3	12	24" TALL	POT	
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	4	3	12	24" TALL	POT	
HAI	Hydrangea arborescens 'Incrediball Blush'	Incrediball Blush Hydrangea	4	3	12	24" TALL	POT	
HME	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	10	3	30	24" TALL	POT	
HMM	Hibiscus 'Midnight Marvel'	Midnight Marvel Hibiscus	4	3	12	24" TALL	POT	
IVH	Itea veriginica 'Henry's Garnet'	Henry's Garnet Sweetspire	4	3	12	24" TALL	POT	
PS	Paeonia suffriticosa 'Ezra Pound'	Ezra Pound Tree Peony	4	3	12	24" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	2	3	6	24" TALL	POT	
LOW DECIDUOUS SHRUB								
DKB	Diervilla 'Kodiak Black'	Kodiak Black Bush Honeysuckle	17	1	17	18" TALL	POT	
DKF	Diervilla 'Kodiak Fresh'	Kodiak Fresh Bush Honeysuckle	18	1	18	18" TALL	POT	
DXB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	2	1	2	18" TALL	POT	
IVL	Itea veriginica 'Little Henry'	Little Henry Sweetspire	2	1	2	18" TALL	POT	
RDK	Rosa 'Double Knockout'	Double Knockout Rose	24	1	24	18" TALL	POT	
SJM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	8	1	8	18" TALL	POT	
WFD	Weigela florida 'Dark Horse'	Dark Horse Weigela	9	1	9	18" TALL	POT	
MEDIUM EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	4	5	20	18" TALL	POT	
JSB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	4	5	20	18" TALL	POT	
JSM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	28	5	140	36" TALL	B&B	
JSW	Juniperus scopulorum 'Welch'	Welch Juniper	12	5	60	36" TALL	B&B	
JVB	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	10	5	50	18" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	8	5	40	36" TALL	B&B	
TMT	Taxus x media 'Tauntonii'	Taunton Yew	10	5	50	18" TALL	POT	
TOP	Thuja occidentalis 'Pyramidal'	Pyramidal Arborvitae	21	5	105	36" TALL	B&B	
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	12	5	60	36" TALL	B&B	
LOW EVERGREEN SHRUB								
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	21	3	63	12" TALL	POT	
TCJ	Tsuga canadensis 'Jeddeloh'	Jeddeloh Hemlock	21	3	63	12" TALL	POT	
HERBACEOUS PERENNIALS								
OG	Ornamental Grasses - TBD	Ornamental Grasses - TBD	206	0	0	1 GAL	POT	
				TOTAL:	**3036**	**POINTS**		

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN

Palm Grass Way Duplexes

BLUE GRASS DRIVE
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1"= 30'
(PAGE SIZE: 22x34)
0 30

DATE: 08-25-23
REVISED:

DRAWN BY: MS

FN: 23-05-115

Sheet Number:
L100

U:/USER/23115115/DRAWINGS/23051115 GEC Plan.DWG

BLUE GRASS REPLAT

LOTS 1, 3 AND 4, 51 WEST, RECORDED IN VOLUME 61-063B OF PLATS ON PAGES 377-379 AS DOCUMENT NUMBER 5837187 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SECTION 1, T5N, R10E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

RHD Properties, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

RHD Properties, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
The City of Stoughton

In witness whereof, RHD Properties, LLC has caused these presents to be signed this_____day of_____, 2023.

RHD Properties, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2023, the above named authorized signatory of the above named RHD Properties, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires_____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

51 West Development, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

51 West Development, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
The City of Stoughton

In witness whereof, 51 West Development, LLC has caused these presents to be signed this_____day of_____, 2023.

RHD Properties, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2023, the above named authorized signatory of the above named 51 West Development, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires_____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

One Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said The Park Bank has caused these presents to be signed by its corporate officer(s) listed below on this_____day of_____, 2023.

One Community Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2023, the above named officer(s) of the above named One Community Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

CITY OF STOUGHTON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Blue Grass Replat", which has been duly filed for 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

Dated this_____day of_____, 2023.

_____
Candee Christen, City Clerk, City of Stoughton, Dane County, Wisconsin

CITY OF STOUGHTON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Stoughton, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this_____day of_____, 2023 on any of the lands included in the plat of "Blue Grass Replat".

_____
Lisa Aide, City Treasurer, City of Stoughton, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this_____day of_____, 2023 affecting the land included in "Blue Grass Replat".

