



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

RODNEY J. SCHEEL
DIRECTOR

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

Date: October 9, 2019

To: Plan Commissioners

From: Rodney J. Scheel
 Director of Planning & Development

 Michael P. Stacey
 Zoning Administrator/Assistant Planner

Subject: Agenda Item for the October 14, 2019 Plan Commission Meeting.

Introduce Preliminary Plat – The Meadows at Kettle Park West.

This will be an introduction to the proposed preliminary plat at Kettle Park West. The public hearing is scheduled for November 11, 2019.

September 6, 2019

City of Stoughton
Attn: Rodney Scheel
207 South Forrest Street
Stoughton, WI 53589

Subject: **Preliminary Plat - The Meadows at Kettle Park West
Stoughton, Wisconsin
JSD Project No. 15-7018**

Dear Rodney:

On behalf of Forward Development Group, LLC (FDG), we are submitting a Preliminary Plat of The Meadows at Kettle Park West. FDG respectfully requests that this Preliminary Plat be placed on the docket for consideration by the Plan Commission at their November 2019 meeting to be followed by City Council consideration also in November 2019. Similar to the process followed for the Final Plat of the Kettle Park West-Meadows Addition (f/k/a The North Addition), FDG will submit a rezoning and final plat for all or part of the territory immediately following the approval and effective date of this Preliminary Plat.

Together with the Final Plat for the Kettle Park West-Meadows Addition and the Certified Survey Map, which were submitted on March 12, 2019, this preliminary plat encompasses the remaining undeveloped lands within the portion of the Mabie farm annexed to the City in 2013.

As you are aware, planning for the development of this neighborhood has involved extensive discussions with the general public, City Staff, City Committees, the Plan Commission, and City Council that have considered multiple iterations of land uses, street alignments, park and open space areas, and public and private infrastructure systems. The most recent planning effort to revise and refine the vision for this neighborhood began in 2018 with the objectives to create a broader range of housing opportunities for the community and to articulate the City's strategy and framework for logical and effective expansion of the park system and infrastructure networks. These refinements were articulated in the recently adopted Comprehensive Plan Amendment and are reflected in the Preliminary Plat of The Meadows at Kettle Park West.

When completed, the Kettle Park neighborhood is expected to encompass:

- 32.7 acres of commercial land use,
- 295 housing units,
- 9.9 acres of parkland, and
- 23.8 acres of open space and natural habitat conservancies.

The neighborhood, when completed, is projected to total over \$126,000,000 of assessed value (in 2019 dollars) for the City's tax base.

The attachments to this letter, together with the plans, reports and specifications (delivered under separate cover), constitute the required submittal information for Preliminary Plats per Chapter 66, Section 66-303 of the Stoughton Municipal Code.



During the City's review of this application, please do not hesitate to contact me, Bill Dunlop, or Dennis Steinkraus, for clarification of any of the submitted items and if additional supplemental information is needed. We look forward to continuing development and expanding public and private investment opportunities in the City.

Sincerely,

JSD Professional Services, Inc.

A handwritten signature in blue ink, appearing to read 'Jim Bricker', is written over the typed name and title. The signature is fluid and cursive.

Jim Bricker, A.I.C.P.
Senior Planner

Enclosures

cc: Bill Dunlop, JSD
Dennis Steinkraus, FDG

Attachments

See Chapter 66 – Land Division Ordinance, Section 66-303 Preliminary Plat Submittal Requirements. See also documents itemized in September 6, 2019 Transmittal.

1. Descriptive Information

- a. Preliminary Plat of The Meadows at Kettle Park West
- b. Land Owner:

Stanley A. Mabie Revocable Trust
 % Matthew Mabie
 15631 Bombay Blvd
 South Beloit, IL 61080

Developer:

Kettle Park West LLC
 161 Horizon Drive, Suite 101A
 Verona, WI 53593
 608.848.9050

Engineer:

William Dunlop, PE
 JSD Professional Services, Inc.
 161 Horizon Drive, Suite 101
 Verona, WI 53593
 608.848.5060

Surveyor:

Todd Buhr, PLS
 JSD Professional Services, Inc.
 161 Horizon Drive, Suite 101
 Verona, WI 53593
 608.848.5060

Planner:

Jim Bricker, AICP
 JSD Professional Services, Inc.
 161 Horizon Drive, Suite 101
 Verona, WI 53593
 608.848.5060

Items c, d, e, and g are illustrated on the Preliminary Plat documents

f. Proposed lots, units, and land use

<u>Use</u>	<u>Proposed Zoning</u>	<u>Area</u>	<u>Lots/Units</u>
Residential Land Use			
Single Family	SR-5	11.77-acres	49-lots
Single Family	PUD SR-6	9.61	80-lots
Multi Family	MR-10	2.57	25-units

