

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.

Verona, WI 53593

608.848.5060



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.

Jim Bricker, Ă.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>	Proposed Zoning	Area	Lots/Units
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 I and m (names addresses and zoning of adjacent properties): Attached



3. Proposed Conditions

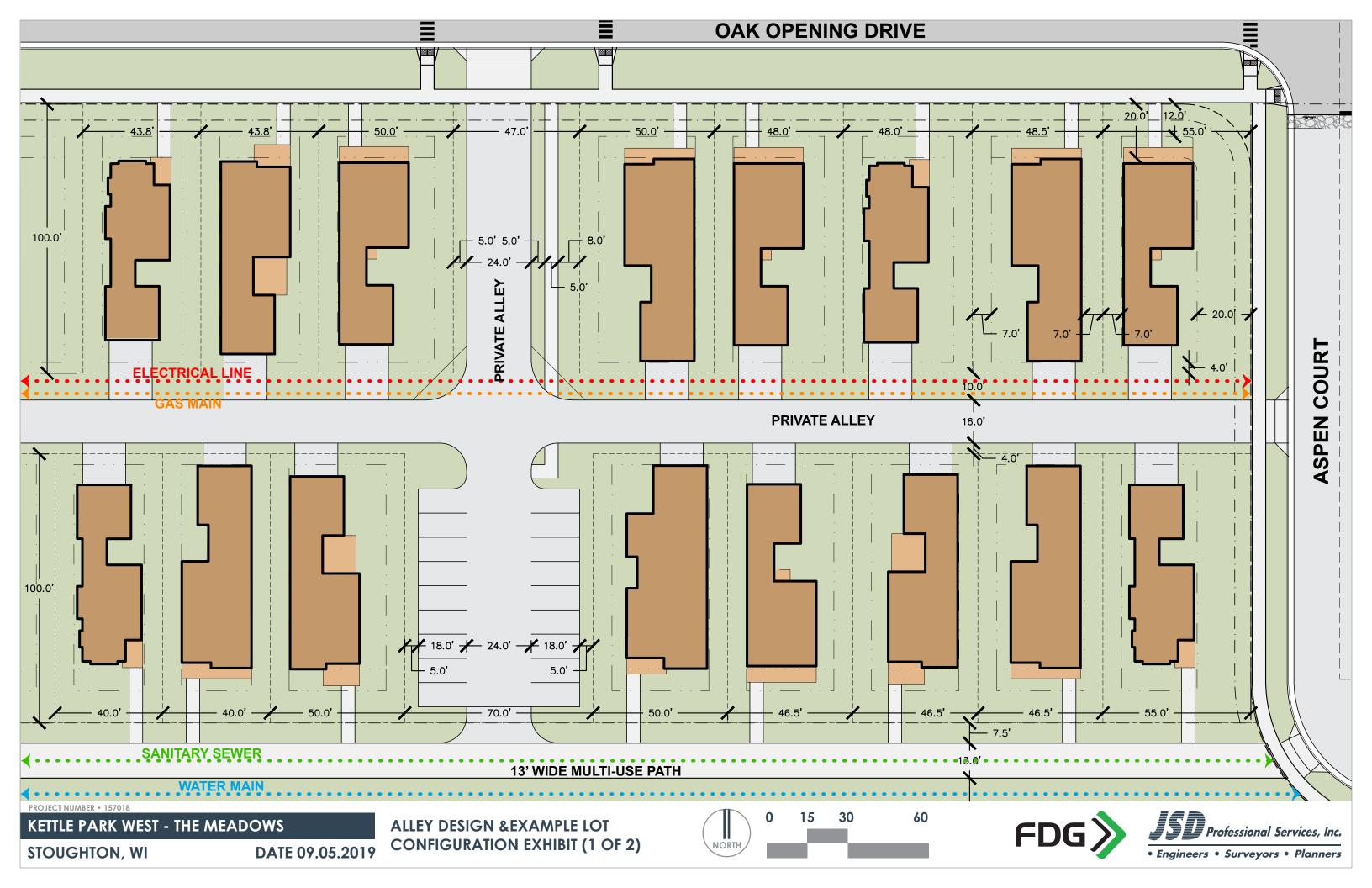
Items a, b, d, g, h, and i: shown on submitted Preliminary Plat documents

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 tradition 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

