CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Conditionally Approving a Certified Survey Map of certain lands owned by
STI Holdings, Inc.

Committee Action: Plan Commission approved ____ on September 11, 2023

TIME SENSITIVE ITEM

Fiscal Impact: N/A

File Number:	R-138-2023	**Date Introduced:**	September 12, 2023

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

RECITALS

A. A certified survey map in the form attached as Attachment A (the "CSM") was submitted by STI Holdings, Inc. (the "Developer") to the City of Stoughton (the "City") on July 17, 2023, for review and action, and the statutory review period will expire on September 16, 2023.

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 determined that approval of the CSM will only be consistent with City of Stoughton ordinances, Chapter 236 of the Wisconsin Statutes, and the City of Stoughton Comprehensive Plan, if all of the conditions set forth below are satisfied. The Plan Commission recommended approving the CSM subject to the conditions set forth below.

D. The Common Council has reviewed the CSM and the Plan Commission's recommendation and.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the CSM attached as Attachment A subject to the following conditions that shall be satisfied before the City will sign the CSM:

1. Developer shall execute and deliver to the City deed restrictions that are acceptable to the City that prohibit the sale, further division or development of Lot 2 of the CSM without provision being made, in a manner acceptable to the City, for the connection and extension into Lot 2 of Oakridge Way and Black Oak Drive, or the City determining that such connection or extension is not needed.

2. Developer shall execute and deliver to the City deed restrictions that are acceptable to the City that prohibit the sale or development of Lot 3 until Lot 3 is further divided, and that recognize that additional right-of-way may need to be dedicated along County Highway B and State Highway 51.

3. The CSM must be modified so that the portion of Greenbrier Drive shown as 90 feet wide on the CSM is changed to 100 feet wide from Street A to the east end of Greenbriar Drive.

4. The CSM must be modified to show the dedication of additional public right-of-way shown as the cross-hatched area on Attachment B.

5. The comments in the August 21, 2023 letter from Mark A. Fisher to Rodney Scheel, attached as Attachment C, must be addressed to the satisfaction of the City Director of Planning and Development.

6. Developer and the City must enter into a development agreement that requires Developer to construct and install, at Developer's cost, or in accordance with tax incremental financing approved by Developer and the City, all public improvements needed to serve Lots 1 and 2 in the CSM.

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

   A. Lot 1 –must be zoned Planned Office District.
   B. Lots 2 and 3 must be zoned RH – Rural Holding.
   C. Outlot 1 must be zoned Institutional (Parks and Open Space).

8. All unpaid special assessments levied against any lands within the CSM must be paid before the City will sign the CSM.

9. Before the City will sign the CSM, the Capital Area Regional Planning Commission ("CARPC") and Department of Natural Resources must add the lands within the CSM to the City of Stoughton Urban Service Area.

10. Before the City will sign the CSM, Developer must provide evidence that the CSM has been submitted to all necessary objecting and approving authorities, that all objections have been addressed, and that all necessary approvals have been given.

11. The CSM shall include a notation informing prospective purchasers of the obligation to pay impact fees to the City, including but not limited to fees for park land acquisition and park improvements, at the time a building permit is issued.

12. Before the City will sign the CSM, Developer must pay to the City all amounts due pursuant to the Reimbursement Agreement between the City and Developer dated March 28, 2023 and the Stoughton Utilities Development Plan Review Cost Reimbursement Agreement between Stoughton Utilities and Developer dated March 28, 2023.

13. The following items required by Section 66-303 of the City of Stoughton Code of Ordinances shall be provided, addressed or both to the satisfaction of the City Planning Director:

    A. The location, right-of-way width, and pavement width of easements or rights-of-way adjacent to the CSM shall be shown on the CSM.

    B. Subsurface soil, rock and water conditions including depth to bedrock and average depth to ground water table shall be established through appropriate investigation and reported to the City Planning Director. Where the investigation indicates the potential for groundwater less than 10 feet from a proposed street centerline elevation, that information and the lots affected shall be noted on the face of the CSM.

    C. Existing land use and zoning within 300 feet of the CSM shall be provided to the City Planning Director.

    D. The lowest building elevation must be designated on the CSM to be one foot above the seasonal high-water table. The minimum elevation must be shown on the CSM for each affected parcel.

14. Plans and specifications for the construction of all public improvements needed to serve Lots 1 and 2 of the CSM shall be approved by the City before the City will sign the CSM. Among other things, construction plans must show street tree locations, sizes and species.

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

16. All easements the City or Stoughton Utilities identify as necessary during the course of reviewing the CSM or the construction plans and specifications must be dedicated on the CSM.

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

Time sensitive item rationale – The statutory review deadline expires on September 16, 2023

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

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

_____

Tim Swadley, Mayor Date

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

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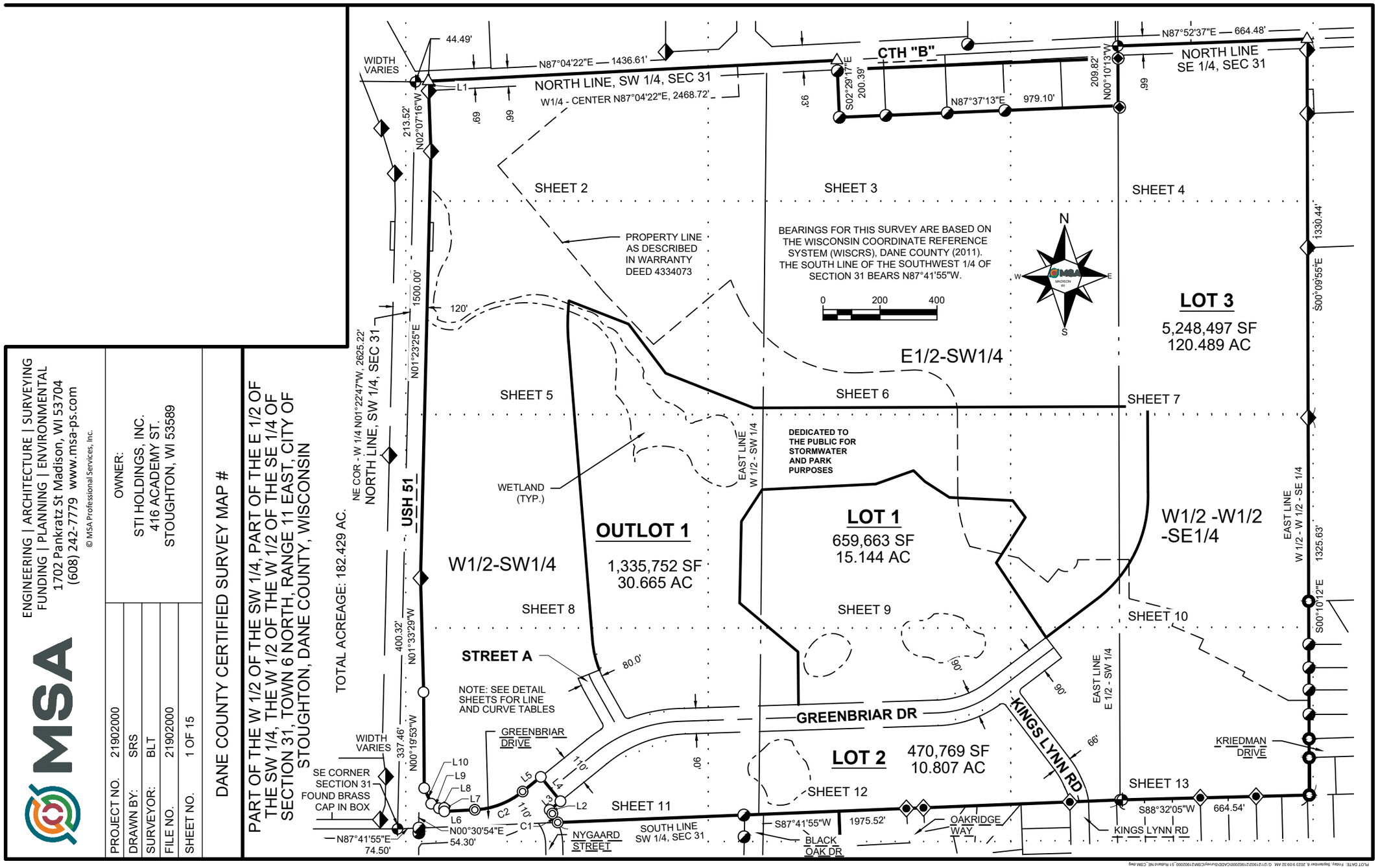
Attachment A



