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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (Exhibit A – CSM Lot 1 and 2) to combine the properties at 2439 County Highway A and 1101 Collins Road which are owned by the City of Stoughton, Dane County, Wisconsin.

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

Fiscal Impact: None

File Number:	R-36- 2018	**Date Introduced:**	February 27, 2018

RECITALS

1. The CSM (as attached in Exhibit A) was referred to the Plan Commission for review and recommendation to the City Council.

2. The Plan Commission reviewed the CSM on February 12, 2018 and determined the CSM is consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan.

3. The Plan Commission recommends that the CSM be approved by the City Common Council. The Common Council agrees with the Plan Commission's recommendation.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the CSM, subject to:

- The CSM being recorded at Dane County Register of Deeds and a copy being provided to the City of Stoughton Department of Planning & Development.

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 Common Council meeting of February 27, 2018

Request by the City of Stoughton for certified survey map (CSM) approval to combine the parcels at 2439 County Highway A for the new public works facility and 1101 Collins Road for a composting operation.

The City of Stoughton is proposing to combine the properties described above to move forward with the public works facility and composting operation. All lands have been annexed to the City. A recommendation to Council is necessary.

EXHIBIT A

CERTIFIED SURVEY MAP No._____

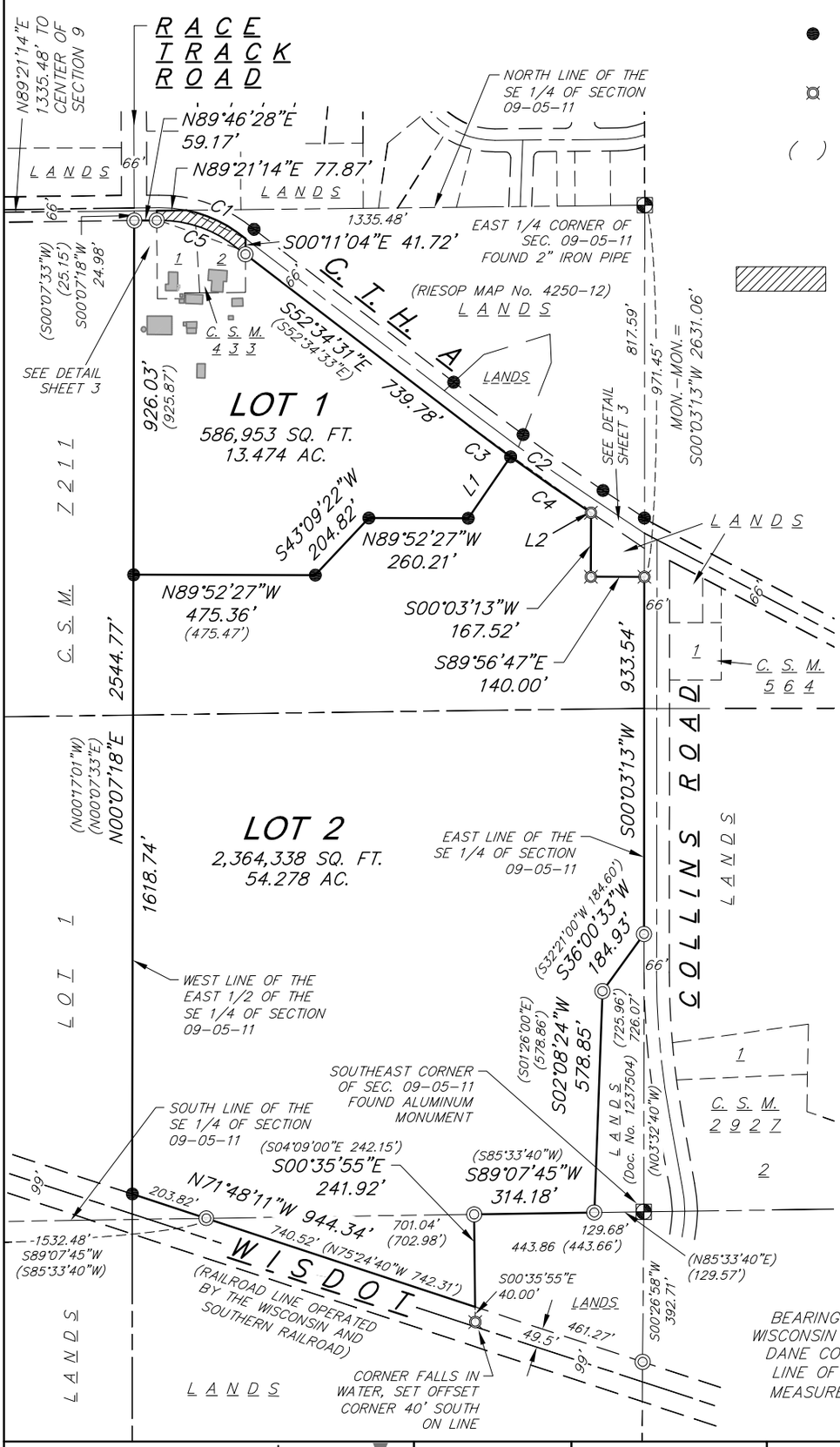
ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 433, RECORDED AS DOC. No. 1277244 AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 09 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

