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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial jurisdictional (ETJ) land division for property located at 2069 Williams Drive, Town of Pleasant Springs, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval 7 - 0

Fiscal Impact: None

File Number:	R -9- 2022	**Date Introduced:**	January 25, 2022

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

WHEREAS, this land division request is proposed to split a property into 3 lots for single family use at 2069 Williams Drive in the Town of Pleasant Springs; and

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Plan Commission and Common Council. This property is within the City's Extraterritorial Jurisdiction (ETJ) and is beyond the Planned Urban Development Area of the City of Stoughton; and

WHEREAS, on January 10, 2022 the Stoughton Plan Commission reviewed the land division request and recommends Common Council approval as presented; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request for property located at 2069 Williams Drive, Town of Pleasant Springs, is hereby approved as presented contingent on Town of Pleasant Springs and Dane County approval.

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.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: January 3, 2022

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 10, 2022 Plan Commission Meeting and January 25, 2022 Common Council Meeting.

Extra-Territorial land division at 2069 Williams Drive, Town of Pleasant Springs.
This property is within the City of Stoughton's 1.5 mile extra-territorial jurisdiction but is beyond the City's Planned Urban Development Area as identified on the Comprehensive Plan Future Land Use Map. This request is to split the lot for single family residential use.

Any approval should be contingent on Town of Pleasant Springs and Dane County approval. The resolution, CSM and related materials are provided. A recommendation to Council is necessary.

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

Date of Application 12/9/2021

Applicant Name LOIS ANN WILLIAMS ESTATE **Phone** Rumpf Law 608-423-3254

Applicant Email mrumpf@rumpflaw.com / wismapping@charter.net

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

Subject Property Address 2069 Williams Drive

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

CURRENT FEES

CERTIFIED SURVEY MAP:	**$165 AND $40/LOT***
PRELIMINARY PLAT FEE:	**$425 AND $40/LOT***
FINAL PLAT FEE:	**$255 AND $40/LOT***

Number of Lots: 3.

Fee Amount: $ 285.

Owner/Applicant Signature _____ Date 12/9/21

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.**

Certified Survey Map

PART OF GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

NOTES:

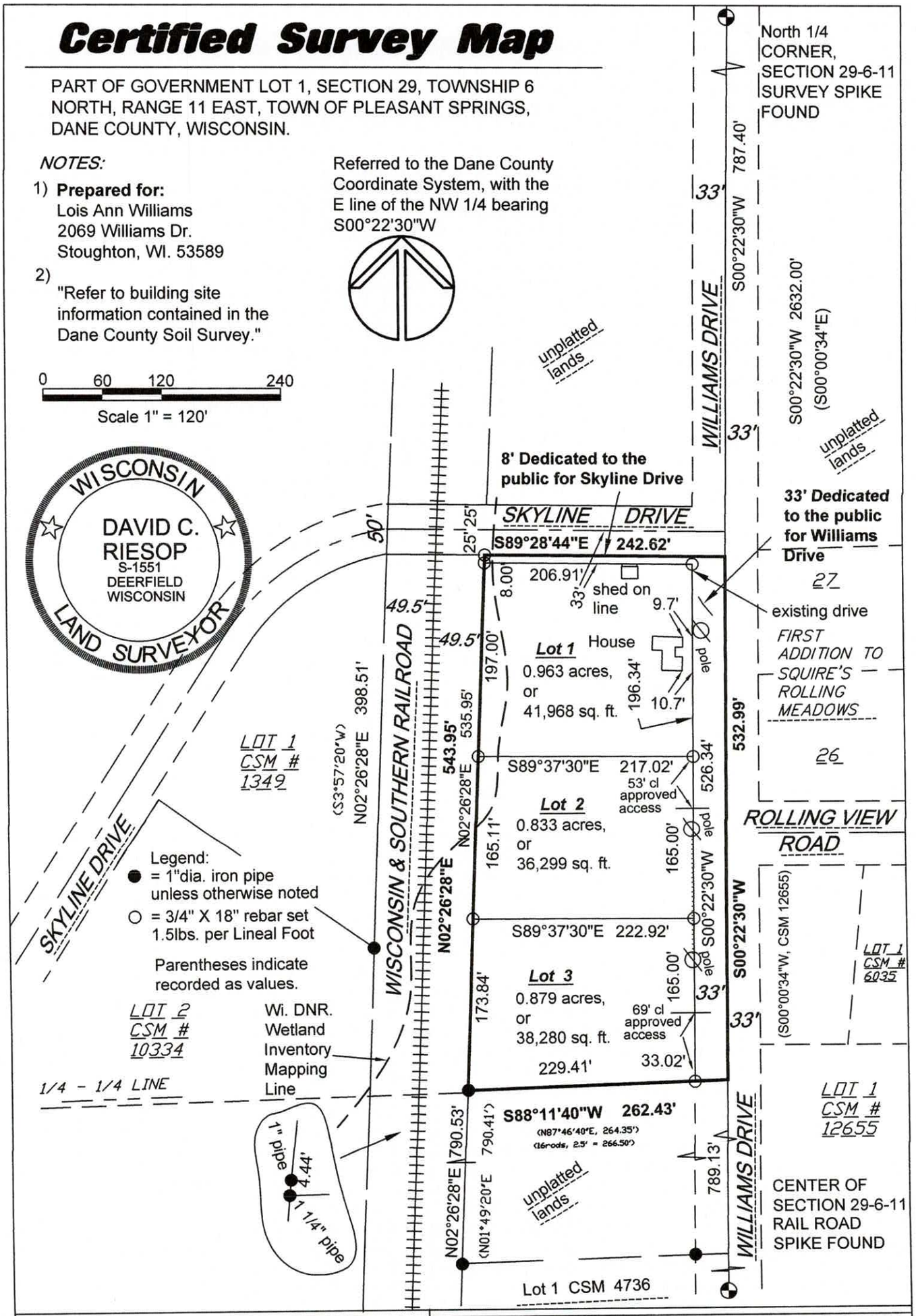
1) **Prepared for:**
Lois Ann Williams
2069 Williams Dr.
Stoughton, WI. 53589

