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

RESOLUTION OF THE COMMON COUNCIL

Certified Survey Map (CSM) to combine the properties at 2605 Cromwell Court (Lot 27) and 2500 Jackson Street (rear portion of Lot 15), Kettle Park West

Committee Action: Plan Commission recommends Council approval 4 – 2

Fiscal Impact: Increased tax base

File Number:	R-137-2023	**Date Introduced:**	June 13, 2023 and September 12, 2023

RECITALS

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

2. Konner Kearney of Forward Development Group is requesting to combine the properties for a proposed multi-family residential project.

3. The Plan Commission reviewed the CSM on May 8, 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 conditioned below. 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:

- An emergency access easement be added to Lot 1 from Jackson Street to Lot 2 to the satisfaction of the City;
- The CSM shall be recorded at Dane County Register of Deeds and a copy provided to the City of Stoughton Department of Planning & Development;
- The rezoning of the property being approved by the City.

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

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

_____

Mayor Tim Swadley Date

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

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

RESOLUTION OF THE COMMON COUNCIL

Certified Survey Map (CSM) to combine the properties at 2605 Cromwell Court (Lot 27) and 2500 Jackson Street (rear portion of Lot 15), Kettle Park West

Committee Action: Plan Commission recommends Council approval 4 – 2

Fiscal Impact:

File Number:	R-92-2023	**Date Introduced:**	June 13, 2023

RECITALS

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

2. Konner Kearney of Forward Development Group is requesting to combine the properties for a proposed multi-family residential project.

3. The Plan Commission reviewed the CSM on May 8, 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 conditioned below. 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:

- An emergency access easement be added to Lot 1 from Jackson Street to Lot 2 to the satisfaction of the City.
- The CSM shall be recorded at Dane County Register of Deeds and a copy 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: May 4, 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 May 8, 2023 Plan Commission Meeting and Common Council Meeting of May 23, 2023.

2605 Cromwell Court Certified Survey Map (Lots 15 and 27) at Kettle Park West.
This CSM is proposed to combine Lot 27 (2605 Cromwell Court) and the rear portion of Lot 15 (2500 Jackson Street - Tru Hilton site) for a Planned Development multi-family residential project. The resolution and survey are provided. A recommendation to the Council is necessary.

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

Date of Application 4/7/2023

Applicant Name Konner Kearney **Phone** 608-848-9050

Applicant Email ktk@forwarddevgroup.com

Owners Name (if different than applicant) Kettle Park West. LLC **Phone** 608-848-9050

Subject Property Address Lot 27 - 2605 Cromwell Ct / Lot 15 - 2500 Jackson St

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

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: 2.

Fee Amount: $ 275.