NOTE:
SEE SHEET 2 FOR SECTION MONUMENT TIES, SEE SHEET 3 FOR C.S.M. DETAILS, SHEET 4 FOR EASEMENTS AND SHEET 5 FOR THE LINE TABLE AND CURVE DATA.

0 400 800
SCALE: 1" = 400'

SURVEY LEGEND

- FOUND 1" ø IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
- FOUND 3/4" ø IRON ROD (UNLESS OTHERWISE NOTED)
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- AREA TO BE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SECTION 9, MEASURED AS BEARING S00°03'13"W

20 Feb 2018 - 3:57p M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137_CSM.dwg by: mzie

vierbicher planners | engineers | advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 170137 DATE: 01/15/2018 REV: 02/20/2018 Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: City of Stoughton 381 E. Main Street Stoughton, WI 53589	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 1 OF 6

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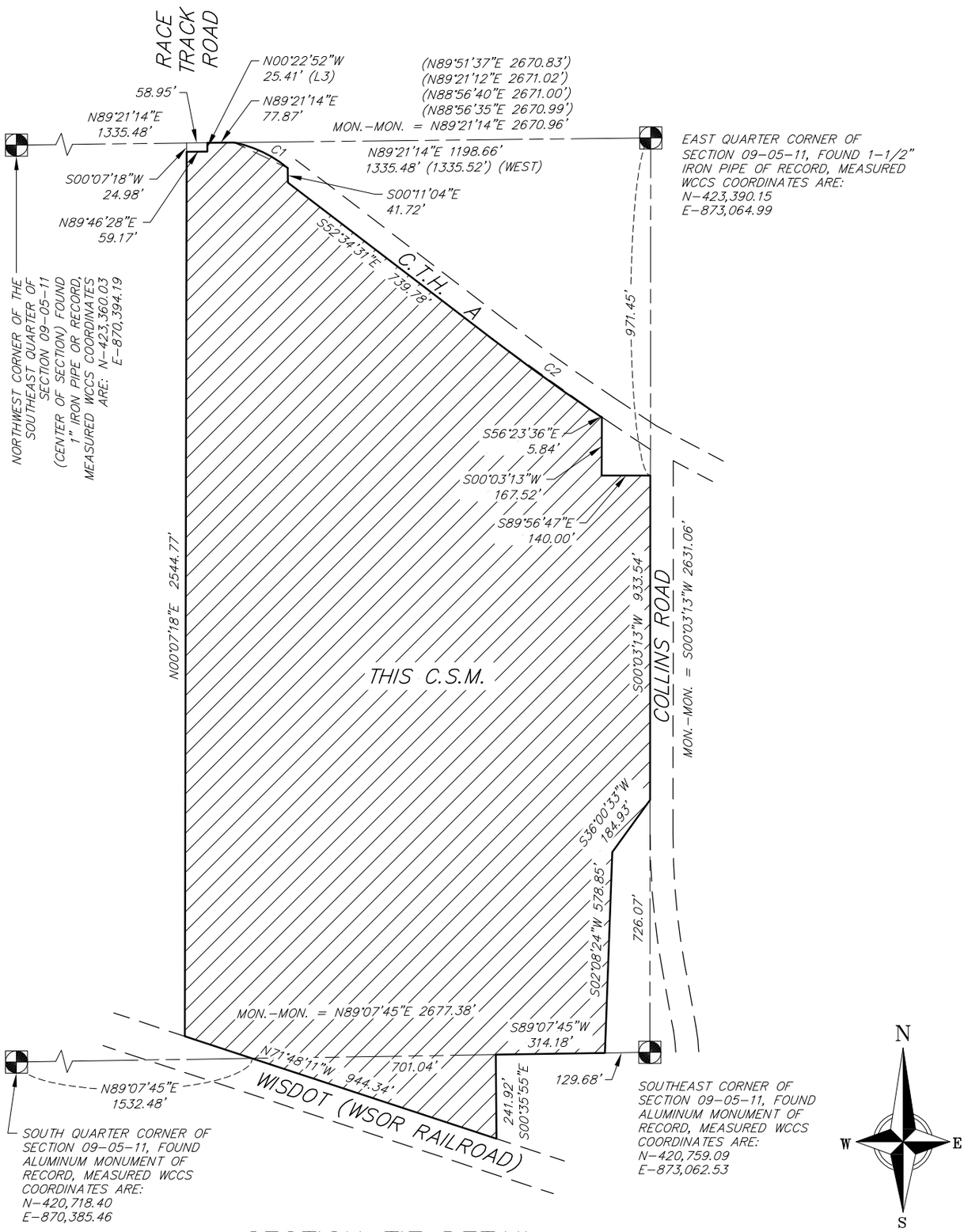

SECTION TIE DETAIL

(NOT TO SCALE)

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SECTION 9, MEASURED AS BEARING S00°03'13"W

20 Feb 2018 - 3:58p M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137_CSM.dwg by: mzie

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planners | engineers | advisors
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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
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FN: 170137	SURVEYED FOR: City of Stoughton 381 E. Main Street Stoughton, WI 53589	C.S.M. No._____	SHEET 2 OF 6
DATE: 01/15/2018		Doc. No._____	
REV: 02/20/2018		Vol._____ Page_____	
Drafted By: MZIE			
Checked By: MMAR			

