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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) to create one lot and one outlot from lots 9 and 10 of the Chalet Subdivision

Committee Action: Plan Commission recommends Council approval 6 – 0

Fiscal Impact:

File Number:	R -121- 2023	**Date Introduced:**	July 25, 2023

RECITALS

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

2. Todd Nelson is requesting to create one lot for construction of a duplex structure.

3. The Plan Commission reviewed the CSM on July 10, 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 presented. 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 CSM being recorded at Dane County Register of Deeds and a copy being 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.cityofstoughton.com

RODNEY J. SCHEEL
DIRECTOR

Date: July 5, 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 July 10, 2023 Plan Commission Meeting and July 25, 2023 Common Council meeting

Certified Survey Map for property at Chalet Subdivision.
The applicant is seeking to create one duplex lot for immediate construction by reconfiguring lots 9 and 10 of the Chalet Subdivision. The intent is to create more duplex lots in the future along Chalet Drive and the applicant is in discussions with the City to create parkland at the back of the Chalet Subdivision.

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

To the City of Stoughton Planning and Zoning Dept.

The owner wishes to rezone Lot #1 (legal description is attached) to allow for one duplex lot. The property is vacant and currently provides the city with no meaningful value. If anything it acts as a dumping ground of rubble. The addition of a duplex at this location would provide much needed affordable housing at an infill location that is absent from any housing developments. In addition there would be a substantial increase in tax base. The rezoning is consistent with the City of Stoughton's master plan. Commencement of construction would begin immediately after final approval from the city.

Restfully submitted.

Todd Nelson

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

Date of Application 6/13/23

Applicant Name Todd Nelson **Phone** 608-669-1554

Applicant Email 75Nelson@Gmail.com

Owners Name (if different than applicant) Chalet Court LLC **Phone** 608-669-1554

Subject Property Address lot #1 parts of lots 9-10 Chalet Subdivison

Application for: CSM _____ **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 [signature] Date 6/13/23

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.**

June 12, 2023
FN: 123.0464.30

Proposed Lot 1 – Legal Description

Part of Lots 9-10, CHALET SUBDIVISION, as recorded in Volume 40 of Plats, on page 7, as Document Number 1358827, Dane County Registry, and located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 9, thence S89°11'57"W along the North line of the Northwest Quarter of said Section 9, 894.30 feet the extension of the westerly right of way line of Chalet Drive; thence S00°27'19"E, 33.27 feet to the Northeast corner of Lot 16, said CHALET SUBDIVISION; thence continuing S00°27'19"E, along the westerly right of way line of Chalet Drive, and the easterly line of Lots 15 & 16, CHALET SUBDIVISION, 343.48 feet to the point of beginning; thence continuing along said westerly right of way line, S00°27'19"E, 93.23 feet to the Northeast corner of Lot 1, Certified Survey Map Number 9846, Dane County Registry; thence along the North line of said Certified Survey Map, S89°48'43"W, 130.00 feet; thence N00°27’19”W, 92.12 feet; thence N89°19’24”E, 130.00 to the point of beginning. This description contains approximately 12,048 square feet or 0.2766 acres.

