

APPENDIX 1. - SITE ASSESSMENT CHECKLIST

SITE ASSESSMENT CHECKLIST		
See Attachment 1 – Proposed KPW 2 Project Summary		
ITEM OF INFORMATION	YES	NO
I. Land Resources. Does the project site involve:		
A. Changes in relief and drainage patterns (Attach a topographical map showing, at a minimum, 2-foot contour intervals) See Attachment 2	X	
B. A landform or topographical feature including perennial streams See Attachment 2	X	
C. A floodplain (If "yes," attach 2 copies of the 100-year floodplain limits.)		X
D. An area of soil instability-greater than 18 % slope and/or hydric or alluvial soils, as depicted in the applicable "County Soils Survey" See Attachment 3	X	
E. An area of bedrock within 6 ft. of the soil surface as depicted in the "County Soils Survey" or a more detailed source		X
F. An area with groundwater table within 5 feet of the soil surface as described in the "County Soils Survey" or a more detailed source See Attachment 3	X	
G. Areas of existing fill or grading See Attachment 4.	X	
H. An area with fractured bedrock within 10 feet of the soil surface as depicted in the "County Soils Survey"		X
I. Prevention of future gravel extraction	X	

See Attachment 1 - Project Summary Description. When completed the site will be a developed urban area and mineral extraction activities will not be possible.		
J. A drainage-way with a tributary area of 5 or more acres See Attachment 2	X	
K. Lot coverage of more than 50 percent impermeable surfaces See Attachment 1 -Project Summary Description. The proposed SR-6 zoning (single family homes with alleys) permits site coverage of up to 70%.	X	
L. Prime agricultural land as depicted in the applicable "County Soils Survey" or adopted farm land preservation plans See Attachment 5	X	
M. Wetlands as depicted on DNR wetland inventory maps or more detailed sources See Attachment 6	X	
N. Environmental corridors, as mapped by the City or county See Attachment 7	X	
II. Water Resources. Does the project involve:		
A. Location in an area traversed by a navigable stream, intermittent stream, or dry run		X
B. Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile See Attachment 8	X	
C. Existing drainage tile		X
D. Lowering of water table by pumping or drainage		X
E. Raising of water table by altered drainage		X
F. Frontage on a lake, river, or other navigable waterway	X	

See Attachment 2		
G. The use of septic systems for on-site waste disposal		X
H. Existence or use of private wells		X
III. Biological Resources. Does the project involve:		
A. Critical habitat for plants and animals of community interest per DNR inventory		X
B. Endangered or rare plant or animal species per the DNR Wisconsin Natural Heritage Inventory		X
C. Trees with a diameter of 6 or more inches at breast height outside of "mature woodlands" as defined in the subdivision ordinance (If yes, all trees of such size must be mapped.) See Attachment 9	X	
D. Removal of over 40% of the trees on the site within a "mature woodland" as defined in the subdivision ordinance		X
IV. Human and Scientific Interest per State Historical Society Inventory. Does this project site involve:		
A. An area of archeological interest included on the Wisconsin Archeological Site Inventory		X
B. An area of historical interest, including historic buildings or monuments listed on the State or National Register of Historic Places		X
V. Energy, Transportation, Communications, and Community Facilities.		
A. Would the development increase traffic flow on any arterial or collector street by more than 10 percent based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)? See Attachment 10	X	
B. Is the land traversed by an existing or planned transportation facility, as shown on the	X	

City's Official Map or Comprehensive Plan? See Attachment 11		
C. Is the land identified on the City's Official Map or in the Comprehensive Plan for new or expanded community facilities? See Attachment 11.	X	
D. Is the land within a highway noise impacted area (within 500 feet of an interstate or state or Federal highway)? See Attachment 1- Project Summary Description.	X	
E. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)? See Attachment 11.	X	
VI. Population.		
A. Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity? Population/demographic estimates for KPW 2 have not yet been prepared. 2018/19 School Enrollment: Fox Prairie Elementary School: 416 River Bluff Middle School: 674 Stoughton High School: 1035 SASDs forecast and determination of excess or deficit capacities of these school facilities has not been researched.	E:Cap: M:Cap: H:Cap:	
VII. Appendices and Supporting Material including		

NOTES:

1. "Yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

2. A site assessment checklist is not required for subdivisions of less than five acres total area, where no land dedications or new streets are proposed.

(Ord. No. 0-7-09, 6-23-2009; Ord. No. 0-11-2014, § 6, 5-27-2014)

Attachments:

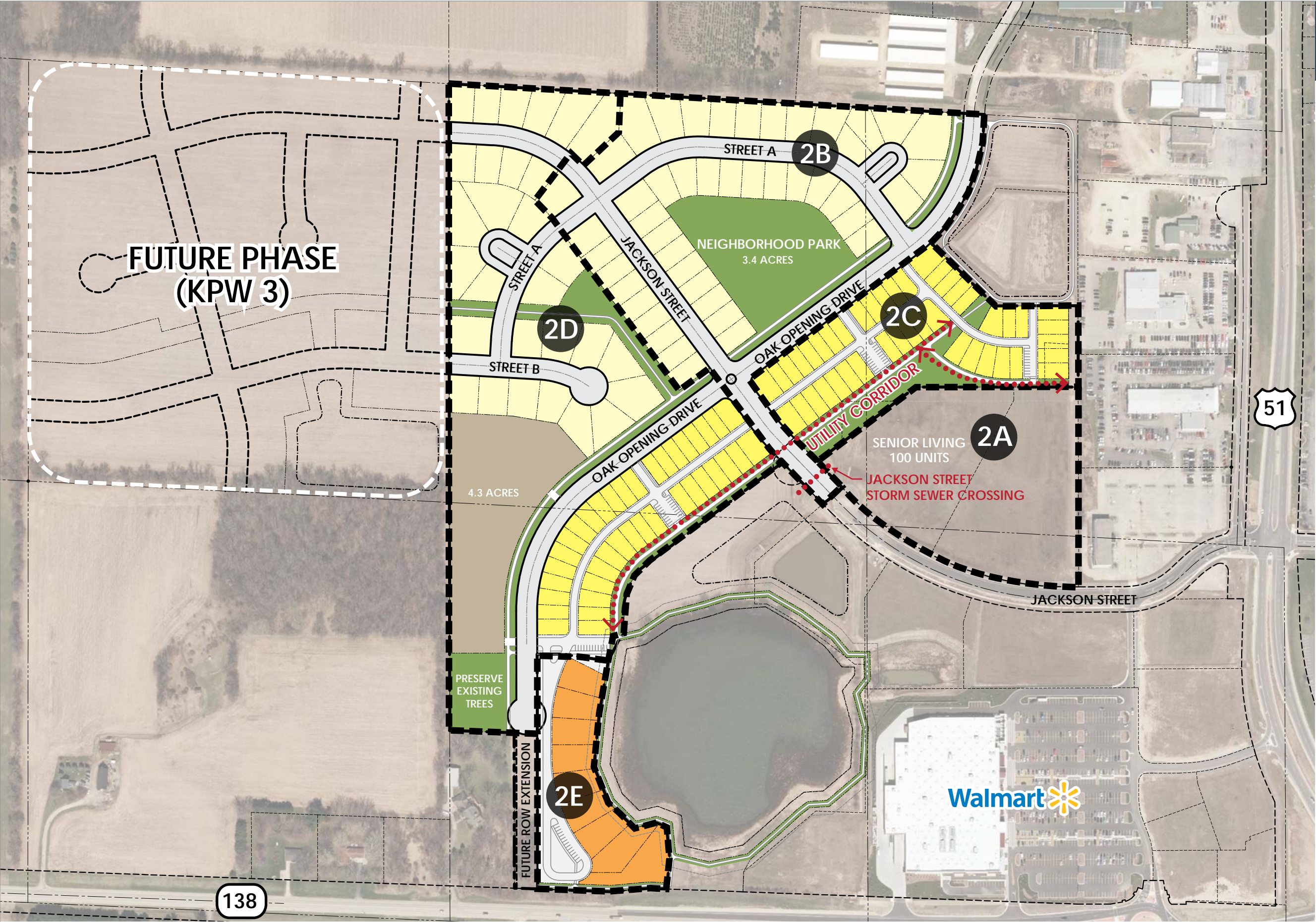
1. Topographic Information
 - a. 1961 USGS Topo Map
 - b.