2. Existing Conditions

Items a through i and k: Shown on the preliminary plat documents

Item j (preliminary cut/fill information): Attached

Item l and m (names addresses and zoning of adjacent properties): Attached

3. Proposed Conditions

Items a, b, d, g, h, and i: shown on submitted Preliminary Plat documents

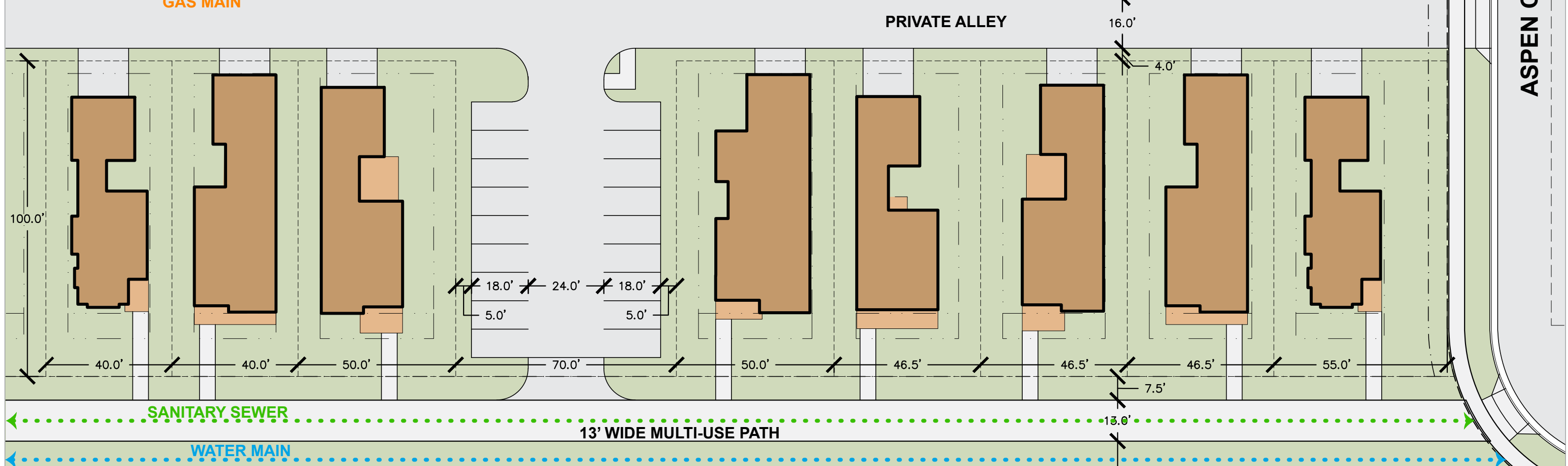
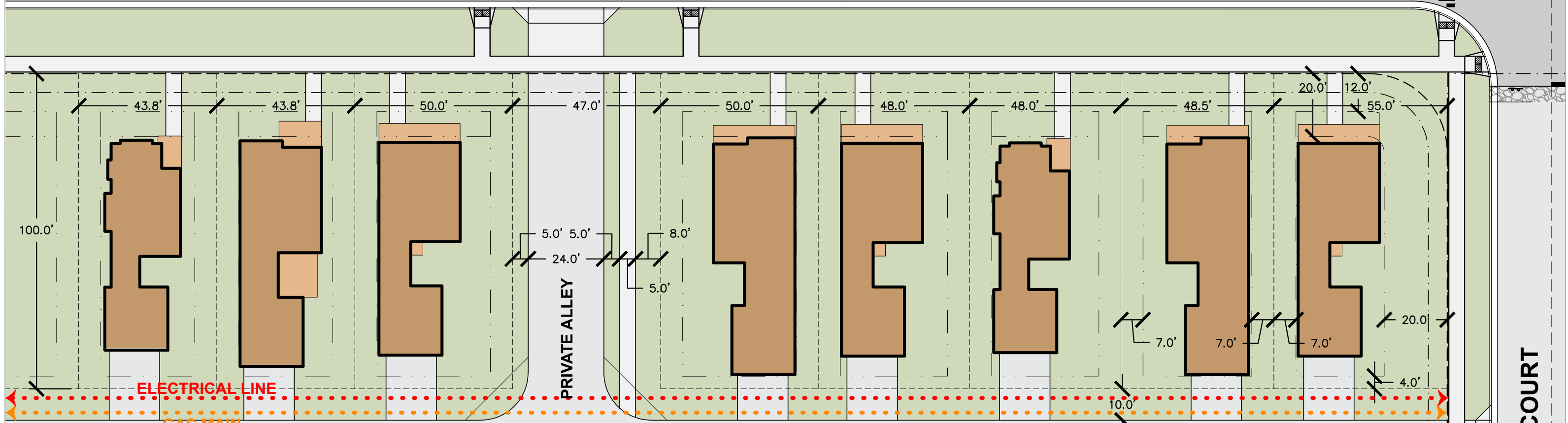
Item c (proposed covenants): Covenants and the specific text of the PUD zoning district(s) pertaining to the Traditional Neighborhood portion of the Preliminary Plat will be prepared for review after consultation with City staff. Since this is the first proposed traditional neighborhood design project to be considered by the City, staff input is needed to formulate appropriate standards and expectations for regulating building mass, location, impervious surfaces, architectural features, and infrastructure plans balanced with the overall considerations for housing affordability and neighborhood character. A planning design sketch is attached to illustrate proposed lot and building concepts.

Item e and f (Proposed Zoning Plan)

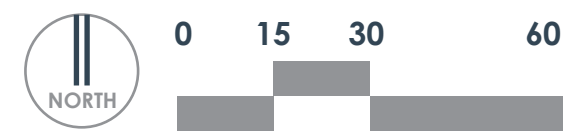
- Block 1, Lots 1 through 24, OL 1 and OL 2 – Planned Unit Development based on the SR-6 zoning district standards; 4,000-square foot (SF) lot minimum
- Block 1, Lot 25 – MR-10
- Block 2, Lots 1 through 36, OL 1 and OL 2 – Planned Unit Development based on the SR-6 zoning district standards; 4,000-square foot (SF) lot minimum
- Block 6, Lots 1-10, OL 1 -- Planned Unit Development based on the SR-6 zoning district standards; 5,000-square foot (SF) lot minimum
- Block 7, Lots 1-10, OL 1 -- Planned Unit Development based on the SR-6 zoning district standards; 5,000-square foot (SF) lot minimum
- Blocks 3 through 5 and Blocks 8 through 10 – SR-5

Supplemental information pertaining to item I (sanitary sewer infrastructure design will be submitted in the near future.