Owner/Applicant Signature _____ Date 4/7/23

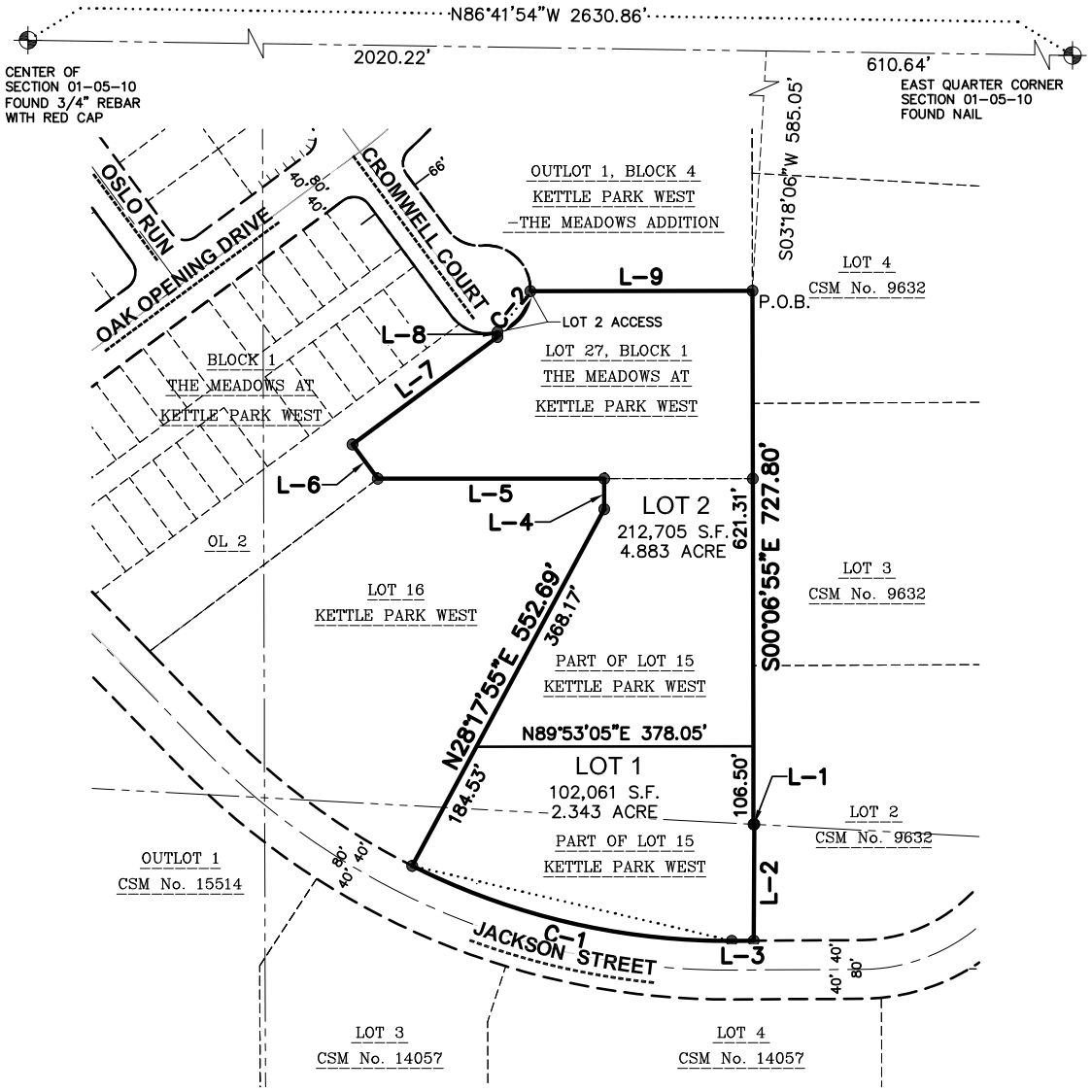
ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***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.**

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60–082B OF PLATS, PAGES 450–451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61–036A OF PLATS, PAGES 195–202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST 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
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01–05–10, BEARS N86°41'54"W.
2. SEE SHEET 2 FOR LINE TABLE AND CURVE TABLE.

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

north

0 100' 200'
SCALE: 1" = 200'