PROJECT NO. 21902000
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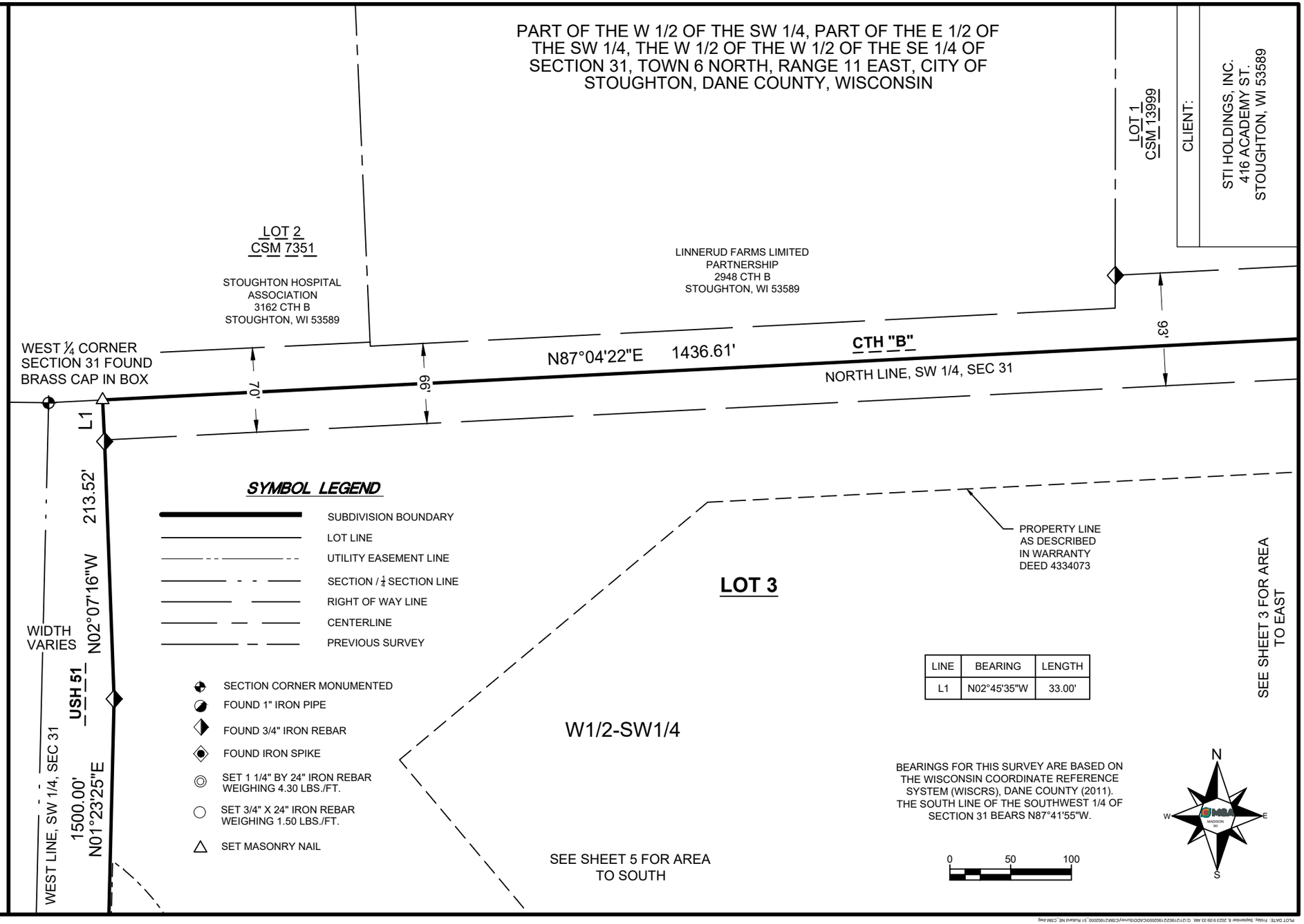
DANE COUNTY CERTIFIED SURVEY MAP

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CLIENT:
STI HOLDINGS, INC.
416 ACADEMY ST.
STOUGHTON, WI 53589



LINE	BEARING	LENGTH
L1	N02°45'35"W	33.00'

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PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LOT 1
CSM 13999

STOUGHTON AREA VETERANS MEMORIAL PARK, LLC
1731 COUNTRY CLUB RD
STOUGHTON, WI 53589

OUTLOT 3
GREENBRIAR ESTATES
SECOND ADDITION

GREENBRIAR FARMS LIMITED PARTNERSHIP
754 USH 51
STOUGHTON WI, 53589

CLIENT:
STI HOLDINGS, INC.
416 ACADEMY ST.
STOUGHTON, WI 53589

CTH "B"

NORTH LINE, SW 1/4, SEC 31

N87°04'22"E 1436.61'

93'

99'

S02°29'17"E
200.39'

LOT 1
CSM 4431

LAURA A EGGERS
3081 CTH B
STOUGHTON, WI 53589

MARK SEAMONSON
3071 CTH B
STOUGHTON, WI 53589

LOT 1
CSM 404

JAMES & LOIS PETRI
3063 CTH B
STOUGHTON, WI 53589

N87°37'13"E 979.10'

PROPERTY LINE AS DESCRIBED IN WARRANTY DEED 4334073

SEE SHEET 2 FOR AREA TO WEST

LOT 3

W1/2-SW1/4

E1/2-SW1/4

SEE SHEET 4 FOR AREA TO EAST

SEE SHEET 6 FOR AREA TO SOUTH

BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 BEARS N87°41'55"W.

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N
W E
S

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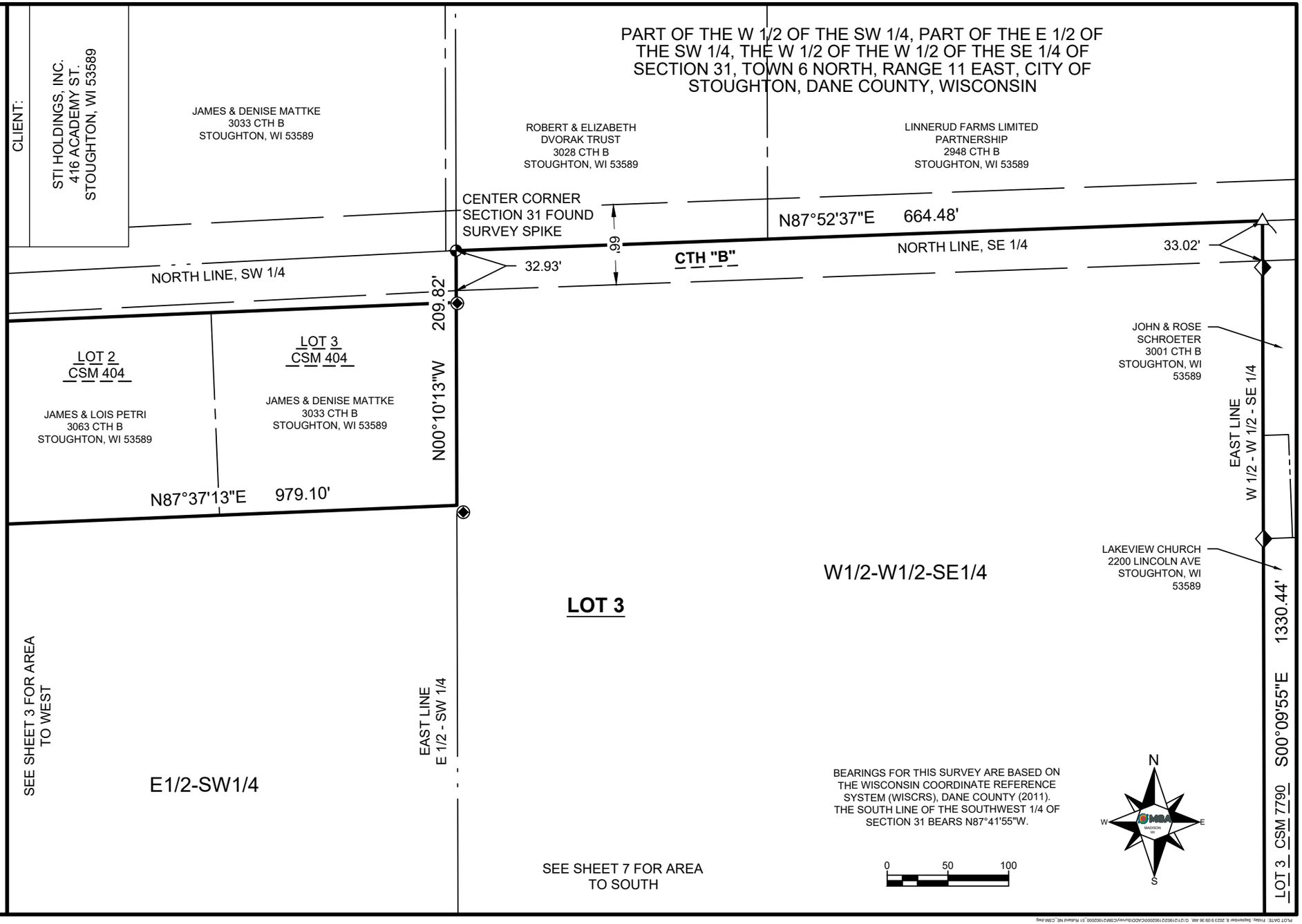

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DANE COUNTY CERTIFIED SURVEY MAP