Attachment 1

Kettle Park West Phase 2 (KPW2)

Project Summary – Based on October 11, 2018 Concept Plan Sketch (FDG)

- The project Area is located west of and adjoining the existing commercial development along USH 51 North and encompasses approximately 78 Acres.
- Proposed land uses include: (provisional numbers: areas are subject to change as planning concepts evolve during discussions with City)
 - 46 acres Residential
 - 4 acres Park
 - 18 acres Conservancy and Stormwater Management
 - 10 acres Street ROW
- Residential Units: (provisional numbers: unit estimates are subject to change as planning concepts evolve during discussions with City)
 - 74 Units (Single Family Detached – SR-5 Zoning, conventional lots)
 - 81 Units (Single Family Detached – Planned Development/SR-6, Alley)
 - 18 Units (Twin Homes – TR-6)
 - 43 Units (Multi-family – MR-10)
- For planning purposes, development in the project area is forecast to commence in 2019 and will start with grading and infrastructure construction to support development of the single family home sites in Concept Plan Area 2B.
- The continued development of Kettle Park West entails the westerly extensions of City water, sanitary and storm sewer infrastructure; extension of Stoughton Utilities electric infrastructure; expansion of the City street system; and expansion of the City park system and recreational trail network.
- Approximately 10.6 acres of the project area is within 500 feet of the current STH 138 ROW. About 20 % of this area is proposed for development and 80% will remain conservancy.



LEGEND

ZONING

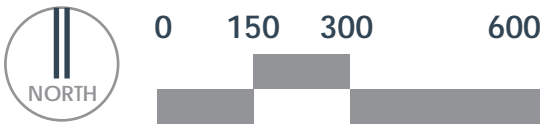
- SR-5
- SR-6
- TR-6
- MR-10
- INSTITUTIONAL (PARKLAND)

TOTAL DEVELOPMENT

- AREA • 60.23 ACRES
- LF ROW • 6,040 LF
- JACKSON • 490 LF
- TRAIL LF • 9,700 LF
- SR-5 • 74 UNITS
- SR-6 • 81 UNITS
- TR-6 • 18 UNITS
- MR-10 • 43 UNITS

PARK DEDICATION

- EQUATION • 1,468 SF LAND/DU (1,468 SF X (216 +100 DU))
- REQUIRED • 10.6 ACRES
- PROPOSED • 11.8 ACRES



Attachment 2

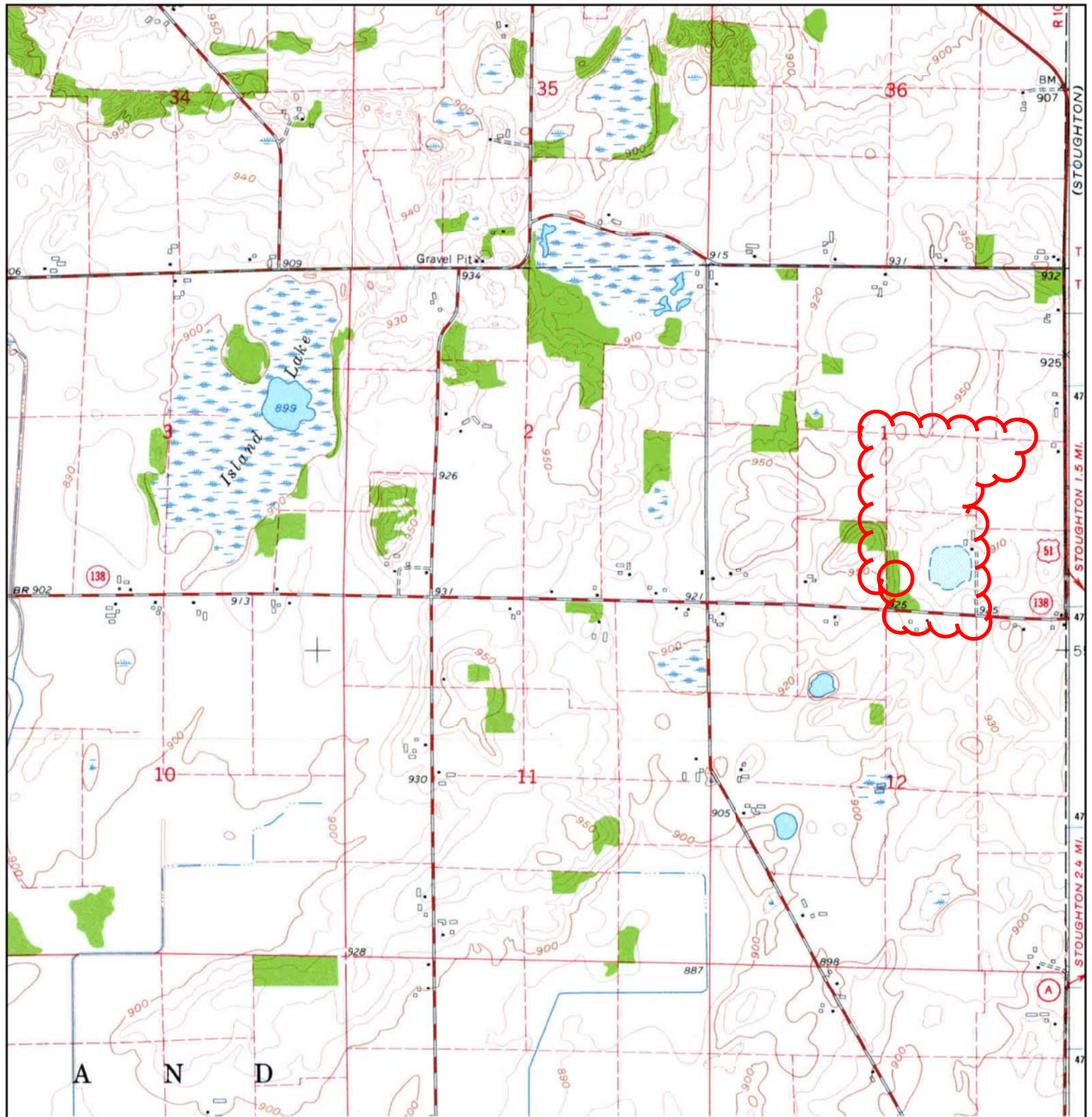
Topography and Landform Information, Preliminary Site Earthwork Concept


The general vicinity is characterized by nearly level to undulating terrain with isolated small closed basin depressions formed in glacial outwash, till, and lakebed deposits that formed behind the terminal moraine in the Wisconsin Glaciation. Other than the Yahara River, there are few, if any, naturally defined drainage channels in the area.