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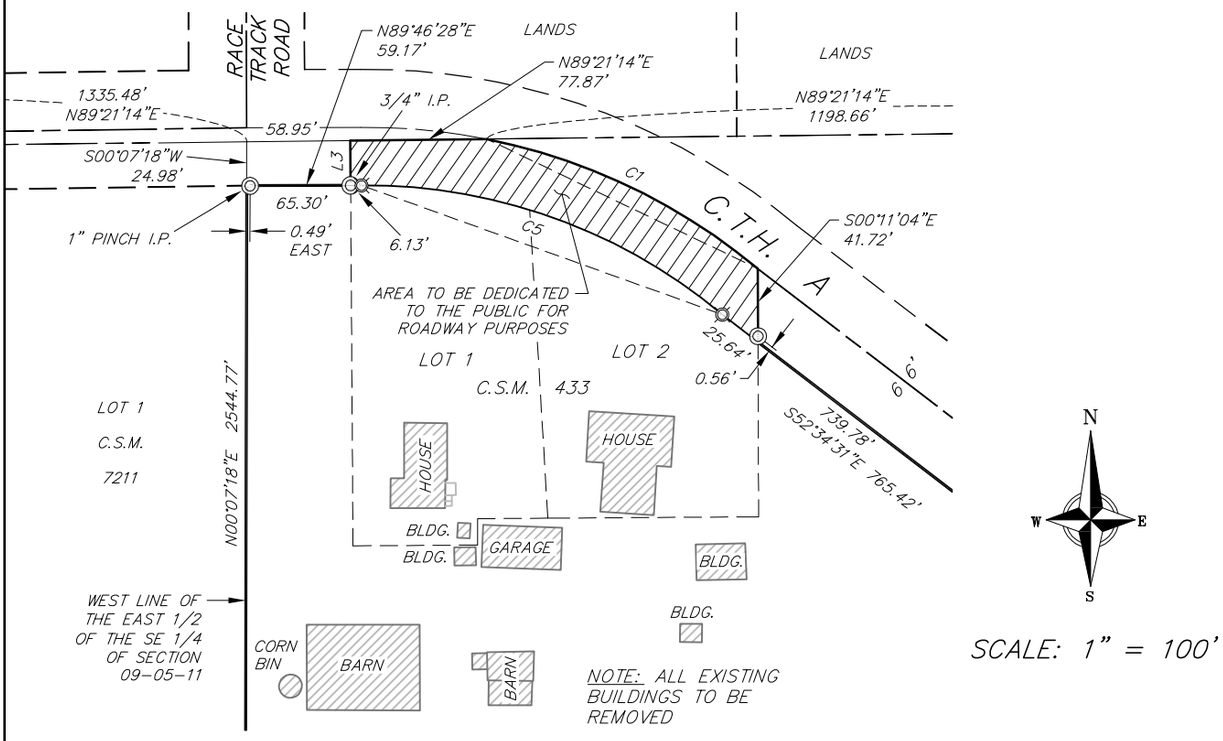

