

## Memorandum

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To: Rodney Scheel, City of Stoughton Director of Planning and Development  
From: Rachel Holloway, JSD Professional Services  
Re: Kettle Park West Phase 2 Revised Final Plat  
JSD Project #: 15-7018  
Date: October 28, 2016  
cc: Dennis Steinkraus, Forward Development Group

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On behalf of Forward Development Group, LLC (FDG), we submit the Final Plat of Kettle Park West Phase 2 (revised date October 10, 2016) for review and approval. The plat includes lots 15 and 16 of the Preliminary Plat that was conditionally approved by the Common Council in May 2016. Adjustments include the widening of Lot 16 by 17 feet to facilitate site planning for the intended senior residential development, removal of the stormwater easement from the northwest lot line, and the addition of the 5-foot wide path clear zone easement per CSM No. 14059 along the north side of Jackson Street. In addition, Jackson Street has been extended to reflect the engineering plans, and Outlot 7 has been added for the temporary cul-de-sac bulb that will be constructed.

As before, the other three outlots are being platted to encompass the entirety of Lot 8 CSM 14059, a remnant part of Lot 2 CSM 3430, and the entirety of Outlot 2 CSM 14059. These outlots are non-buildable and will be incorporated into future plats for buildable lots.

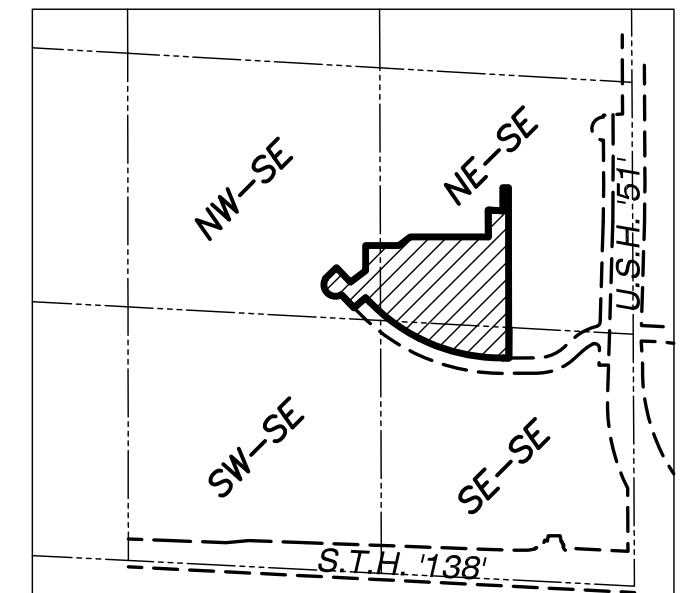
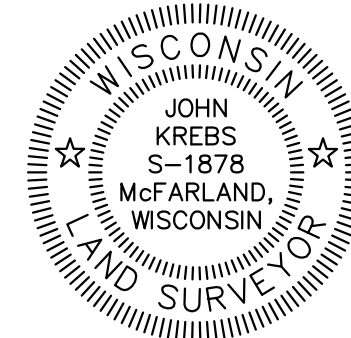
Please let us know if you require any additional information.

# KETTLE PARK WEST

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, AND ALL OF OUTLOT 2 AND LOT 8, CERTIFIED SURVEY MAP No. 14059 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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 STOUTTOWN, DANE COUNTY, WISCONSIN

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 45°53'13" E	80.00'
L-2	N 52°53'40" E	98.78'
L-3	N 52°53'40" E	74.21'
L-4	S 86°50'22" E	75.69'
L-5	N 89°53'05" E	30.01'
L-6	S 87°57'29" E	1.15'
L-7	S 89°42'22" W	29.92'
L-8	N 44°06'47" W	30.27'
L-9	S 49°24'07" W	80.15'
L-10	N 44°06'47" W	1.66'
L-11	N 00°00'00" E	41.58'

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT	
C1	773.77'	960.00'	46°10'51"	752.99'	N 67°12'12" W	S 89°42'22" W	N 44°06'47" W	
C2	452.04'	960.00'	26°58'46"	447.88'	N 76°48'15" W	S 89°42'22" W	N 63°18'52" W	
C3	321.73'	960.00'	19°12'06"	320.22'	N 53°42'50" W	N 63°18'52" W	N 44°06'47" W	
C4	160.24'	60.00'	153°00'48"	116.69'	N 44°06'47" W	S 59°22'49" W	N 32°23'37" E	



## LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1-1/4" x 30" IRON REBAR SET, (4.30 LBS/FT), ALL OTHER LOT AND OUTLOT CORNERS MARKED BY 3/4" x 24" IRON REBAR (1.50 LBS/FT)

- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

## NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N 00°04'33" W.
- OUTLOT 5 IS A REMNANT PART OF LOT 2 CSM 3430, OUTLOT 4 IS A REMNANT PART OF OUTLOT 2, CSM 14059 AND OUTLOT 6 IS A REMNANT PART OF LOT 8, CSM 14059, IT IS INTENDED THAT ALL THREE TO BE NON-BUILDABLE LOTS AND WILL BE INCLUDED IN A BUILDABLE LOT AS PART OF A FUTURE PHASE.
- RIGHT-OF-WAY EQUALS 7,436 SQUARE FEET
- LOT 16 IS DESIGNATED AS MULTI-FAMILY AND LOT 15 IS DESIGNATED AS BUSINESS.
- THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENT SHOWN SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH PRIVATE UTILITIES ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITIES INVOLVED.
- OUTLOT 7 IS A TEMPORARY EASEMENT FOR TEMPORARY CUL-DE-SAC FOR JACKSON STREET AND WILL BE RELEASED BY A SEPARATE INSTRUMENT AT THE TIME JACKSON STREET IS EXTENDED NORTHWESTERLY. OUTLOT 7 WILL BE INCLUDED IN A BUILDABLE LOT AS PART OF A FUTURE PHASE.

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

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

## PREPARED FOR:

FORWARD DEVELOPMENT GROUP  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WI 53593  
(608) 848-9050

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners

PROJECT NO: 15-7018S	SURVEYED BY: ZMR
FILE NO: 0-69	DRAWN BY: CJO
FIELDBOOK/PG: -	CHECKED BY: TJB
<b>SHEET 1 OF 2</b>	APPROVED BY: TJB
FORMAL SUBMITTAL DATE: JUNE 24, 2016	REVISED DATE: SEPTEMBER 12, 2016
REVISED DATE: SEPTEMBER 12, 2016	REVISED DATE: OCTOBER 10, 2016

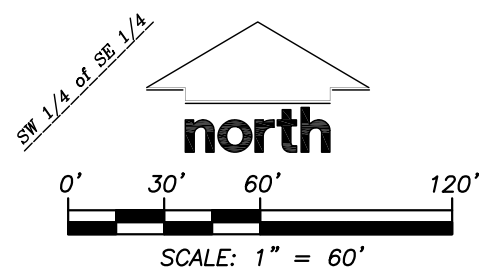
NORTH QUARTER CORNER  
SECTION 01, T05N, R10E  
FOUND BROKEN ALM. MON.  
N=430,973.251  
E=854,387.981

CENTER OF SECTION  
SECTION 01, T05N, R10E  
FOUND ALM. MON.  
N=426,505.456  
E=854,391.217

N 00°04'33" W 2641.74'

N 00°04'33" W 2641.74'

SOUTH QUARTER CORNER  
SECTION 01, T05N, R10E  
FOUND ALM. MON.  
N=425,863.718  
E=854,394.708



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# KETTLE PARK WEST

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430, AND ALL OF OUTLOT 2 AND LOT 8, CERTIFIED SURVEY MAP No. 14059 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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

## SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT 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 CODE OF ORDINANCES, AND BY THE DIRECTION OF FORWARD DEVELOPMENT GROUP, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "KETTLE PARK WEST" IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