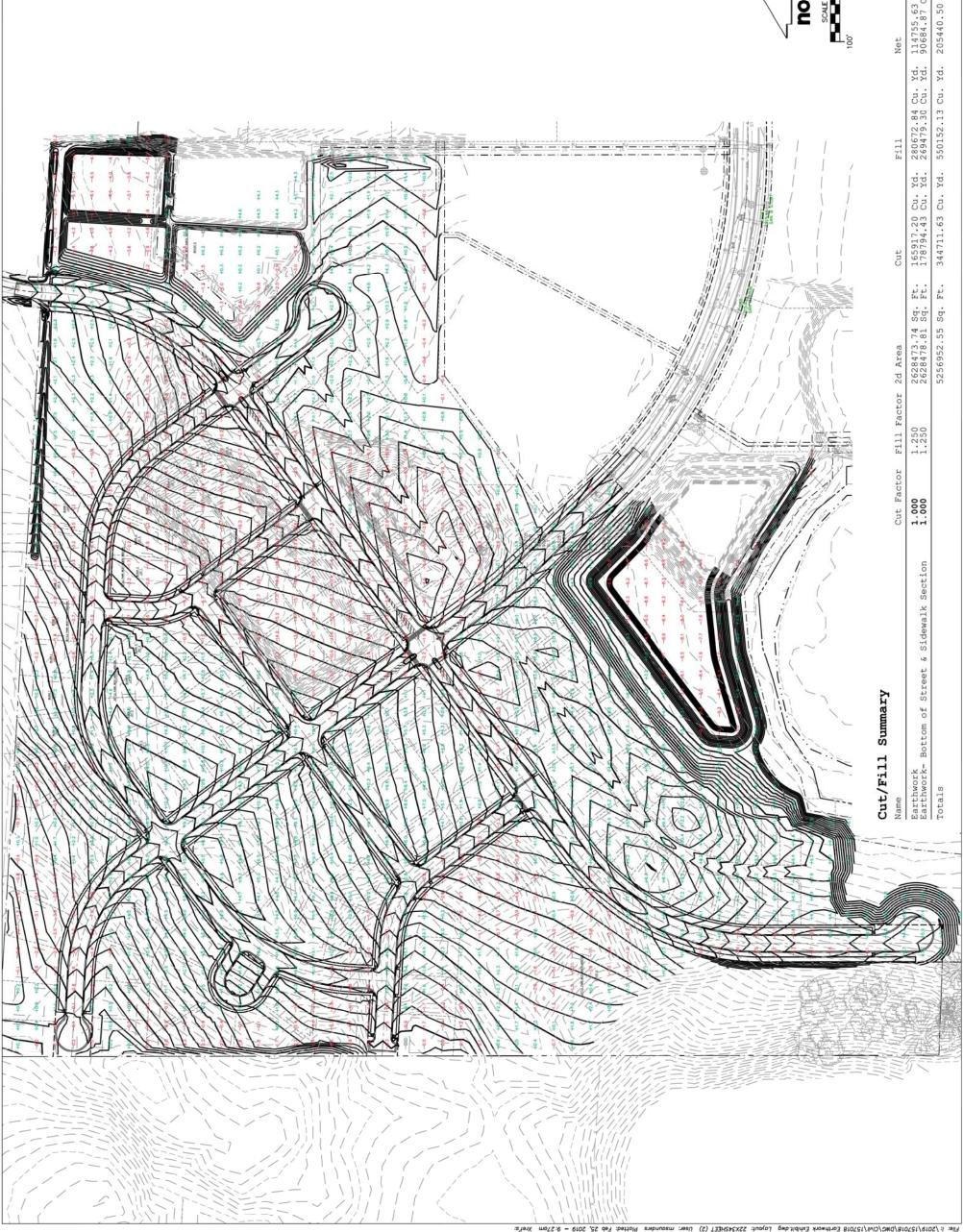
Supplemental information pertaining to item I (sanitary sewer infrastructure design will be submitted in the near future.



CREATE THE VISION TELL THE STORY CLIENT ADDRESS: 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53508 MADISON REGIONAL OFFICE 161 HORZON DRIVE, SUITE 101 VERONA, WISCONSIN 23593 P. 608.848,5060 **EXHIBIT** NOT FOR CONSTRUCTION **№** BOJ PRELIMINARY PLAT OF KETTLE PARK WEST II MADISON MILWAUKEE KENOSHA APPLETON WAUSAU SHET THE EARTHWORK EXHIBIT **PRELIMINARY** PROJECT LOCATION

CITY OF STOUGHTON, WI

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



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	РВ	Vacant (Future Lodging)
0510-014-8436-2	1415 USH 51	Van Horn Properties of Stoughton LLC PO Box 298 Plymouth WI 53073	РВ	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

Discount Store Disc	PPI	Property Address	Owner/Address	Zoning	Land Use
Stoughton, WI 53532 STH 138 Stoughton, WI 53532 HC Self Storage Units Self Storage Units Stoughton, WI 53532 HC Outdoor Storage-Landscape Product Retail Lawn & Garden Store Stoughton, WI 53532 HC Outdoor Storage-Landscape Product HC Retail Lawn & Garden Store Stoughton, WI 53532 Shirley Erickson S42 S. Langley Ave. 101 Tuscon, AZ 85701 Stoughton, WI 53532 Stoughton, WI 53	0510-014-9640-2	2600 STH 138	Business Trust PO Box 8050	PDD	Discount Store
0510-011-9765-0 0510-011-9780-0 0510-011-97950N/A (north of KPW) N/A (north of KPW) 	0510-014-9200-3	3302 STH 138	3302 STH 138	RR-2	Rural Residence
0510-011-9780-0 0510-011-97950N/A (north of KPW) 1471 USH 51Stoughton, WI 53532 Product HCHCOutdoor Storage-Landscape Product Retail Lawn & Garden Store0510-016-9500-1 0510-012-9500-2 0501-011-9070-43354 STH 138 3339 Rutland-Dunn Tn Line Rd Stoughton, WI 53532Shirley Erickson 842 S. Langley Ave. 101 Tuscon, AZ 85701FP-35 FP-35Agriculture0510-012-9500-2 0501-011-9070-43339 Rutland-Dunn Tn Line Rd. Stoughton, WI 53532FP-35 FP-35Agriculture0510-0111-9320-01497 Oak Opening Drive Stoughton, WI 53532RM-8 RM-8Agriculture0510-014-8473-2 0510-014-8451-21431 USH 51 1423 USH 51Kunes Stoughton UCL Property LLC 1234 E. Geneva St.PBAuto Repair Auto Sales	0510-013-9860-6	N/A (west of 3302 STH 138)	G & N Land Holdings, Inc.	RH-1	Vacant
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 0501-011-9070-4 3339 Rutland-Dunn Tn Line Rd 5toughton, WI 53532 FP-35 Agriculture 0510-0111-9320-0 1497 Oak Opening Drive 1497 Oak Opening Drive Stoughton, WI 53532 RM-8 Agriculture 0510-014-8473-2 0510-014-8451-2 1431 USH 51 1423 USH 51 1423 USH 51 1423 USH 51 Kunes Stoughton UCL Property LLC 1234 E. Geneva St. PB Auto Repair Auto Sales	0510-011-9765-0		1471 USH 51		
DS10-016-9500-1 3354 STH 138 Shirley Erickson 842 S. Langley Ave. 101 Tuscon, AZ 85701 David Nelson 3339 Rutland-Dunn Tn Line Rd Stoughton, WI 53532 DS10-011-9070-4 1497 Oak Opening Drive Dwight and Debra Pautz 1497 Oak Opening Drive Stoughton, WI 53532 DS10-014-8473-2 1431 USH 51 1423 USH 51 Property LLC 1234 E. Geneva St. PF-35 Agriculture Agriculture Agriculture Agriculture Agriculture PP-35 Agriculture Auto Repair Auto Sales	0510-011-9780-0	N/A (north of KPW)	Stoughton, WI 53532		
842 S. Langley Ave. 101 Tuscon, AZ 85701	0510-011-97950	1471 USH 51		HC	Retail Lawn & Garden Store
0501-011-9070-4 33339 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	0510-016-9500-1	3354 STH 138	842 S. Langley Ave. 101	FP-35	Agriculture
1497 Oak Opening Drive Stoughton, WI 53532 0510-014-8473-2 1431 USH 51 Kunes Stoughton UCL PB Auto Repair 0510-014-8451-2 1423 USH 51 Property LLC Auto Sales 1234 E. Geneva St.		3339 Rutland-Dunn Tn Line Rd	3339 Rutland-Dunn Tn Line Rd.		Agriculture
0510-014-8451-2 1423 USH 51 Property LLC Auto Sales 1234 E. Geneva St.	0510-0111-9320-0	1497 Oak Opening Drive	1497 Oak Opening Drive	RM-8	Agriculture
0510-014-8451-2 1423 USH 51 Property LLC Auto Sales 1234 E. Geneva St.	0510-014-8473-2	1431 USH 51	Kunes Stoughton UCL	РВ	Auto Repair
1234 E. Geneva St.					•

