CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL			
Resolution by the Common Council of the City of Stoughton Conditionally Approving the Preliminary Plat for Lots 1, 3 and 4 within the 51 West Subdivision			
Committee Action:	Plan Commission recommends approval 6 - 0		
Fiscal Impact:	N/A		
File Number:	R -119 - 23	**Date Introduced:**	July 25, 2023

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

RECITALS

A. A preliminary plat titled "Blue Grass Replat – Preliminary Plat" dated May 1, 2023 (the "Plat")(Exhibit A) was submitted by Bruce Hollar for Jerod Bennet (the "Owner") to the City of Stoughton (the "City") on May 2, 2023 for review and action, and the statutory review period will expire on July 31, 2023.

B. The Plat was referred to the Plan Commission for review and recommendation to the City Council.

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

D. The Common Council has reviewed the Plat, and agrees with the Plan Commission recommendations.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Preliminary Plat of "Blue Grass Replat – Preliminary Plat" (dated May 1, 2023) subject to the following conditions:

1. A final plat shall not be approved unless the following conditions are satisfied:

2. The final plat shall include a notation informing prospective purchasers of the obligation to pay park improvement fees to the City at the time of building permit issuance.

3. Before the City will sign a Final Plat, Developer must reimburse the City for all expenses incurred by the City in connection with its review and processing of the Plat, a Final Plat, and the development of the lands within the Plat. Such reimbursement shall include all fees the City has paid to legal, planning, engineering, financial and other consultants.

4. Erosion control and stormwater management plans must be approved by the City before the City will sign a Final Plat.

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

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: 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

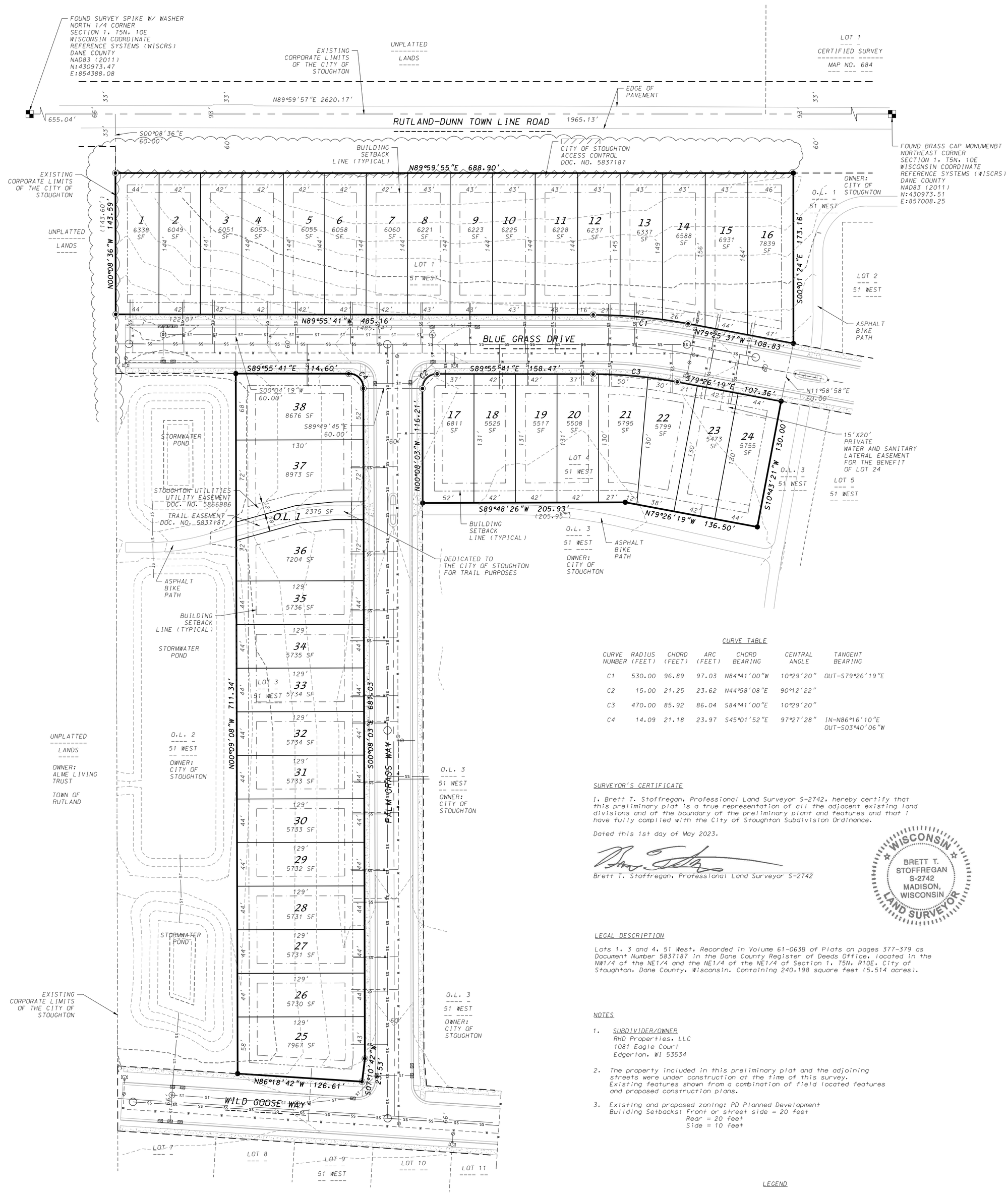
Preliminary Plat for Lots 1, 3 and 4 within the 51 West Subdivision.
The applicant is seeking to create 38 twin home lots. This will allow the 19 duplex structures to be sold as zero-lot-line twin homes. Each twin home will have separate water, sewer and electric services.