2) "Refer to building site information contained in the Dane County Soil Survey."

Referred to the Dane County Coordinate System, with the E line of the NW 1/4 bearing S00°22'30"W

0 60 120 240
Scale 1" = 120'

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR



Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5598-21 Date 11/25/2021
Sheet 1 of 2
Document No.
C. S. M. No. V. P.

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Estate of Lois Ann Williams By: _____

, Executor

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 202__, the above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
my commission expires _____.

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Michael Rumpf, agent for the owner, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and its division thereof, and that this land is located within and more fully described to wit:

Part of Government Lot 1 of Section 29, Town 6 North, Range 11E., Town of Pleasant Springs, Dane County, Wisconsin, being further described as follows:

Commencing at the N 1/4 corner of Section 29; thence S00°22'30"W, 787.40 feet the point of beginning; thence continue S00°22'30"W, 532.99 feet; thence S88°11'40"W, 262.43 feet to the East line of the Wisconsin and Southern Railroad; thence N02°26'28"E along said line, 543.95 feet; thence S89°28'44"E, 242.62 feet to the point of beginning. The above described containing 3.118 acres, or 135,834 square feet, being subject to the dedication for Syline Drive and Williams Drive as mapped hereon.

_____
David C. Riesop S-1551

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

City of Stoughton Approval (extraterritorial)

This Certified Survey Map was hereby approved for recording per City of Stoughton Plan Commission action _____ and Common Council action dated _____.

_____
City Clerk

Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Pleasant Springs on _____, 202___, and the public road dedications as shown are hereby acknowledged and accepted by the Town of Pleasant Springs.

_____
Maria Hougan, Town Clerk

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

_____
Daniel Everson, Authorized Representative

Register of Deeds Certificate

Received for recording this ____ day of _____, 20____ at _____ o'clock ___M. and recorded in Volume _____ of Certified Surveys, Pages_____.

_____
Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5598-21 Date 11/25/2021
Sheet 2 of 2
Document No._____
C. S. M. No._____ V._____ P._____

Dane County Planning & Development
Land Division Review

Attention to whom it may concern:

Re: Certified Survey Map application # 10587

Dane County Planning & Development is in receipt of a proposed certified survey map application. Attached with this letter is a copy of the survey map.