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

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

LEGAL DESCRIPTION

OUTLOT 4, BLOCK 3, KETTLE PARK WEST-THE MEADOWS ADDITION, RECORDED IN VOLUME XX-XXX OF PLATS, ON PAGES XXX-XXX, AS DOCUMENT No. XXXXXXX, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS, ON PAGES 450-451, AS DOCUMENT No. 5369642, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, RECORDED IN VOLUME XXX OF CERTIFIED SURVEY MAPS, ON PAGES XXX-XXX, AS DOCUMENT No. XXXXXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1,654.99 FEET TO THE NORTHWEST CORNER OF 3, KETTLE PARK WEST-THE MEADOWS ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, 986.75 FEET TO THE CENTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, AFORESAID, 543.26 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KETTLE PARK WEST-THE MEADOWS ADDITION: THENCE SOUTH 03 DEGREES 18 MINUTES 06 SECONDS WEST, 48.98 FEET TO A BEND IN THE WESTERN LINE OF SAID LOT 1; THENCE SOUTH 30 DEGREES 39 MINUTES 08 SECONDS EAST ALONG SAID LINE, 220.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ASPEN TRAIL AND A POINT ON A CURVE; THENCE SOUTHWESTERLY 27.45 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS SOUTH 56 DEGREES 24 MINUTES 08 SECONDS WEST, 27.44 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 15.83 FEET TO NORTHWEST CORNER OF LOT 1, BLOCK 2 OF KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF LOT 1, BLOCK 2, AFORESAID, 132.85 FEET TO SOUTHWEST CORNER OF BLOCK 2; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK, 52.29 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID BLOCK, 110.67 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF BLOCK 2, KETTLE PARK WEST-THE MEADOWS ADDITION, 89.64 FEET TO A POINT ON A CURVE ON THE WEST SIDE OF OUTLOT 4, BLOCK 3, KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE NORTHWESTERLY 45.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 183.00 FEET, THE CHORD BEARS NORTH 03 DEGREES 49 MINUTES 39 SECONDS WEST, 45.42 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 06 SECONDS EAST, 49.93 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 41 DEGREES 41 MINUTES 54 SECONDS WEST, 35.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ASPEN TRAIL; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG SAID LINE, 116.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 48 DEGREES 18 MINUTES 06 SECONDS WEST, 35.36 FEET; THENCE SOUTH 03 DEGREES 18 MINUTES 06 SECONDS WEST, 49.93 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 46.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 01 MINUTES 39 SECONDS EAST, 45.97 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 4, KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF BLOCK 4, AFORESAID, 149.49 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE, 244.52 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OAK OPENING DRIVE; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 159.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 49.55 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 50 DEGREES 49 MINUTES 41 SECONDS EAST, 49.53 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 36.98 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 05 DEGREES 49 MINUTES 41 SECONDS WEST, 33.70 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 95.23 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 55.92 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.18 FEET, THE CHORD BEARS SOUTH 67 DEGREES 09 MINUTES 30 SECONDS EAST, 53.47 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 99.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 45 DEGREES 14 MINUTES 45 SECONDS EAST, 88.67 FEET TO THE SOUTHWESTERLY CORNER OF OUTLOT 2 OF KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS EAST. 303.09 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 2, ALSO BEING THE NORTHEAST CORNER OF OUTLOT 4, KETTLE PARK WEST, AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 4, AFORESAID, 256.32 FEET TO THE NORTHEAST CORNER OF LOT 15, KETTLE PARK WEST, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOTS 15 AND 16, KETTLE PARK WEST. AFORESAID. 511.84 FEET TO THE NORTHWEST CORNER OF LOT 16, KETTLE PARK WEST; THENCE SOUTH 52 DEGREES 53 MINUTES 40 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOT 16, AFORESAID, 390.23 FEET TO THE WESTERNMOST CORNER OF SAID LOT 16 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 104.88 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 30.85 FEET TO THE NORTHERNMOST CORNER OF OUTLOT 2, CERTIFIED SURVEY MAP No. _____, AFORESAID; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT, 519.43 FEET TO A POINT OF CURVE: THENCE SOUTHWESTERLY 173.83 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS SOUTH 26 DEGREES 40 MINUTES 58 SECONDS WEST, 167.58 FEET; THENCE SOUTH OO DEGREES OF MINUTES 30 SECONDS FAST ALONG SAID LINE, 133,49 FEFT: THENCE SOUTH DEGREES 48 MINUTES 08 SECONDS WEST ALONG SAID LINE, 29.17 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 268.99 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP AND THE EASTERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE: THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 162.22 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 429.91 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 57 SECONDS EAST, 414.44 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS EAST, 35.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID LINE. 112.80 FEET TO A POINT OF CURVE: THENCE SOUTHEASTERLY 71.34 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 19 MINUTES 41 SECONDS EAST, 71.29 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID LINE, 34.79 FEET: THENCE NORTH 45 DEGREES 53 MINUTES 13 SECONDS EAST, 80.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID LINE, 34.79 FEET TO A POINT OF CURVE: THENCE NORTHWESTERLY 60.77 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, THE CHORD BEARS NORTH 40 DEGREES 19 MINUTES 41 SECONDS WEST, 60.73 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 08 DEGREES 27 MINUTES 24 SECONDS EAST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 480.56 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 480.56 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 27 MINUTES 24 SECONDS WEST, 35.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 481.07 FEET TO THE NORTHEAST CORNER OF OUTLOT 3, KETTLE PARK WEST-THE MEADOWS ADDITION; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF OUTLOT 3, BLOCK 6, AFORESAID, 251.90 FEET; THENCE NORTH 48 DEGREES 15 MINUTES 13 SECONDS WEST ALONG SAID LINE, 23.73 FEET; THENCE NORTH 86 DEGREES 42 MINUTES 21 SECONDS WEST ALONG SAID LINE, 255.00 FEET TO THE POINT OF BEGINNING.