OAK OPENING DRIVE



ASPEN COURT





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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
16 HORIZON DRIVE, SUITE 101A
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
16th HORIZON DRIVE, SUITE 101A
VERONA, WI 53508

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT:
PRELIMINARY PLAT OF
KETTLE PARK WEST II

PROJECT LOCATION:
CITY OF STOUGHTON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date	Description
1	02.22.19	DRAFT PRELIMINARY PLAT
2		
3		
4		
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15		

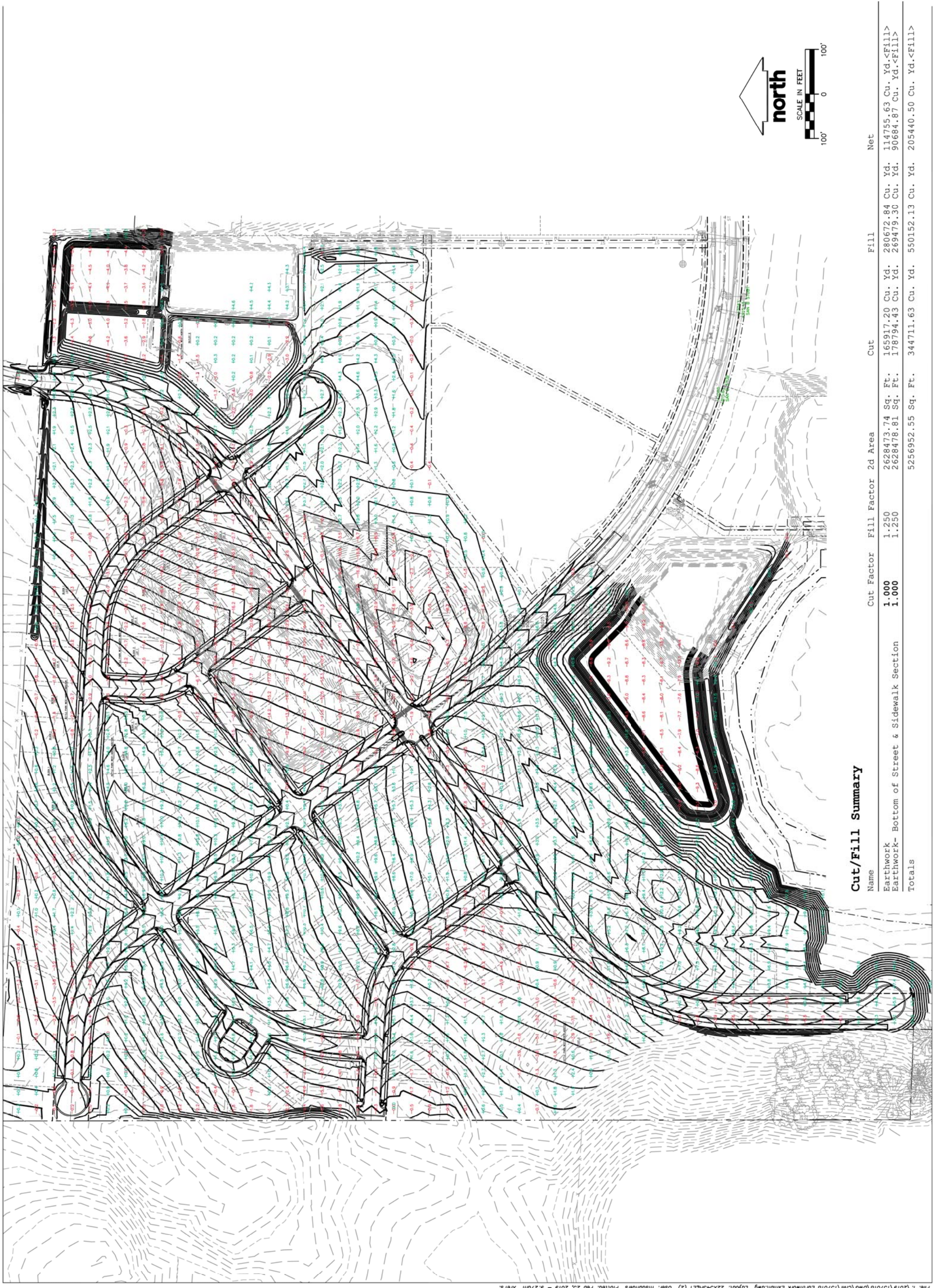
Design/Drawn: MSS/CL/NEW/CHG
Approved: WH/DAT

SHEET TITLE:
EARTHWORK EXHIBIT

SHEET NUMBER:

EXHIBIT

15-1018



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Earthwork	1.000	1.250	2628473.74 Sq. Ft.	165917.20 Cu. Yd.	280672.84 Cu. Yd.	114755.63 Cu. Yd.<Fill>
Earthwork- Bottom of Street & Sidewalk Section	1.000	1.250	2628478.81 Sq. Ft.	178794.43 Cu. Yd.	269479.30 Cu. Yd.	90684.87 Cu. Yd.<Fill>
Totals			5256952.55 Sq. Ft.	344711.63 Cu. Yd.	550152.13 Cu. Yd.	205440.50 Cu. Yd.<Fill>

The Meadows at Kettle Park West
Preliminary Plat
Owners, Zoning and Land Uses within 300-feet

