

CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) for Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle, to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin.

Committee Action: Planning Commission and Business Park North recommend Council approval 10 – 0.

Fiscal Impact: None

File Number: R- 134 -2014

Date Introduced: November 25, 2014

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

WHEREAS, on November 10, 2014 the City of Stoughton Planning Commission and Business Park North Committee reviewed the proposed certified survey map approval request by Rob Boettcher, Midwest Construction Materials to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin; and

WHEREAS, the certified survey map was reviewed by the Zoning Administrator and found to be in compliance with the City land division ordinance; and

WHEREAS, the Planning Commission and Common Council have determined the proposed certified survey map to combine the parcels will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the certified survey map approval request by Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle to combine lots 16, 17 and 18, Business Park North, Stoughton, Wisconsin is hereby approved as presented.

Council Action: ☐ Adopted ☐ Failed **Vote** _____

Mayoral Action: ☐ Accept ☐ Veto

Donna Olson, Mayor

Date

Council Action: _____ ☐ Override **Vote** _____



220 Business Park Circle, Stoughton, WI 53589
Ph: 608-205-6040 Fax: 608-205-6045

3825 S. Mount Zion Rd, Decatur, IL 62521
Ph: 217-864-1278 Fax: 217-864-1285

Planning Commission
City of Stoughton
381 E. Main Street
Stoughton, WI 53589

Subject: Lot 16 Business Park North
Re: CSM and fence approval

My business situation is in need of more space so I would like to expand my current use to include Lot 16. I have submitted a Certified Survey Map combining Lot's 16, 17 & 18 into one parcel. Also I have submitted a plan for placing a fence around Lot 16 to match my existing fencing. I realize the covenants call for an 8' fence, but my current fencing is 6' high. I would like to match that height if possible for continuity.

My intention is to level Lot 16 to match my existing grade and rock the entire area for additional storage. I would like to clean up the frontage area and improve the landscape with a few trees.

Please review this proposal and communicate your decision to me. If more information is needed please let me know.



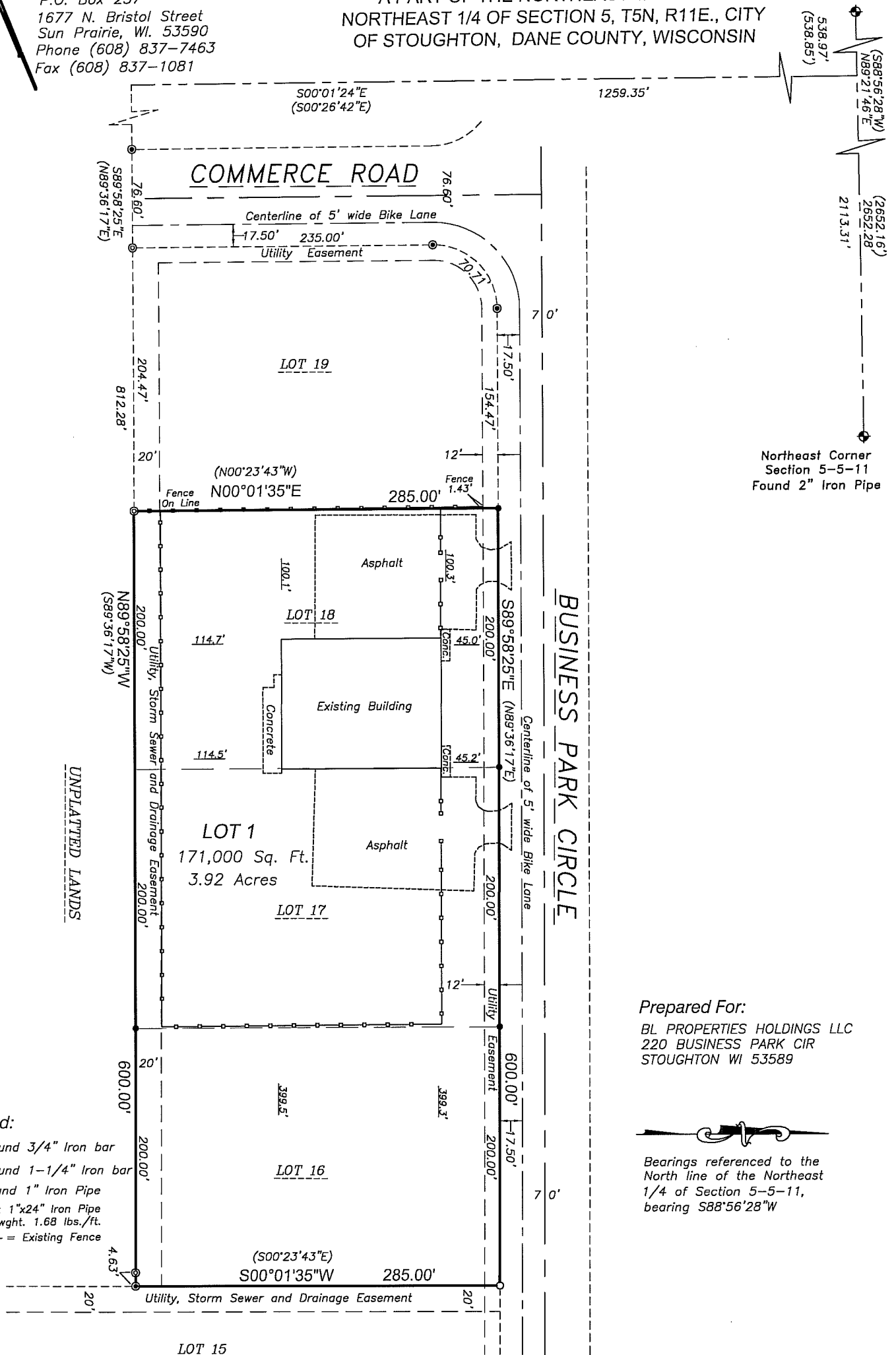
**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