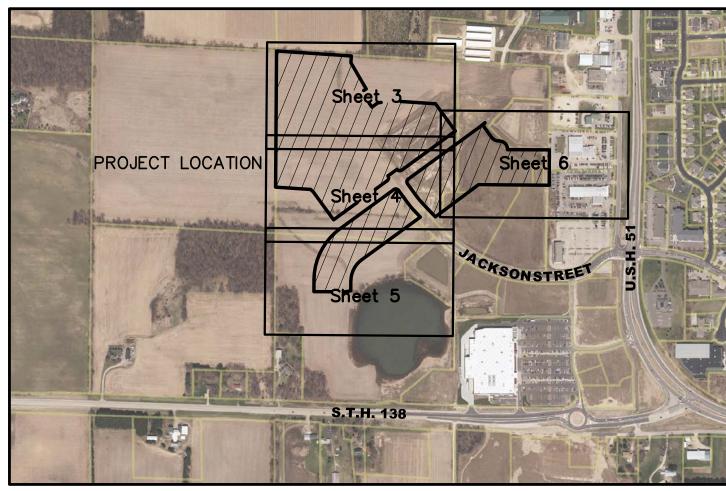
SAID PARCEL CONTAINS 1,534,082 SQUARE FEET OR 35.218 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF KETTLE PARK WEST, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF STOUGHTON CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

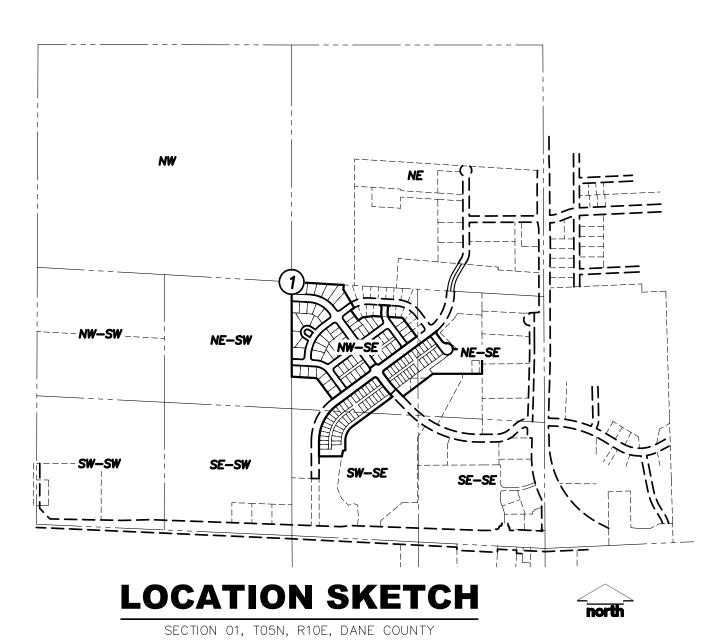
TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR





AREA MAP-SHEET INDEX

NOT TO SCALE



LEGEND

•	GOVERNMENT CORNER	**	CONIFEROUS TREE	——w—	WATER LINE
•	1" IRON PIPE FOUND		PLAT BOUNDARY	— st —	STORM SEWER
	¾" REBAR FOUND		CHORD LINE	——G——	NATURAL GAS
SB (SOIL BORING	— - —	CENTERLINE	——F0——	FIBER OPTIC
S	SANITARY MANHOLE		RIGHT-OF-WAY LINE	T	UNDERGROUND TELEPHONE
Ö	HYDRANT		SETBACK LINE	$\sim\sim$	EDGE OF WOODS OR BRUSH
×	WATER VALVE		SECTION LINE	 875	INDEX CONTOUR
ST	STORM MANHOLE		PLATTED LOT LINE	 874	INTERMEDIATE CONTOUR
	ROUND CASTED INLET	- · - · -	EASEMENT LINE		EDGE OF WATER
$\not\!$	POWER POLE W/GUY		EDGE OF PAVEMENT		BITUMINOUS PAVEMENT
I	TELEPHONE PEDESTAL		CONCRETE CURB & GUTTER	4 4 4	CONCRETE PAVEMENT
0	DECIDUOUS TREE	SAN	SANITARY SEWER		EDGE OF BITUMINOUS