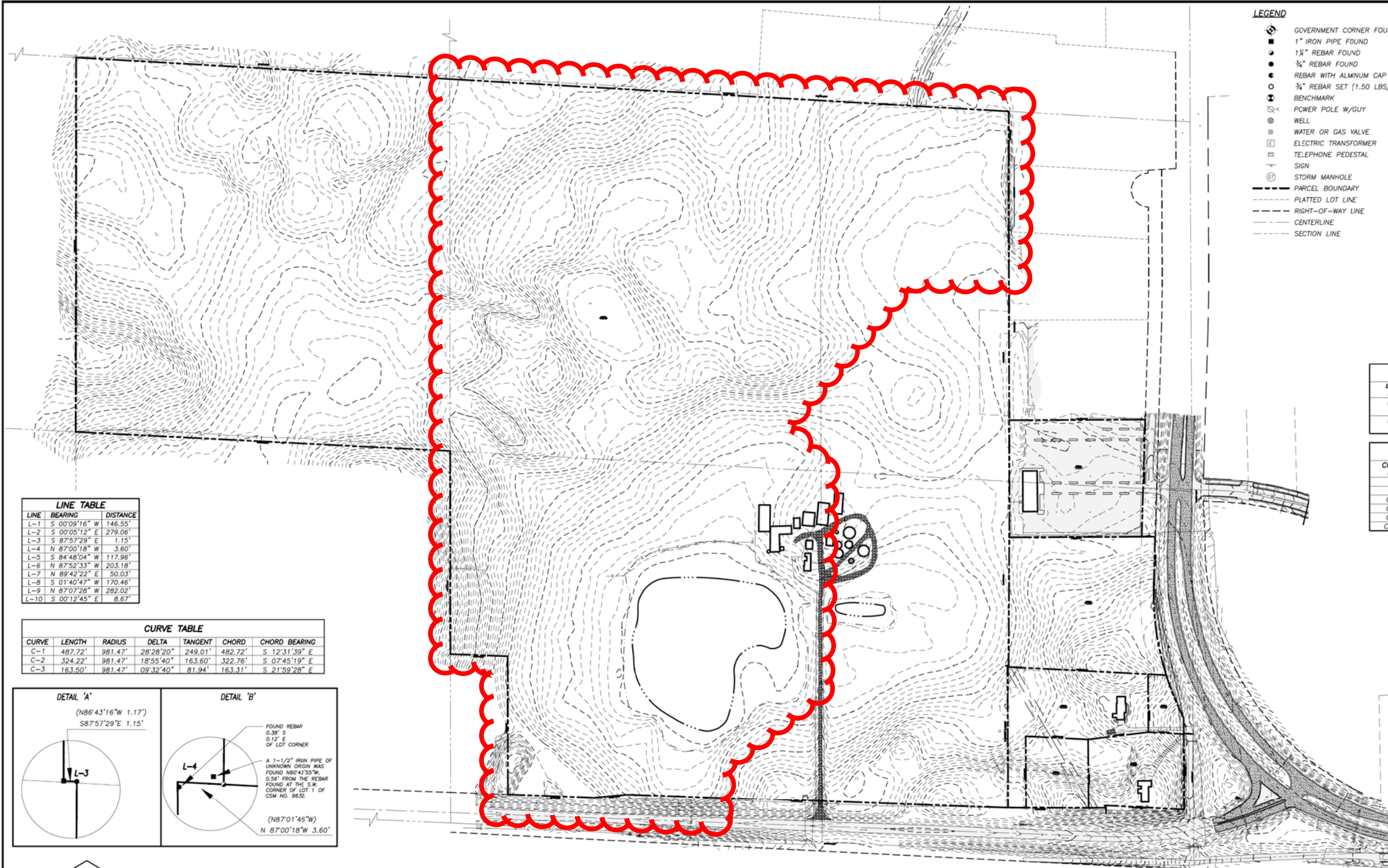
Existing site topography ranges between elevation ~905-907 at the STH 138 culvert immediately south of the closed depression wetland/pond feature in south part of the project area and elevation ~950 at the NW corner. Terrain to the west and northwest of the site is rolling and rises to elevation ~970 at the SW corner of the west 40 of the Mabie property. East of the project area, land form is/was also rolling terrain until modified through historical development of the City. Area topography east of the project area slopes from elevation 913 at the USH 51 and Jackson Street intersection to elevation ~843 at the Yahara River.

The only notable landform within the project area is the closed depression wetland pond. The pond forms from both surface run-off from the surrounding 180+ acre closed drainage basin and from seasonal fluctuations in shallow ground water conditions.

Historical Topographic Map

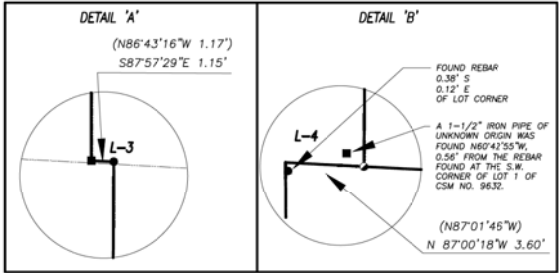


	TARGET QUAD	SITE NAME: KPW 1	CLIENT: JSD Professional Services, Inc
	NAME: RUTLAND	ADDRESS: 1401 USH 51	CONTACT: Jim Bricker
	MAP YEAR: 1961	Stoughton, WI 53589	INQUIRY#: 3804738.4
	SERIES: 7.5	LAT/LONG: 42.9203 / -89.2529	RESEARCH DATE: 12/06/2013
	SCALE: 1:24000		



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°09'16" E	146.55'
L-2	S 00°05'12" E	279.06'
L-3	S 87°57'29" E	1.15'
L-4	N 87°00'18" W	3.60'
L-5	S 84°48'04" W	117.96'
L-6	N 87°52'33" W	203.18'
L-7	N 89°42'22" E	50.03'
L-8	S 01°40'47" W	170.46'
L-9	N 87°07'28" W	282.02'
L-10	S 00°12'45" E	8.67'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C-1	487.72'	981.47'	28°28'20"	249.01'	482.72'
C-2	324.22'	981.47'	18°55'40"	163.60'	322.76'
C-3	163.50'	981.47'	09°32'40"	81.94'	163.31'



LEGAL DESCRIPTION PARCEL A

LOT 2, CERTIFIED SURVEY MAP NO. 3435, RECORDED IN VOLUME 55 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 194-197 AS DOCUMENT NUMBER 3199102, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0510-014-8410-0

LEGAL DESCRIPTION PARCEL B

LOT 1, CERTIFIED SURVEY MAP NO. 9632, RECORDED IN VOLUME 55 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 194-197 AS DOCUMENT NUMBER 3199102, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0510-014-8375-0

LEGAL DESCRIPTION PARCEL C

LOT 3, CERTIFIED SURVEY MAP NO. 3435, RECORDED IN VOLUME 13 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 279-281 AS DOCUMENT NUMBER 1658680, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0510-014-9810-5

LEGAL DESCRIPTION PARCEL D

LOT 1, CERTIFIED SURVEY MAP NO. 3435, RECORDED IN VOLUME 13 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 279-281 AS DOCUMENT NUMBER 1658680, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0510-014-9840-9

LEGAL DESCRIPTION PARCEL E

LOT 2, CERTIFIED SURVEY MAP NO. 3435, RECORDED IN VOLUME 13 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 279-281 AS DOCUMENT NUMBER 1658680, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

TAX KEY NO: 0510-014-9820-3

LEGAL DESCRIPTION PARCEL F

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWN 5 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, 450.51 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 07 SECONDS WEST, 33.06 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3435, AS RECORDED IN VOLUME 13, ON PAGES 279-281, AS DOCUMENT NUMBER 1658680; THENCE NORTH 86 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 TO A SOUTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP NUMBER 3435; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 204.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES 00 MINUTES 18 SECONDS, 66.15 FEET TO THE CURVING WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51; THENCE SOUTHEASTERLY 163.50 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 981.47 FEET, THE CHORD BEARING SOUTH 21 DEGREES 59 MINUTES 28 SECONDS EAST, 163.51 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF VEEK ROAD; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST ALONG SAID LINE 57.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21,070 SQUARE FEET OR 0.483 ACRES.

TAX KEY NO: 0510-014-9920-2

LEGAL DESCRIPTION PARCEL G

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWN 5 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE, 601.87 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 7803, AS RECORDED IN VOLUME 41, ON PAGES 76-77, AS DOCUMENT NUMBER 2670794; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 33 SECONDS ALONG SAID LINE, 719.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 05 MINUTES 18 SECONDS WEST ALONG SAID LINE, 1329.56 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1329.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 86 DEGREES 42 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1327.11 FEET TO THE CENTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, 1986.12 FEET TO A WESTERLY CORNER OF LOT 1, CERTIFIED SURVEY MAP NUMBER 8144, AS RECORDED IN VOLUME 43, ON PAGES 285-290, AS DOCUMENT NUMBER 2745975; THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 8144 A DISTANCE OF 146.55 FEET; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE, 279.06 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 9632, AS RECORDED IN VOLUME 55, ON PAGES 194-197, AS DOCUMENT NUMBER 3199102; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 9632 A DISTANCE OF 888.23 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 29 SECONDS EAST, 1.15 FEET;

LEGAL DESCRIPTION PARCEL G (CONTINUED)

THENCE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST, 656.97 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 9632; THENCE NORTH 87 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 3435, AS RECORDED IN VOLUME 13, ON PAGES 279-281, AS DOCUMENT NUMBER 1658680, A DISTANCE OF 3.60 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 00 DEGREES 13 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 3435 A DISTANCE OF 502.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 138; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 1351.58 FEET; THENCE SOUTH 84 DEGREES 48 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 117.96 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 305.89 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 7803; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7803 A DISTANCE OF 489.94 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 7803; THENCE NORTH 87 DEGREES 52 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE 203.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,607,552 SQUARE FEET OF 151.688 ACRES.