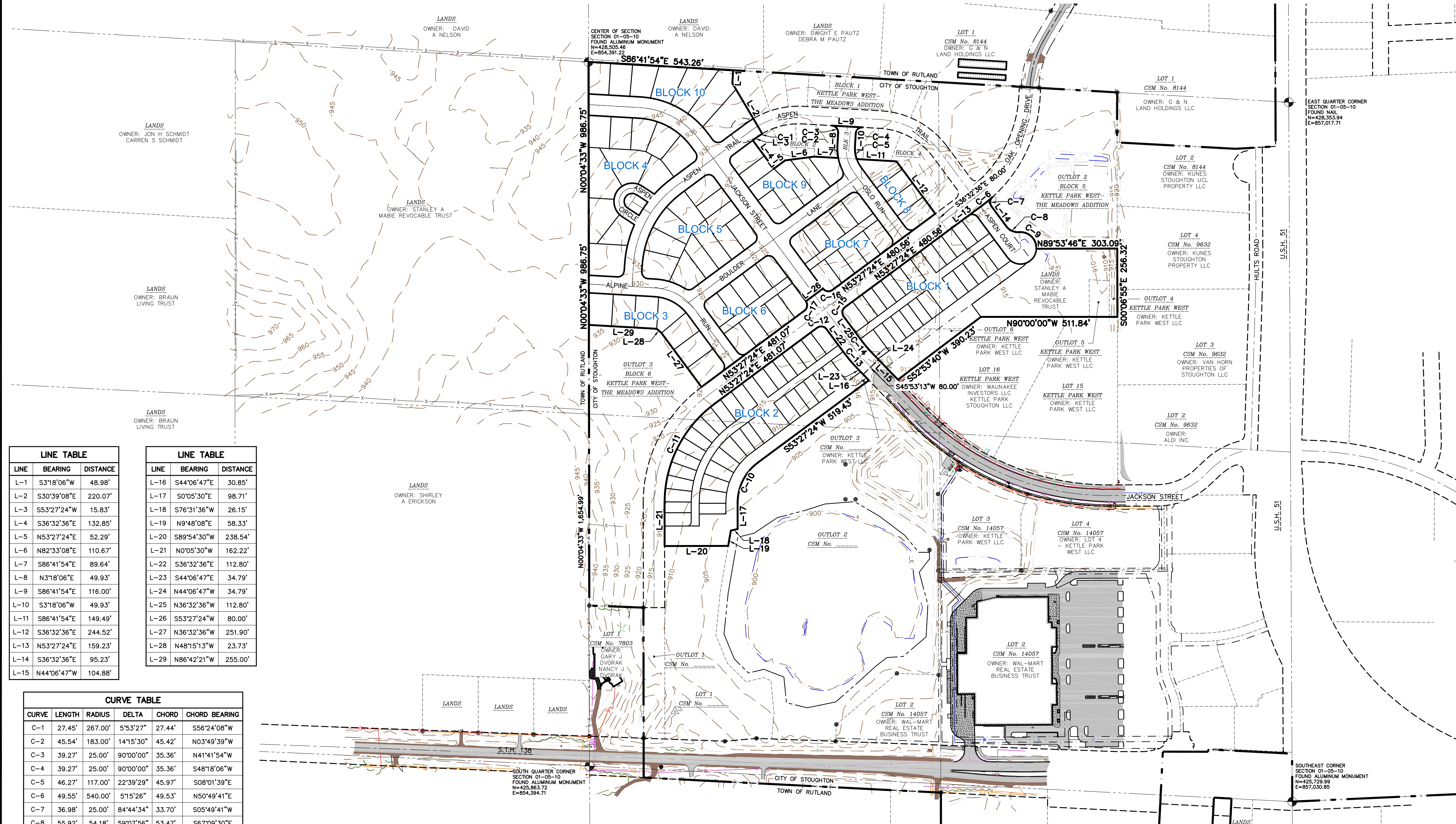
PPI	Property Address	Owner/Address	Zoning	Land Use
N/A 0510-014-9700-2 0510-014-9660-2 0510-014-9680-2	N/A (KPW-Meadows Add'n)	Kettle Park West LLC %FDG 161 Horizon Drive Ste 101A Verona, WI 53593	SR-5, I PDD	Future Residential, Stormwater Mgt
0510-014-1026-2	2600 Jackson Street	Waunakee Investors LLC 7475 Hubbard Ave Ste 202 Middleton, WI 53562	I	Senior Housing
0510-014-1015-2	2500 Jackson	KPW Hospitality LLC %FDG 161 Horizon Drive Ste 101A Verona, WI 53593	PB	Vacant (Future Lodging)
0510-014-8436-2	1415 USH 51	Van Horn Properties of Stoughton LLC PO Box 298 Plymouth WI 53073	PB	Car Dealership
0510-014-9510-2	1399 USH 51	ALDI, Inc. % Ryan Tax Compliance Services LLC PO Box 460049 Dept. 501 Houston, TX 77056	PB	Grocery

PPI	Property Address	Owner/Address	Zoning	Land Use
0510-014-9640-2	2600 STH 138	Wal-Mart Real Estate Business Trust PO Box 8050 Bentonville, AR 72712	PDD	Discount Store
0510-014-9200-3	3302 STH 138	Gary and Nancy Dvorak 3302 STH 138 Stoughton, WI 53532	RR-2	Rural Residence
0510-013-9860-6	N/A (west of 3302 STH 138)	G & N Land Holdings, Inc.	RH-1	Vacant
0510-011-9765-0	N/A (north of KPW)	1471 USH 51	HC	Self Storage Units
0510-011-9780-0	N/A (north of KPW)	Stoughton, WI 53532	HC	Outdoor Storage-Landscape Product
0510-011-97950	1471 USH 51		HC	Retail Lawn & Garden Store
0510-016-9500-1	3354 STH 138	Shirley Erickson 842 S. Langley Ave. 101 Tuscon, AZ 85701	FP-35	Agriculture
0510-012-9500-2	3339 Rutland-Dunn Tn Line Rd	David Nelson	FP-35	Agriculture
0501-011-9070-4		3339 Rutland-Dunn Tn Line Rd. Stoughton, WI 53532		
0510-0111-9320-0	1497 Oak Opening Drive	Dwight and Debra Pautz 1497 Oak Opening Drive Stoughton, WI 53532	RM-8	Agriculture
0510-014-8473-2	1431 USH 51	Kunes Stoughton UCL	PB	Auto Repair
0510-014-8451-2	1423 USH 51	Property LLC 1234 E. Geneva St. Delavan WI 53115		Auto Sales

<u>PPI</u>	<u>Property Address</u>	<u>Owner/Address</u>	<u>Zoning</u>	<u>Land Use</u>
0510-011-6364-5	N/A (across from 1480 Oak Opening Dr.)	Stoughton Lumber Co. Inc. 3188 Deer Point Dr. Stoughton, WI 53532	HC	Vacant, Stormwater Mgt
0510-011-6427-9	1480 Oak Opening Dr.	RHD Properties LLC 1480 Oak Opening Dr. Stoughton, WI 53532	HC	Plumbing Contactor
0510-013-8000-8	N/A (west of KPW)	Stanley Mabie Rev Trust	FP-35	Agriculture
0510-014-9046-2	N/A (east of 3302 STH 138)	% Matthew Mabie 15631 Bombay Blvd South Beloit, IL 61080	RH	Agriculture