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CLIENT:
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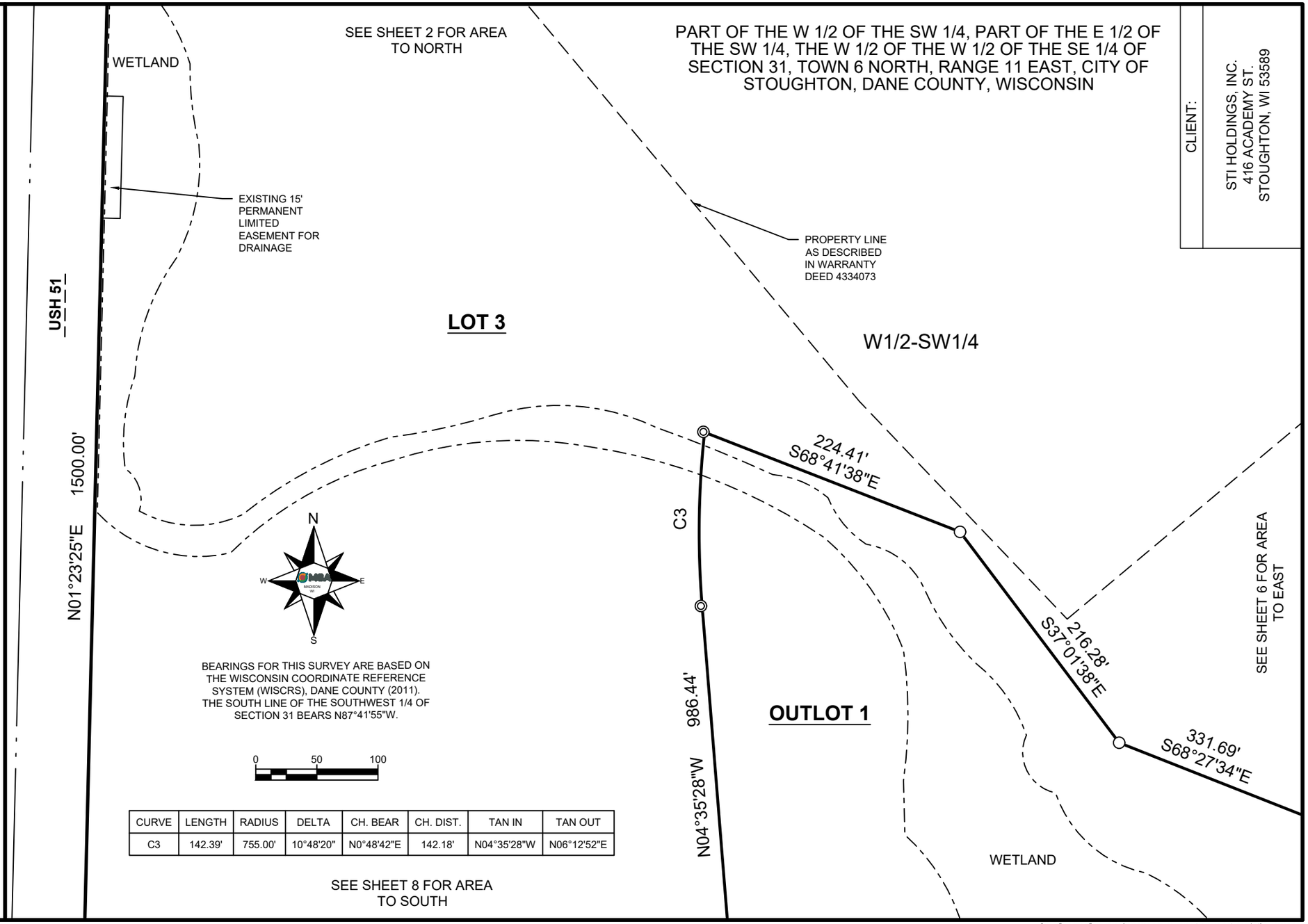


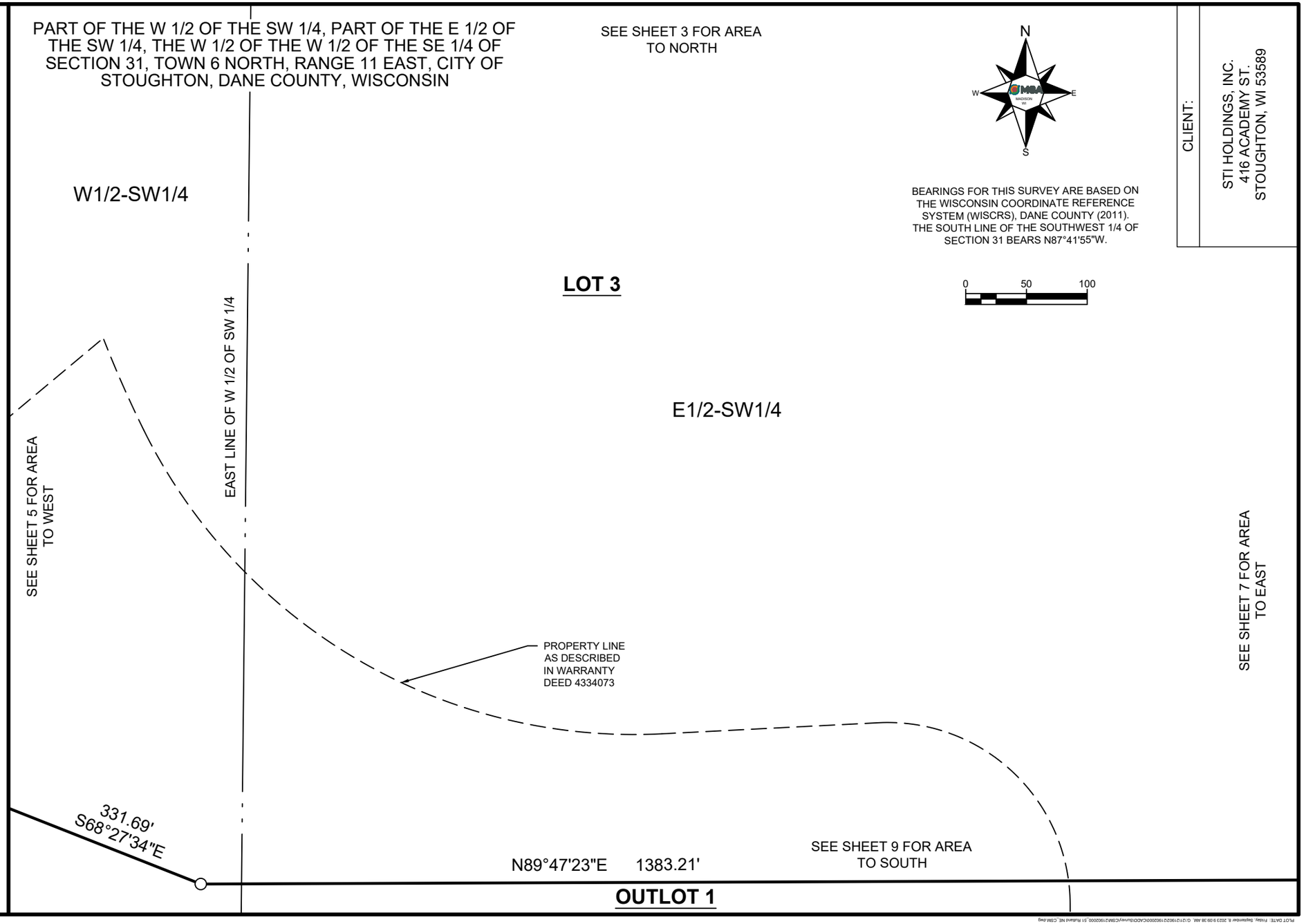
BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 BEARS N87°41'55"W.

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C3	142.39'	755.00'	10°48'20"	N0°48'42"E	142.18'	N04°35'28"W	N06°12'52"E

PLOT DATE: Friday, September 8, 2023 9:09:37 AM G:\21\90\21902000\CAD\Survey\CSM\21902000_01 Plusland NE_CSM.dwg

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SEE SHEET 3 FOR AREA TO NORTH



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SEE SHEET 4 FOR AREA TO NORTH

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LOT 3 _ CSM 7790

LAKEVIEW CHURCH
2200 LINCOLN AVE
STOUGHTON, WI
53589

S00°09'55"E 1330.44'

LOT 3

W1/2-W1/2-SE1/4

E1/2-SW1/4

EAST LINE
E 1/2 - SW 1/4

STOUGHTON AREA
SCHOOL DISTRICT
1920 LINCOLN AVE
STOUGHTON, WI
53589

EAST LINE
W 1/2 - W 1/2 - SE 1/4

SEE SHEET 6 FOR AREA TO WEST

N89°47'23"E 1383.21'

LOT 1 _ CSM 7790

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SEE SHEET 10 FOR AREA TO SOUTH