TAX KEY NO.'s: 0510-013-8000-8, 0510-014-8500-2, 0510-014-9570-6, 0510-014-9001-4, 0510-014-8060-5.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	935.02	SPIKE IN POWER POLE.
BM-1	912.92	TOP NUT ON HYDRANT, NE CORNER USH 51 & JACKSON ST.

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	425,970.51	857,295.46	908.43	CPMAG
CP-2	426,711.63	856,978.73	915.86	CPV
CP-13	425,742.57	856,573.65	938.70	CPV
CP-15	426,732.11	856,892.36	925.08	CPV
CP-16	427,273.03	856,442.68	910.84	CPMAG
CP-528	425,939.70	854,465.46	921.65	RBR 6

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF OCTOBER 25, 2010.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 10, T5N, R9E, ELEVATION = 959.67'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO.'s 20104215573, 20104215732, 20104215733, 20104215737, 20104215739, 2010421541, 20104215745, 20104215749, 20104215752, 20104215756.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN REGISTERED LAND SURVEYOR

DATE

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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SERVICES PROVIDED TO:

EXISTING CONDITIONS SURVEY

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 9632, AS RECORDED IN VOLUME 55, ON PAGES 194-197 AS DOCUMENT NO. 3199102, AND LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 3435, ON PAGES 279-281, AS DOCUMENT NO. 1658680, AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 3430, AS RECORDED IN VOLUME 13, ON PAGES 268-270, AS DOCUMENT NO. 1658279, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

JSD PROJECT NO.: 09-3951

DESIGN: _____
DRAWN: _____
APPROVED: _____

PLAN MODIFICATIONS: _____ DATE: _____



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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

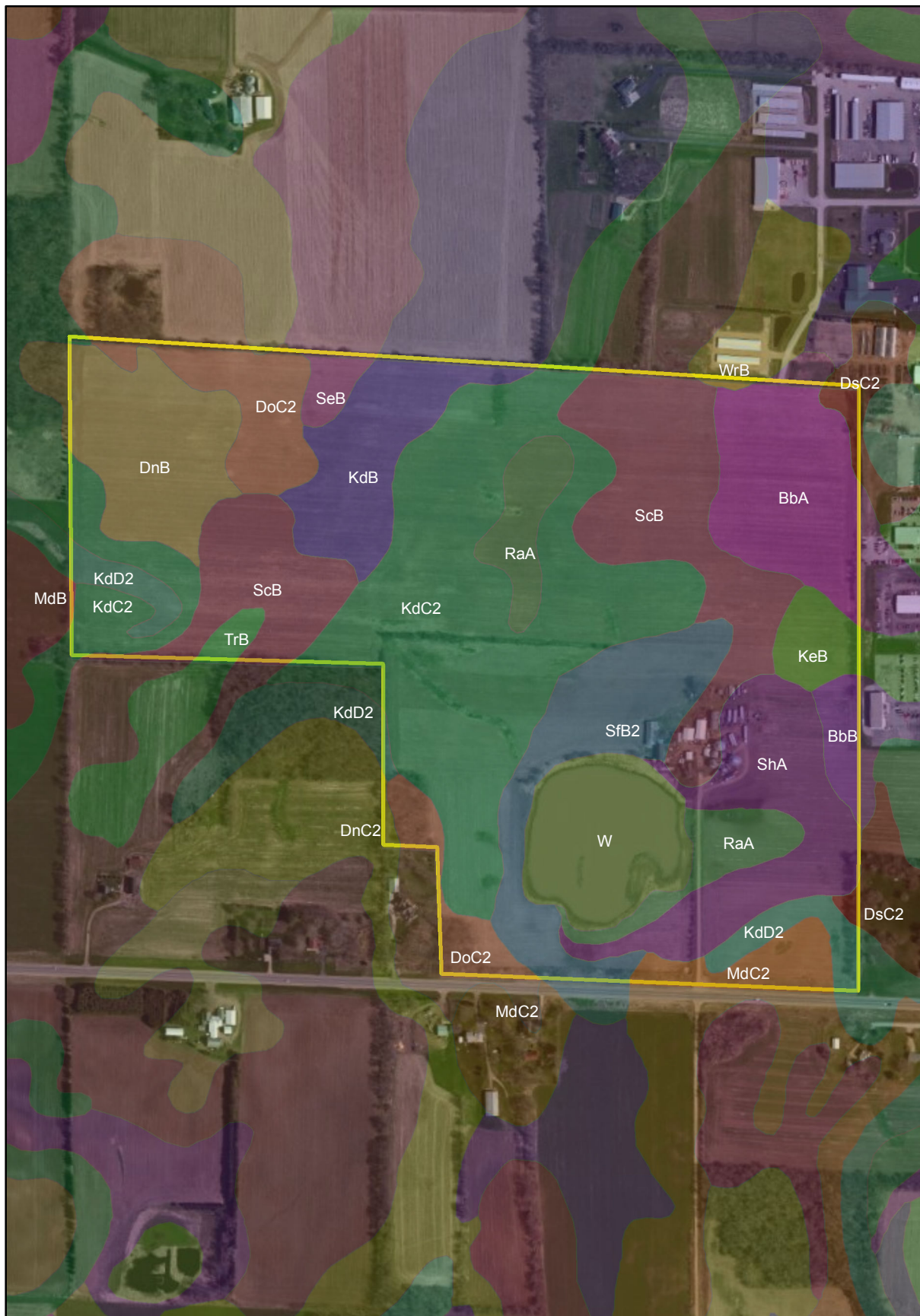
SHEET NUMBER:

Attachment 3

Soil Survey Information

The underlying soils (pre mass-grading) within the KPW 2 area are predominantly Kidder, Radford, St. Charles, and Salter series loams, silts, silt loams, and sand loams.

Shallow groundwater is evident in the wetland pond.



Legend	
	BbA - Batavia Silt Loam, 0-2% slope
	BbB - Batavia Silt Loam, 2-6% Slope
	BbC2 - Batavia Silt Loam, 2-6% slope
	DnB - Dodge Silt Loam, 2-6% slope
	DnC2 - Dodge Silt Loam, 6-12% slope
	DoC2 -Dodge and Kidder soils, 6-20% slope
	DsC2 - Dresden Silt Loam, 6-12% slope
	KdB - Kidder Loam, 2-6% slope
	KdC2 - Kidder Loam, 6-12% slope
	KdD2 - Kidder Soils, 12-20% slope
	KeB - Kegonsa Silt Loam, 2-6% slope
	MdB - McHenry Silt Loam, 2-6% slope
	MdC2 - McHenry Silt Loam, 2-6% slope
	RaA - Radford Silt Loam, 0-3% slope
	ScB - St. Charles Silt Loam, 2-6% slope
	SeB - Salter Sandy Loam, 2-6% slope
	Sfb2 - Salter Silt Loam, 2-6% slope
	ShA - Salter Sand Loam, 0-3% slope
	TrB - Troxel Silt Loam, 1-3% slope
	W - Water
	WrB - Warsaw Silt Loam, 2-6% slope
	Property Boundary