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

EXHIBIT A

BLUE GRASS REPLAT - PRELIMINARY PLAT

LOTS 1, 3 AND 4, 51 WEST, RECORDED IN VOLUME 61-063B OF PLATS ON PAGES 377-379 AS DOCUMENT NUMBER 5837187 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SECTION 1, T5N, R10E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	530.00	96.89	97.03	N84°41'00"W	10°29'20"	OUT-S79°26'19"E
C2	15.00	21.25	23.62	N44°58'08"E	90°12'22"	
C3	470.00	85.92	86.04	S84°41'00"E	10°29'20"	
C4	14.09	21.18	23.97	S45°01'52"E	97°27'28"	IN-N86°16'10"E OUT-S03°40'06"W

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plant and features and that i have fully complied with the City of Stoughton Subdivision Ordinance.

Dated this 1st day of May 2023.

Brett T. Stoffregan, Professional Land Surveyor S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

LEGAL DESCRIPTION

Lots 1, 3 and 4, 51 West, Recorded in Volume 61-063B of Plats on pages 377-379 as Document Number 5837187 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 of Section 1, T5N, R10E, City of Stoughton, Dane County, Wisconsin. Containing 240,198 square feet (5.514 acres).

NOTES

1. SUBDIVIDER/OWNER
   RHD Properties, LLC
   1081 Eagle Court
   Edgerton, WI 53534

2. The property included in this preliminary plat and the adjoining streets were under construction at the time of this survey. Existing features shown from a combination of field located features and proposed construction plans.

3. Existing and proposed zoning: PD Planned Development
   Building Setbacks: Front or street side = 20 feet
   Rear = 20 feet
   Side = 10 feet

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 23-07-107

NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Public Hearing** on **Monday, July 10, 2023** at **6:00 o'clock p.m.,** or as soon thereafter as the matter may be heard, in the **Council Chambers**, **2nd Floor, Public Safety Building, 321 South Fourth Street,** Stoughton, Wisconsin, to consider the Preliminary Plat for Lots 1, 3 and 4 at the 51 West Subdivision. (Plat submitted on May 2, 2023)

A copy of the Preliminary Plat and a map of the area adjacent to the plat can be reviewed at City Hall, Department of Planning & Development office, 207 S. Forrest Street, Stoughton, during normal business hours. The plat can also be viewed at https://stoughtoncitydocs.com/planning-commission

Location: The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

In-Person: Council Chambers (2nd floor of the Public Safety Building)
321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting using a computer, tablet or smartphone via Zoom
https://us06web.zoom.us/j/82765957880?pwd=ZFd4QnlJaklGalduU2ViQWR6cTY5QT09

Phone in: +1 312 626 6799 Meeting ID: 827 6595 7880 Passcode: 323926

If you wish to call in and speak at the meeting, please register at:
http://speak.cityofstoughton.com by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

Contact Rodney Scheel, Director of Planning & Development at 608-873-6619 or rjscheel@cityofstoughton.com with questions.