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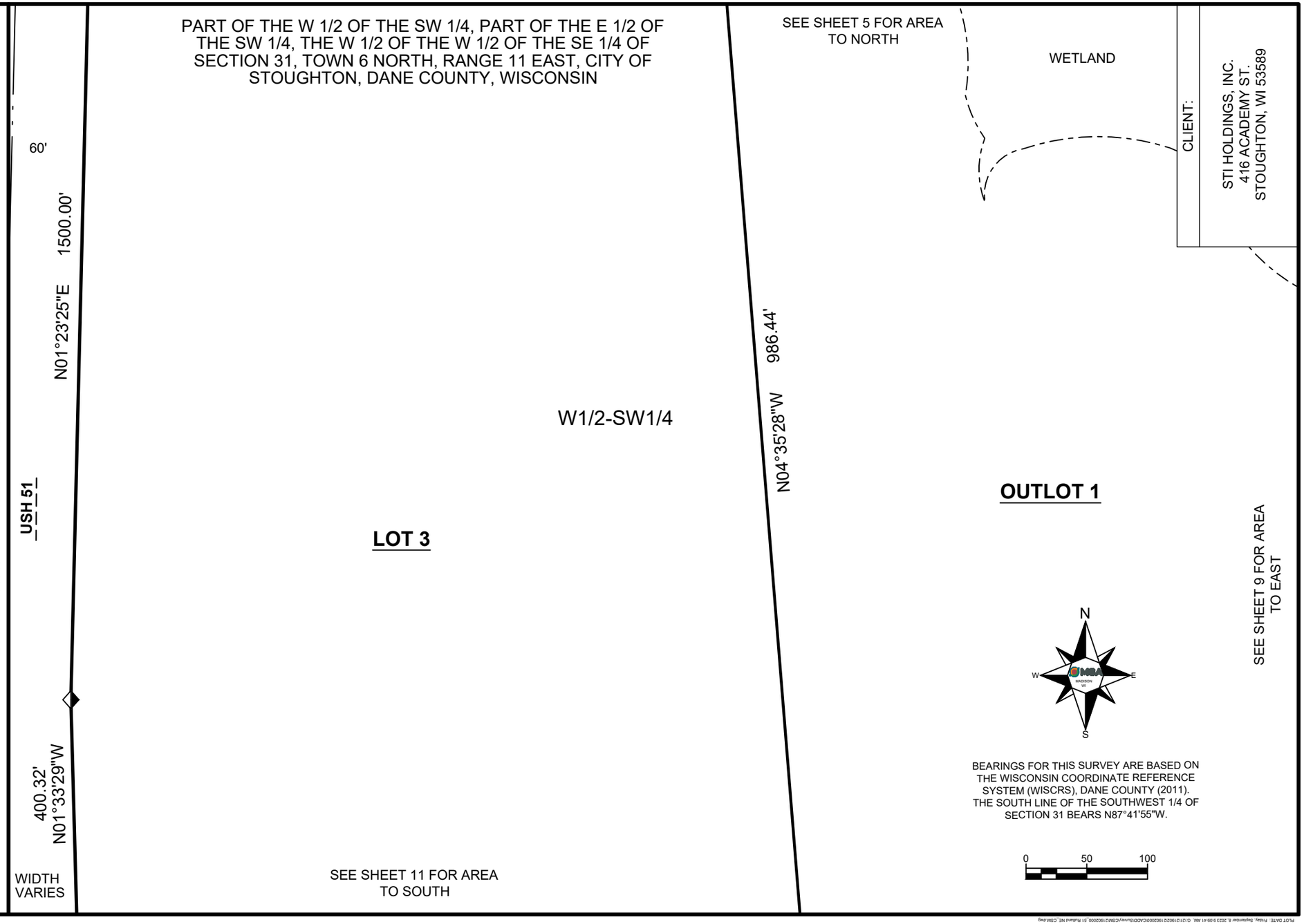

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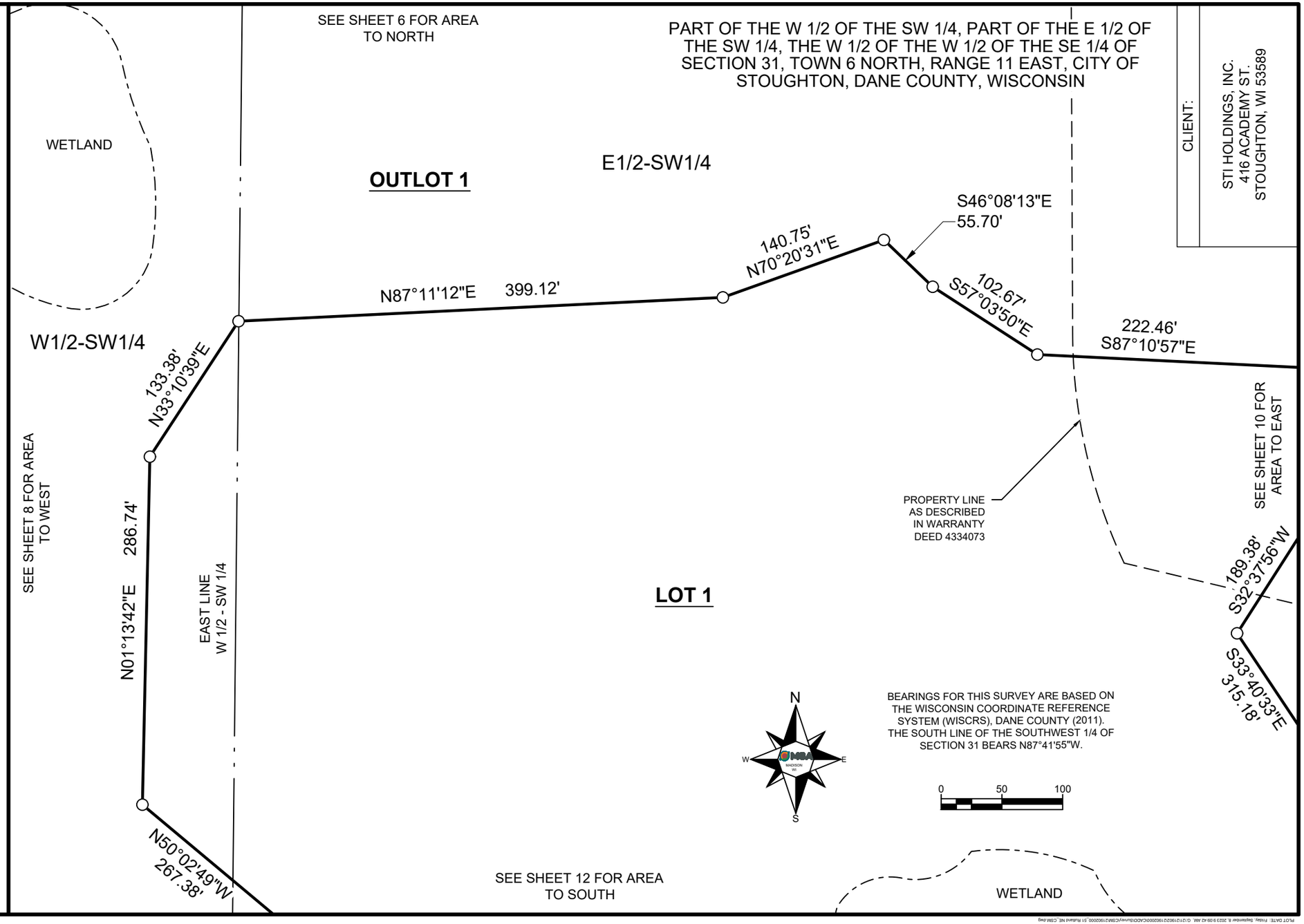

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CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C21	432.00'	452.22'	054°44'02"	S25°29'23"W	415.76'

BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 BEARS N87°41'55"W.

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CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C1	36.41'	183.00'	11°23'57"	N31°01'14"W	36.35'	N25°19'15"W	N36°43'12"W
C2	182.77'	290.00'	36°06'34"	S69°05'22"W	179.76'	S51°02'05"W	S87°08'39"W
C4	61.98'	563.00'	6°18'27"	S54°11'18"W	61.95'	S57°20'32"W	S51°02'05"W
C5	22.63'	15.05'	86°07'39"	S13°43'42"W	20.56'	S29°20'08"E	S56°47'31"W
C6	57.29'	435.00'	7°32'45"	S25°35'52"E	57.25'	S21°49'29"E	S29°22'15"E
C7	153.53'	355.00'	24°46'47"	S16°58'51"E	152.34'	S04°35'28"E	S29°22'15"E
C8	46.79'	355.00'	7°33'04"	S25°35'42"E	46.75'	S21°49'10"E	S29°22'15"E
C9	106.75'	354.99'	17°13'43"	N13°12'19"W	106.34'	N21°49'11"W	N04°35'28"W
C10	21.15'	15.00'	80°47'13"	S69°45'51"E	19.44'	S29°22'15"E	N69°50'33"E
C11	197.15'	562.84'	20°04'12"	S79°52'39"W	196.15'	S89°54'44"W	S69°50'33"W
C12	293.21'	453.00'	37°05'07"	S69°34'39"W	288.12'	S88°07'12"W	S51°02'05"W

LINE	BEARING	LENGTH
L2	N36°43'12"W	15.89'
L3	N51°02'05"E	48.81'
L4	N38°57'55"W	110.00'
L5	S51°02'05"W	81.84'
L6	S87°02'01"W	107.25'
L7	N02°39'18"W	11.93'
L8	S87°20'42"W	18.20'
L9	N59°28'47"W	31.59'
L10	N24°16'44"W	59.85'