NOTES

- 1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. (JSD) FROM MARCH 30 TO JUNE 15, 2017.
- 2. BEARINGS FOR THIS SURVEY MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS NO004'33"W.
- 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. THE CONTOURS SHOWN OVER THE SUBJECT PROPERTY ARE AT 1 FOOT MINOR AND 5 FOOT MAJOR INTERVALS.
- 5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- 6. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION
- 7. SEE ATTACHED SOIL REPORT BY CGC, INC. FOR SOIL INFORMATION. NO BEDROCK WAS ENCOUNTERED AT ANY OF THE SOIL BORING LOCATIONS.

UNDERLYING LAND USE SUMMARY TABLE			
BLOCK : LOT #	PROPOSED ZONING	USE	ACRES
B1:L1-24, B2, B6, B7	PD	PLANNED DEVELOPMENT	9.651
B3-5, B8-10	SR-5	SINGLE-FAMILY RESIDENTIAL	11.771
B1: L25	MR-10	MULTI-FAMILY RESIDENTIAL	2.534

HOMEOWNERS ASSOCIATION OUTLOT SUMMARY TABLE				
BLOCK : OUTLOT #	USE	ACRES		
B1: OL1	PRIVATE DRIVE	0.699		
B1: OL2	PRIVATE OPEN SPACE	1.195		
B2: OL1	PRIVATE DRIVE	0.900		
B2: OL2	PRIVATE OPEN SPACE	1.339		
B4: OL1	PRIVATE OPEN SPACE	0.101		
B6: OL1	PRIVATE DRIVE	0.220		
B7: OL1	PRIVATE DRIVE	0.220		

^{*} OUTLOTS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION

	BENCHMARK TABLE				
BENCH MARK	ELEVATION	DESCRIPTION			
BM-1	921.04	MAG NAIL IN PAVEMENT AT THE SOUTH END OF EXISTING OAK OPENING DRIVE			
BM-2	915.55	CHISELED X IN THE SIDEWALK NEAR FORCE MAIN PUMP STATION AT WEST END OF JACKSON STREET			
BM-3	913.99	CHISELED X ON THE TOP OF CURB NEAR THE SOUTHWEST QUADRANT OF JACKSON STREET AND N-S ACCESS ROAD INTERSECTION			

SURVEYED BY: ___

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: REATE THE VISION TELL THE STOR SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON KENOSHA APPLETON WAUSAU DANE COUNTY, WISCONSIN

THE MEADOWS AT KETTLE PARK WEST PROJECT NO: 15-7018S DRAWN BY: CJO INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019 REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 REVISION RESUBMITTAL DATE: -