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2023

and recorded in Volume_____of Plats on Pages_____as

Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 23-07-107

51 WEST

PARTS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 EAST, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 5 NORTH, RANGE 11 E, ALL IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

WISCONSIN
KEVIN C. LORD
S-2645
MADISON, WIS.
LAND SURVEYOR

05/03/2022

LEGEND

- FOUND SECTION CORNER
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1 1/2" IRON PIPE
- FOUND 1 1/4" IRON ROD
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- SUBDIVISION BOUNDARY
- LOT LINE
- UTILITY EASEMENT LINE
- SECTION / ¼ SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- PREVIOUS SURVEY
- CORPORATE LIMIT LINE
- CITY OF STOUGHTON ACCESS CONTROL
- WISDOT ACCESS CONTROL

WISDOT HIGHWAY ACCESS NOTE:
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT–OF–WAY OF U.S.H. 51; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

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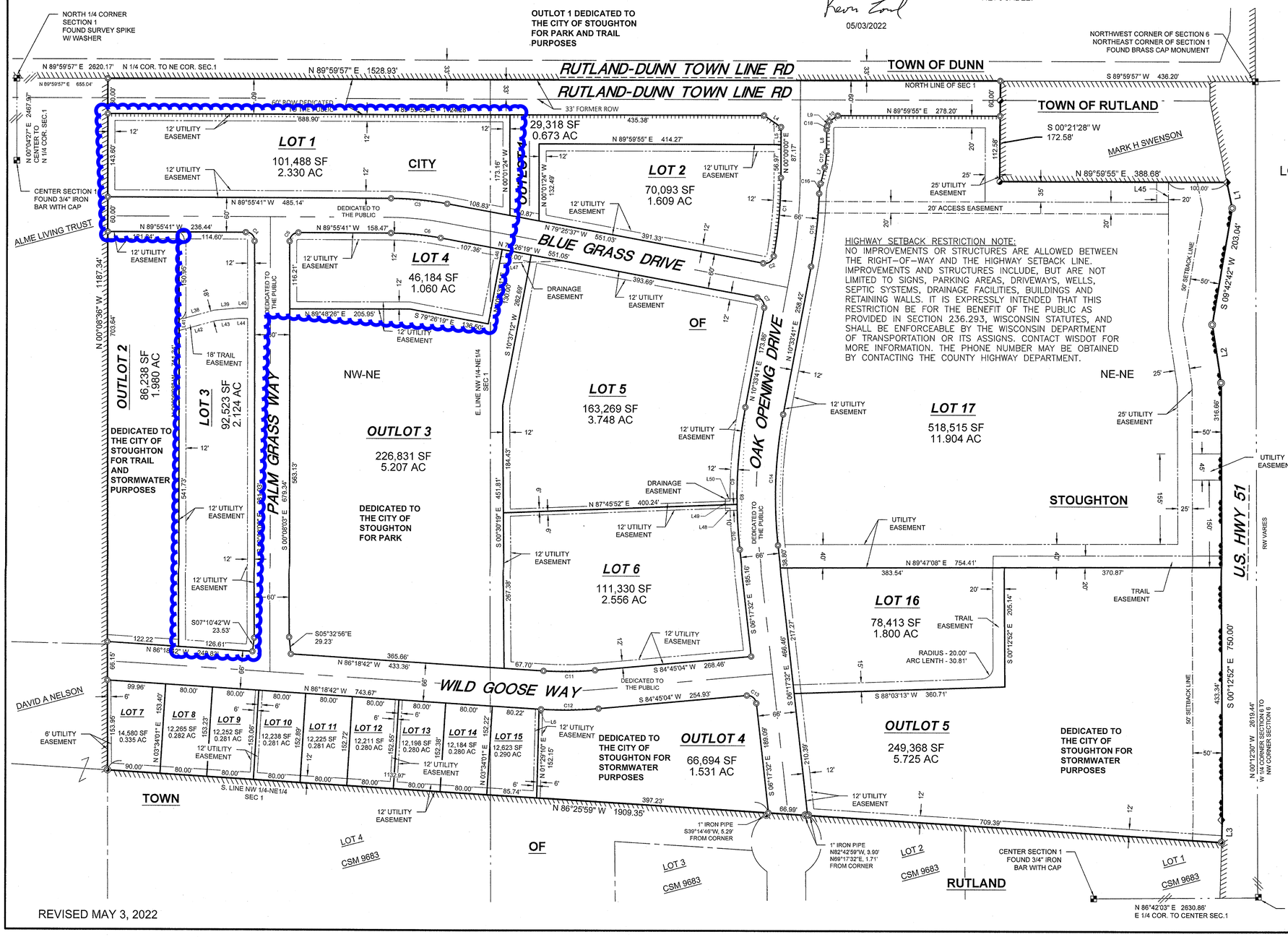
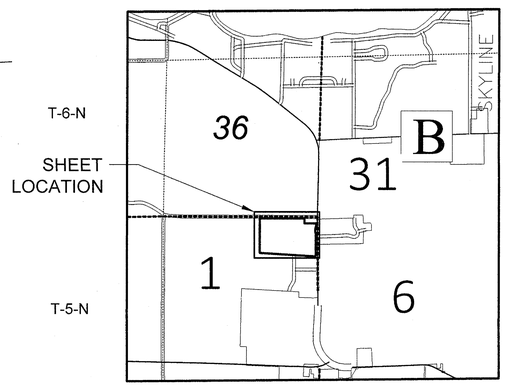
BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM - DANE COUNTY, NAD83 (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T5N, R11E BEARS N87°41'55"E.