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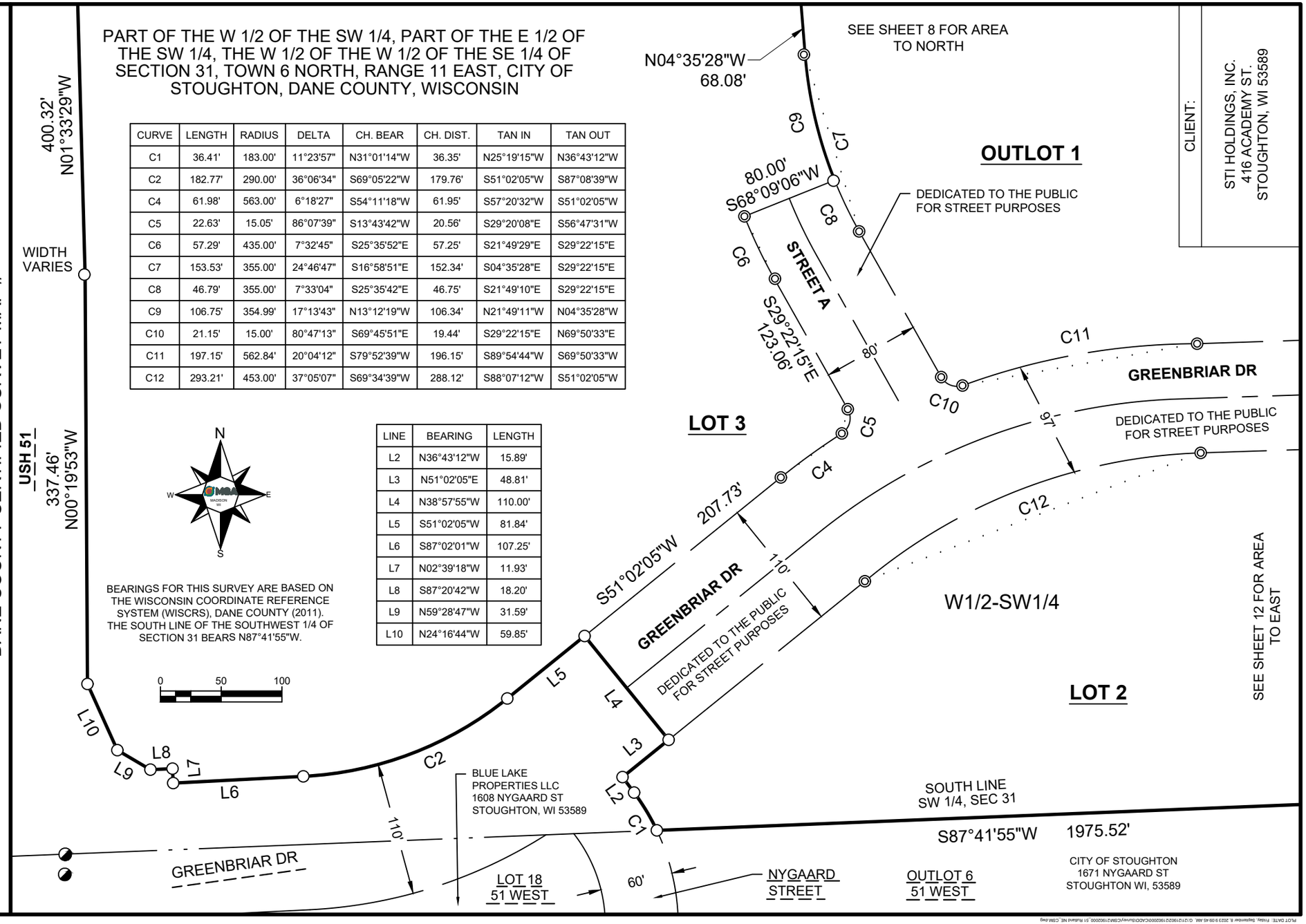

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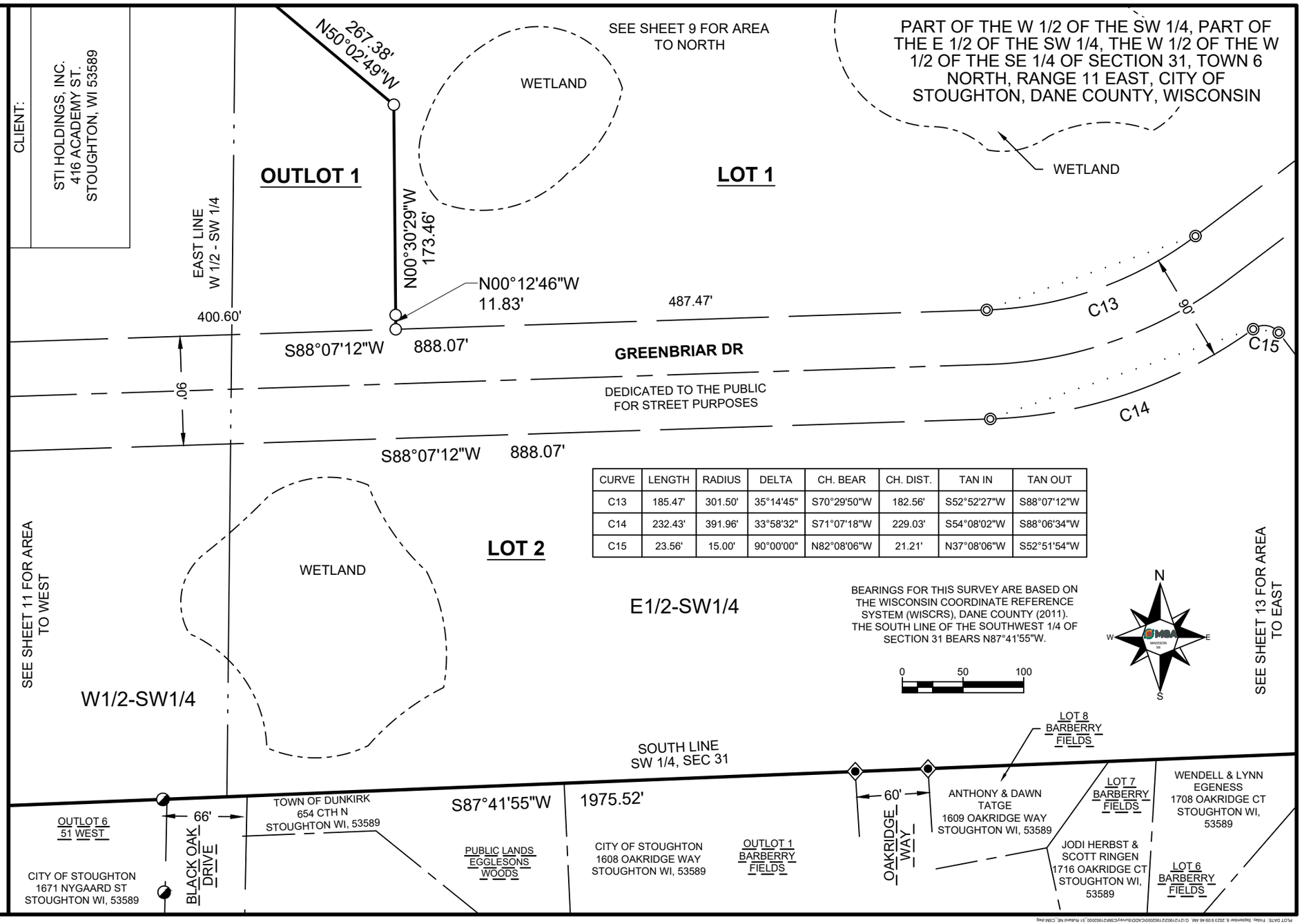

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C13	185.47'	301.50'	35°14'45"	S70°29'50"W	182.56'	S52°52'27"W	S88°07'12"W
C14	232.43'	391.96'	33°58'32"	S71°07'18"W	229.03'	S54°08'02"W	S88°06'34"W
C15	23.56'	15.00'	90°00'00"	N82°08'06"W	21.21'	N37°08'06"W	S52°51'54"W

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PROJECT NO.	21902000
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CHECKED BY:	BLT
FILE:	21902000
SHEET NO.	13 OF 15