0 275 550 1,100
Feet

1 inch = 833 feet

Drawn By:
Daniel Fuhs

Date:
12/31/2013

Project Number:
13018

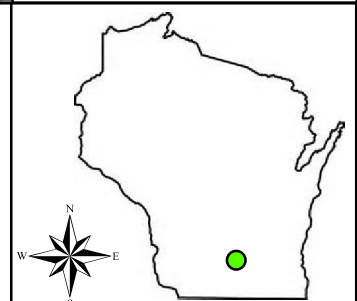
Figure 1 of 3



ECO-RESOURCE CONSULTING, LLC

409 Concord Dr. Oregon, WI 53575
www.eco-resource.net

Fig 1. NRCS Soil Survey Data
Kettle Park West
3234 State Hwy 138
Section 01 T05N-R10E
Town of Rutland
Dane County, WI



Attachment 4

Existing areas of grading and fill

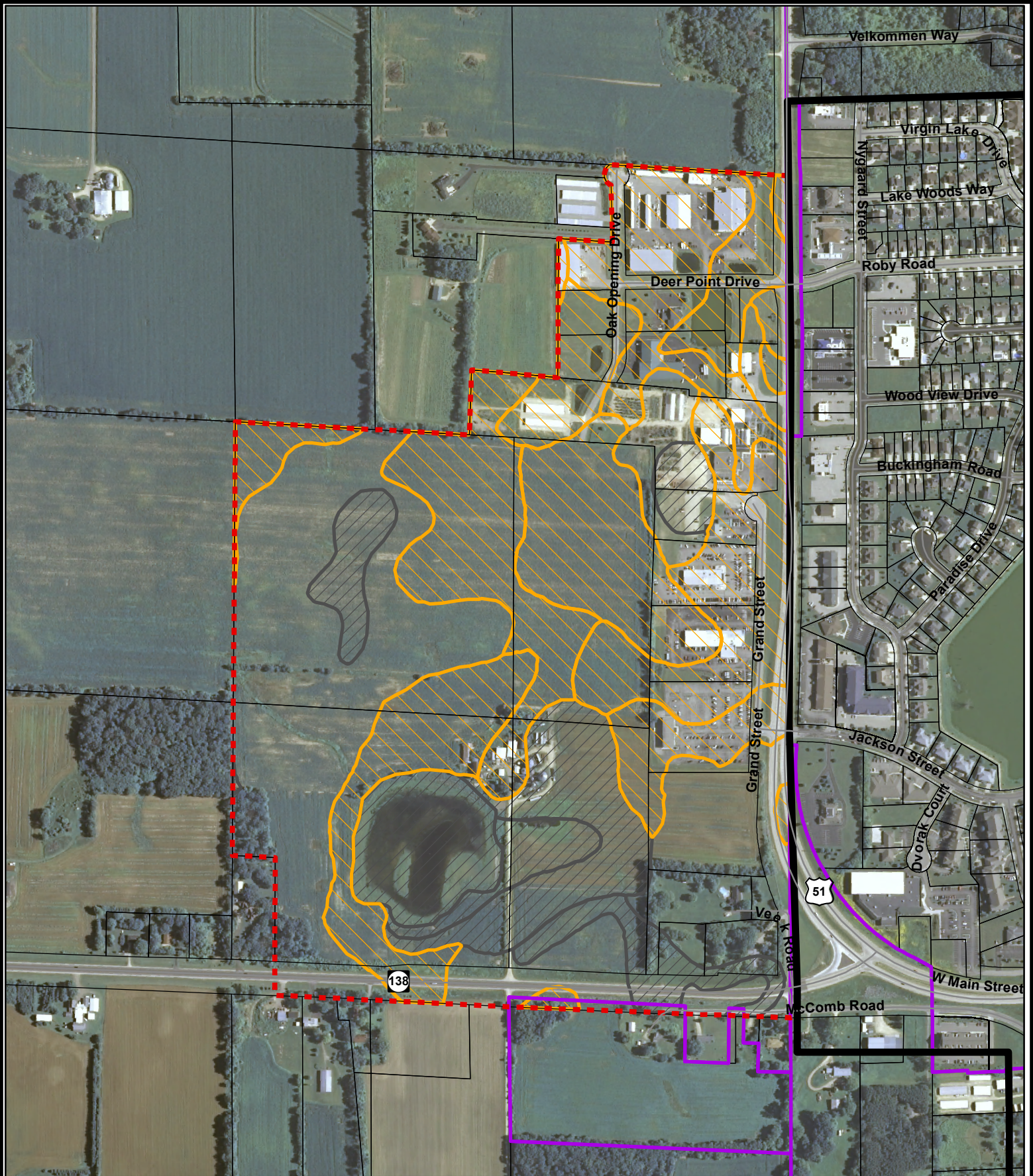
Adjacent lands in the Kettle Park West development have been extensively graded and filled; as has the STH 138 ROW.

Preliminary earthwork analysis for general site grading indicates that development of KPW 2 will likely entail cut and fill excavation and grading ranging between 11 ft deep cuts (for the stormwater management basins) and placement of up to 7 ft of fill to accommodate construction of public infrastructure and create building sites.

Attachment 5

Prime Agricultural Lands

This area of the City and surrounding undeveloped vicinity has been designated for continued urban development by the adopted Comprehensive Plan.



Map 9 Soil Limitations

Amendment to the Stoughton Urban Service Area and Environmental Corridors in the City of Stoughton and Town of Rutland

- Existing Service Area Boundary
- Service Area to be Added
- Municipal Boundary
- Prime Farmland (94.2 acres)
- Soils with Severe Limitations to Development (36.0 acres)



4 Feb. 2011

0 600
Feet

Prepared by staff
of the CARPC.

Future Land Use

- Planned Stoughton Urban Development Area**
- 2017 Urban Service Areas
- 2017 Limited Service Areas
- 2017 Municipal Boundaries
- 2017 ETJ Boundary
- Railroads

Future Land Use

- Agriculture/Rural
- Unsewered Residential
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Planned Neighborhood
- Central Business
- Planned Mixed Use
- Planned Office
- Neighborhood Office
- Planned Business
- Neighborhood Business
- Planned Industrial
- General Industrial
- Heavy Industrial
- Landfill/Extraction
- Institutional
- Recreation or Public Open Space
- Environmental Corridor (subject to confirmation)*
- Surface Water
- Right-of-Way

- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Office
- Neighborhood Business
- Recreation or Public Open Space

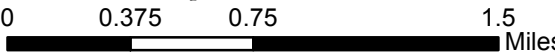


- Planned Business
- Institutional
- Recreation or Public Open Space
- Multi-Family Residential
- Planned Office
- Planned Industrial

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Existing (not future) land use pattern shown beyond Planned Development Area.

*Environmental corridors are a composite of the most important natural resources. Individual components consist of most of those elements seen on Map 2: Natural Resources. These include: DNR Wetlands, 100 Year Floodplain, Woodlands, Public Lands, Steep Slopes above 12%, and all other Environmental Corridors as defined by CARPC. Within the Stoughton Urban Service Area, only Corridors defined by CARPC are depicted.