HIGHWAY SETBACK RESTRICTION NOTE:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT–OF–WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

VICINITY MAP



LINE TABLE

LINE	BEARING	LENGTH
L1	S11°44'15"E	45.74'
L2	S08°44'43"E	101.12'
L3	S01°41'41"W	38.72'
L4	S55°35'19"E	35.04'
L5	S00°00'00"E	30.20'
L6	S86°18'42"E	3.49'
L7	N13°44'58"E	28.39'
L8	N00°00'00"E	37.96'
L9	N22°30'01"E	9.14'
L10	N56°29'19"E	17.30'
L38	N74°32'07"E	62.55'
L39	N84°20'29"E	39.42'
L40	N89°51'57"E	17.46'
L41	S00°09'08"E	18.66'
L42	N74°32'07"E	65.93'
L43	N84°20'29"E	37.01'
L44	N89°51'57"E	17.07'
L45	S00°00'05"E	55.00'
L46	S10°43'21"W	24.28'
L47	S87°42'46"W	109.10'
L48	S87°45'52"W	20.00'
L49	N00°56'46"W	20.00'
L50	N87°45'52"E	20.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
C1	135.95'	767.00'	10°09'20"	N5°04'40"E	135.77'	N00°00'00"E	N10°09'20"E
C2	23.67'	15.00'	90°25'03"	N55°21'51"E	21.29'	S10°09'20"W	N79°25'37"W
C3	97.03'	530.00'	10°29'21"	N84°41'00"W	96.89'	N89°55'41"W	N79°26'19"W
C4	23.96'	14.09'	97°23'55"	N45°01'52"W	21.18'	S86°16'10"W	N03°40'06"E
C5	23.62'	15.00'	90°12'22"	S44°58'08"W	21.25'	S00°08'03"E	N89°55'41"W
C6	86.04'	470.00'	10°29'21"	N84°41'00"W	85.92'	N89°55'41"W	N79°26'19"W
C7	23.56'	15.00'	90°00'00"	N34°26'19"W	21.21'	N79°26'19"W	N10°33'41"E
C8	245.02'	833.00'	16°51'13"	S2°08'04"W	244.15'	S08°17'32"E	S10°33'41"W
C9	167.30'	833.00'	11°30'27"	S4°48'27"W	167.02'	S00°56'47"E	S10°33'41"W
C10	77.72'	833.00'	5°20'46"	S3°37'10"E	77.70'	S06°17'32"E	S00°56'47"E
C11	87.98'	564.00'	8°56'15"	N89°13'11"E	87.89'	N84°45'04"E	S86°18'42"E
C12	98.27'	630.00'	8°56'15"	N89°13'11"E	98.17'	N84°45'04"E	S86°18'42"E
C13	23.29'	15.00'	88°57'24"	N50°46'14"W	21.02'	S84°45'04"W	N06°17'32"W
C14	225.61'	767.00'	16°51'13"	S2°08'04"W	224.80'	S08°17'32"E	S10°33'41"W
C15	126.61'	833.00'	08°42'31"	N05°12'25"E	126.49'	N01°51'10"E	N10°33'41"E
C16	17.44'	84.00'	11°53'48"	N07°48'04"E	17.41'	N13°44'58"E	N01°51'10"E
C17	27.84'	116.00'	13°44'59"	N05°52'29"E	27.77'	N00°00'00"E	N13°44'58"E
C18	5.69'	14.50'	22°30'01"	N11°15'01"E	5.66'	N22°30'01"E	N00°00'00"E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 23, 2022

Department of Administration

MSA

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FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com

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REVISED MAY 3, 2022