Please review the proposal and comment at your earlier convenience such that the Dane County staff will recognize your position and concerns in acting in this matter.

Reviewing Agency:

- **Town of Pleasant Springs**
- **City of Stoughton** *(extraterritorial jurisdiction)*
- **Dane County Surveyor – Dan Frick**

If you have any comments regarding this proposal please forward them to me in a timely manner.

Sincerely,

Dan Everson
Assistant Zoning Administrator
608.267.1541

Application ID#:

Process Date:

OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

☐ Preliminary Certified Survey Map

☑ Certified Survey Map-$265/LOT

☐ Subdivision Preliminary Plat*-$600

☐ Subdivision Final Plat-$265/LOT

***As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.**

Property Owner Information		Surveyor Information
Name	LOIS ANN WILLIAMS EST	DAVID RIESOP
Address	2069 WILLIAMS DRIVE STOUGHTON, WI	306 WEST QUARRY DEERFIELD, WI 53531
Phone Number	608-423-3254 RUMPF LAW	608-764-5602
E-Mail Address	mrumpf@rumpflaw.com	wismapping@charter.net

Property/Location Information (accessdane.co.dane.wi.us)			
Township Pleasant Springs	Section 29	¼ SW ¼ ¼ NW	Acreage 3.2
Parcel Number(s) 0611-292-8340-6			
Current Zoning RR-2		Proposed Zoning SFR-8	
CSM	Lot	Subdivision	Block/Lot

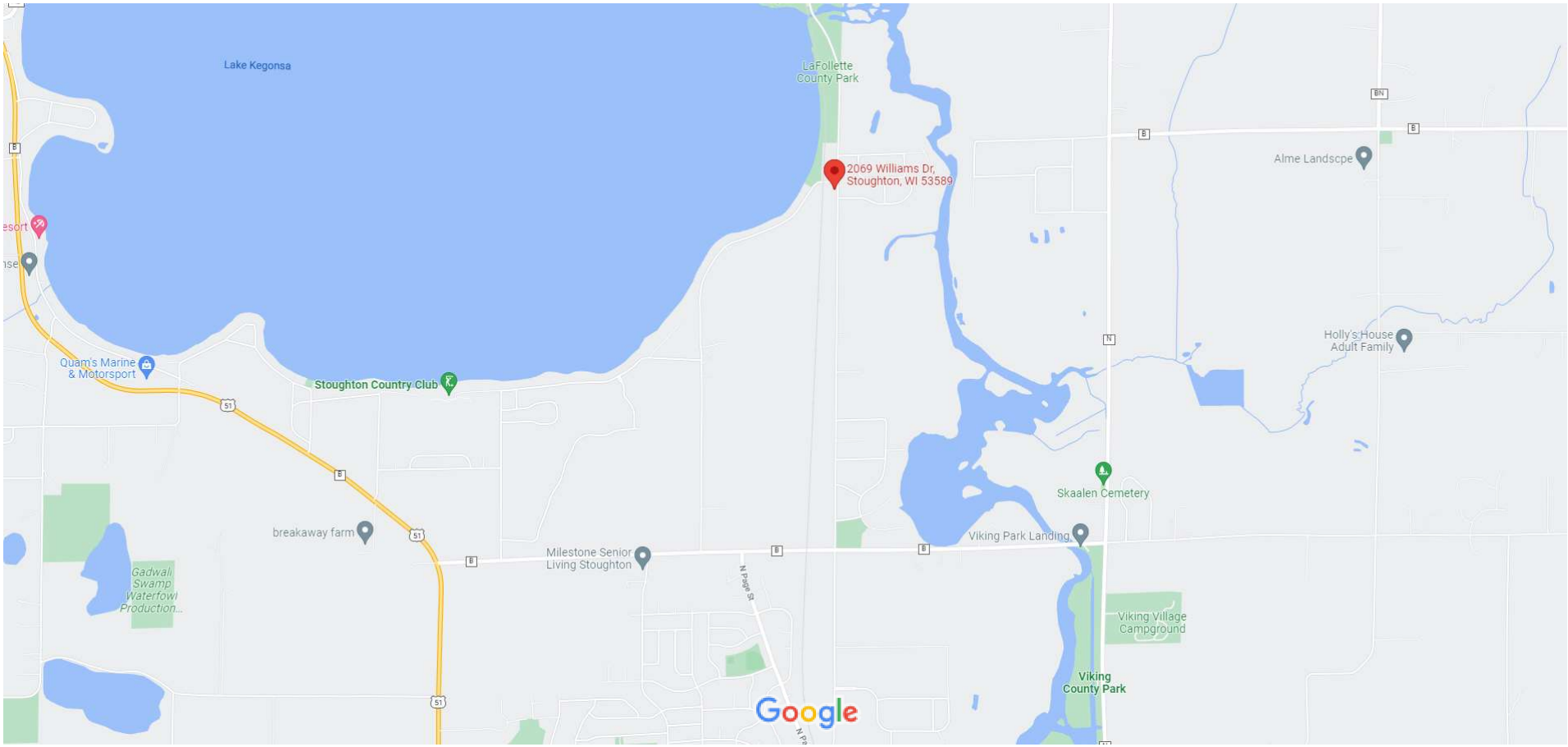
1. **Is proposed land division associated with a rezone petition?**
   Yes ☑ **No** ☐ **ETZ** ☐ **If Yes, Petition #** 11729
2. **Does the property abut or adjoin a County or State Trunk Highway?**
   Yes ☐ **No** ☑ **If Yes, Highway Name:** _____
3. **Will public sewer serve the land division? Yes** ☒ **No** ☐ LOTS 1 & 2
4. **Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes** ☑ **No** ☐
   If Yes, describe features : some mapped wetland