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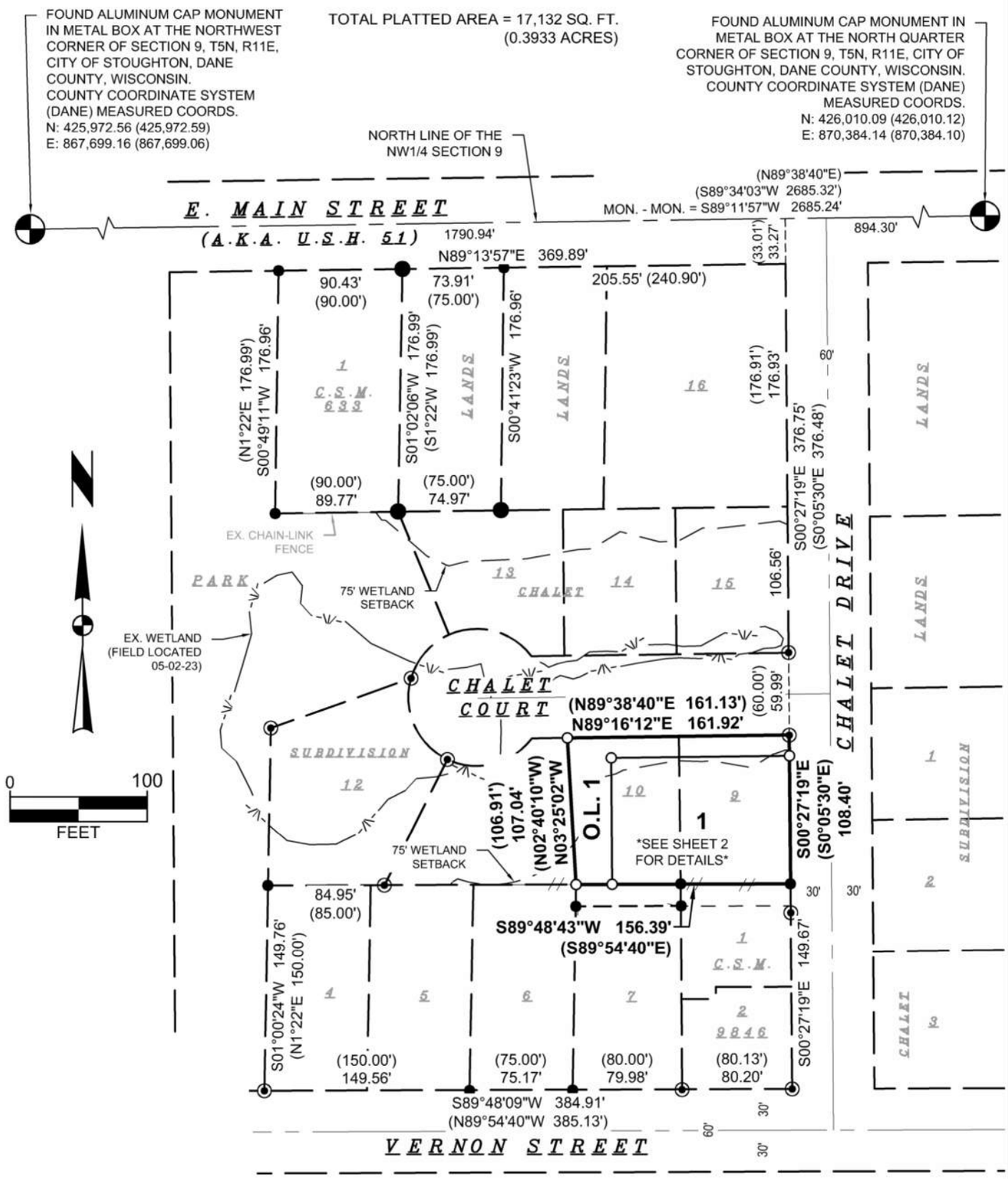
CERTIFIED SURVEY MAP No._____

PART OF LOTS 9-10, CHALET SUBDIVISION, AS RECORDED IN VOLUME 40 OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 1358827, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

TOTAL PLATTED AREA = 17,132 SQ. FT.
(0.3933 ACRES)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T6N, R10E, MEASURED AS S00°16'59"W

NOTES:
SEE SHEET 2 FOR LOT DETAILS,
SEE SHEET 3 FOR LEGEND, LOT AREA TABLE AND NOTES

DRAFT

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
Chalet Court LLC
710 Clyde Street
Stoughton, WI 53589

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 123.0464.30
DATE: 06-12-23
REVISIONS:
REV1
REV2
REV3