** See Table 9 for Acreage Totals.



Adopted: July 11, 2017

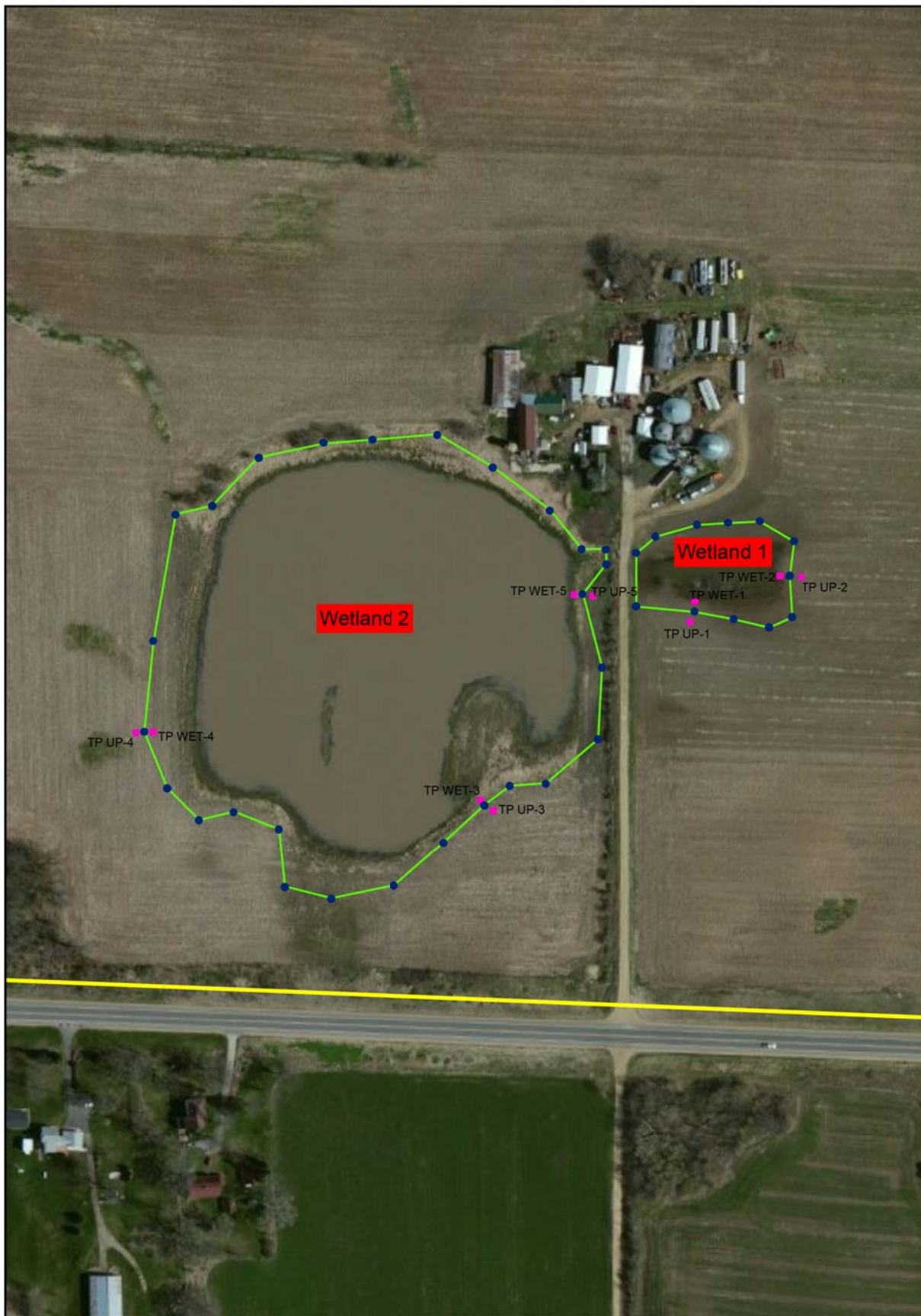
Sources: Dane County LIO, City of Stoughton, CARPC, FEMA, WI DNR, Madison Area Transportation Planning Board



Attachment 6

Wetland Delineation

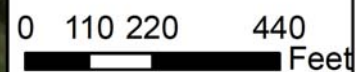
Wetlands within the Kettle Park West were delineated in 2013 by Natural Resources Consulting, Inc. (a WDNR assured delineator). Development practices for maintaining and enhancing this wetland and associated ecology have been incorporated into planning and design of the KPW 2 area. This natural landform is considered to be an amenity feature complimenting the development of the area.



Legend

- Wetland Delineation Flags
- Test Pits
- Wetland Delineation
- Property Boundary

WETLAND 1 - 0.86 acres
 WETLAND 2 - 9.96 acres
 TP UP-1 Test Pit Number



1 inch = 333 feet

Drawn By:
Daniel Fuhs

Date:
12/31/2013

Project Number:
13018

Figure 3 of 3



ECO-RESOURCE CONSULTING, LLC
 409 Concord Dr. Oregon, WI 53575
www.eco-resource.net

Fig 3. Wetland Delineation
 Kettle Park West
 3234 State Hwy 138
 Section 01 T05N-R10E
 Town of Rutland
 Dane County, WI





April 11, 2014

GP-SC-2014-13-00609

Leslie and Jeannette Mabie
109 Agnes Court
Mount Horeb, WI 53703

RE: Coverage under the wetland statewide general permit for residential/commercial/industrial development, located in the City of Stoughton, Dane County, also described as in the SE1/4 of the SE1/4 of Section 1, Township 5 North, Range 10 East.

Thank you for submitting an application for coverage under the wetland statewide general permit for residential/commercial/industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Wendy Peich at (608) 275-3481 or email wendy.peich@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

If you have any questions, please call me at (608) 275-3481 or email wendy.peich@wisconsin.gov.

Sincerely,

Wendy Peich
Water Management Specialist

Quality Customer Service is Important to Us. Tell Us How We Are Doing.

Water Division Customer Service Survey

<https://www.surveymonkey.com/s/WDNRWater>



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL MN 55101-1678

October 30, 2014

Operations
Regulatory (2007-1179-SEK)

Leslie and Jeannette Mabie
109 Agnes Court
Mount Horeb, Wisconsin 53703

Dear Mr. and Mrs. Mabie:

This letter is in response to your request for an approved jurisdictional determination for the property known as Kettle Park West located in NE1/4 of the SE 1/4 Sec. 1, T. 05N., R. 10E., Dane County, Wisconsin. The review area for our jurisdictional determination is identified on the attached Figure 1 labeled MVP-2007-1179-SEK.

The review area contains no waters of the United States subject to Corps of Engineers jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the attached Approved Jurisdictional Determination form. This determination is only valid for the review area shown on the attached Figure 1, MVP 2007-1179-SEK.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the attached NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five-year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

If you have any questions, contact Simone Kolb in our Waukesha office at (651) 290-5730. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,

**BRONSON.REGEN
A.D.1094003608**

Digitally signed by
BRONSON.REGENA.D.1094003608
DN: c=US, o=U.S. Government,
ou=DoD, ou=PKI, ou=USA,
cn=BRONSON.REGENA.D.1094003608
Date: 2014.10.30 16:13:58 -05'00'