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

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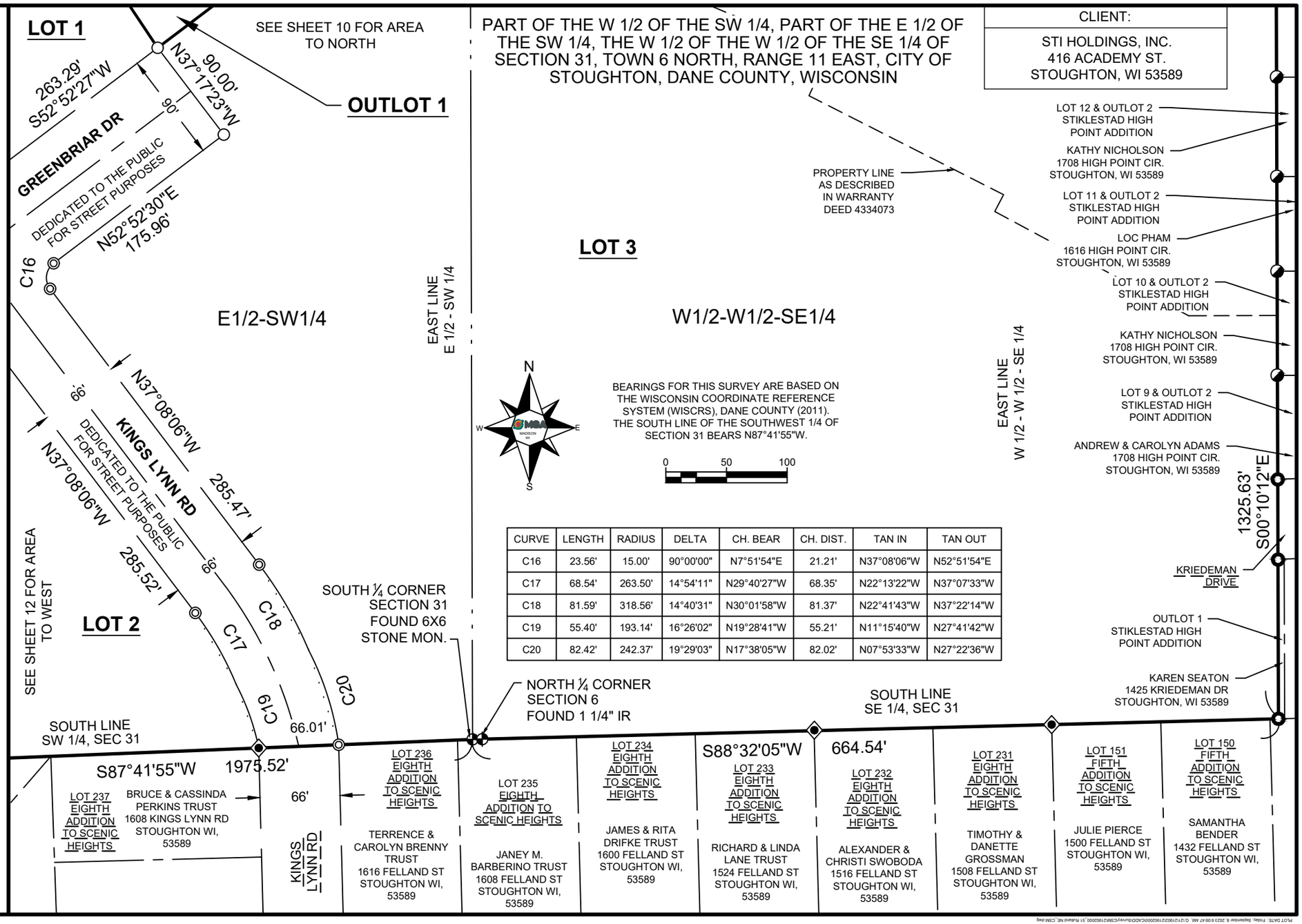
DANE COUNTY CERTIFIED SURVEY MAP

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CLIENT:
STI HOLDINGS, INC.
416 ACADEMY ST.
STOUGHTON, WI 53589



CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C16	23.56'	15.00'	90°00'00"	N7°51'54"E	21.21'	N37°08'06"W	N52°51'54"E
C17	68.54'	263.50'	14°54'11"	N29°40'27"W	68.35'	N22°13'22"W	N37°07'33"W
C18	81.59'	318.56'	14°40'31"	N30°01'58"W	81.37'	N22°41'43"W	N37°22'14"W
C19	55.40'	193.14'	16°26'02"	N19°28'41"W	55.21'	N11°15'40"W	N27°41'42"W
C20	82.42'	242.37'	19°29'03"	N17°38'05"W	82.02'	N07°53'33"W	N27°22'36"W

PLOT DATE: Friday, September 8, 2023 9:09:47 AM, G:\21902\21902000\CAD\Survey\CSM\21902000_S1 Plotted NE_CSM.dwg

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FUNDING | PLANNING | ENVIRONMENTAL
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PROJECT NO.	21902000
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	21902000
SHEET NO.	14 OF 15

DANE COUNTY CERTIFIED SURVEY MAP

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CLIENT:
STI HOLDINGS, INC.
416 ACADEMY ST.
STOUGHTON, WI 53589

CURRENT OWNER & SUBDIVIDER:
STI HOLDINGS, INC.
416 S. ACADEMY ST.
STOUGHTON, WI 53589

SURVEYOR:
BRADLEY TISDALE, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

ENGINEER:
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

SURVEYORS CERTIFICATE

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR S-2824, HEREBY CERTIFY THAT BY THE DIRECTION OF STOUGHTON TRAILERS, INC., AS OWNER, I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, AND THE W 1/2 OF THE W 1/2 OF THE SE 1/4, ALL LOCATED IN SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N87°41'55"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 74.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF USH 51; THENCE NORTH 00°30'54"E ALONG SAID EASTERLY RIGHT-OF-WAY, 54.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°30'54"E ALONG SAID EASTERLY RIGHT-OF-WAY, 273.48 FEET;

THENCE N05°12'16"E ALONG SAID EASTERLY RIGHT-OF-WAY, 150.33 FEET;

THENCE N01°28'19"W ALONG SAID EASTERLY RIGHT-OF-WAY, 400.50 FEET;

THENCE N01°23'25"E ALONG SAID EASTERLY RIGHT-OF-WAY, 1500.00 FEET;

THENCE N02°07'16"W ALONG SAID EASTERLY RIGHT-OF-WAY, 213.52 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF CTH "B";

THENCE N02°45'35"W, 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4;

THENCE N87°04'22"E ALONG SAID NORTH LINE, 1436.61 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 4431, RECORDED IN V. 19, PGS. 110-111 AS DOC. NO. 1844972;

THENCE S02°29'17"E ALONG THE WEST LINE OF SAID LOT 1, 200.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N87°37'13"E ALONG THE SOUTH LINE OF SAID LOT 1, THE SOUTH LINE OF CSM 404, RECORDED IN V. 2, PG. 180 AS DOC. NO. 1273929, AND THE EXTENSION THEREOF, 979.10 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID CSM 404;

THENCE N00°10'13"W ALONG THE EAST LINE OF SAID LOT 3, 209.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BEING THE CENTER CORNER OF SECTION 31;

THENCE N87°52'37"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, 664.48 FEET;

THENCE S00°09'55"E, 1330.44 FEET;

THENCE S00°10'12"E, 1325.63 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4;

THENCE S88°32'05"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 664.54 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 31;

THENCE S87°41'55"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1975.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NYGAARD STREET;

THENCE NORTHWESTERLY 36.41 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF NYGAARD STREET, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 183.00 FEET AND A CHORD WHICH BEARS N31°01'14"W, 36.35 FEET;

THENCE N36°43'12"W ALONG THE EASTERLY RIGHT-OF-WAY OF NYGAARD STREET, 15.89 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF NYGAARD STREET AND THE SOUTHERLY RIGHT-OF-WAY OF GREENBRIAR DRIVE;

THENCE N51°02'05"E, 48.81 FEET;

THENCE N38°57'55"W, 110.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF GREENBRIAR DRIVE;

THENCE S51°02'05"W ALONG SAID NORTHERLY RIGHT-OF-WAY, 81.84 FEET;

THENCE SOUTHEASTERLY 182.77 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET AND A CHORD WHICH BEARS S69°05'22"W, 179.76 FEET;

THENCE S87°08'39"W ALONG SAID NORTHERLY RIGHT-OF-WAY, 196.56 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,938,505 SQUARE FEET OR 182.243 ACRES MORE OR LESS.

DATED THIS ____ DAY OF _____, 2023

_____
BRADLEY L. TISDALE
PROFESSIONAL LAND SURVEYOR #S-2824

PLOT DATE: Friday, September 8, 2023 9:09:46 AM , G:\21\ 90\21902000\CADD\Survey\CSM\21902000_S1Rulled\NE_CSM.dwg

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PROJECT NO.	21902000
DRAWN BY:	SRS
CHECKED BY:	BLT
FILE:	21902000
SHEET NO.	15 OF 15

DANE COUNTY CERTIFIED SURVEY MAP

PART OF THE W 1/2 OF THE SW 1/4, PART OF THE E 1/2 OF THE SW 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CLIENT:

STI HOLDINGS, INC.
416 ACADEMY ST.
STOUGHTON, WI 53589

OWNERS' CERTIFICATE

STI HOLDINGS, INC., AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CSM TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS

_____ DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE (SIGNATURE)

_____
AUTHORIZED REPRESENTATIVE (PRINT)

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2023.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES
DANE COUNTY, WISCONSIN

CITY OF STOUGHTON CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED, ACCEPTED, AND APPROVED FOR RECORDING BY THE CITY OF STOUGHTON.

_____
CANDEE CHRISTEN, CITY CLERK

DATED _____

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2023

AT ___O'CLOCK __.M.