SURVEYED BY:	SURVEYED FOR:				
JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST, LLC 101 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: 09–3951 FIELDBOOK/PG: – SHEET NO: 1 OF 6	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 1 User: colsen Plotted: Apr 07, 2023 – 5:15pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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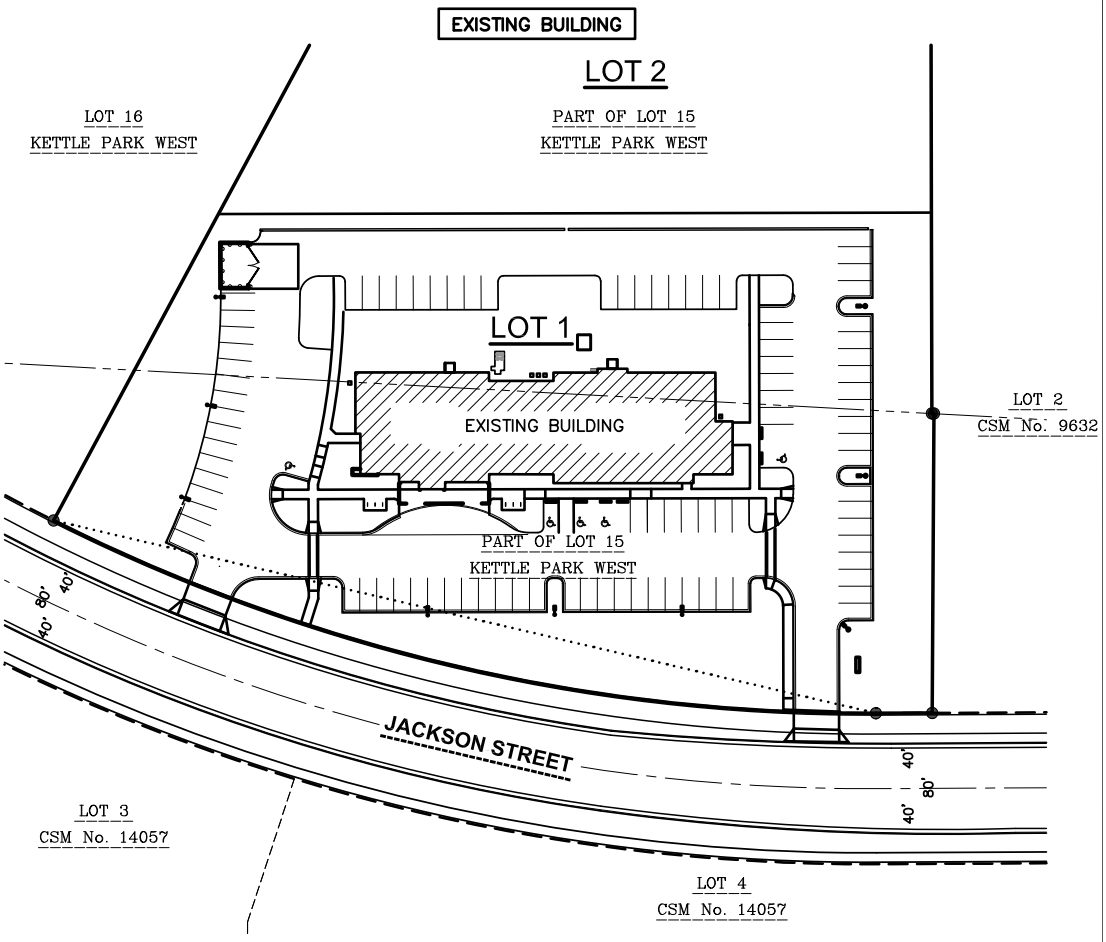
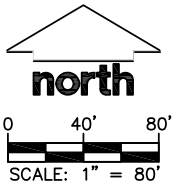


LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S87°57'29"E	1.15'
L–2	S00°19'59"W	158.79'
L–3	S89°42'22"W	29.92'
L–4	N00°00'00"E	41.58'
L–5	N90°00'00"W	309.06'
L–6	N36°32'36"W	58.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L–7	N53°27'24"E	246.36'
L–8	N00°00'00"E	6.91'
L–9	N89°53'46"E	303.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C–1	452.04'	960.00'	26°58'46"	N76°48'15"W	447.88'
C–2	76.47'	60.00'	73°01'40"	N38°54'29"E	71.40'



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
KETTLE PARK WEST, LLC
101 HORIZON DR., STE. 101
VERONA, WI 53593

PROJECT NO:	09–3951	SURVEYED BY:	–
FIELDBOOK/PG:	–	DRAWN BY:	JK
SHEET NO:	2 OF 6	CHECKED BY:	TJB
		APPROVED BY:	TJB

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 2 User: colsen Plotted: Apr 07, 2023 – 5:18pm

