

## **PARKS AND RECREATION COMMITTEE OF THE CITY OF STOUGHTON**

Tuesday, November 21, 2023

This meeting was done hybrid

In-Person Option: Stoughton Council Chambers (321 S. Fourth Street)

Virtual Option: Join GoTo Meeting

<https://meet.goto.com/787384005>

You can also dial in using your phone.

United States: +1 (872) 240-3311

Access Code: 787-384-005

Present: Alderpersons: Phil Caravello, Regina Hirsch, DJ Payton, Patrick Butler, Mayor Tim Swadley and Parks & Recreation Interim Superintendent Tony King

Absent: Jim Brandt, Ethan Scheiwe

Guest: N

Call to Order: Chairperson Caravello called to order at 6:07 pm

Communications-Updates regarding Racetrack Park area farm land, Emily Barr property closing, Todd Nelson development

Approval of Minutes from November 21, 2023

*Motion to approve the Minutes from November 21, 2023 adding question around silo at Teigen Park by Hirsch, seconded by Payton*

*Motion carried unanimously*

Member Communications-none

Superintendent Report-Interim Superintendent King highlighted Lowell Park

Teigen Farm Park Master Plan Concepts (Discussion & Possible Action)

*Motion to approve Teigen Farm Park Master Plan by Hirsch, seconded by Butler*

*Motion carried unanimously*

River Park Update-Discussion around DNR Public Information Meeting takeaways and follow up meetings

Future Agenda Items

STI Development

Comprehensive Outdoor Recreation Plan Update

Coopers Causeway

Recreation programming update

*Motion to adjourn by Butler seconded by Hirsch*

*Motion carried unanimously at 7:44 pm*

**Superintendent's Report  
January 2024**

**Mandt Park**

- Meeting with the Fair Board on Jan. 29<sup>th</sup> to go over construction plans and timelines.

**Riverfront Project**

- Mason is preparing responses to the Chapter 30 letter. Should have that complete by the end of January

**Teigen Farms Park**

- Master plan will be presented at the next City Council meeting

**STI Development**

- Contract meetings are still in session and taking place

**South Loop Trail (Lowell Park)**

- Awaiting design work from Strand which should arrive in early 2024.

**Comprehensive Outdoor Recreation Plan (CORP) Update**

- Please review the DRAFT Plan

**Racetrack Park Master Plan Implementation**

- We closed on the property
- A detailed survey mapping was just completed and we are finalizing the annexation

**CITY OF STOUGHTON, 207 S. FORREST STREET,  
STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Resolution by the Common Council of the City of Stoughton to discontinue part of Ridge Street, located in the City of Stoughton, Dane County, Wisconsin.

Committee Action: \_\_\_\_\_ recommended \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_

Fiscal Impact: **\$91,250**

**File**

**Date Introduced:**

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

City of Stoughton  
207 South Forrest Street  
Stoughton, WI 53589

P.I.N.

**RECITALS**

- A. The City of Stoughton, a Wisconsin municipal corporation (the “City”) has received a proper petition to discontinue certain right-of-way (the “Right-of-Way”) located within the City’s corporate limits and shown and described on the map and description attached as Attachment A hereto and incorporated herein.
- B. A Lis Pendens giving notice that the petition is pending was filed with the Register of Deeds for Dane County on June 12, 2023. A Notice of Meeting was published as a class 3 notice under Chapter 985 of the Wisconsin Statutes.
- C. This matter was referred for consideration and report to the City of Stoughton Plan Commission which considered and reported on this matter.
- D. Water, electric and gas infrastructure are located within the Right-of-Way.
- E. The discontinuance of the Right-of-Way will not result in a landlocked parcel of property or deprive a landowner or public school of all access to a highway.
- F. If certain conditions are satisfied, as set forth in this Resolution, the public interest requires that the Right-of-Way be discontinued.
- G. NOW, THEREFORE, based on the above, and pursuant to section 66.1003 of the Wisconsin Statutes, the City Council of the City of Stoughton hereby resolves as follows:

1. **Conditional Discontinuance of Right-of-Way.** Upon the satisfaction of all of the conditions set forth in Section 2, below, subject to the reservation of easements described in Section 3 below, and subject to the deadline set forth in Section 6 below, the Right-of-Way is discontinued.

2. **Conditions.** The Right-of-Way shall not be discontinued until the City Attorney has notified the City Clerk, in writing, that the following conditions have been satisfied:

- a. The Wisconsin Department of Natural Resources has issued a permit that authorizes the City of Stoughton to fill any wetlands located within the future multi-purpose trail area described in Attachment B. The City shall have no obligation to obtain any permit or pay any costs associated with obtaining the permit, but will cooperate with CEBO Industries, Incorporated or others who may work to obtain the permit required by this section.
- b. The lands described in Attachment B have been conveyed to the City of Stoughton for use as public right-of-way.
- c. The lands described in Attachment C have been conveyed to the City of Stoughton for public park, recreation and open space uses.
- d. An easement interest in the lands described in Attachment D has been conveyed to the City allowing the use of such lands to maintain, repair and replace a water main.
- e. The conveyances described in subsections b. through d., above, are acceptable to the City Attorney in form and substance, and the property interests conveyed are insured by a title insurance policy subject to no exceptions other than those that are acceptable to the City.

3. **Easements Reserved.** Pursuant to Wis. Stat. § 66.1003(2)(a), the City and others retain easements to maintain existing water, electric and gas utility facilities located within the discontinued Right-of-Way, including all rights of entrance, maintenance, construction and repair of the facilities.