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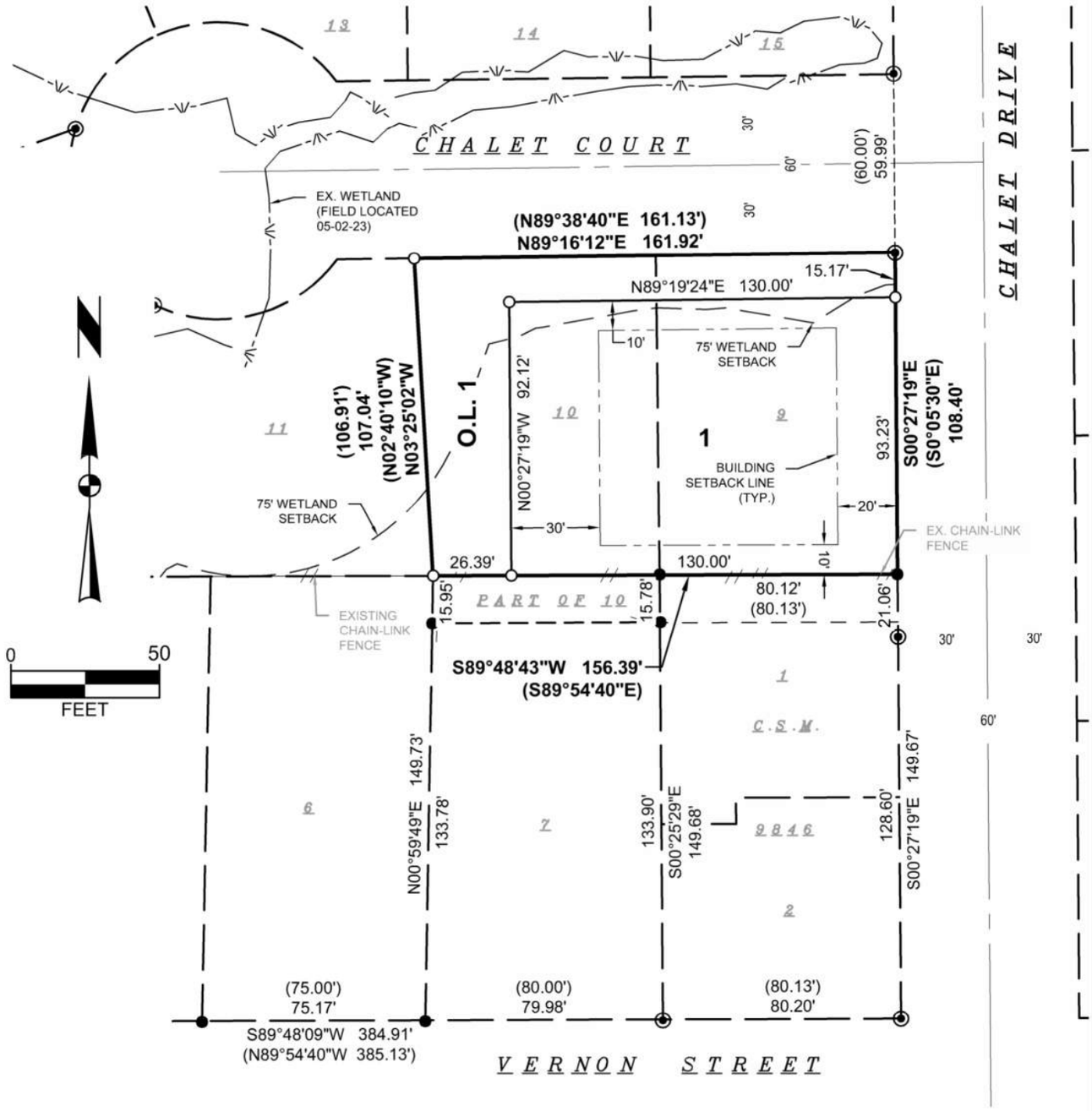

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NOTES:
SEE SHEET 1 FOR OVERALL MAP INFORMATION
SEE SHEET 3 FOR LEGEND, LOT AREA TABLE AND NOTES

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LOT AREA TABLE		
LOT #	AREA (SF)	AREA (ACRES)
1	12,048	0.277
O.L. 1	5,084	0.117

LEGEND

- ● 3/4" SOLID IRON REBAR FOUND
- ● 3/4" SOLID IRON REBAR WITH CAP FOUND
- ◉ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTES:

1) No existing structures on surveyed area.
2) Date of field survey: 04-20-2023
3) This survey was prepared without the benefit of a Title Report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
4) Wetlands, if present have not been delineated or shown.
5) Floodplain, if present has not been located or shown.

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OWNER'S CERTIFICATE

CHALET COURT, LLC, as owner(s), does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by s. 236.34 to be submitted to the City of Stoughton for approval. Witness the hand and seal of said owner this _____ day of _____, 2023.

CHALET COURT , LLC

By:_____ Dated:_____

(Authorized Representative, Title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named _____, as _____, the sole member of CHALET COURT, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires:_____

Notary Public, State of Wisconsin

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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the City of Stoughton and under the direction of CHALET COURT, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of Lots 9-10, CHALET SUBDIVISION, as recorded in Volume 40 of Plats, on page 7, as Document Number 1358827, Dane County Registry, and located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

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Dated this _____ day of _____, 20___.

Signed:_____

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF STOUGHTON CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledge and approved by the City of Stoughton.

By:_____ Date:_____

Candyee J. Christen, City Clerk, City of Stoughton

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023, at _____ o'clock ___.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____

DOC. NO. _____

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