PRELIMINARY

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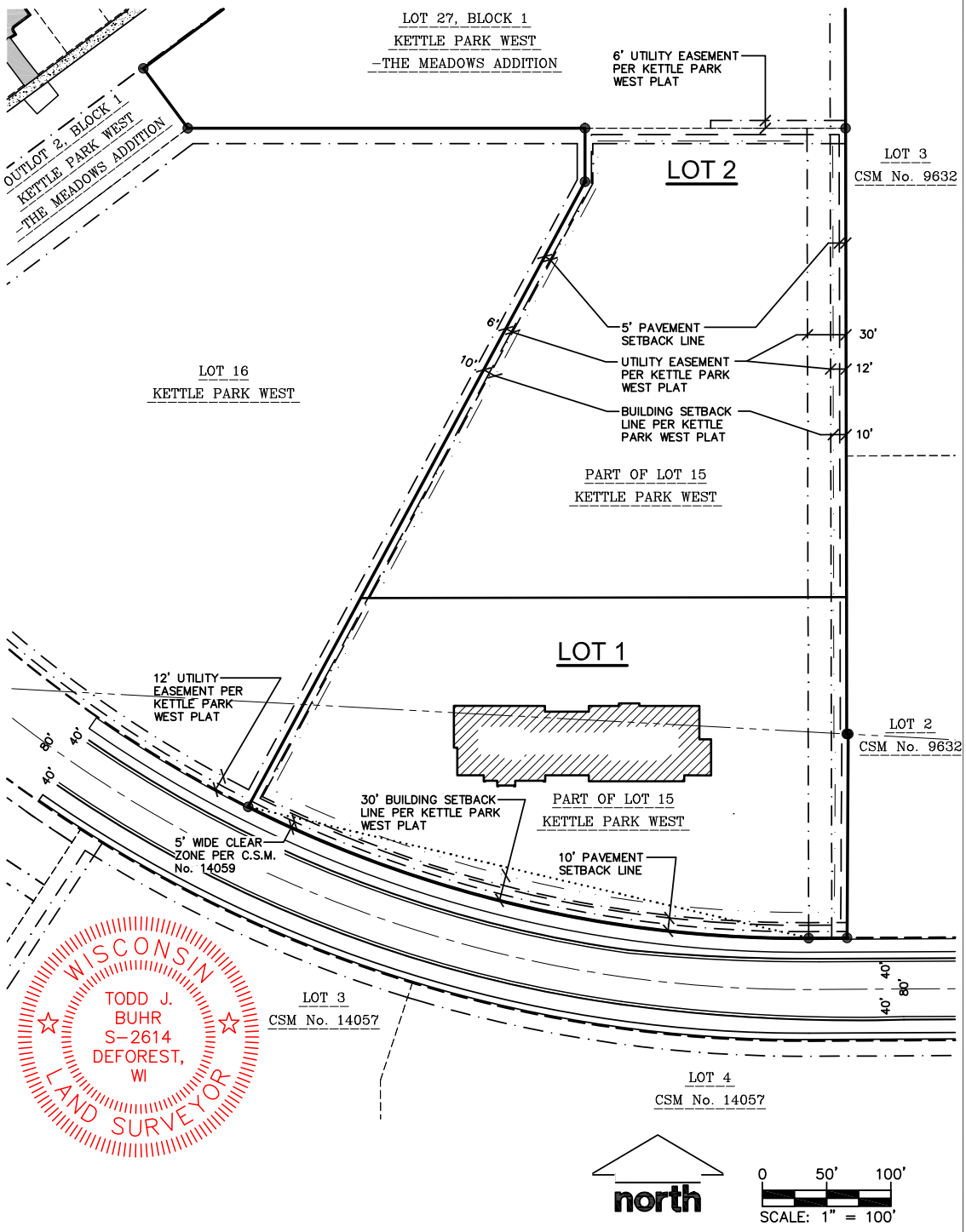
EXISTING EASEMENTS



SURVEYED BY:	SURVEYED FOR:			
JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST, LLC 101 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: 09–3951 FIELDBOOK/PG: – SHEET NO: 3 OF 6	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 3 User: colsen Plotted: Apr 07, 2023 – 5:20pm

PRELIMINARY

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LEGAL DESCRIPTION

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60–082B OF PLATS, PAGES 450–451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61–036A OF PLATS, PAGES 195–202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINS 314,766 SQUARE FEET OR 7.226 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY THAT BY DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC, 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

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 AND MAPPED 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 REPRESENTATIVES THIS _____DAY OF _____, 2023.

KETTLE PARK WEST, LLC

BY: _____

DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 4 User: colsen Plotted: Apr 07, 2023 – 5:23pm

SURVEYED BY: JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: KETTLE PARK WEST. LLC 101 HORIZON DR. , STE. 101 VERONA, WI 53593	PROJECT NO: 09–3951	SURVEYED BY: –	VOL. _____ PAGE _____		
		FIELDBOOK/PG: –	DRAWN BY: JK	DOC. NO. _____		
		SHEET NO: 4 OF 6	CHECKED BY: TJB	C.S.M. NO. _____		
			APPROVED BY: TJB			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 15, KETTLE PARK WEST, RECORDED IN VOLUME 60–082B OF PLATS, PAGES 450–451, AS DOCUMENT No. 5369642, AND LOT 27, BLOCK 1, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61–036A OF PLATS, PAGES 195–202 AS DOCUMENT No. 5646491, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

PARK 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 JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FORWARD DEVELOPMENT GROUP, LLC, OWNER.

