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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial jurisdictional (ETJ) Land Division request by Dale Furseth for property located at 731 Bass Lake Road, Town of Rutland, Dane County, Wisconsin

Committee Action: Planning Commission approved 6 - 0 with the Mayor voting on Feb. 12, 2018

Fiscal Impact: None

File Number:	R-38-2018	**Date Introduced:**	February 27, 2018

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

WHEREAS, the land division request is proposed to separate the existing home and 2 acres from the agricultural land at 731 Bass Lake Road, Town of Rutland; and

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Planning Commission and Common Council. While this property is contained in the City's Extraterritorial Jurisdiction (ETJ), it is beyond the City's Long-Term Urban Growth area as identified on the Future Land Use Map; and

WHEREAS, City Ordinance 66-602 (3) provides for a 1 acre minimum lot size and a 2.5 acre maximum lot size in the ETJ area. The request meets this requirement; and

WHEREAS, on February 12, 2018 the Stoughton Planning Commission finds the conditions necessary to approve the land division are met; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by Dale Furseth for property located at 731 Bass Lake Road, Town of Rutland, Dane County, Wisconsin is hereby approved as presented contingent on Town of Rutland and Dane County approval.

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

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Mayor Donna Olson Date

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

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

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

RODNEY J. SCHEEL
DIRECTOR

Date: January 29, 2018

To: Planning Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

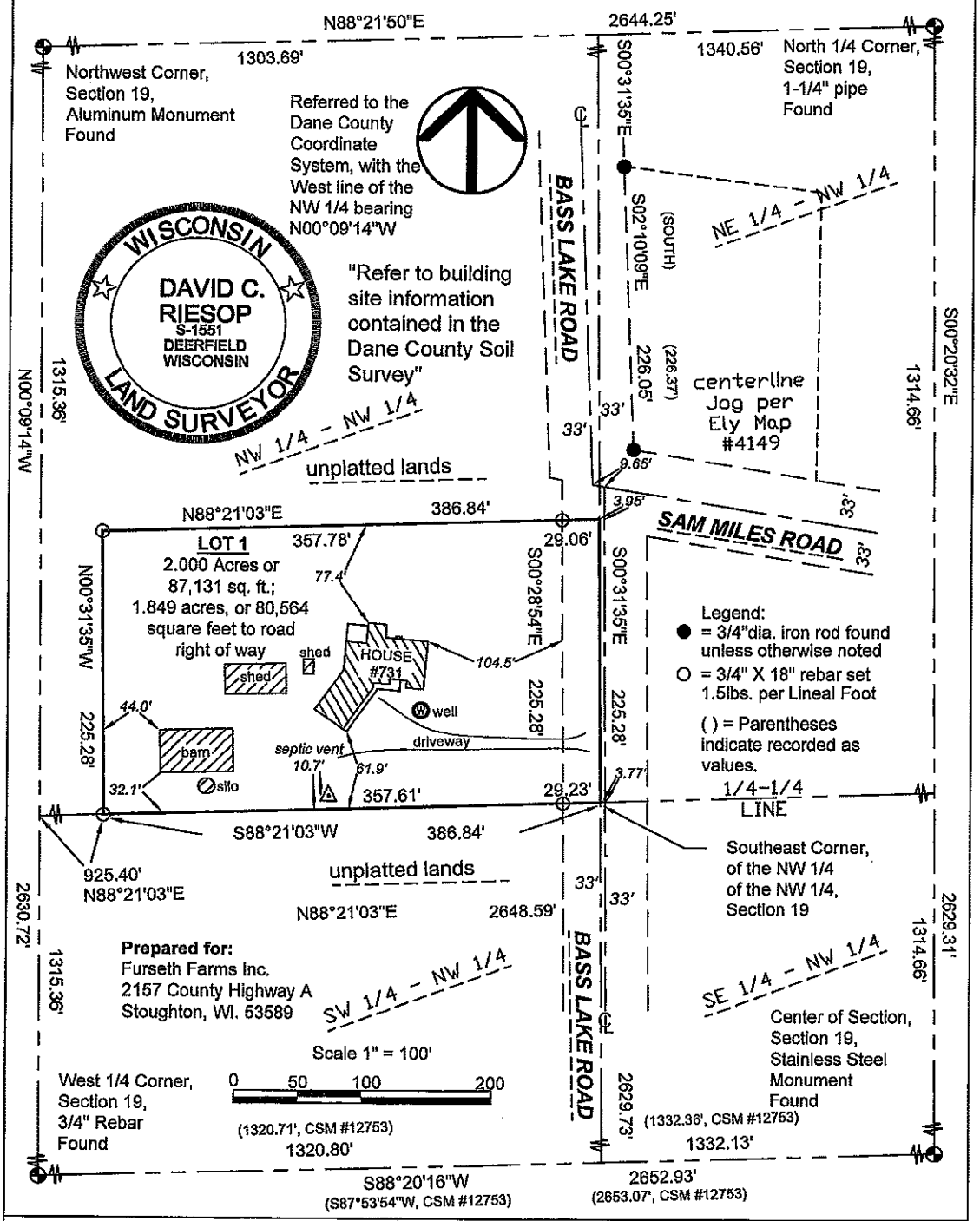
Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the February 12, 2018 Planning Commission Meeting and February 27, 2018 Common Council Meeting