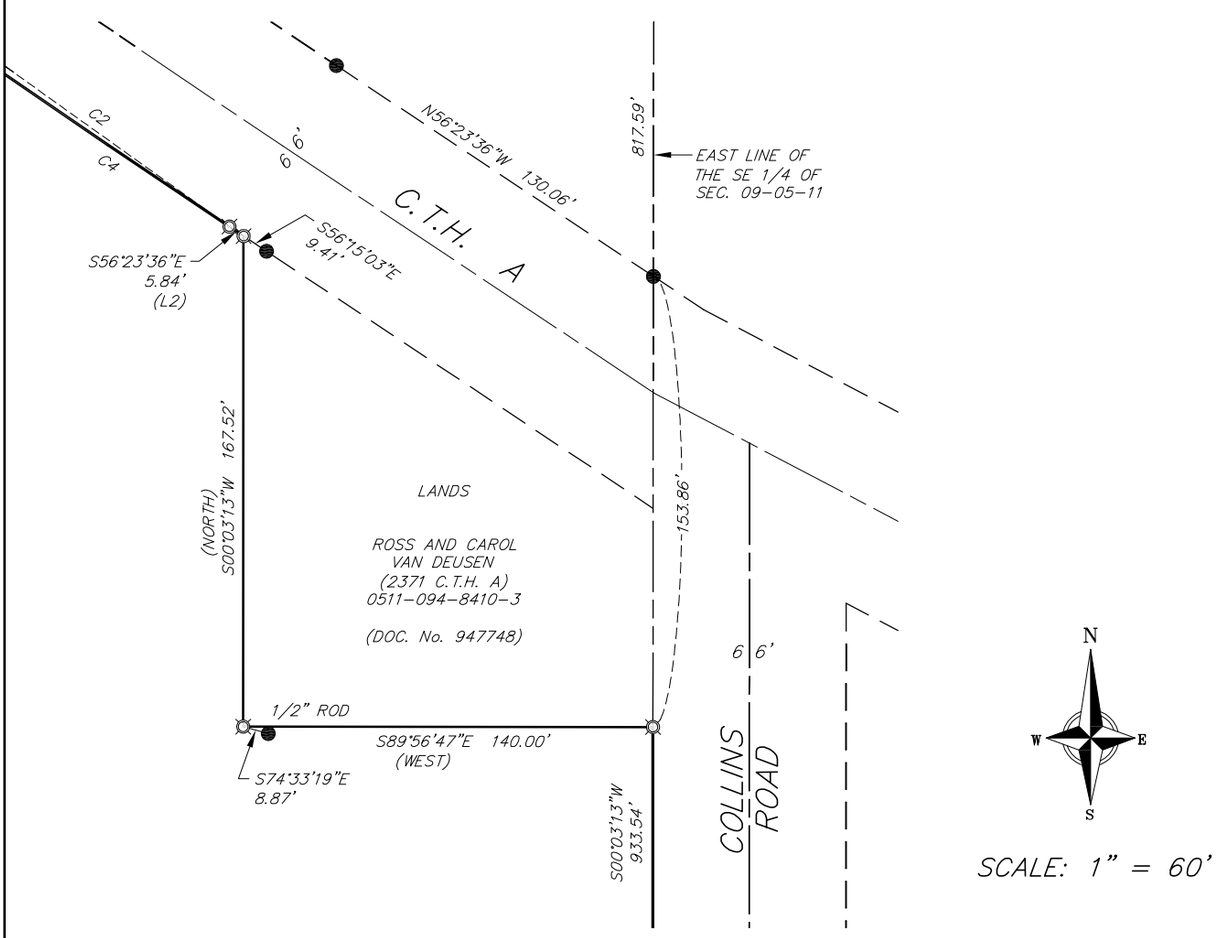