AND RECORDED IN VOLUME _____, ON PAGE(S) _____

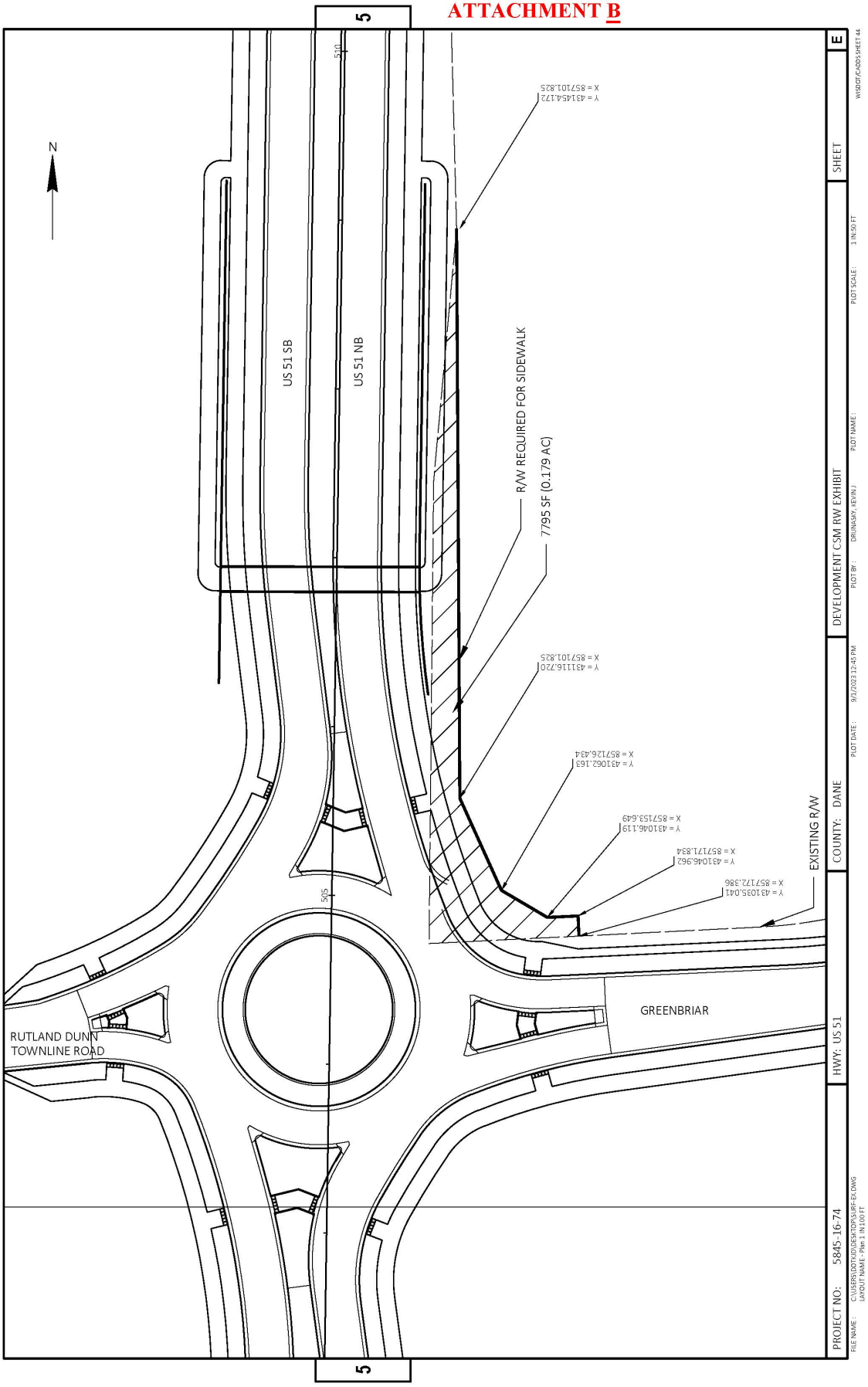
AS DOCUMENT NO. _____.

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

SURVEYOR'S SEAL

PLOT DATE: Friday, September 8, 2023 9:09:46 AM , G:\21\90\21902000\CADD\Survey\CSM\21902000_51Rutland NE_CSM.dwg

ATTACHMENT B



ATTACHMENT C

STRAND ASSOCIATES®
Excellence in Engineering
Since 1946

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

August 21, 2023

Mr. Rodney Scheel, Director of Planning and Development
City of Stoughton
207 South Forrest Street
Stoughton, WI 53589

Re: STI Holdings, Inc.
Certified Survey Map (CSM)
City of Stoughton, Wisconsin (City)

Dear Rodney,

Strand Associates, Inc.® (Strand) has reviewed the CSM dated July 17, 2023, for STI Holdings, Inc. prepared by MSA Professional Services. The CSM is related to lands located southeast of the intersection of Highway 51 and Highway B. Strand has the following comments:

1. Sheet 1

    a. Label existing Kriedeman Drive near the southeast corner of the CSM.
    b. The right-of-way (ROW) width of Greenbriar Drive east of Kings Lynn Road is labeled as 100 feet. Sheet 13 of the preliminary engineering drawings identifies the ROW width as 90 feet. Confirm the proposed ROW width.
    c. The preliminary engineering drawings identify a proposed pumping station on Lot 2. An easement or outlot shall be provided as part of the future development of Lot 2.
    d. The existing ROWs for Highway 51 and Highway B are shown on the CSM. It is understood the ROWs and dedications along these highways will be identified as part of future development of Lot 3.
    e. Outlot 1 should labeled as "Dedicated to the Public for Stormwater and Park Purposes."

2. Sheet 11

    a. Strand recommends "rounding" of the ROWs at intersections with a minimum 15-foot radius. This recommendation would apply to the intersection of Greenbriar Drive and Street A. The preliminary engineering drawings appear to support this recommendation to accommodate proposed sidewalks.
    b. The ROW width of Street A is labeled as 78.5 feet, which is nonstandard. How was the ROW width determined?

3. Sheet 12

    a. Strand recommends "rounding" of the ROWs at intersections with a minimum 15-foot radius. This recommendation would apply to the intersection of Greenbriar Drive and Kings Lynn Road. The preliminary engineering drawings appear to support this recommendation to accommodate proposed sidewalks.

b. A future trail corridor is planned between the existing Black Oak Drive and Greenbriar Drive. It is understood the ROW, outlot, or easement for this trail will be provided as part of future Lot 2 development.

c. A future extension of the existing Oak Ridge Way to Greenbriar Drive is planned along with utility extensions in this corridor. It is understood the ROW, outlot, or easement for these improvements will be provided as part of future Lot 2 development.

d. Relabel Lot 1 as Outlot 1.

e. Relabel Lot 3 as Lot 1.

f. The preliminary engineering drawings show sanitary sewer and water main facilities on Lot 1. These facilities are assumed to be privately owned since no easements are shown on the CSM.

4. Sheet 13

a. The radius of curvature of the Kings Lynn Road alignment is too restrictive. Revise the curvature to provide a minimum 300-foot centerline radius as required by City ordinance for collector street classification.

5. Sheet 14

a. Stoughton Trailers, Inc. is identified as the Owner. Please confirm.

Please contact us at 608-251-4843 with any questions.

Sincerely,

STRAND ASSOCIATES, INC.®

Mark A. Fisher, P.E.

c: Jill Weiss, P.E., Utilities Director, City of Stoughton

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

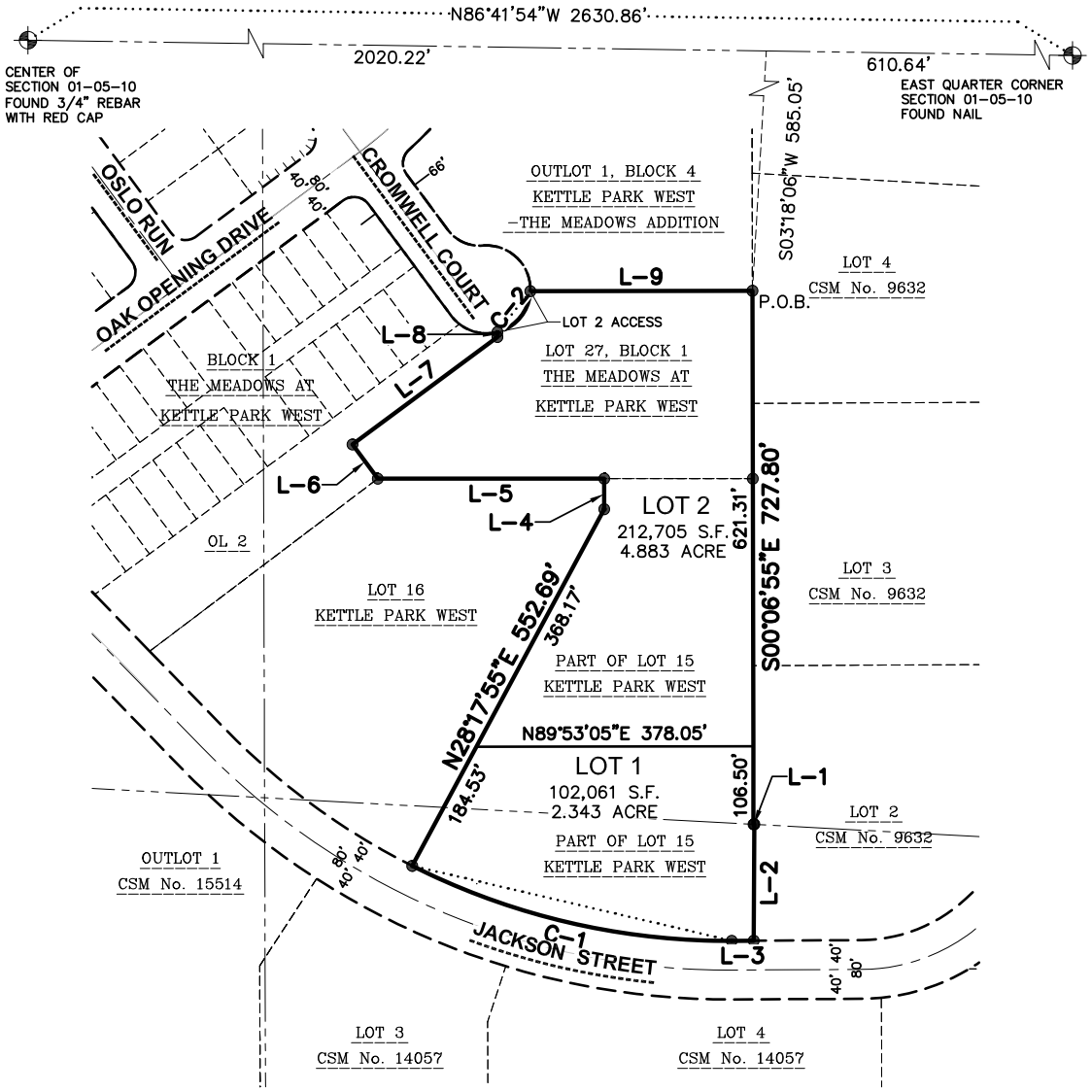
ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***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