PRELIMINARY PLAT OF THE MEADOWS AT KETTLE PARK WEST

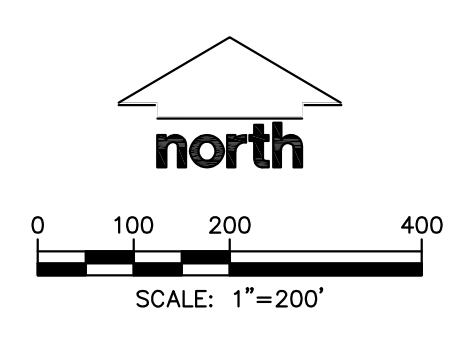
OUTLOT 4, BLOCK 3, KETTLE PARK WEST-THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L-1	S31°18'06"W	48.98'
L-2	S30°39'08"E	220.07'
L-3	S53°27'24"W	15.83'
L-4	S36°32'36"E	132.85'
L-5	N53°27'24"E	52.29'
L-6	N82°33'08"E	110.67'
L-7	S86°41'54"E	89.64'
L-8	N31°18'06"E	49.93'
L-9	S86°41'54"E	116.00'
L-10	S31°18'06"W	49.93'
L-11	S86°41'54"E	149.49'
L-12	S36°32'36"E	244.52'
L-13	N53°27'24"E	159.23'
L-14	S36°32'36"E	95.23'
L-15	N44°06'47"W	104.88'

LINE	BEARING	DISTANCE
L-16	S44°06'47"E	30.85'
L-17	S0°05'30"E	98.71'
L-18	S76°31'36"W	26.15'
L-19	N9°48'08"E	58.33'
L-20	S89°54'30"W	238.54'
L-21	N0°05'30"W	162.22'
L-22	S36°32'36"E	112.80'
L-23	S44°06'47"E	34.79'
L-24	N44°06'47"W	34.79'
L-25	N36°32'36"W	112.80'
L-26	S53°27'24"W	80.00'
L-27	N36°32'36"W	251.90'
L-28	N48°15'13"W	23.73'
L-29	N86°42'21"W	255.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	27.45'	267.00'	5°53'27"	27.44'	S56°24'08"W
C-2	45.54'	183.00'	14°15'30"	45.42'	N03°49'39"W
C-3	39.27'	25.00'	90°00'00"	35.36'	N41°15'54"W
C-4	39.27'	25.00'	90°00'00"	35.36'	S48°18'06"E
C-5	46.27'	117.00'	22°39'29"	45.97'	S08°01'39"E
C-6	49.55'	540.00'	5°15'26"	49.53'	N50°49'41"E
C-7	36.98'	25.00'	84°44'34"	33.70'	S05°49'41"W
C-8	55.92'	54.18'	59°07'56"	53.47'	S67°09'30"E
C-9	99.78'	60.00'	95°16'48"	88.67'	S45°14'45"E
C-10	173.83'	186.00'	53°32'53"	167.58'	S26°40'58"W
C-11	429.91'	460.00'	53°32'54"	414.44'	N26°40'57"E
C-12	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C-13	71.34'	540.00'	7°34'11"	71.29'	S40°19'41"E
C-14	60.77'	460.00'	7°34'11"	60.73'	N40°19'41"W
C-15	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-16	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C-17	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W



LEGEND
■■■■ **BLOCK 2** PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-6 FOR LOT NUMBERS)
 CORPORATE BOUNDARY

PREPARED FOR:
 KETTLE PARK WEST, LLC
 161 HORIZON DRIVE, SUITE 101A
 VERONA, WISCONSIN 53593
 P. 608.848.9050

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

PROJECT LOCATION:
 SECTION 01
 TOWNSHIP 05 NORTH
 RANGE 10 EAST
 CITY OF STOUGHTON
 DANE COUNTY, WISCONSIN

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 KENOSHA | APPLETON | WAUSAU

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THE MEADOWS AT KETTLE PARK WEST