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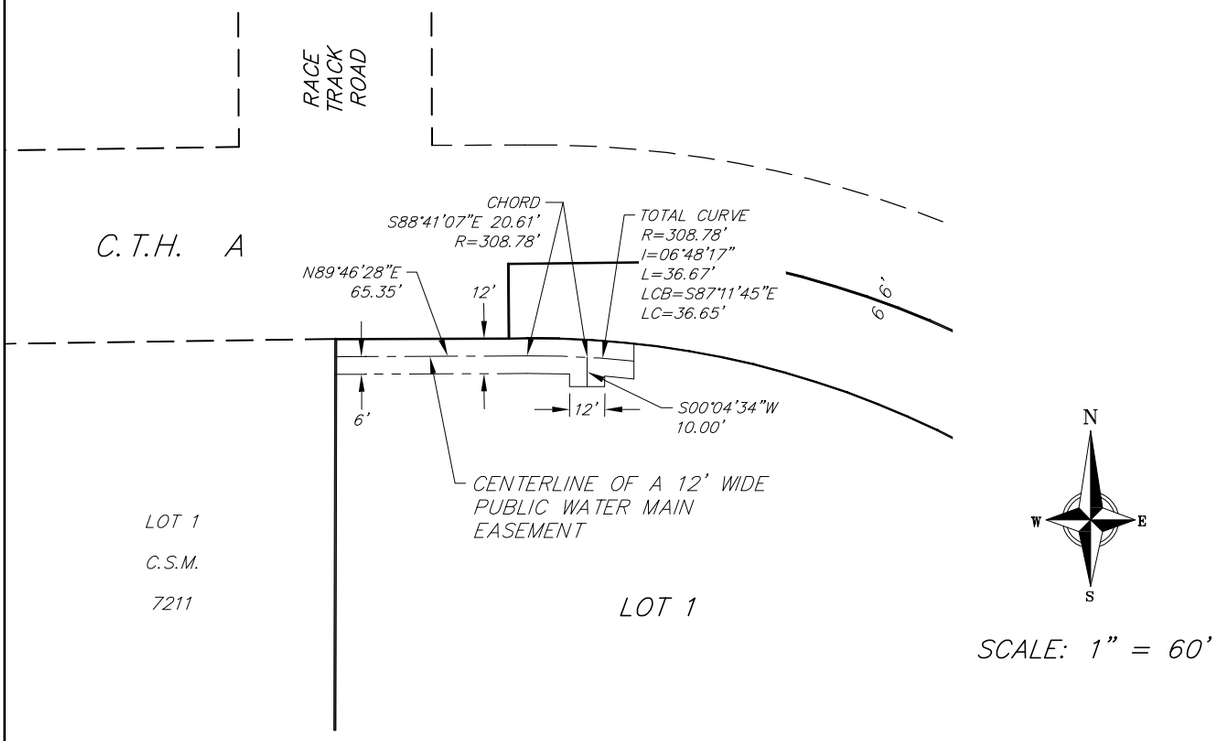