Request by Dale Furseth for extra-territorial jurisdictional land division approval to split the property at 731 Bass Lake Road by certified survey map in the Town of Rutland.
The applicant plans to split off the existing home and 2 acres from the agricultural land. This land is currently well beyond the planning area of the current Comprehensive Plan Future Land Use Map. The resolution and submittal materials are provided. A recommendation to Council is necessary. Staff recommends approval.

Certified Survey Map

Part of the NW 1/4 of the NW 1/4 of Section 19, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin.



Wisconsin Mapping, LLC

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531

(608) 764-5602

Dwg. No. 5012-17 Date 12/27/2017

Sheet 1 of 2

Document No.

C. S. M. No. V. P.

Certified Survey Map

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map.
We also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee, the Town of Dunkirk and the City of Stoughton for approval.

Furseth Farms Incorporated : by _____ _____
President Secretary

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2018, 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 _____.

Consent of Mortgage Holder

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Furseth Farms Incorporated.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its Authorized Officer, at _____, Wisconsin on this _____ day of _____, 2018.

_____
(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2018, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
my commission expires _____.

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5012-17 Date 12/27/2017
Sheet 2 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Surveyor's Certificate
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Furseth Farms Inc., I have surveyed, divided, mapped and monumented the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Part of the NW 1/4 of the NW 1/4 of Section 19, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin.

Commencing at the West 1/4 Corner of Section 19; thence N00°09'14"W, 1315.36 feet to the Southwest corner of the NW 1/4 of the NW 1/4; thence N88°21'03"E along the South line of said 1/4 - 1/4, 925.40 feet to the point of beginning; thence N00°31'35"W, 225.28 feet; thence N88°21'03"E, 386.84 feet to the East line of said 1/4 - 1/4; thence S00°31'35"E along said East line, 225.28 feet; thence S88°21'03"W, 386.64 feet to the point of beginning. The above described containing 2.000 acres or 87,131 square feet, being subject to a right of way for Bass Lake Road as mapped hereon.

_____

David C. Riesop S-1551

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

City of Stoughton Apprroval (extraterritorial)
This Certified Survey Map was appproved for recording per City of Stoughton action of _____, 2018.

_____
City Clerk

Township Approval
I hereby certify that this Certified Survey Map was approved by the Town of Dunkirk on _____, 2018.