WITNESS THE HAND AND SEAL OF PARK BANK, MORTGAGEE, THIS____DAY OF_____, 2023.

_____

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PARK BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CORPORATE OWNER'S CERTIFICATE

KPW HOSPITALITY, 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 AND MAPPED 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 KPW HOSPITALITY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2023.

KPW HOSPITALITY, LLC

BY: _____

xxxxxxxxxxxxxxx, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023, THE ABOVE NAMED xxxxxxxxxxxxxxx OF THE ABOVE NAMED KPW HOSPITALITY, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

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

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 5 User: colsen Plotted: Apr 07, 2023 – 5:24pm

SURVEYED BY:	SURVEYED FOR:			
JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETTLE PARK WEST, LLC 161 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: 09–3951 FIELDBOOK/PG: – SHEET NO: 5 OF 6	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

PRELIMINARY

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CONSENT OF CORPORATE MORTGAGEE

PARK 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 JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S–1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KPW HOSPITALITY, LLC, OWNER.

WITNESS THE HAND AND SEAL OF PARK BANK, MORTGAGEE, THIS____DAY OF_____, 2023.

_____

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2023, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED PARK BANK, TO ME KNOWN TO BE THE PERSONS 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_____, 2023.

_____

CANDEE CHRISTEN, CLERK
CITY OF STOUGHTON

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

SURVEYED BY:	SURVEYED FOR:		
JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	KETLE PARK WEST, LLC 161 HORIZON DR., STE. 101 VERONA, WI 53593	PROJECT NO: 09–3951 FB/PG: – SHEET NO: 6 OF 6	SURVEYED BY: – DRAWN BY: – CHECKED BY: – APPROVED BY: –

File: J:\2009\093951\dwg\093951-P-CSM (Lot 15, KPW).dwg Layout: Sheet 6 User: colsen Plotted: Apr 07, 2023 – 5:38pm

Plan Commission Meeting Minutes
Monday, May 8, 2023 at 6:00 pm
Hybrid Meeting

Members Present: Mayor Swadley, Chair; Brett Schumacher, Vice-Chair; Phil Caravello; Tom Majewski; Tom Robinson and Al Farrow
Members Absent: Dorann Bradford
Staff: Director of Planning and Development, Rodney Scheel; Zoning Administrator, Michael Stacey
Guests: Daniele Thompson; Conner Nett; Steve Tremlett; Rob Hostrawser; Teresa Lindfors; Doug Dolan; Melissa Olson; Karen Drogsvold; Fauna Justman; and Ryan Birschbach.

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.

2. **Roll call and verification of quorum.** Mayor Swadley verified a quorum is present.

3. **Certification and compliance with open meetings law.** Mayor Swadley certified compliance with open meetings law.

4. **Elect Vice-Chair.** Schumacher nominated **Caravello** as Vice-Chair. Mayor Swadley requested additional nominations 3 times before closing the nominations. There were no other nominations.

   The nomination was unanimously approved.

5. **Plan Commission meeting minutes of April 10 and April 11, 2023.**
   Motion by **Majewski** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried unanimously.

6. **Council Representative Report.**
   Caravello stated the Common Council approved Resolutions 58, 59, 60 and Ordinances 5 and 10 of 2023.

7. **Status of Current Developments.**
   Scheel introduced the status of developments as outlined in the packet of materials.

   Schumacher stated there is excitement building for the Popeye's Chicken coming soon to Stoughton.

8. **2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West - Planned Development - General Development Plan.**
   Scheel gave an overview of the request.

   Mayor Swadley opened the public hearing.

No one registered to speak.
Mayor Swadley closed the public hearing.

Scheel provided and explained a proposed amendment to the ordinance for parkland dedication and fees in lieu of dedication which gives the Common Council the ability to make a decision on dedication or fees later in the process.

Majewski argued that the Common Council should review/approve the amendment first. Scheel stated this is a recommendation to Council.

Majewski stated he is bothered by the continuous requests for exceptions using the Planned Development zoning.

Mayor Swadley stated other communities are seeing the same requests, with developers seeking to cash flow projects.

Farrow questioned what the fee in lieu of parkland is used for. Scheel stated it has to be used to purchase parkland.

Scheel explained the proposed parkland options.

Schumacher would like to see parkland instead of a fee in lieu of and agrees with Majewski about the continuous exceptions being requested.

