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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) for the Stoughton Riverfront Redevelopment

Committee Action:	Plan Commission recommends Council approval 7 – 0
Fiscal Impact:	N/A

File Number:	R - 2 - 2022	**Date Introduced:**	January 11, 2022

RECITALS

1. The City of Stoughton (the "City") and the Stoughton Redevelopment Authority (the "RDA") each own part of the land area known as the Stoughton Riverfront Redevelopment, and have requested that the CSM be approved subject to certain conditions.

2. The City and the RDA intend that the CSM will be recorded as part of the closing of the transaction (the "Transaction") described in that certain Real Estate Purchase and Sale Agreement having an effective date of September 16, 2021, among the City, the RDA, and Stoughton Riverfront Development, LLC (the "Developer").

3. The City and RDA intend that at the closing of the Transaction, the City will convey the lands within the CSM to the RDA, that the CSM will be recorded, that the RDA will convey Lot 1 within the CSM to Developer, and that the RDA will convey Outlot 1 to the City.

4. The CSM has been referred to the Plan Commission for review and recommendation to the City Council.

5. The Plan Commission reviewed the CSM on December 13, 2021 and determined the CSM is consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan.

6. The Plan Commission recommends approval of the CSM by the Common Council as presented, subject to certain conditions. The Common Council agrees with the Plan Commission's recommendation.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the CSM, subject to the condition that the CSM shall be delivered to the title company that will close the Transaction with instructions that it be recorded in accordance with the parties' intentions described in the above recitals.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____
Mayoral Action: ☐ **Accept** ☐ **Veto**

_____ _____
Mayor Tim Swadley Date

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

CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: December 2, 2021

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 December 13, 2021 Plan Commission Meeting and Common Council agenda of January 11, 2022.

Certified Survey Map (CSM) to reconfigure to property at the Stoughton Riverfront Redevelopment project area.
The resolution, application information, and staff review are provided. A recommendation to the Common Council is necessary.

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

Date of Application 11/18/21

Applicant Name Stoughton Riverfront Development LLC **Phone** 608-575-4845

Applicant Email curtbrink@hotmail.com

Owners Name (if different than applicant) City of Stoughton and Stoughton RDA **Phone**

Subject Property Address 515 S. 4th. Street

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: 4.

Fee Amount: $ 325.00.

Owner/Applicant Signature_____ Date_____

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

LOTS 2 THROUGH 8, 14, 15 AND PART OF LOTS 1 AND 9 THROUGH 13, BLOCK 35, ORIGINAL PLAT OF THE CITY OF STOUGHTON, PARCELS A, B AND PART OF C, CERTIFIED SURVEY MAP NO. 1645, ALL BEING PART OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 8, T5N, R11E, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

"Received for recording this _____ day of _____, 20___, at _____ o'clock __.M., and recorded in Volume _____ of Certified Surveys, pages _____

_____
Kristi Chlebowski, Register of Deeds

ONEIDA ENGINEERING SOLUTIONS
5100 EASTPARK BOULEVARD, SUITE 200
MADISON, WI 53718

LAND SURVEYOR CERTIFICATE

I, John F. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Stoughton and according to the instructions and descriptions furnished to me by the owners listed hereon, I have surveyed this property and that such Certified Survey Map correctly represents all exterior boundaries and subdivision of the land surveyed and is described as:

Lots 2 through 8, 14, 15 and part of Lots 1 and 9 though 13, Block 35, Original Plat of the City of Stoughton, Parcels A, B and part of C, Certified Survey Map No. 1645, all being part of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 8, T5N, R11E, in the City of Stoughton, Dane County, Wisconsin, to-wit:

Commencing at the Northwest corner of said NE 1/4; thence S00°02'22"W, 1344.24 feet; thence S89°21'14"E, 751.39 feet to the Northwest corner of said Block 35 and the point of beginning; thence continuing along the North line of South Street, S89°21'14"E, 132.00 feet to the Northwest of Lot 13, said Block 35; thence along the west line of said Lot 13, S00°40'09"W, 132.00 feet; thence S89°21'14"E, 231.00 feet; thence N47°28'00"E, 28.81 feet; thence S00°40'09"W, 10.50 feet; thence N44°31'26"E, 80.11 feet; thence N00°40'09"E, 65.04 feet to the south line of South Street; thence along said South line, S89°21'14"E, 484.58 feet to the Northeast corner of Lot 2 of said Block 35; thence S00°49'44"W, 297.29 feet to a found survey nail; thence S89°16'17"E, 25.16 feet to a found 1" iron pipe; thence S00°49'44"W, 349.35 feet to a meander line along the Yahara River; thence along said meander line, S88°21'14"W, 116.46 feet; thence continuing along said meander line, N78°45'47"W, 277.05 feet; thence continuing along said meander line, N52°12'38"W, 221.29 feet; thence continuing along said meander line, N67°50'23"W, 166.25 feet; thence continuing along said meander line N89°27'50"W, 176.96 feet; thence continuing along said meander line N79°13'17"W 52.59 feet to the East side of Fourth Street; thence along said East side, N00°40'09"E, 397.71 feet to the point of beginning. Together with all land between the meander line and the river. This parcel contains 455370 sq. ft. 10.454 Acres to the meander line and 476000 sq. ft. 10.9 Acres to the river.