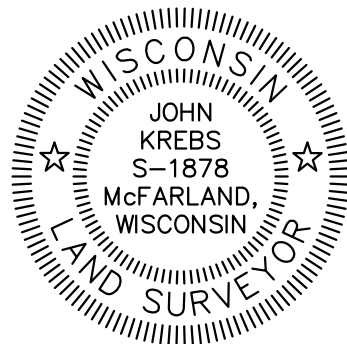
PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 268-270, AS DOCUMENT No. 1658279, AND ALL OF OUTLOT 2 AND LOT 8, CERTIFIED SURVEY MAP No. 14059 AS RECORDED IN VOLUME 94 OF CERTIFIED SURVEY MAPS, PAGES 166-169, AS DOCUMENT No. 5179692 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHEAST 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1,467.83 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 1,028.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 53 MINUTES 13 SECONDS EAST, 80.00 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST, 104.88 FEET; THENCE NORTH 52 DEGREES 53 MINUTES 40 SECONDS EAST, 98.78 FEET TO A POINT ON THE WEST LINE OF LOT 8, CSM NUMBER 14059; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST ALONG SAID LINE, 130.71 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 173.52 FEET; THENCE NORTH 52 DEGREES 53 MINUTES 40 SECONDS EAST, 74.21 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 406.88 FEET TO THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 3430; THENCE NORTH 00 DEGREES 22 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF LOT 2, AFORESAID, 139.73 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 75.69 FEET TO THE WEST LINE OF OUTLOT 2, CSM NUMBER 14059; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST ALONG SAID WEST LINE, 120.76 FEET TO THE NORTH LINE OF SAID OUTLOT 2; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, 30.01 FEET TO THE EAST LINE OF OUTLOT 2, AFORESAID; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 2, AFORESAID, 727.86 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT 2 A DISTANCE OF 1.15 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF OUTLOT 2, AFORESAID, 158.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 29.92 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 773.77 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, THE CHORD BEARS NORTH 67 DEGREES 12 MINUTES 12 SECONDS WEST, 752.99 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 30.27 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8, CERTIFIED SURVEY MAP No. 14059, AFORESAID; THENCE SOUTH 49 DEGREES 24 MINUTES 07 SECONDS WEST, 80.15 FEET TO THE NORTHERLY CORNER OF OUTLOT 1, CERTIFIED SURVEY MAP No. 14057; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 95.21 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 160.24 FEET ALONG A ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARING NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 116.69 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 1.66 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 436,692 SQUARE FEET OR 10.025 ACRES.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



## CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "KETTLE PARK WEST" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "KETTLE PARK WEST" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON  
DEPARTMENT OF TRANSPORTATION  
DANE COUNTY ZONING & LAND REGULATION COMMITTEE  
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID "KETTLE PARK WEST", LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_ DAY OF \_\_\_\_, 2016.

KETTLE PARK WEST, LLC

BY: \_\_\_\_\_

DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2016, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED "KETTLE PARK WEST", LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN  
EXPIRES

MY COMMISSION

## CONSENT OF MORTGAGEE

McFARLAND STATE BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF "KETTLE PARK WEST", LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS \_\_\_\_ DAY OF \_\_\_\_, 2016.

IN THE PRESENCE OF:

(SIGN NAME HERE)  
HERE)

(PRINT NAME AND TITLE

STATE OF WISCONSIN )ss  
COUNTY OF DANE )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2016, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

## CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "KETTLE PARK WEST", WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2016.

LANA KROPF, CLERK  
CITY OF STOUGHTON

## CITY OF STOUGHTON TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

I, LAURIE SULLIVAN, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS \_\_\_\_ DAY OF \_\_\_\_, 2016 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "KETTLE PARK WEST"

LAURIE SULLIVAN,  
CITY TREASURER, CITY OF STOUGHTON

DATE

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

I, ADAM GALLGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE \_\_\_\_ DAY OF \_\_\_\_, 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "KETTLE PARK WEST".

ADAM GALLAGHER  
TREASURER, DANE COUNTY

DATE

## CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_, 2016, AT O'CLOCK, \_\_ M. AND RECORDED IN VOLUME \_\_\_\_ OF PLATS ON PAGES \_\_\_\_ THROUGH \_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_.

KRISTI CHLEBOWSKI  
REGISTER OF DEEDS, DANE COUNTY

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

Certified \_\_\_\_, 20\_\_



Department of Administration

## PREPARED FOR:

FORWARD DEVELOPMENT GROUP  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WI 53593  
(608) 848-9050

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

PROJECT NO: 15-7018S	SURVEYED BY: ZMR
FILE NO: 0-69	DRAWN BY: CJO
FIELDBOOK/Pg: -	CHECKED BY: TJB
<b>SHEET 2 OF 2</b>	APPROVED BY: TJB
FORMAL SUBMITTAL DATE: JUNE 24, 2016	REVISED DATE: SEPTEMBER 12, 2016
REVISED DATE: OCTOBER 10, 2016	