for Tamara E. Camcron
Chief, Regulatory Branch

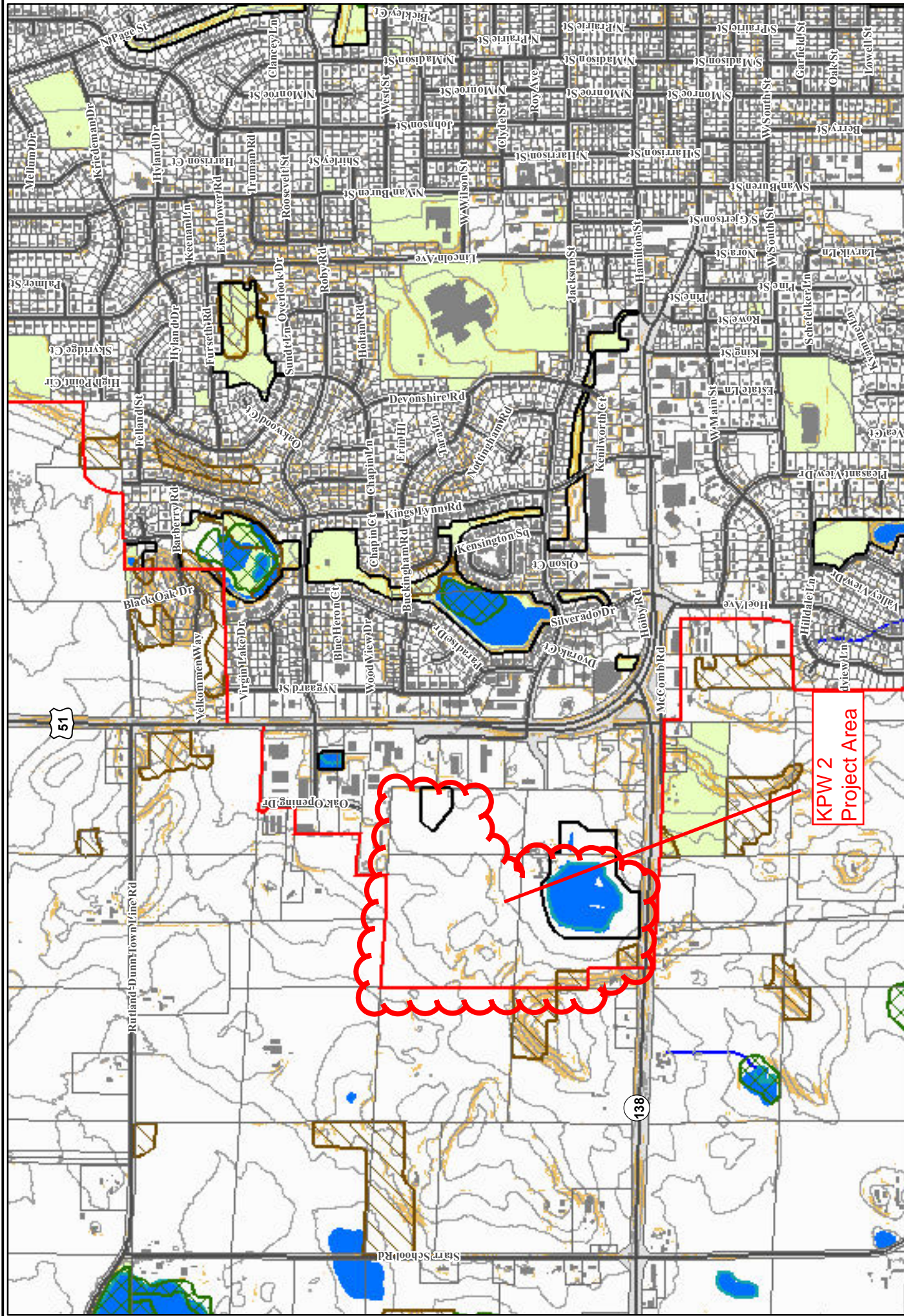
Enclosures

CC: Wendy Peich, Wisconsin DNR (via Email)
Rob Montgomery, Montgomery Assoc (via Email)

Attachment 7

Designated Environmental Corridors

CARPC designated Environmental Corridors in the KPW development area as part of the Urban Service Area Amendment Process. It is anticipated that minor modifications will be proposed to expand the environmental corridors to include the proposed stormwater management facilities and to adjust boundaries to coincide with WDNR approved wetland modifications and wetland setback encroachments.



Environmental Corridors
Stoughton_West_Central
Dane County, Wisconsin

Jun. 25, 2014

0 625 1,250 2,500 Feet



- Urban Service Area
- Limited Service Area
- Environmental Corridor
- Tax Parcel

- Channel
- Intermittent
- Perennial
- Shoreline
- Contours (10ft interval)
- Steep Slopes (GTE 12%)
- Existing Public Land
- Proposed Public Land

- Wetland
- Woodland (80% canopy)
- 100 Year Floodplain



Attachment 8

Stormwater Management Capacities

A stormwater management plan is being prepared for the KPW 2 area. This plan will complement the existing plan and strategy which provides for rate control, run-off treatment, and infiltration of storm run-off in the development. A final component of the currently approved storm management system is proposed for implementation in the near future and will provide for emergency pumping of high-event run-off volumes into the Jackson Street storm sewer system.

Attachment 9

Tree Inventory

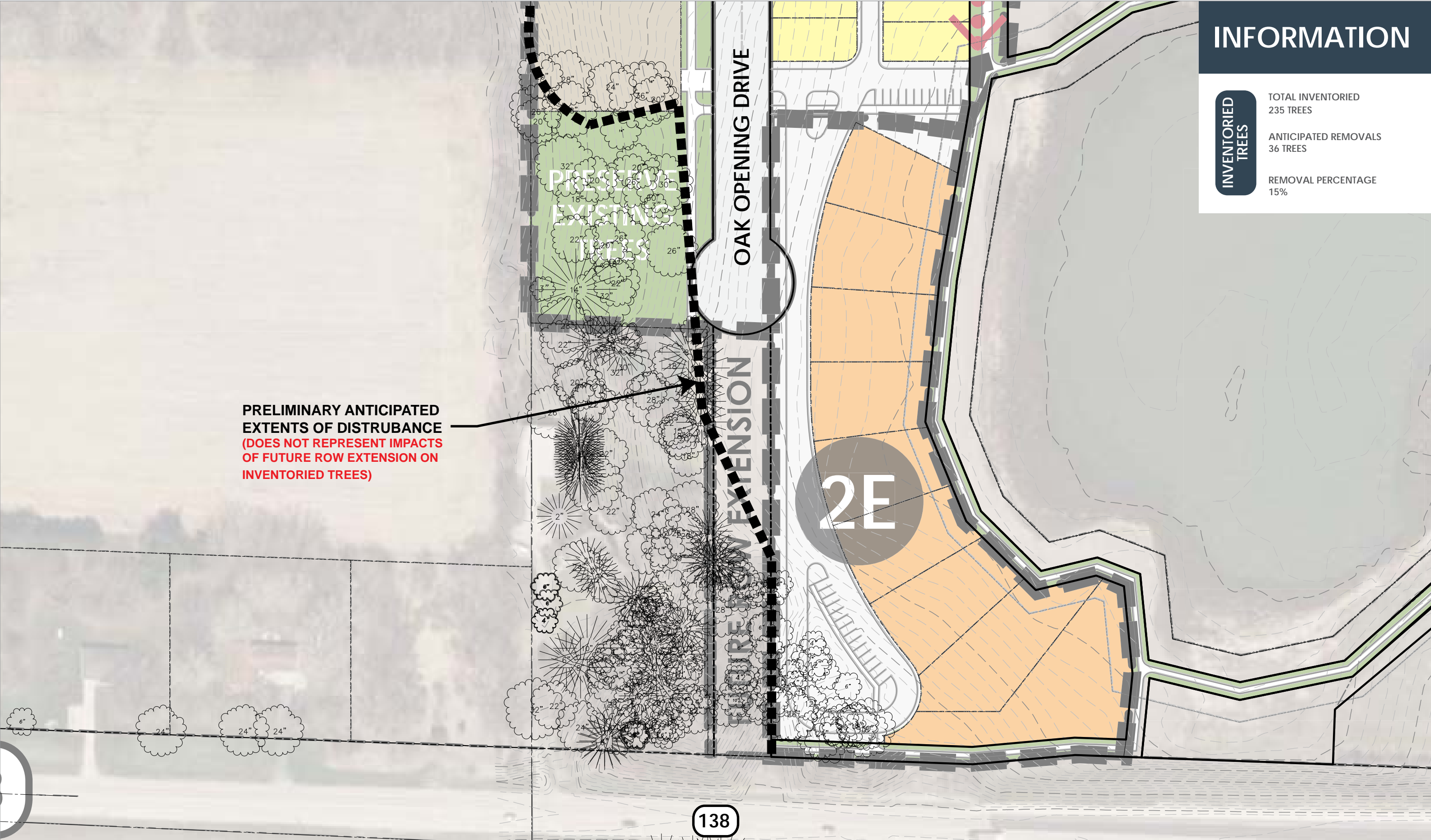
The existing grove of trees located on the hillside west of the wetland pond was inventoried in 2016.

Development in concept plan area 2E (residential units and the eventual extension of Oak Opening Drive), as well as required utility infrastructure and the extension of the STH 138 bike trail, may affect a portion of this small wooded area. Though this area of the KPW 2 is not anticipated to be developed in the immediate future, tree and root zone protection practices are being incorporated into the preliminary planning and site development design considerations to reduce potential impacts to tree health and vitality, where practicable.