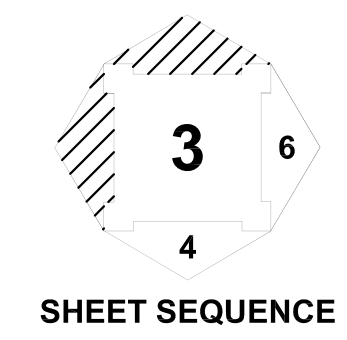
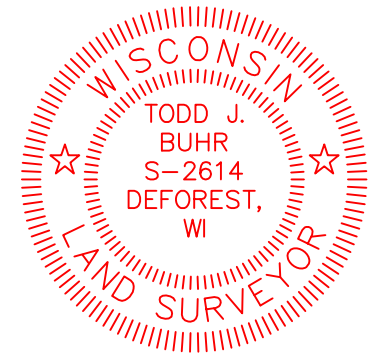
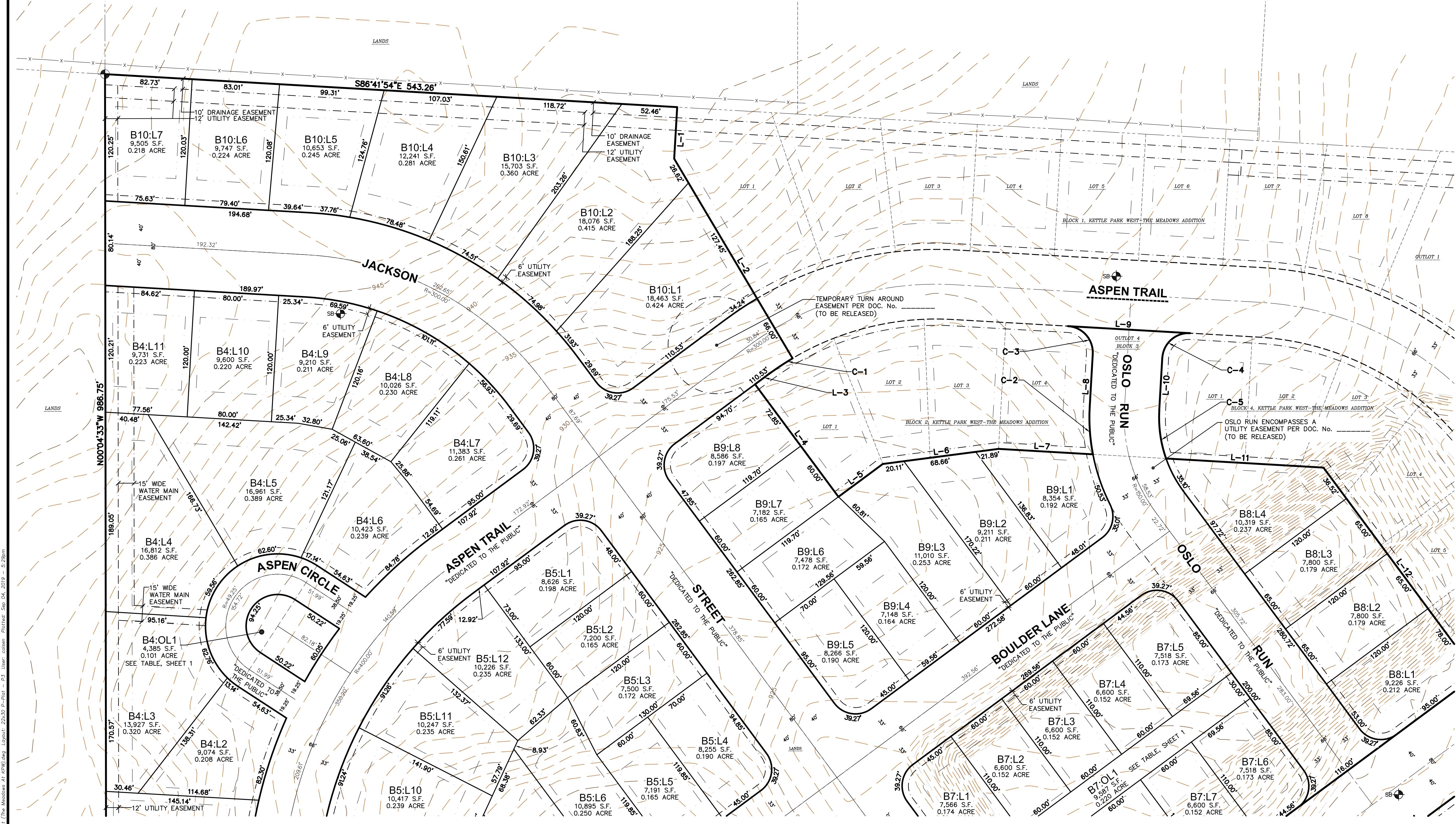
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FIELDBOOK/Pg: _____	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019
SURVEYED BY: _____	APPROVED BY: _____	REVISION RESUBMITTAL DATE: _____

SHEET 2 OF 6

File: I:\2019\157018\DWG\Survey\157018_P-Plat_The Meadows At Kettle Park West.dwg Layout: 22x30 P-Plat - P2 User: colson Plotfile: Sep 04, 2019 5:07pm