APPROVED BY: _____ REVISION RESUBMITTAL DATE: _ SHEET 1 OF 6

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 OF THE SOUTHEAST, THE SOUTHWEST QUARTER OF THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST QUARTER OF THE SOUTHWEST. CITY OF STOUGHTON, DANE COUNTY, WISCONSIN OWNER: DWIGHT E PAUTZ
DEBRA M PAUTZ CENTER OF SECTION
SECTION 01-05-10
FOUND ALUMINUM MONUMENT FOUND ALUMINUM N=428,505.46 E=854,391.22 × S86'41'54"E 543.26' <u>LOT 1</u> CSM No. 8144 BLOCK 1 CITY OF STOUGHTON KETTLE PARK WEST-EAST QUARTER CORNER SECTION 01-05-10 FOUND NAIL N=428,353.94 E=857,017.71 OWNER: G & N LAND HOLDINGS LLC OWNER: JON H SCHMIDT CARREN S SCHMIDT <u>CSM No. 8144</u> OWNER: KUNES STOUGHTON UCL PROPERTY LLC BLOCK 5 KETTLE PARK WEST-OWNER: STANLEY A MABIE REVOCABLE TRUST N89°53'46"E 303.09 CSM No. 9632 OWNER: KUNES STOUGHTON STANLEY A OWNER: BRAUN LIVING TRUST KETTLE PARK WEST N90°00'00"W 511.84' KETTLE PARK WEST OWNER: KETTLE
PARK WEST LLC OWNER: VAN HORN PROPERTIES OF BLOCK 6 KETTLE PARK WEST KETTLE PARK WEST-S45°53'13"W 80.00' OWNER: WAUNAKEE LOT 15 INVESTORS LLC KETTLE PARK KETTLE PARK WEST OWNER: KETTLE PARK WEST LLC STOUGHTON LLC OWNER: BRAUN CSM No. 9632 OWNER: ALDI INC LINE TABLE LINE TABLE LINE BEARING DISTANCE LINE BEARING DISTANCE L-16 | S44°06'47"E | 30.85' L-1 | S3°18'06"W | 48.98' OWNER: SHIRLEY L-17 | S0°05'30"E | 98.71' L-2 S30°39'08"E 220.07' A ERICKSON L-3 | S53°27'24"W | 15.83' _-18 | S76°31'36"W | 26.15' L-4 | S36°32'36"E | 132.85' L-19 N9*48'08"E 58.33' CSM No. 14057 CSM No. 14057 OWNER: LOT 4 OUTLOT 2 _-20 | S89*****54'30"W | 238.54' L-5 N53°27'24"E 52.29' PARK WEST LLC <u>CSM No. ____</u> - KETTLE PARK L-21 N0°05'30"W 162.22' L-6 | N82°33'08"E | 110.67' L-7 | S86°41'54"E | 89.64' _-22 | S36°32'36"E | 112.80' L-8 N3°18'06"E 49.93 .-23 | S44°06'47"E | 34.79' L-9 | S86°41'54"E | 116.00' _-24 | N44°06'47"W | 34.79' L-10 | S3°18'06"W | 49.93' _-25 | N36**°**32'36"W | 112.80' L-11 S86°41'54"E 149.49' _-26 | S53**°**27**'**24"W | 80.00' L-12 | S36°32'36"E | 244.52' _−27 | N36**°**32'36"W | 251.90' L-13 N53°27'24"E 159.23' .-28 | N48°15'13"W | 23.73' ÖWNER: CSM No. 14057 −<u>OUTLOT</u> Ì GARY J | L−14 | S36°32'36"E | 95.23' _-29 | N86**°**42'21"W | 255.00' DVORAK OWNER: WAL-MART CSM No. ____ JANCY . REAL ESTATE L-15 N44°06'47"W 104.88' BUSINESS TRUST **CURVE TABLE** LANDS LANDSLANDSCURVE LENGTH RADIUS DELTA CHORD CHORD BEARING CSM No. 14057 OWNER: WAL-MART C-1 | 27.45' | 267.00' | 5*53'27" | 27.44' S56**°**24'08"W REAL ESTATE BUSINESS TRUST C-2 | 45.54' | 183.00' | 14°15'30" | 45.42' N03°49'39"W N41°41'54"W C-3 | 39.27' | 25.00' | 90°00'00" | 35.36' SOUTHEAST CORNER C-4 | 39.27' | 25.00' | 90°00'00" | 35.36' S4818'06"W -- SOUTH QUARTER CORNER SECTION 01-05-10 FOUND ALUMINUM MONUMENT N=425,729.99 SECTION 01-05-10 FOUND ALUMINUM MONUMENT N=425,863.72 CITY OF STOUGHTON 46.27' | 117.00' | 22°39'29" | 45.97' S08°01'39"E TOWN OF RUTLAND 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 PROJECT LOCATION: CREATE THE VISION TELL THE STORY <u>LEGEND</u> C-11 | 429.91' | 460.00' | 53°32'54" | 414.44' SECTION 01 N26°40'57"E TOWNSHIP 05 NORTH BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-6 FOR LOT NUMBERS) 25.00' | 90°00'00" | 35.36' S81°32'36"E RANGE 10 EAST MADISON MILWAUKEE CORPORATE BOUNDARY CITY OF STOUGHTON S-2614 KENOSHA APPLETON WAUSAU 71.34' | 540.00' | 7*34'11" | 71.29' S40°19'41"E DANE COUNTY, WISCONSIN DEFOREST, 460.00' 7'34'11" 60.73' N40°19'41"W THE MEADOWS AT KETTLE PARK WEST PREPARED FOR: PREPARED BY: C-15 | 39.27' | 25.00' | 90°00'00" | 35.36' N08°27'24"E ROJECT NO: 15-7018S DRAWN BY: CJO INITIAL SUBMITTAL DATE: REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 JSD PROFESSIONAL SERVICES, INC. CHECKED BY: TJB SCALE: 1"=200' KETTLE PARK WEST, LLC REVISION RESUBMITTAL DATE: -C-16 | 39.27' | 25.00' | 90°00'00" | 35.36' N81°32'36"W 161 HORIZON DRIVE, SUITE 101A 161 HORIZON DRIVE, SUITE 101 APPROVED BY: _____ REVISION RESUBMITTAL DATE: _ SURVEYED BY: ___ VERONA, WISCONSIN 53593 VERONA, WISCONSIN 53593 C-17 | 39.27' | 25.00' | 90°00'00" | 35.36' S08°27'24"W P. 608.848.9050 P. 608.848.5060 SHEET 2 OF 6