Caravello agrees with both Majewski and Schumacher.

Majewski would like to see more connectivity to parks and more planning instead of reacting to development requests.

Farrow stated the City needs to be reasonable with any proposed exceptions.

Scheel explained the proposed ordinance that is to go to the Common Council.

Caravello is not a fan of one access at Cromwell Court. Scheel stated there is one residential access at Cromwell Court and an additional emergency access from the Tru Hilton site.

Mayor Swadley stated the applicant reduced the number of units, widened the access drive and added the emergency access from the south based on feedback.

Farrow noted the traffic study indicates the proposed development will create less traffic. Scheel provided the report on the screen.

Scheel noted, the details of the emergency access will need to be worked out during the SIP stage.

Motion by **Farrow** to recommend the Common Council approve the ordinance with the proposed revisions provided by Planning Director Scheel, 2nd by **Schumacher**. Motion carried 5 – 1 (Caravello voted no)

9. 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West – Certified Survey Map.

Scheel explained the request including a proposed amendment to the ordinance related to the proposed emergency access easement.

Schumacher questioned who would have access to the gate. Scheel stated this will need to be worked out but likely Fire Department personnel and Owners.

Majewski questioned who would maintain the emergency access through the winter. Scheel stated this will need to be determined.

Motion by **Schumacher** to recommend the Common Council approval with the amendment provided by Planning Director Scheel, 2nd by **Farrow**. Motion carried 4 – 2 (Majewski and Caravello voted no)

10. Communication Tower at 516 E. Main Street.

Scheel explained the request and provided renderings of the stealth design at 110 feet tall.

Doug Dolan and Melissa Olson were available for questions.

Majewski questioned the affect the tower would have on redevelopment in that area of the community. Scheel stated the tower should only affect the proposed tower location.

Scheel provided the site plan showing the area planned for the tower which is adjacent to the RR corridor and about 500 feet off of E. Main Street.

Caravello stated the Redevelopment Authority will be discussing redevelopment of areas of the Depot Hill District and is concerned about the timing of this request and he has concerns about potential environmental issues being close to the school.

Scheel gave an overview of the history of the request and how the applicant worked with the Landmarks Commission to come up with a compromise.

Scheel believes the applicant has demonstrated a need for the tower in this location and the tower can accommodate equipment for up to 4 for co-location.

Schumacher questioned if there were federal regulations for setback from a RR. Scheel stated he is unaware of any setback distance from the RR right-of-way.

Caravello questioned the elevation difference compared to the school property. Scheel estimated it to be 40 feet.

Motion by **Robinson** to approve the communication tower as presented, 2nd by **Farrow**. Motion carried 4 – 2 (Majewski and Caravello voted no).

11. Planned Development – Specific Implementation Plan for Stoughton Hospital, 900 Ridge Street.

Scheel explained the request.

Farrow complimented the Stoughton Hospital team for their response and amendments to the site plan to address neighbor's concerns.

Motion by **Caravello** to approve the specific implementation plan as presented, 2nd by **Majewski**. Motion carried unanimously.

12. Magnolia Springs Final Plat.

Scheel explained the request.

Farrow questioned the shape of the stormwater management ponds. Scheel stated changes have been made to the ordinance related to stormwater basin design that will be used for future development. Modest changes to the basin for this site have been made related to the shape at the normal water elevation.

Motion by **Farrow** to recommend Common Council approval of the Final Plat as presented, 2nd by **Schumacher**. Motion carried unanimously.

13. Magnolia Springs Rezoning.

Scheel explained the request.

Schumacher questioned the difference between a duplex and twin home. Scheel stated a duplex has one owner and a twin home can be owned by two separate owners.

Mayor Swadley opened the public hearing.

Karen Drogsvold spoked in opposition of the playground and trail being in close proximity to her property.

Mayor Swadley closed the public hearing.

Scheel stated the preliminary plat outlined the location of parks, trails, stormwater areas, and the exceptions being requested.

There was a brief discussion about the location of the playground.

Scheel stated the Parks and Recreation Committee decides where playgrounds are located and it is not part of the platting process.

Caravello is on the Parks and Recreation Committee and will bring the playground up for further discussion.

Majewski stated the City does master planning for parks and it is for the benefit of the community as a whole.

Scheel explained the ordinance that will go to Council.