PUBLIC WATER MAIN EASEMENT DETAIL

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CERTIFIED SURVEY MAP No._____

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LEGAL DESCRIPTION

All of Lots 1 and 2, Certified Survey Map (C.S.M.) Number 433, recorded as Document Number 1277244 and part of the Northeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 9 and part of the Northeast Quarter of the Northeast Quarter of Section 16, all in Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 09; thence North 89 degrees 21 minutes 14 seconds East, along the North line of said Southeast Quarter of Section 09, a distance of 1335.48 feet, more or less, to the West line of the Northeast Quarter of the Southeast Quarter of said Section 09; thence South 00 degrees 07 minutes 18 seconds West, along said West line, 24.98 feet to the Southerly right-of-way line of County Trunk Highway "A" and the point of beginning of this description; thence North 89 degrees 46 minutes 28 seconds East, along said Southerly right-of-way line, 59.17 feet to the West line of Certified Survey Map (C.S.M.) Number 433; thence North 00 degrees 22 minutes 52 seconds West, along said West line, 25.41 feet to the North line of the Southeast Quarter of Section 09; thence North 89 degrees 21 minutes 14 seconds East, along said North line, 77.87 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 28°25'40", an arc distance of 172.55 feet, a radius of 347.78 feet and a chord bearing South 64 degrees 27 minutes 53 seconds East, 170.79 feet to the East line of C.S.M. Number 433; thence South 00 degrees 11 minutes 04 seconds East, along said East line, 41.72 feet to the Southwesterly right-of-way line of said County Truck Highway "A"; thence South 52 degrees 34 minutes 31 seconds East, along said Southwesterly right-of-way line, 739.78 feet to a point curvature; thence along said Southwesterly right-of-way line and the arc of a curve to the left through a central angle of 03 degrees 49 minutes 12 seconds, an arc distance of 382.44 feet, a radius of 5736.00 feet and a chord bearing South 54 degrees 29 minutes 04 seconds East, 382.37 feet; thence South 56 degrees 23 minutes 36 seconds East, along said Southwesterly right-of-way line, 5.84 feet, more or less, to the West line of lands currently owned by Ross and Carol Van Deusen (2371 C.T.H. A; Parcel No. 0511-094-8410-3); thence South 00 degrees 03 minutes 13 seconds West, along said West line, 167.52 feet, more or less, to the Southwest corner thereof; thence South 89 degrees 56 minutes 47 seconds East, along the South line of said Van Deusen parcel, 140.00 feet, more or less, to the East line of the Southeast Quarter of said Section 09, also being the Westerly right-of-way line of Collins Road; thence South 00 degrees 03 minutes 13 seconds West, along said East line and said Westerly right-of-way line, 933.54 feet, more or less, to the Northeasterly corner of lands currently owned by the Town of Dunkirk, Parcel No. 0511-094-9860-7; thence South 36 degrees 00 minutes 33 seconds West, along the Northerly line of said Town of Dunkirk lands, 184.93 feet, more or less; thence South 02 degrees 08 minutes 24 seconds West, along the West line of said Town of Dunkirk lands, 578.85 feet to the South line of the Southeast Quarter of said Section 09; thence South 89 degrees 07 minutes 45 seconds West, along said South line, 314.18 feet, more or less, to its intersection with the West line of lands currently owned by the Town of Dunkirk, Parcel No. 0511-161-8000-7; thence South 00 degrees 35 minutes 55 seconds East, along said West line of the Town of Dunkirk lands, 241.92 feet, more or less, to the Northerly right-of-way line of lands currently owned by the Wisconsin Department of Transportation (currently a railroad line being operated by the Wisconsin and Southern Railroad); thence North 71 degrees 48 minutes 11 seconds West, along said Northerly right-of-way line, 944.34 feet, more or less, to the West line of the East half of the Southeast Quarter of said Section 09, also being the Easterly line of C.S.M. Number 7211; thence North 00 degrees 07 minutes 18 seconds East, along said Easterly C.S.M. line and said West line, a distance of 2544.77 feet to the point of beginning. This description contains approximately 2,959,231 square feet or 67.934 acres.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	28°25'40"	347.78'	172.55'	S 64°27'53" E	170.79'	S 78°40'43" E	S 50°15'03" E
C2	03°49'12"	5736.00'	382.44'	S 54°29'04" E	382.37'	S 52°34'28" E	S 56°23'40" E
C3	01°19'19"	5736.00'	132.33' (132.20')	S 53°14'07" E (S 53°14'10" E)	132.33' (132.19')		
C4	02°29'54"	5736.00'	250.11'	S 55°08'43" E	250.09'		
C5	40°33'30"	314.78'	222.83'	S 70°18'56" E	218.20'	N 89°24'19" E	S 50°02'11" E