Published June 8 and June 15, 2023

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

Date of Application May 2, 2023

Applicant Name Bruce Hollar **Phone** 608-833-7530

Applicant Email bhollar@donofrio.cc

Owners Name (if different than applicant) Jerod Bennett **Phone** 608-212-0386

Subject Property Address 2900 - 3020 Blue Grass Dr

Application for: CSM _____ **PRELIMINARY PLAT** x **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***

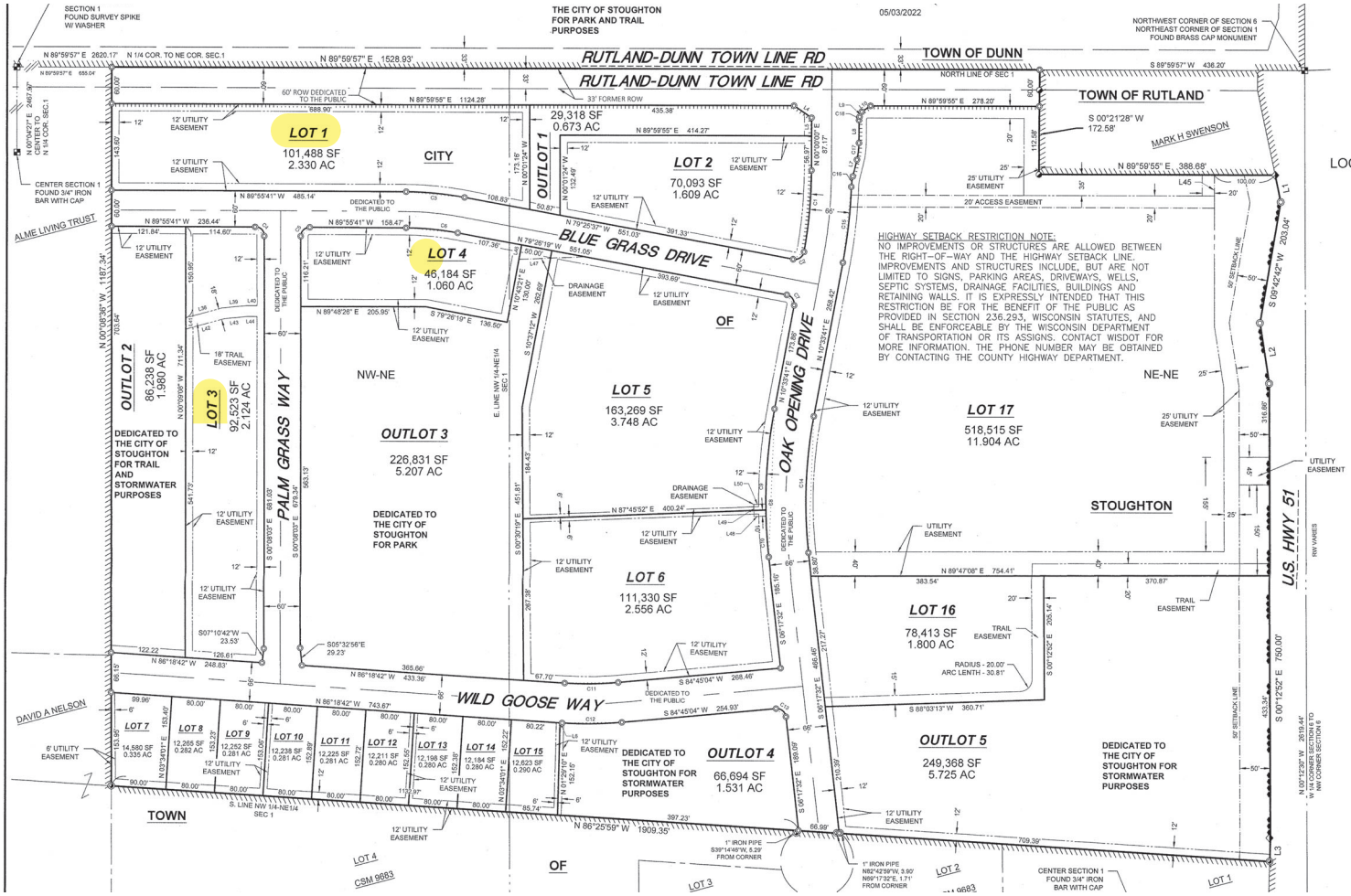
Number of Lots: 38.