Dated this _____ day of _____, 2021.

Madison, Wisconsin _____
John F. Thousand
Land Surveyor # S-2515

CITY OF STOUGHTON COMMON COUNCIL RESOLUTION

"Resolved that this Certified Survey Map located in the City of Stoughton was hereby approved by resolution adopted on this _____ day of _____, 20____ and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Stoughton for Public use.

Dated this _____ day of _____, 20__".

_____

Mayor, City of Stoughton

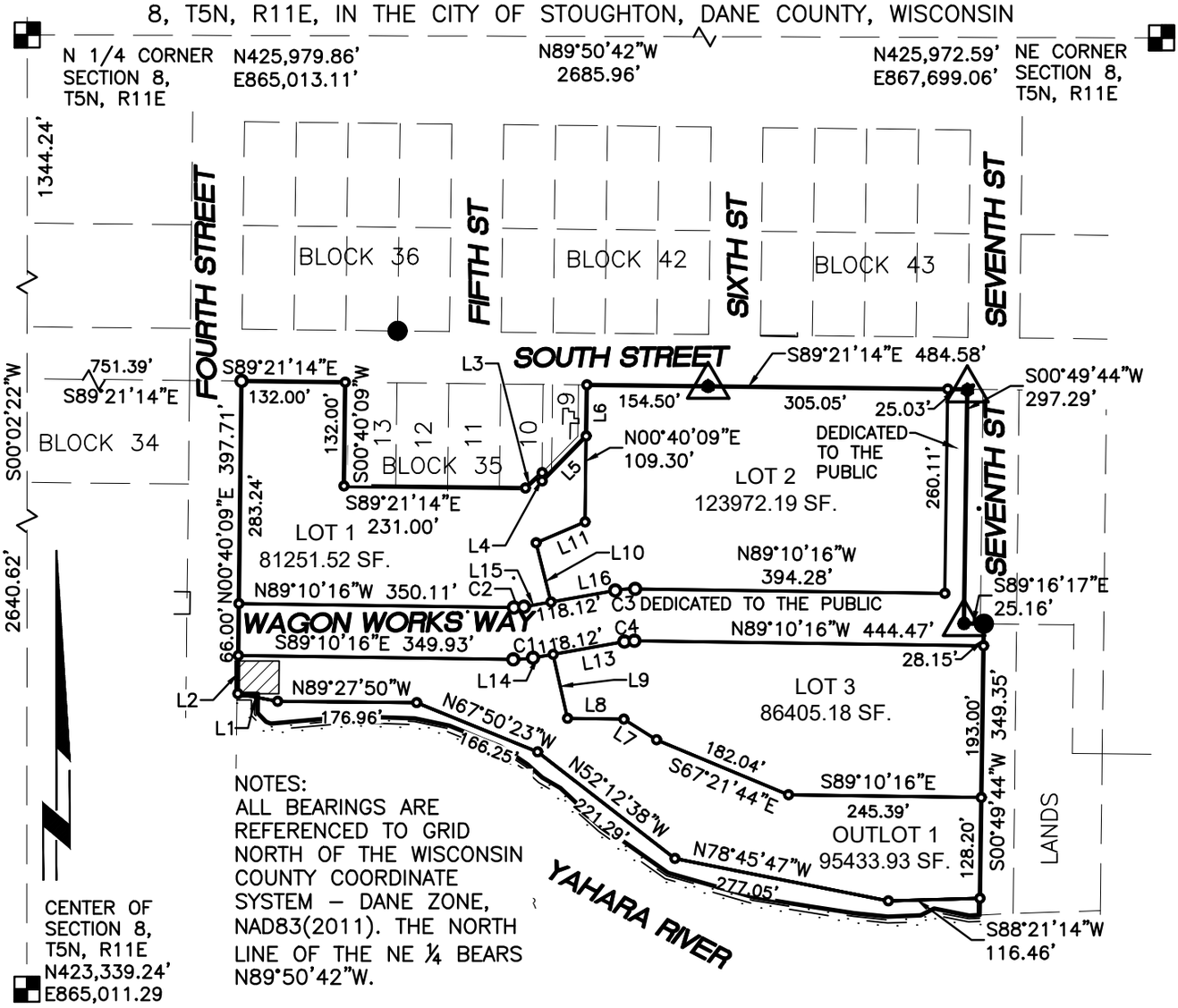
SURVEYED FOR:
STOUGHTON RIVERFRONT DEVELOPMENT LLC.
701 E WASHINGTON AVE #103
MADISON, WI 53703