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S34°37'33"W	195.20' (195.17')
L2	S56°23'36"E	5.84'
L3	N00°22'52"W	25.41'

20 Feb 2018 - 4:00p M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137_CSM.dwg by: mzie

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Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
City of Stoughton
381 E. Main Street
Stoughton, WI 53589

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

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OWNER'S CERTIFICATE

The City of Stoughton, a Wisconsin municipal corporation, hereby certifies that it is the owner of the lands described on this Certified Survey Map and further certifies that it caused these lands to be surveyed, divided and mapped as represented on this map. Witness the hand and seal of said owner this _____ day of _____, 2018.

City of Stoughton

By: _____
City Clerk, City of Stoughton

CITY OF STOUGHTON APPROVAL

Approved for recording by the City of Stoughton Common Council this _____ day of _____, 2018.

_____
City Clerk, City of Stoughton

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Stoughton in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

20 Feb 2018 - 4:00p M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137_CSM.dwg by: mzie

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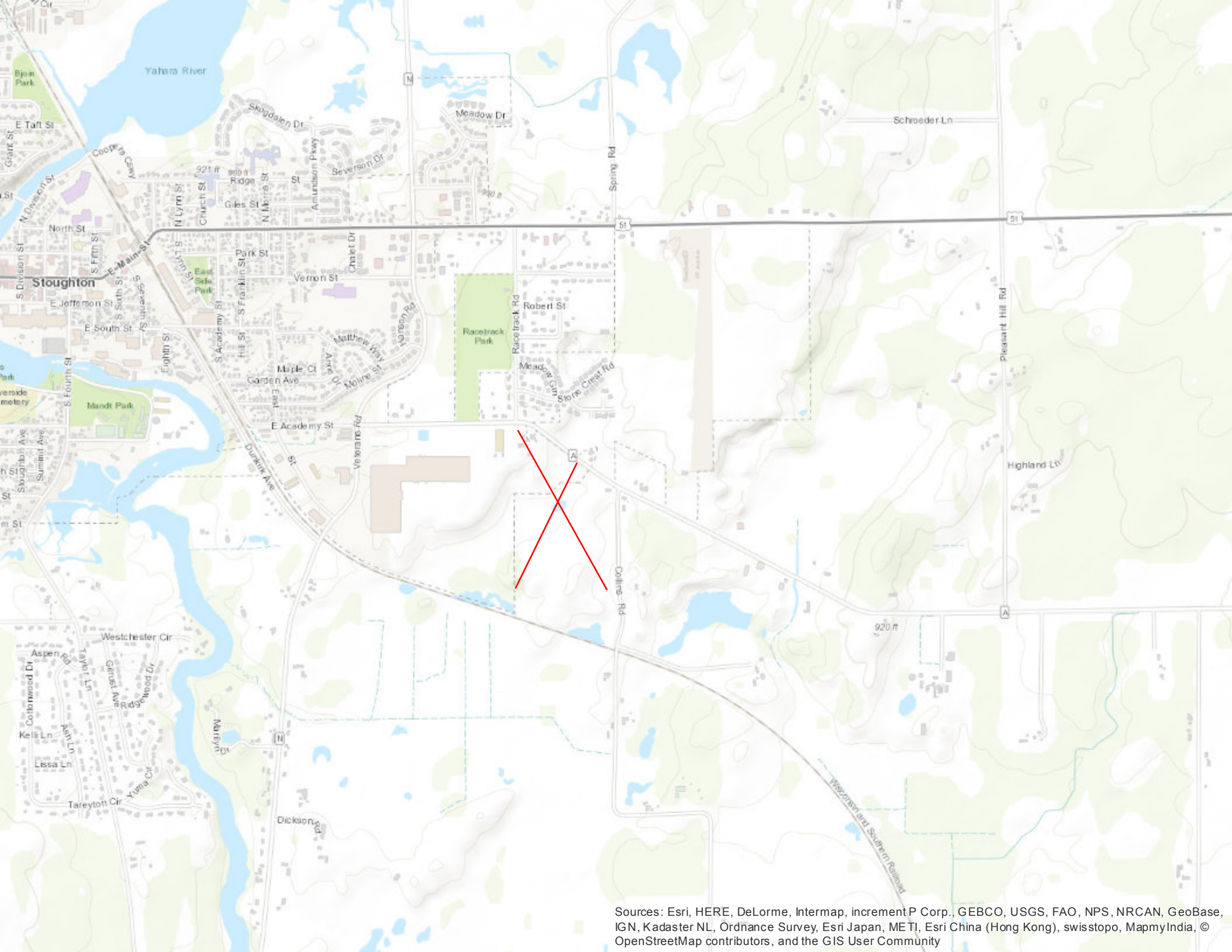

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

10. **Request by the City of Stoughton for certified survey map (CSM) approval to combine the parcels at 2439 County Highway A for the new public works facility and 1101 Collins Road for a composting operation.**
Scheel explained the request.

Motion by **Engelberger** to recommend the Common Council approved the resolution as presented, 2nd by **Truehl**.

Bartlett questioned if the heavy industrial zoning is required for the composting operation. Scheel stated it is.

Motion carried 6 - 0.

11. **Request by the City of Stoughton to rezone the parcels at 2439 County Highway A from RH – Rural Holding to I – Institutional to accommodate a public works facility and 1101 Collins Road from RH – Rural Holding to HI – Heavy Industrial to accommodate a composting operation.**
Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

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

12. **Request by the City of Stoughton for a conditional use permit to allow more than 120% of the required parking stalls for a public works facility at 2439 County Highway A.**
Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

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

13. **Discuss proposed ordinance amendments as recommended by the Landmarks Commission related to the request by the Common Council to develop an ordinance for consideration by the council that would amend existing City ordinances such that no building in a historic district listed on the National Register of Historic Places may be demolished without review and recommendation by Landmarks Commission and a decision by the Common Council based on appropriate and lawful standards. (Tabled from January 8, 2018)**