Print Name: DAVID RIESOP **Date:** 12/8/2021

Signature: [signature]

REV 01/01/2019

Google Maps 2069 Williams Dr



Map data ©2022 Google 1000 ft

RE
DCPREZ-2019-00024
CUP
835
Governmental uses
RE
DCPREZ-2019-00024
town, health
FP-1
DCPREZ-2019-00024
RR-2
DCPREZ-2019-00024
Proposed
SFR-08
11729
RR-4
DCPREZ-2019-00024
RR-4
DCPREZ-2019-00024
SFR-08
DCPREZ-2019-00024
RR-3
DCPREZ-2019-00024
Skyline Dr
Williams Dr
SFR-08
DCPREZ-2019-00024
Esquire Dr
SFR-08
DCPREZ-2019-00024
Rolling View Rd
Hummingbird St
RR-2
DCPREZ-2019-00024
RR-4
DCPREZ-2019-00024
RE
DCPREZ-2019-00024
SFR-08
DCPREZ-2019-00024
FP-35
DCPREZ-2019-00024

Catalina Ortega was available to answer questions.

Mayor Swadley asked if alcohol was planned for the patio area. Catalina Ortega stated she is working with the City to gain approval for serving alcohol.

Barman questioned the type of fence is planned. Catalina stated it will be metal but not chain-link.

Farrow asked if there are plans to add lighting or have music outdoors with the residential uses across the street. Catalina stated there are no plans for lighting or music but possibly music for Cinco de Mayo.

Mayor Swadley questioned if a permit is required for the fence. Scheel stated yes.

Schumacher asked if the fence would have a gate for fire exiting. Catalina stated there would be some type of gate.

Schumacher questioned if there is ample greenspace to add the concrete patio area. Scheel stated it appears there is ample greenspace to meet code.

Motion by **Barman** to approve the outdoor dining area as presented, 2nd by **Caravello**. Motion carried unanimously.

9. **Extra-territorial land division at 2069 Williams Drive, Town of Pleasant Springs.**
Scheel explained the request.

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

10. **Awning and signage improvements at 177 W. Main Street.**
Scheel explained the request.

Luke Campion stated the plan is to replace the awning and add signage.

Barman questioned the type of awning material. Luke Campion stated it is a type of denim.

Barman suggested making the sign bigger so customers can see it across the street. Luke Campion plans to check on making the sign bigger.

Motion by **Schumacher** to approve the awning and signage as presented, 2nd by **Majewski**. Motion carried unanimously.

11. **Future agenda items.**
Stone Crest development; Eighth Street Development; Teigen Farm development; Riverfront Redevelopment SIP; KPW Expansion; 2525 Jackson Street GDP.