_____
Town Clerk

County Approval
Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

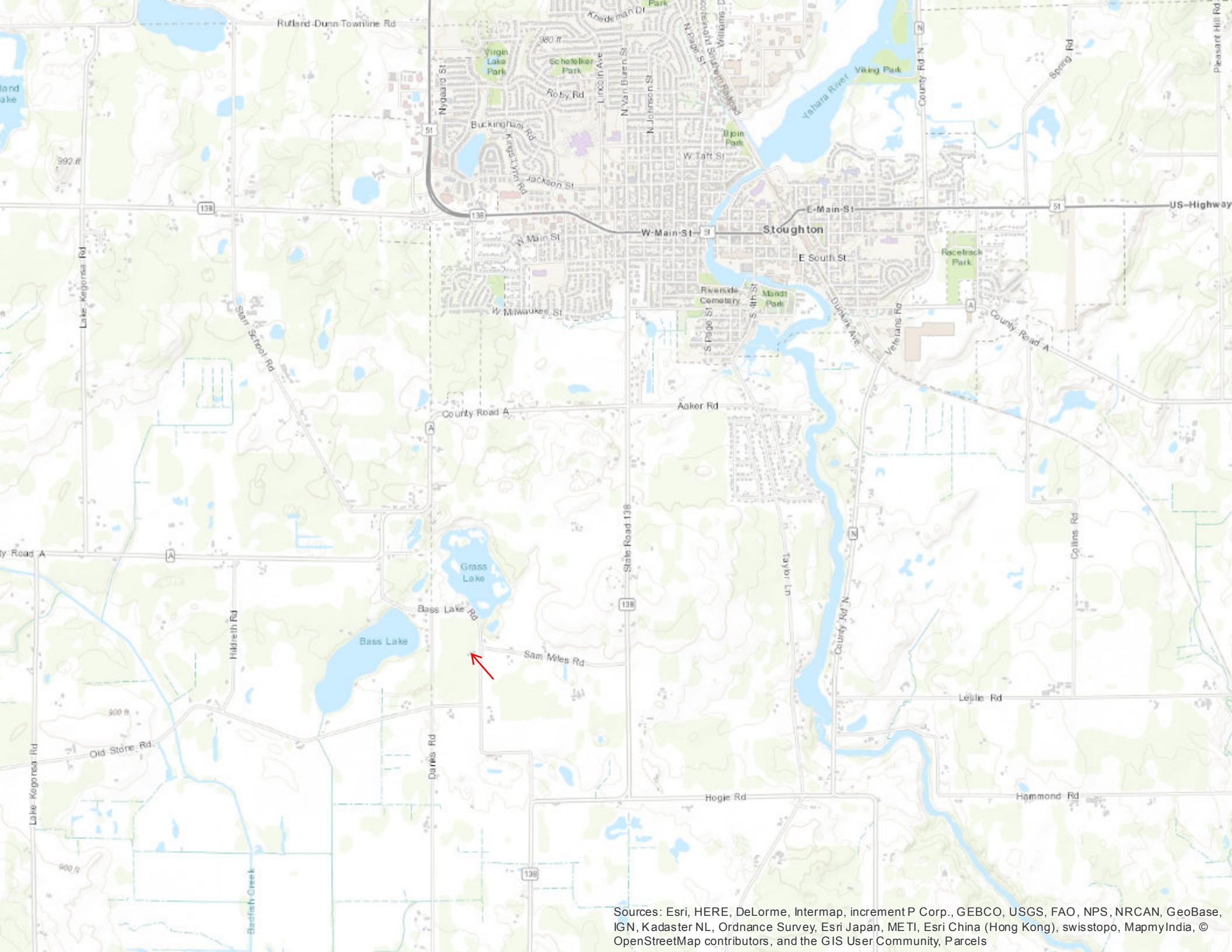
_____
Daniel Everson, Authorized Representative

Register of Deeds Certificate
Received for recording this ____ day of _____, 2018 at _____ o'clock ___M.
and recorded in Volume _____ of Certified Surveys, Pages_____.

_____
Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5012-17 Date 12/27/2017
Sheet 3 of 3
Document No._____
C. S. M. No._____ V._____ P._____



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Parcels

Hanna questioned the landscape surface area ratio and photometric requirements as outlined in the staff review. Staff believes the landscape plan will meet the requirements and there is no plans to have exterior lightings at this time.

Motion by **Engelberger** to approve the resolution pending staff review of the site plan and landscaping plan, 2nd by **Truehl**. Motion carried 6 - 0.

7. **Request by Dale Furseth for extra-territorial jurisdictional land division approval to split the property at 731 Bass Lake Road by certified survey map (CSM) in the Town of Rutland.** Scheel explained the request.

   Motion by **Truehl** to recommend the Common Council approve the land division as presented, 2nd by **Engelberger**. Motion carried 6 - 0.

8. **Request by Tom Peters for site plan approval to construct a portico addition including exterior building improvements at Van Horn Automotive Group, 1411 US Highway 51.** Scheel explained the request.

   Tom Peters explained the proposed exterior changes.

   Motion by **Truehl** to approve the resolution as presented, 2nd by **Hanna**. Motion carried 6 - 0.

9. **Request by AJ Arnett of Norse View Holdings LLC to discuss a concept plat for property located at the northwest corner of County Highway B and Williams Drive.** Scheel introduced the request.

   Aaron Falkosky of Quam Engineering stated the developer is seeking support and feedback including a street name. Aaron stated the developer is planning the single family lots to be about 45 feet wide by 120 feet deep and plans to construct homes in the $200 – $220 thousand dollar range.

   Truehl questioned how the small lots will be able to meet the setback requirements.

   Aaron stated the plan is to construct the homes at approximately 2,000 square feet in area.

   The Commission and staff expressed concerns about the plan as follows:

   - Lift station location may need to be moved due to elevation and access issues;
   - Density appears too high for that location;
   - Parkland dedication is required and will need to be looked into;
   - A cul-de-sac is likely required rather than the dead-end street;
   - The cul-de-sac may be required to be limited to 600 feet long;
   - Traffic and access will need to be reviewed for safety;
   - Angled parking along Williams Drive will need to be reviewed for safety;
   - Concerns city services, fire access and transition between uses;
   - Access to Highway B is not likely to the lift station.

   Aaron stated the developer will work with the city to make the site attractive.