PRELIMINARY PLAT OF THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

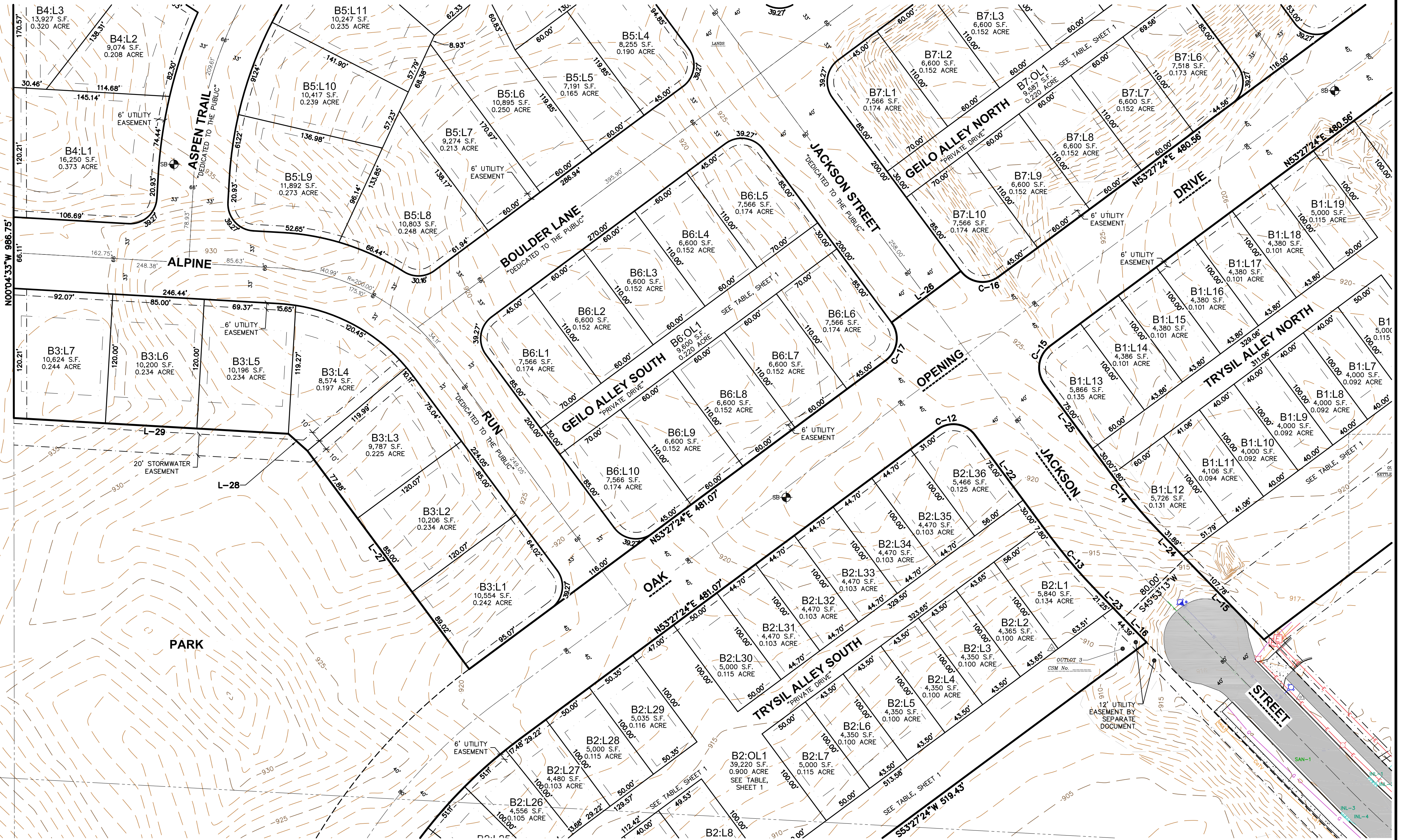


PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 JSD <i>Professional Services, Inc.</i> <small>Engineers • Surveyors • Planners</small>	CREATE THE VISION	TELL THE STORY
THE MEADOWS AT KETTLE PARK WEST			MADISON MILWAUKEE KENDRICK APPLETON WAUSAU	
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		SHEET 3 OF 6		

File: I:\2019\157018\DWG\Survey\157018_P-Plat-The Meadows At Kettle Park West.dwg Layout: 22x30 P-Plat - P3 User: cohen Plotted: Sep 04, 2019 - 8:29am

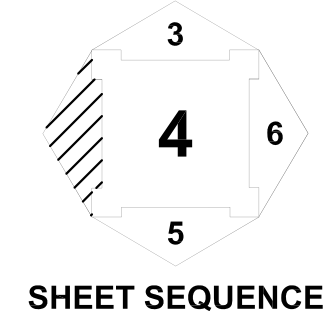
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SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	914.40	NW	900.84	10"	PVC
		SE	900.90	10"	PVC

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	913.44	SE	908.59	12"	RCP
INL-2	913.52	NW	908.07	12"	RCP
		NE	907.97	18"	RCP
		SW	907.92	24"	RCP
INL-3	913.44	SE	909.84	12"	RCP
INL-4	913.58	NE	907.68	24"	RCP
		NW	909.63	12"	RCP
		SE	907.63	24"	RCP



PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON
DANE COUNTY, WISCONSIN

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KENDRA APPLETON WAUSAU

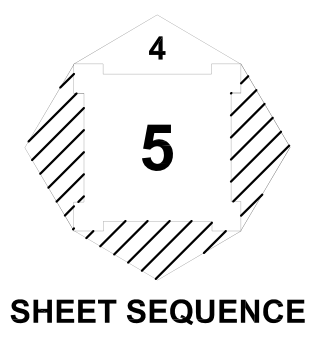
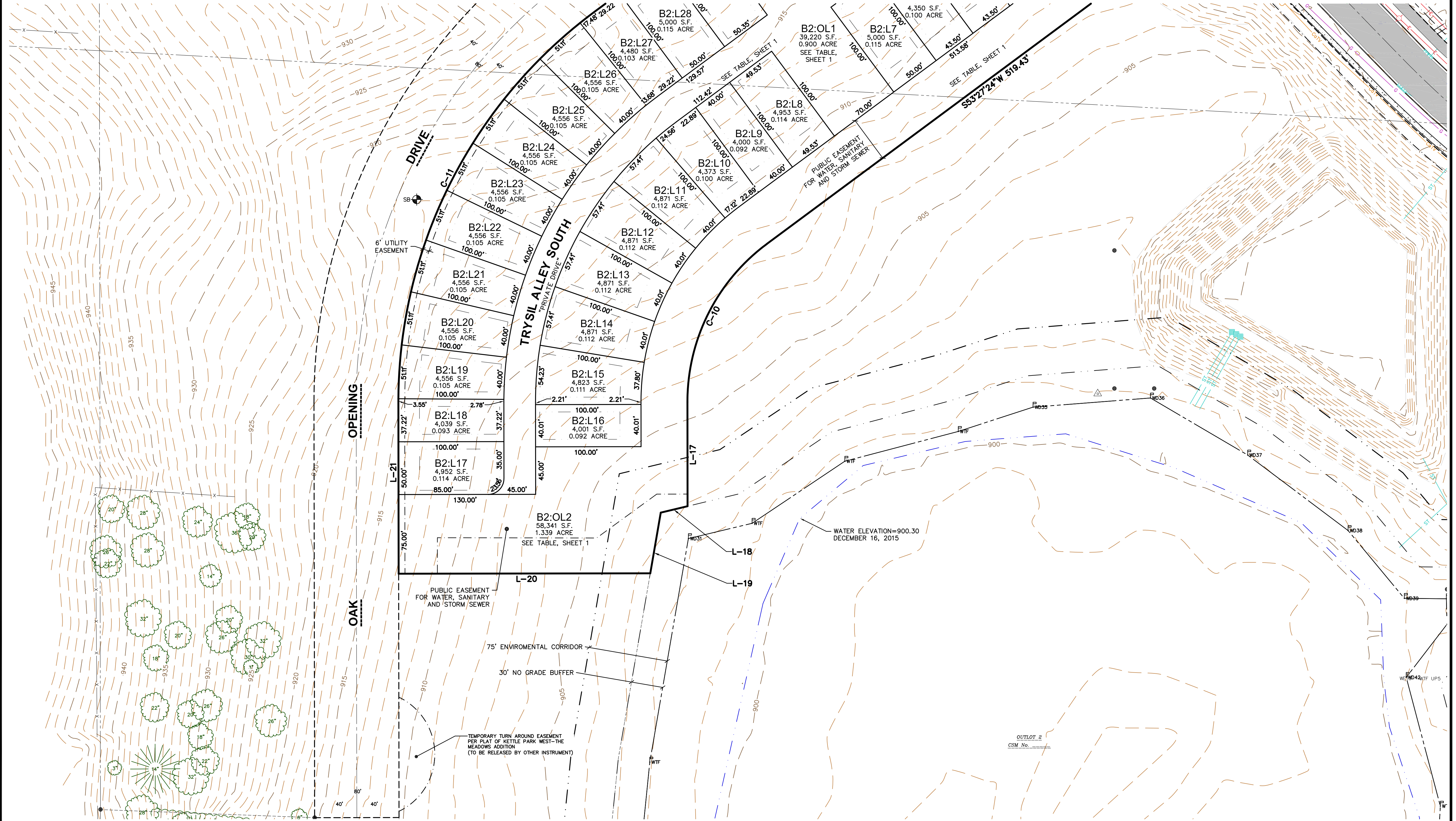
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SHEET 4 OF 6