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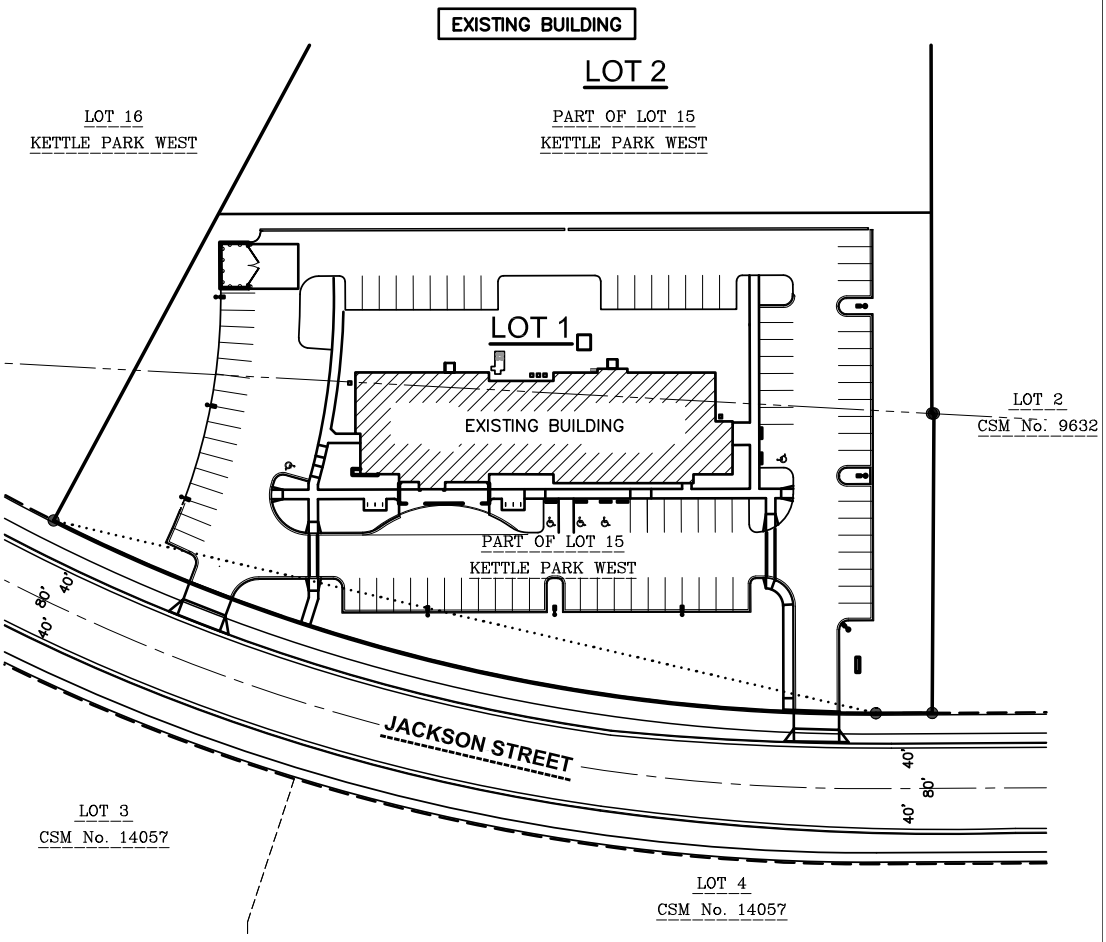
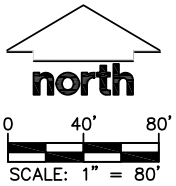


LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S87°57'29"E	1.15'
L–2	S00°19'59"W	158.79'
L–3	S89°42'22"W	29.92'
L–4	N00°00'00"E	41.58'
L–5	N90°00'00"W	309.06'
L–6	N36°32'36"W	58.01'

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. _____

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PRELIMINARY

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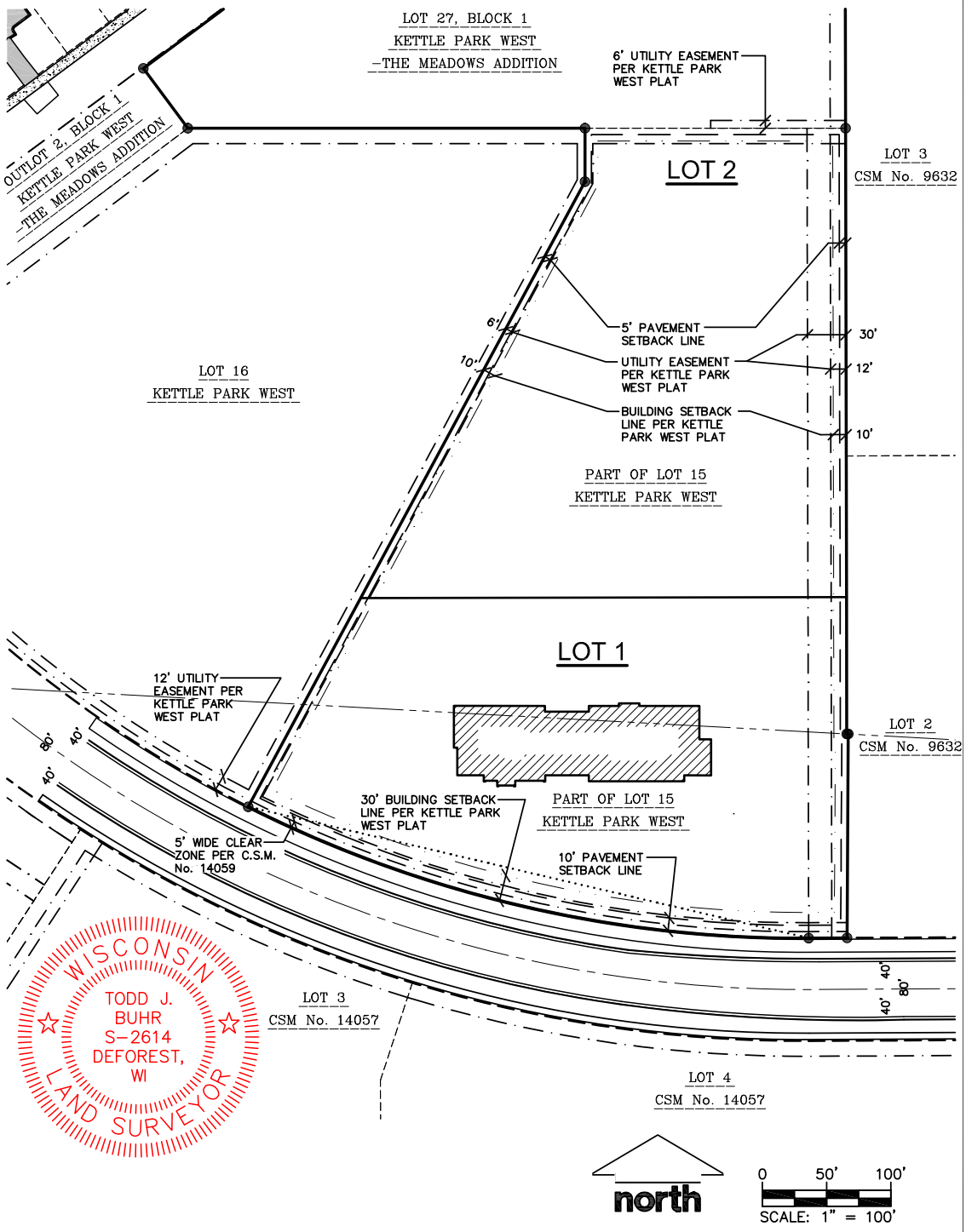
EXISTING EASEMENTS



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

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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

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

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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

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 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: –

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