Motion by **Robinson** to recommend the Common Council approve the rezoning ordinance as presented, 2nd by **Farrow**. Motion carried unanimously.

14. Magnolia Springs Planned Development – General Development Plan.
Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Schumacher** to recommend the Common Council approve the planned development – general development plan ordinance as presented, 2nd by **Farrow**. Motion carried unanimously.

15. Urban Service Area Amendment – US 51 and County Highway B Development.
Scheel explained the City's USA amendment application.

Scheel stated he expects the public hearing at CARPC in about 2 months.

Caravello questioned the capacity for Stoughton Utilities to sustain this growth. Scheel stated Stoughton Utilities comments were based on further expansion to the north and west.

Motion by **Caravello** to recommend the Common Council approve the urban service area amendment as presented, 2nd by **Schumacher**. Motion carried unanimously.

16. Extra-Territorial Land Division at 3065 Sam Miles Road, Town of Dunkirk.
Scheel explained the request.

Motion by **Caravello** to recommend the Common Council approve the land division as presented, 2nd by **Schumacher**. Motion carried unanimously.

17. Future agenda items.
STI preliminary plat and rezoning in the next couple months.

Majewski would like a review of the ordinance related to Planned Development requests and exceptions.

18. Adjournment.

Motion by **Caravello** to adjourn at 7:33 pm, 2nd by **Schumacher**. Motion carried unanimously.

Respectfully Submitted,
Michael Stacey

Meetings of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**

Date//Time: Tuesday, June 13, 2023, 7:00 p.m.
Location: The meeting of the Common Council will be conducted as a hybrid meeting.

Members: Mayor Tim Swadley, Phil Caravello, Ben Heili, Regina Hirsch, Greg Jenson, Jean Ligocki, Tom Majewski, Lisa Reeves, Brett Schumacher, Rachel Venegas, Daniel Payton, and Jonathan Schroerlucke

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CALL TO ORDER
Mayor Swadley called the meeting to order at 7:05 p.m.

Roll Call
Clerk Christen called the roll and noted 9 alders were present. Alders Schroerlucke and Venegas were absent and excused. Alder Raff has resigned.

Certification of compliance with open meetings law
Mayor Swadley noted the meeting had been properly posted noticed.

Public Comment Period:
None

Communications and Presentations:

- Ligocki – Juneteenth Celebration – Sunday, June 18, 1 to 4 p.m. at the Rotary Park
- Taste of Stoughton – Saturday, June 17, 11 a.m. to 9 p.m. at Nordic Ridge Park
- Diversity, Equity and Inclusion Planning Process – Wednesday, June 21, 6 p.m. at the Stoughton Fire Department Training Room, 401 E. Main St.
- Stoughton Resettlement Community Picnic – Saturday, June 24, 10 a.m. to 2 p.m. at East Side Park
- Catfish River Music Festival – June 30, July 1 & 2 at Rotary Park
- Stoughton Jr. Fair – July 4 – 9, 400 Mandt Parkway
- Stoughton K-9 Fundraiser Photo mini Session, July 16 at Viking Park

Consent Agenda:

A. Council Minutes – May 23, 2023
B. R-89-2023 Liquor License renewals for the period of July 1, 2023, to June 30, 2024
C. R-90-2023 Outdoor Consumption Permits for the period of July 1, 2023, to June 30, 2024
D. R-91-2023 Sidewalk Café Permits for July 1, 2023, to June 30, 2023
E. Committee Minutes and Reports: Finance (05/09/23); Public Safety (4/26/23); Landmarks Committee (4/13/23)

Motion by Jenson, second by Majewski to approve the consent agenda. Motion carried 9-0.

OLD BUSINESS

O-15-2023 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West - Planned Development - General Development Plan.

Motion by Caravello, second by Payton to approve O-15-2023 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West - Planned Development - General Development Plan. Motion failed 1-8. (Heili in favor)

O-16-2023 Magnolia Springs Rezoning

Motion by Caravello, second by Schumacher to approve O-16-2023 Magnolia Springs Rezoning**.** Motion carried 9-0.

O-17-2023 Magnolia Springs Planned Development – General Development Plan.

Motion by Caravello, second by Hirsch to approve O-17-2023 Magnolia Springs Planned Development – General Development Plan. Motion carried 9-0.