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 OF THE SOUTHEAST, THE SOUTHWEST QUARTER OF THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST, THE SOUTHWEST QUARTER OF THE SOUTHWEST. CITY OF STOUGHTON, DANE COUNTY, WISCONSIN S86'41'54"E 543.26' DRAINAGE EASEMENT UTILITY EASEMENT 10' DRAINAGE EASEMENT B10:L6 9,747 S.F. 0.224 ACRE B10:L5 10,653 S.F. 9,505 S.F. 0.218 ACRE B10:L4 12,241 S.F. 0.281 ACRE ←12' UTILITY 0.245 ACRE B10:L3/ 15,703 S.F. 0.360 ACRE EASEMENT B10:L2 18,076 S.F. 0.415 ACRE 6' UTILITY/ EASEMENT ASPEN TRAIL B10:L1 18,463 S.F. 0.424 ACRE TEMPORARÝ TÚRN AROUND EASEMENT PER DOC. No. _ 6' UTILITY EASEMENT OUTLOT 4
BLOCK 3 B4:L11 9,731 S.F. B4:L10 9,600 S.F. 0.220 ACRE OSLO-9,210 S.F. 0.211 ACRE 0.223 ACRE B4:L8 10,026 S.F. 0.230 ACRE RUN IE P 25.34' 32.80' OSLO RUN ENCOMPASSES A UTILITY EASEMENT PER DOC. NO (TO BE RELEASED) B9:L8 8,586 S.F. 0.197 ACRE B9:L1 | WATER MAIN 8,354 S.F. 0.192 ACRE B9:L7 7,182 S.F. 0.165 ACRE B8:L4 10,319 S.F. 0.237 ACRE B4:L6 10,423 S.F. 0.239 ACRE B9:L2 9,211 S.F. 0.211 ACRE B9:L3 11,010 S.F. 0.253 ACRE B9:L6 7,478 S.F. 0.172 ACRE 16,812 S.F. B8:L3 7,800 S.F. 0.179 ACRE ASPEN CIRCLE /0.386 ACRE B5:L1 8,626 S.F. 0.198 ACRE 6' UTILITY EASEMENT WATER MAIN EASEMENT B9:L4 7,148 S.F. 0.164 ACRE B8:L2 7,800 S.F. 0.179 ACRE **--/** 95.16'_ B5:L2 7,200 S.F. 0.165 ACRE B4:OL1 B9:L5 8,266 S.F. 0.190 ACRE B7:L5 7,518 S.F. 0.173 ACRE 4,385 S.F. 6' UTILITY EASEMENT B5:L12 10,226 S.F. 0.235 ACRE 0.101 ACRE /SEE TABLE, SHEET 9,226 S.F. 0.212 ACRE B5:L3 7,500 S.F. 0.172 ACRE 6,600 S.F. 0.152 ACRE EASEMENT B4:L3 13,927 S.F. 0 | 0.320 ACRE B5:L11 10,247 S.F. 6,600 S.F. ∕0.235 ACRE 0.152 ACRE **B5:L4** 8,255 S.F. 9,074 S.F. 0.208 ACRE 0.190 ACRE B7:L2 6,600 S.F. B7:L6× 7,518 S.F. 0.173 ACRE · 1 — SEE 0.152 ACRE 7,191 S.F. 0.165 ACRE B5:L10 10,417 S.F. B7:L1 7,566 S.F. 0.174 ACRE **B5:L6** 10,895 S.F. 145.14 6,600 S.F. 0.152 ACRE 0.239 ACRE 12' UTILITY EASEMENT \0.250 ACRE PROJECT LOCATION: CREATE THE VISION TELL THE STORY SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST BUHR MADISON MILWAUKEE KENOSHA APPLETON WAUSAU CITY OF STOUGHTON S-2614 DANE COUNTY, WISCONSIN DEFOREST, WI THE MEADOWS AT KETTLE PARK WEST PROJECT NO: 15-7018S REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 north REVISION RESUBMITTAL DATE: SCALE: 1" = 50SHEET SEQUENCE SURVEYED BY: ___ APPROVED BY:____ REVISION RESUBMITTAL DATE: _ SHEET 3 OF 6

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 | B4:L3 | 13,927 S.F. | 0.320 ACRE B5:L11 10,247 S.F. 0.235 ACRE B7:L3 6,600 S.F. 0.152 ACRE **B5:L4** 8,255 S.F. 0.190 ACRE B4:L2 9,074 S.F. 0.208 ACRE B7:L2 6,600 S.F. B7:L6× 7,518 S.F. 0.173 ACRE 0.152 ACRE -B5:L5-7,191 S.F. 0.165 ACRE B5:L10 10,417 S.F. 0.239 AÇRE TRAIL THE PUBLIC" B7:L1 7,566 S.F. 0.174 ACRE B7:L7 6,600 S.F. 0.152 ACRE B5:L6 10,895 S.F. 0.250 ACRE 6' UTILITY EASEMENT T B5:L7 9,274 S.F. 0.213 ACRE B7:L8 6,600 S.F. 0.152 ACRE 6' UTILITY B7:L9 6,600 S.F. 0.152 ACRE B5:L9 11,892 S.F. 0.273 ACRE EASEMENT B6:L5 7,566 S.F. 0.174 ACRE B1:L19 5,000 S.F. 0.115 ACRE B7:L10 7,566 S.F. 0.174 ACRE B5:L8 10,803 S.F. 0.248 ACRE B6:L4 6,600 S.F. 4,380 S.F. 0.101 ACRE 0,000 S.F. 0.152 ACRE 6' UTILITY EASEMENT -B1:L17 4,380 S.F. 0.101 ACRE B6:L3 6,600 S.F. 0.152 ACRE B1.L16 4,380 S.F. 0.101 ACRE TRYSIL ALLEY NORTH **+85.00′** — **—** 69.37'— B6:L2 6,600 S.F. 0.152 ACRE B6:L6 7,566 S.F. 0.174 ACRE B1:L15 _6' UTILITY EASEMENT B1:L14 4,386 S.F. 0.101 ACRE GEILO ALLEY SOUTH B6:L1 7,566 S.F. 0.174 ACRE B6:L7 6,600 S.F. 0.152 ACRE B3:L6 10,200 S.F. 0.234 ACRE 10,624 S.F. B3:L5 10,196 S.F. B1:L7 4,000 S.F. 0.092 ACRE 0.244 ACRE B3:L4 8,574 S.F. 0.197 ACRE 0.234 ACRE B1.L13 5,866 S.F. 0.135 ACRE B1.L8 4,000 S.F. 0.092 ACRE B6:L8 6,600 S.F. 0.152 ACRE B1:L9 4,000 S.F. 0.092 ACRE 6' UTILITY EASEMENT B6.L9 6,600 S.F. 0.152 ACRE -L-29 B1:L10 4,000 S.F. B1:L11 4,106 S.F. 0.094 ACRE B3:L3 9,787 S.F. 0.225 ACRE 20' STORMWATER B6:L10 7,566 S.F. 0.174 ACRE B2:L36 5,466 S.F. 0.125 ACRE B3:L2 10,206 S.F. 0.234 ACRE B2:L35 4,470 S.F. 0.103 ACRE 82:L33 4,470 S.F. 0.103 ACRE 5,840 S.F. 0.134 ACRE 10,554 S.F. B2:L32 4,470 S.F. 0.103 ACRE 0.242 ACRE B2:L2 4,365 S.F. B2:L31, 4,470 S.F. TRYSIL ALLEY SOUTH 8 0.100 ACRE-PARK B2:L3 4,350 S.F. 0.100 ACRE B2:L30 5,000 S.F. 0.115 ACRE B2:L4 4,350 S.F. 0.100 ACRE B2:L5 4,350 S.F. 12' UTILITY B2:L29 5,035 S.F. 0.116 ACRE EASEMENT BY SEPARATE 0.100 ACRE B2.L6 4,350 S.F. DOCUMENT 4,350 S.F. 0.100 ACRE B2:L28 5,000 S.F. 0.115 ACRE 6' UTILITY EASEMENT B2:L7 5,000 S.F. 0.115 ACRE 39,220 S.F. 0.900 ACRE B2:L27 4,480 S.F. SEE TABLE, SHEET 1 0.103 ACRE 4,556 S.F. 0,0.105 ACRE SANITARY SEWER MANHOLES STORM SEWER INLETS PROJECT LOCATION: CREATE THE VISION TELL THE STORY INLET ID RIM ELEVATION INVERT ELEVATION PIPE SIZE PIPE TYPE SECTION 01 STRUCT. ID RIM ELEVATION INVERT ELEVATION PIPE SIZE PIPE TYPE 3 TOWNSHIP 05 NORTH 12" 12" 18" NW SAN-1 900.84 INL-1 RANGE 10 EAST BUHR MADISON MILWAUKEE KENOSHA APPLETON WAUSAU SE 900.90 10" PVC INL-2 913.52 908.07 CITY OF STOUGHTON S-2614 RCP DANE COUNTY, WISCONSIN DEFOREST, 24" RCP 907.92 THE MEADOWS AT KETTLE PARK WEST RCP INL-3913.44 909.84 24" 12" 24" 907.68 RCP ROJECT NO: 15-7018S INL-4 NE NW 909.63 RCP REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 north RCP REVISION RESUBMITTAL DATE: 907.63 SCALE: 1" = 50SHEET SEQUENCE APPROVED BY:____ — REVISION RESUBMITTAL DATE: — SHEET 4 OF 6