Fee Amount: $ 2195.

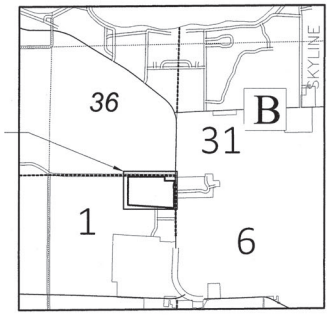
Owner/Applicant Signature _____ Date 5/2/23

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.**



VICINITY MAP



LINE TABLE

LINE	BEARING	LENGTH
L1	S11°44'15"E	45.74'
L2	S08°44'43"E	101.12'
L3	S01°41'41"W	38.72'
L4	S55°35'19"E	35.04'
L5	S00°00'00"E	30.20'
L6	S88°18'42"E	3.49'
L7	N13°44'58"E	28.39'
L8	N00°00'00"E	37.98'
L9	N22°30'01"E	9.14'
L10	N58°29'19"E	17.30'
L36	N74°32'07"E	62.55'
L38	N84°20'29"E	39.42'
L40	N89°51'57"E	17.46'
L41	S00°09'08"E	18.66'
L42	N74°32'07"E	65.87'
L43	N84°20'29"E	37.01'
L44	N89°51'57"E	17.07'
L45	S00°00'05"E	55.07'
L46	S10°47'21"W	24.26'
L47	S87°42'46"W	109.10'
L48	S87°45'52"W	20.00'
L49	N00°56'48"W	20.00'
L50	N87°45'52"E	20.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
C1	135.95'	767.00'	10°09'20"	N5°04'40"E	135.77'	N00°00'00"E	N10°09'20"E
C2	23.67'	15.00'	90°25'03"	N55°21'51"E	21.29'	S10°09'20"W	N79°29'37"W
C3	97.03'	530.00'	10°29'21"	N84°41'00"W	96.89'	N89°55'41"W	N79°26'19"W
C4	23.96'	14.09'	97°23'55"	N45°01'52"W	21.18'	S88°16'10"W	N03°40'06"E
C5	23.62'	15.00'	90°12'22"	S44°58'08"W	21.26'	S00°06'05"E	N89°55'41"W
C6	86.04'	470.00'	10°29'21"	N84°41'00"W	85.92'	N89°59'41"W	N79°26'19"W
C7	23.56'	15.00'	90°00'00"	N34°26'19"W	21.21'	N79°26'19"W	N10°33'41"E
C8	245.02'	633.00'	16°51'13"	S2°08'04"W	244.15'	S06°17'32"E	S10°33'41"W
C9	167.30'	633.00'	11°30'27"	S4°48'27"W	167.02'	S00°56'47"E	S10°33'41"W
C10	77.72'	633.00'	5°20'46"	S3°37'10"E	77.70'	S06°17'32"E	S00°56'47"E
C11	87.98'	564.00'	8°56'15"	N89°13'11"E	87.89'	N84°45'04"E	S86°18'42"E
C12	98.27'	630.00'	8°56'15"	N89°13'11"E	98.17'	N84°45'04"E	S86°18'42"E
C13	23.29'	15.00'	88°57'24"	N50°46'14"W	21.02'	S84°45'04"W	N05°17'32"W
C14	225.61'	767.00'	16°51'13"	S2°08'04"W	224.80'	S06°17'32"E	S10°33'41"W
C15	126.51'	633.00'	08°42'31"	N05°12'25"E	126.49'	N01°51'10"E	N10°33'41"E
C16	17.44'	84.00'	11°53'48"	N07°48'04"E	17.41'	N13°44'58"E	N01°51'10"E
C17	27.84'	116.00'	13°44'59"	N05°52'29"E	27.77'	N00°00'00"E	N13°44'58"E
C18	5.89'	14.50'	22°30'01"	N11°15'01"E	5.85'	N22°30'01"E	N00°00'00"E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 23, 2022

Department of Administration

MSA

ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL

SITE PLAN

Lots 1, 3 and 4 Replat

51 WEST
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SCALE: 1" = 40'
(PAGE SIZE: 22x34)
0 40

DATE: 05-01-23
REVISED:

DRAWN BY: DWS
FN: 23-05-115
Sheet Number: C100

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
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