O-18-2023 Amending Ordinance Chapter 70-135 (b), by creating subsection (c) Senior Center Parking Only, Monday through Friday 8:00 a.m. to 4:30 p.m., stalls to be designated in the area on the north side of the Senior Center.

Motion by Jenson, second by Ligocki to approve O-18-2023 Amending Ordinance Chapter 70-135 (b), by creating subsection (c) Senior Center Parking Only, Monday through Friday 8:00 a.m. to 4:30 p.m., stalls to be designated in the area on the north side of the Senior Center. Motion carried 9-0.

O-19-2023 To amend Chapter 70-322 Decreasing State speed limits on certain streets to include: Racetrack Road.

Motion by Jenson, second by Ligocki to approve O-19-2023 To amend Chapter 70-322 Decreasing State speed limits on certain streets to include: Racetrack Road. Motion carried 9-0.

O-20-2023 Create Chapter 70-203 of the City of Stoughton Municipal Code; prohibiting overnight parking from 10:00 p.m. -6:00 a.m. and/or no motor truck, tractor, trailer, semitrailer or cabin trailer used in connection therewith and with an overall length of 17 feet or more.

Motion by Jenson, second by Payton to approve O-20-2023 Create Chapter 70-203 of the City of Stoughton Municipal Code; prohibiting overnight parking from 10:00 p.m. -6:00 a.m. and/or no motor truck, tractor, trailer, semitrailer or cabin trailer used in connection therewith and with an overall length of 17 feet or more. Motion carried 9-0.

NEW BUSINESS

R-92-2023 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West – Certified Survey Map.

Motion by Caravello, second by Hirsch to approve R-92-2023 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West – Certified Survey Map. Director Scheel recommended R-92-2023 be tabled to allow the uniform zoning of the lot and to waive the fee if a new CSM request with revised zoning is submitted within 60 days of this meeting. Motion tabled with Scheel's recommendation 9-0.

R-93-2023 Agreement to undertake development (Magnolia Springs)

Motion by Schumacher, second by Reeves to approve R-93-2023 Agreement to undertake development (Magnolia Springs). Motion carried 9-0.

R-94-2023 Agreement for subdivision improvements (Phase 1 and 1A – Magnolia Springs)

Motion by Schumacher, second by Reeves to approve R-94-2023 Agreement for subdivision improvements (Phase 1 and 1A – Magnolia Springs). Motion carried 9-0.

R-95-2023 Amend 2023 adopted budget for auto license plate recognition cameras.

Motion by Schumacher, second by Jenson to approve R-95-2023 Amend 2023 adopted budget for auto license plate recognition cameras. Motion carried 9-0.

R-96-2023 Agreement to modify boundaries for Tax Increment District #6 – Business Park Expansion.

Motion by Schumacher, second by Jenson to approve R-96-2023 Agreement to modify boundaries for Tax Increment District #6 – Business Park Expansion. Motion carried 9-0.

R-97-2023 Authorize contract with Ehlers for STI Holdings, Inc. Tax Increment Financing request review.

Motion by Schumacher, second by Reeves to approve R-97-2023 Authorize contract with Ehlers for STI Holdings, Inc. Tax Increment Financing request review. Motion carried 9-0.

R-98-2023 Initiate remedial action steps for the former Dept of Public Works site.

Motion by Schumacher, second by Payton to approve R-98-2023 Initiate remedial action steps for the former Dept of Public Works site. Motion carried 9-0.

R-99-2023 A Class A Fermented Malt Beverage License for Neighborhood Liquor, Inc. Kuldeep Kaur, Agent for the premises located at 981 N. Page Street.

Motion by Jenson, second by Payton to approve R-99-2023 A Class A Fermented Malt Beverage License for Neighborhood Liquor, Inc. Kuldeep Kaur, Agent for the premises located at 981 N. Page Street. Motion carried 9-0.

R-100-2023 Authorizing and directing the proper city official(s) to approve a Temporary Class "B"/Class "B" Retailer's License and Special Event License to the Stoughton Opera House Friends Association for Catfish River Music Festival.

Motion by Jenson, second by Caravello to approve R-100-2023 Authorizing and directing the proper city official(s) to approve a Temporary Class "B"/Class "B" Retailer's License and Special Event License to the Stoughton Opera House Friends Association for Catfish River Music Festival. Motion carried 9-0.