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 OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, B2:L7 5,000 S.F. 0.115 ACRE B2:OL1 39,220 S.F. 0.900 ACRE SEE TABLE, SHEET 1 B2:L8 4,953 S.F. 0.114 ACRE B2:L25 4,556 S.F. 0,0.105 ACRE B2:L9 4,000 S.F. 0.092 ACRE B2:L10 4,373 S.F. 0.100 ACRE B2:L23 4,556 S.F. 0.105 ACRE B2:L11° 4,871 S.F. 0.112 ACRE B2:L12 4,871 S.F. 0.112 ACRE 6' UTILITY EASEMENT B2:L13 4,871 S.F. 0.112 ACRE B2:L21 4,556 S.F. 0.105 ACRE TRYSIL 57.41 B2:L20 4,556 S.F. 0.105 ACRE /100.00' B2:L14 4,871 S.F. 0.112 ACRE B2:L19 4,556 S.F. 0.105 ACRE B2:L15 4,823 S.F. 0.111 ACRE 100.00 2.78' B2:L18 4,039 S.F. 0.093 ACRE B2.L16 4,001 S.F. 0.092 ACRE_ _100.00' ____ 100.00' B2:L17 4,952 S.F. 0.114 ACRE B2:OL2 58,341 S.F. 1.339 ACRE - WATER ELEVATION=900.30 DECEMBER 16, 2015 SEE TABLE, SHEET 1 PUBLIC EASEMENT FOR WATER, SANITARY OAK AND STORM SEWER 75'ENVIROMENTAL CORRIDOR → 30' NO GRADE BUFFER -/E**/MD42**W,TF UP5 TEMPORARY TURN AROUND EASEMENT
PER PLAT OF KETTLE PARK WEST—THE
MEADOWS ADDITION OUTLOT 2 CSM_No.____ (TO BE RELEASED BY OTHER INSTRUMENT) PROJECT LOCATION: CREATE THE VISION TELL THE STORY SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST MADISON MILWAUKEE KENOSHA APPLETON WAUSAU CITY OF STOUGHTON DANE COUNTY, WISCONSIN THE MEADOWS AT KETTLE PARK WEST PROJECT NO: <u>15-7018S</u> CHECKED BY: TJB

REVISION RESUBMITTAL DATE: -REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 north SCALE: 1" = 50APPROVED BY: _____ REVISION RESUBMITTAL DATE: _ SHEET SEQUENCE SURVEYED BY: ___

SHEET 5 OF 6

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 B8:L2 7,800 S.F. 0.179 ACRE B8:L1 9,226 S.F. 0.212 ACRE 6' UTILITY EASEMENT B1:L24 2, 5,366 S.F. 0.123 ACRE B1:L22 4,800 S.F. 0.110 ACRE N89°53'46"E 303.09' 6' UTILITY _ EASEMENT B1:L1 5,512 S.F. 0.127 ACRE 5,000 S.F. 0.115 ACRE B1:L2 4,650 S.F. 0.107 ACRE - ASPEN COURT ENCOMPASSES PART OF A UTILITY EASEMENT PER DOC. No. _____ B1:L4 4,650 S.F. 0.107 ACRE (THE PORTION UNDER ASPEN COURT TO BE B1:L5 5,000 S.F. 0.115 ACRE KETTLE PARK WEST B1:L6 5,000 S.F. 0.115 ACRE B1:OL2 52,045 S.F. 1.195 ACRE SEE TABLE, SHEET 1 N90°00'00"W 511.84' LOT 3 CSM No. 9632 PROJECT LOCATION: CREATE THE VISION TELL THE STOR SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST MADISON MILWAUKEE KENOSHA APPLETON WAUSAU CITY OF STOUGHTON DANE COUNTY, WISCONSIN THE MEADOWS AT KETTLE PARK WEST REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 REVISION RESUBMITTAL DATE: SCALE: 1" = 50'APPROVED BY:____ SHEET SEQUENCE SURVEYED BY: ___ - REVISION RESUBMITTAL DATE: -SHEET 6 OF 6