A PART OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 5, T5N, R11E., CITY
OF STOUGHTON, DANE COUNTY, WISCONSIN

North 1/4 Corner
Section 5-5-11
Found Railroad Spike



Prepared For:

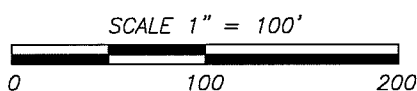
BL PROPERTIES HOLDINGS LLC
220 BUSINESS PARK CIR
STOUGHTON WI 53589



Bearings referenced to the
North line of the Northeast
1/4 of Section 5-5-11,
bearing S88°56'28"W

Legend:

- = Found 3/4" Iron bar
- ⊙ = Found 1-1/4" Iron bar
- ⊗ = Found 1" Iron Pipe
- = Set 1"x24" Iron Pipe min. wght. 1.68 lbs./ft.
- = Existing Fence





CERTIFIED SURVEY MAP

DATED: October 28, 2014

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Lots 16, 17 and 18, Stoughton Business Park North, located in the Northeast 1/4 of the Northeast 114 of Section 5, Town 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin.

Owners Certificate:

As owner, I hereby certify that I caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Stoughton as an approving authority.

Rob Boettcher, Owner
BL Properties Holdings LLC

State of Wisconsin)

Dane County SS) Personally came before me this _____ day of _____, 2014, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

City of Stoughton Approval Certificate:

This Certified Survey Map is hereby approved for recording per City of Stoughton action this _____ day of _____, 2014.

Dated this _____ day of _____, 2014

Lana Kropf, Clerk City of Stoughton

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

Surveyed For:

BL Properties Holdings LLC
220 Business Park Cir.
Stoughton, WI 53589

Surveyed: T.A.S..
Drawn: T.R.K..
Checked: .
Approved: D.V.B..
Field book
Tape/File: J:\2014\

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2014

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of _____ County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 2 of 2

Certified Survey Map No. _____, Volume _____, Page _____

Office Map No.: 140708CSM

Joint Meeting of the Planning Commission and Business Park North Committee Minutes

Monday, November 10, 2014 – 5:30 p.m.

Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.

Planning Commission Members Present: Mayor, Donna Olson, Chair; Ron Christianson, Vice-Chair; Eric Hohol; Scott Truehl; Todd Krcma and Matt Hanna

Business Park North Members Present: David Wendt; Paul Lawrence; Laurie Sullivan and Rodney Scheel

Absent and Excused: Laurie Furseth, Chair; Erica Dial; Greg Jenson;

Staff Present: Planning Director, Rodney Scheel

Press:

Guests: Janette Walker

1. Call to Order

- 2. R-134-14 Rob Boettcher, Midwest Construction Materials, 220 Business Park Circle, requests certified survey map (CSM) approval to combine lots 16, 17 & 18, Business Park North and for site plan approval to construct a fence only. Not for gravel or storage.**

- Recommendation to Council (CSM)**

Motion by Hohol, Seconded by Sullivan to recommend approval of R-134-2014 to consolidate lots 16, 17, and 18 into one parcel. Motion carried unanimously.

Motion by Hohol, Seconded by Sullivan to approve the installation of a 6 foot high matching the existing fence as proposed; not to be installed in any easement areas contingent on the staff review letter dated October 29, 2014. This approval does not allow any expansion of outdoor storage or gravel area. A plan will be submitted for review prior to any grading, expanded outdoor storage or gravel installation. Motion carried unanimously.

3. Future agenda items.

Potential Doggy Daycare facility.

4. Adjournment.

Motion by Lawrence, Seconded by Krcma to adjourn at 5:45 pm. Motion carried unanimously.