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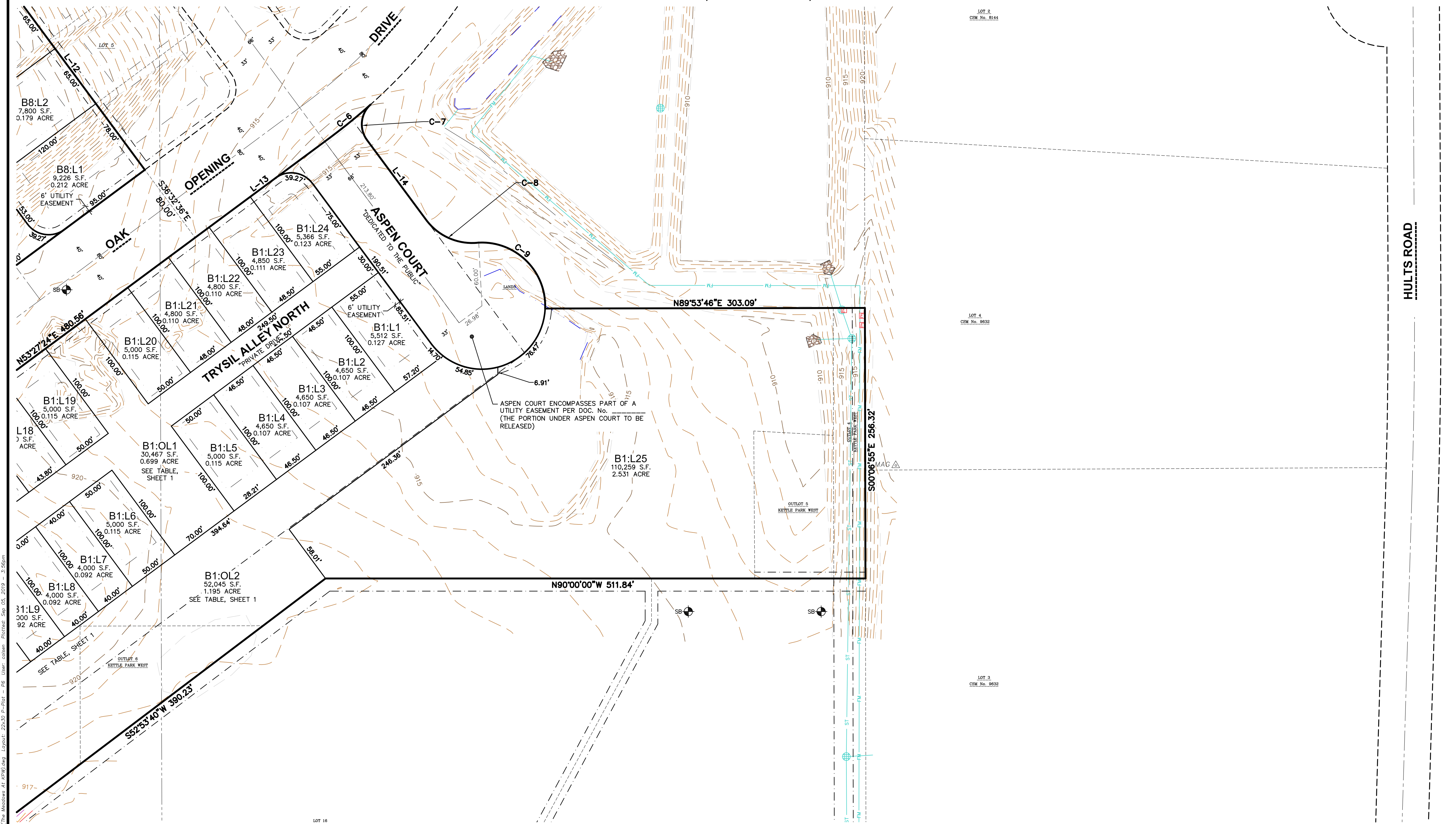


PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENOSHA APPLETON WAUSAU
THE MEADOWS AT KETTLE PARK WEST		
PROJECT NO: 15-7018S DRAWN BY: CJO CHECKED BY: TJB SURVEYED BY:	INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019 REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 REVISION RESUBMITTAL DATE:	SHEET 5 OF 6

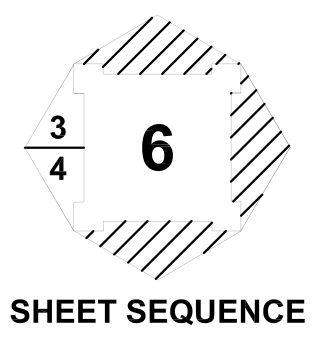
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PRELIMINARY PLAT OF THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small>	CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENOSHA APPLETON WAUSAU
THE MEADOWS AT KETTLE PARK WEST			
PROJECT NO: 15-7018S	DRAWN BY: CJO	INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019	
FIELDBOOK/P: -	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019	
SURVEYED BY: -	APPROVED BY: -	REVISION RESUBMITTAL DATE: -	
			SHEET 6 OF 6