DATE NOVEMBER 18, 2021
JOB # 5019046

THIS INSTRUMENT WAS DRAFTED BY JOHN THOUSAND

CERTIFIED SURVEY MAP

LOTS 2 THROUGH 8, 14, 15 AND PART OF LOTS 1 AND 9 THROUGH 13, BLOCK 35, ORIGINAL PLAT OF THE CITY OF STOUGHTON, PARCELS A, B AND PART OF C, CERTIFIED SURVEY MAP NO. 1645, ALL BEING PART OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 8, T5N, R11E, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



NOTES:
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE ZONE, NAD83(2011). THE NORTH LINE OF THE NE ¼ BEARS N89°50'42"W.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N79° 13' 17"W	52.59
L2	S00° 40' 09"W	48.47
L3	N47° 28' 00"E	28.81
L4	S00° 40' 09"W	10.50
L5	N44° 31' 26"E	80.11
L6	N00° 40' 09"E	65.04
L7	S57° 56' 49"E	49.08
L8	S89° 10' 16"E	71.64
L9	S12° 39' 20"E	83.59
L10	N14° 10' 16"W	77.60
L11	N66° 57' 39"E	68.01
L13	S79° 54' 29"W	92.01
L14	S79° 54' 29"W	26.11
L15	S79° 54' 29"W	34.91
L16	S79° 54' 29"W	83.21

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD DISTANCE	RADIUS	CURVE LENGTH
C2	S85° 22' 06"W	12.75	67.00	12.77
C1	S85° 22' 06"W	25.31	133.00	25.35
C3	S85° 22' 06"W	25.31	133.00	25.35
C4	S85° 22' 06"W	12.75	67.00	12.77

LEGEND
- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- 1 1/4" X 30" REBAR 4.30 LBS/FT PLACED
- SURVEY NAIL FOUND
- 7/8" X 24" REBAR 2.04 LBS/FT PLACED
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- EXISTING BUILDING

SCALE 1" = 200'
0' 100' 200' 400'

DATE NOVEMBER 18, 2021
JOB # 5019046

SURVEYED FOR:
STOUGHTON RIVERFRONT DEVELOPMENT LLC
701 E WASHINGTON AVE #103
MADISON, WI 53703

CERTIFIED SURVEY MAP

LOTS 2 THROUGH 8, 14, 15 AND PART OF LOTS 1 AND 9 THROUGH 13, BLOCK 35, ORIGINAL PLAT OF THE CITY OF STOUGHTON, PARCELS A, B AND PART OF C, CERTIFIED SURVEY MAP NO. 1645, ALL BEING PART OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 8, T5N, R11E, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE

The City of Stoughton, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon.

In Witness whereof, said City of Stoughton, has caused these presents to be signed by _____, its _____, at Stoughton, Wisconsin, this _____ day of _____20___.

_____ _____

Authorizes Representative

STATE OF WISCONSIN)
)S.S.
COUNTY OF DANE)

Personally came before this _____ day of _____, 20___. the aboved named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

My Commission Expires _____

_____

Notary Public

SURVEYED FOR:
STOUGHTON RIVERFRONT DEVELOPMENT LLC
701 E WASHINGTON AVE #103
MADISON, WI 53703

DATE NOVEMBER 18, 2021
JOB # 5019046

THIS INSTRUMENT WAS DRAFTED BY JOHN THOUSAND

Caravello questioned the trash enclosure location with the consensus being that it is located in the best spot to keep it hidden from the public.

Scheel explained the ordinance including the requested exceptions.

Barman questioned the parking count. Doug Hursch stated the street parking is not counted in the provided onsite parking number.

Mayor Swadley opened the public hearing.

The following registered in favor of the rezoning:

Doug Hursch
Rebecca de Boer
Curt Brink
Matt Brink

Mayor Swadley closed the public hearing.

Motion by **Barman** to recommend the Common Council approve the PD-GDP ordinance for the area known as Stoughton Riverfront Redevelopment as presented, 2nd by **Majewski.** Motion carried unanimously.

7. **Certified Survey Map (CSM) to reconfigure the properties associated with the Stoughton Riverfront Redevelopment project.**
Scheel gave an overview of the request.

John Thousand, Surveyor, explained some lots can be split in the future if necessary.

Motion by **Majewski** to recommend the Common Council approve the CSM resolution as presented, 2nd by **Schumacher.** Motion carried unanimously.

8. **Signage change at 135 W. Main Street, Suite 100.**
Scheel gave an overview of the request.

Motion by **Barman** to approve the signage resolution as presented, 2nd by **Caravello**. Motion carried unanimously.

9. **Parker Cole Additional Final Plat – Extension of Isham Street to the West.**
Scheel gave an overview of the request and resolution.

Motion by **Schumacher** to recommend the Common Council approve the Final Plat resolution as presented, 2nd by **Caravello.** Motion carried unanimously.