INFORMATION

INVENTORIED TREES	TOTAL INVENTORIED 235 TREES
	ANTICIPATED REMOVALS 36 TREES
	REMOVAL PERCENTAGE 15%

PRELIMINARY ANTICIPATED
EXTENTS OF DISTURBANCE
(DOES NOT REPRESENT IMPACTS
OF FUTURE ROW EXTENSION ON
INVENTORIED TREES)



Attachment 10

Preliminary Traffic Projection Analysis

The 2016 City approved TIA was re-analyzed based on the updated preliminary unit counts from the KPW 2 Concept Plan.

Exhibit 1 is from the approved TIA. Exhibit 2 is the same table updated with the land use and unit counts.

The current proposed concept plan results in an estimated 14% reduction in total trips generated compared to the previously approved study. Therefore, using deductive reasoning, the performance of the intersections previously analyzed in the approved TIA would be expected to perform at a slightly higher level of service if the proposed land uses are adopted.

Please note that the current analysis is based on Version 10 of the ITE Trip Generation Manual. Therefore some trip generation numbers for some of the existing, individual uses have changed from the previous values due to updates of the factors used (based on additional study data) and changes to the codes used to identify a specific use from the earlier version of the ITE.

Trip Generation
Kettle Park West
Approved TIA

Lot No.	Land Use	ITE Code	Proposed Size	Average Vehicle Trip Ends vs:	Weekday Daily	AM Peak			PM Peak		
						In	Out	Total	In	Out	Total
2	Free-Standing Discount Superstore	813	155	1000 SFGFA ²	7866	248	229	477	341	341	682
3	Specialty Retail Center	710	10	1000 SFGFA ³	228	27	4	30	15	74	90
4a	Apparel Store	876	28.4	1000 SFGFA ³	1886	74	63	136	60	60	119
4b	Shopping Center	820	10	1000 SFGLA ³	1550	24	15	39	63	68	131
5	Drive-In Bank	912	4	Drive-In Lanes	557	22	15	37	65	68	133
6	Gasoline/Service Station with Convenience Market and Car Wash	946	26	Veh. Fueling Pos	3974	177	170	346	189	189	378
7a	Fast-Food Restaurant with Drive-Thru	934	2.1	1000 SFGFA ³	1042	57	55	113	52	48	99
7b	Shopping Center	820	12	1000 SFGLA ³	1712	27	16	43	69	75	145
7c	Shopping Center	820	21.2	1000 SFGFA ³	2478	38	23	61	102	110	212
8	Hotel	310	80	Rooms	343	25	22	47	28	20	49
9	Senior Housing	252	224	Dwelling Units ⁵	689	32	38	70	38	31	70
10	Apartment	220	51	Dwelling Units ⁵	433	9	21	30	28	18	46
11	Apartment	220	50	Dwelling Units ⁵	427	9	21	29	27	18	45
12	Apartment	220	61	Dwelling Units ⁵	493	10	25	35	31	20	52
13	Apartment	220	68	Dwelling Units ⁵	536	11	28	39	34	22	56
14	Residential Condo/Townhouse	230	16	Dwelling Units ⁵	131	2	9	11	26	15	41
18	Rental Townhouse	224	10	Dwelling Units ⁵	87	3	5	7	4	3	7
19	Rental Townhouse	224	6	Dwelling Units ⁵	56	2	3	4	2	2	4
20	General Office Building	710	21	1000 SFGFA ³	398	48	7	54	17	84	102
21	Single Family Detached Housing	210	41	Dwelling Units	462	11	30	41	31	18	49
22	Single Family Detached Housing (Phase III)	210	90	Dwelling Units	953	20	56	75	62	35	97
Total Trips					26298	874	853	1726	1286	1319	2605
Minus Linked Trips			20%		-5260	-175	-171	-345	-257	-264	-521
Total Driveway Trips					21039	699	682	1381	1029	1055	2084
Minus Pass-by Trips			5%		-1315	-44	-43	-86	-64	-66	-130
Total New Trips					19724	655	640	1295	965	989	1954

¹ Assumed 4 drive lanes based on Bank Footprint

² Assumed square footage based on Retailer Footprint

³ Assumed areas based on Kettle Park West Master Plan

⁴ Assumed Positions based on Gas Station Footprint

⁵ Assumed number of units based on Kettle Park West Master Plan

Revised Trip Generation
Kettle Park West
Phase 2 and 3

Lot No.	Land Use	ITE Code	Proposed Size	Average Vehicle Trip Ends vs:	Weekday Daily	AM Peak			PM Peak		
						In	Out	Total	In	Out	Total
2	Free-Standing Discount Superstore	813	155	1000 SFGFA ²	7859	253	234	487	341	341	682
3	Specialty Retail Center	820	10	1000 SFGFA ³	378	16	14	30	21	21	42
4a	Apparel Store	876	28.4	1000 SFGFA ³	1886	74	63	136	60	60	119
4b	Shopping Center	820	10.3	1000 SFGFA ³	389	17	14	31	22	22	43
5	Drive-In Bank	912	4	Drive-In Lanes	499	38	32	70	43	45	88
6	Gasoline/Service Station with Convenience Market and Car Wash	945	26	Fueling Position	5339	181	174	355	206	206	413
7a	Fast-Food Restaurant with Drive-Thru	934	2.1	1000 SFGFA ³	1042	57	55	113	52	48	99
7b	Shopping Center	820	12	1000 SFGFA ³	453	19	17	36	25	25	51
7c	Shopping Center	820	21.2	1000 SFGFA ³	800	34	29	64	45	45	89
15	Hotel	310	80	Room	669	23	20	43	28	20	49
16	Senior Housing	252	100	Dwelling Units ⁵	370	16	17	33	16	15	31
	Single Family Alley Loaded Homes	210	81	Dwelling Units ⁵	765	16	46	62	52	29	81
	Condo Duplex	220	18	Dwelling Units ⁵	132	3	7	10	7	5	12
	Apartments	220	43	Dwelling Units ⁵	315	7	17	24	17	12	29
	General Office Building	710	0	1000 SFGFA ³	0	0	0	0	0	0	0
	Single Family Detached Housing	210	73	Dwelling Units	689	14	41	55	47	26	73
	Single Family Detached Housing (Phase III)	210	100	Dwelling Units	944	20	56	76	64	36	100
Total Trips					22527	788	836	1625	1046	955	2001
Minus Linked Trips			20%		-4505	-158	-167	-325	-209	-191	-400
Total Driveway Trips					18022	631	669	1300	837	764	1601
Minus Pass-by Trips			5%		-1126	-39	-42	-81	-52	-48	-100
Total New Trips					16895	591	627	1219	784	717	1501

¹ Assumed 4 drive lanes based on Bank Footprint

² Assumed square footage based on Retailer Footprint

³ Assumed areas based on Kettle Park West Master Plan

⁴ Assumed Positions based on Gas Station Footprint

⁵ Assumed number of units based on Kettle Park West Master Plan

Attachment 11

Coordination with City adopted Comprehensive Plans and “Official Map”

The KPW 2 area encompasses a location that involves several planned corridors for transportation, utility infrastructure and community facility locations. Development planning has engaged with city staff to clarify and coordinate the location and extensions of public improvement with these plans. It is anticipated that though the general concept, and initial implementation phasing, will be compatible and conform with these plans, a Comprehensive Plan Amendment may be needed to accommodate some future of development areas proposed within the KPW 2 plan.

Planned
Transportation and
Community Facilities

- 2017 Municipal Boundaries
- Environmental Corridor
- Existing Pedestrian/Bike Path or Lane

Planned Transportation Facilities

- Planned Local Street Extensions*
- Planned Expanded Right-of-Way*
- Conceptual New Collector Street*
- Planned Pedestrian/Bike Path
- Planned On-Road Bike Lane

*All with on-street bike lanes and access limitations

Planned Community Facilities

(General Locations are Depicted)

- Community Park
- Neighborhood Park
- Sanitary Interceptors
- Lift Station
- Proposed Bike/Ped Bridge

(Background Map is the Land Use Plan)

0 0.25 0.5 1 Miles

Adopted: July 11, 2017

Sources: Dane County IJO, City of Stoughton, CARPC, FEMA, WI DNR, Madison Area Transportation Planning Board