4. **Recording.** The City Clerk is instructed that after the conditions in Section 2 above have been satisfied, the City Clerk shall record a certified copy of this Resolution with the Dane County Register of Deeds.

5. **Official Map Amendment.** After the conditions in Section 2 above have been satisfied, the City's official map shall by virtue of this resolution be amended consistent with this Resolution.

6. **Expiration of this Resolution.** If the conditions in Section 2 above are not satisfied by April 15, 2023, this resolution shall be null and void.

*The above Resolution was duly adopted at the meeting of the City Council of the City of Stoughton on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.*

APPROVED

By \_\_\_\_\_

Tim Swadley, Mayor

ATTEST

\_\_\_\_\_  
Candee Christen, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE

This instrument acknowledged before me on \_\_\_\_\_, 20\_\_, by Tim Swadley, Mayor, and Candee Christen, City Clerk, of the City of Stoughton, Dane County, Wisconsin.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires: \_\_\_\_\_

Approved: \_\_\_\_\_

Posted: \_\_\_\_\_

- Attachments: A Description of Right-of-Way to be discontinued
- B Description of lands to be dedicated as additional public right-of-way
- C Description of lands to be dedicated for parks, recreation and open space
- D Description of water main easement area

This instrument was drafted by:  
Matthew P. Dregne  
Stafford Rosenbaum LLP  
222 West Washington Avenue, Suite 900  
Post Office Box 1784

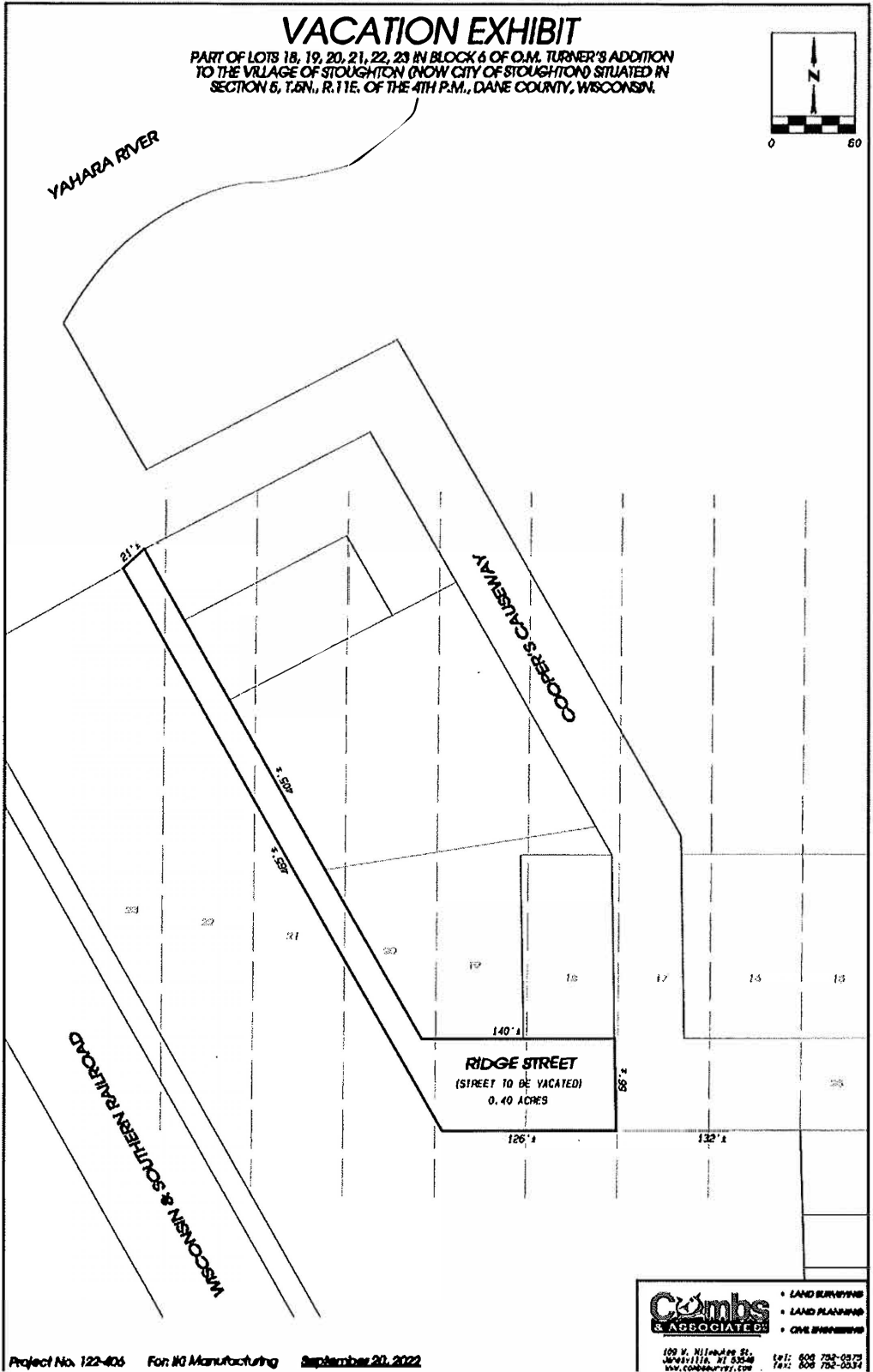
Madison, Wisconsin 53701-1784  
608/256-0226

ATTACHMENT A  
Description of Right-of-Way to be discontinued

**PROPERTIES ABUTTING PUBLIC WAY TO BE DISCONTINUED**

Part of Lots 18, 19, 20, 21, 22, 23 in Block 6 of O.M. Turner's Addition to the Village of Stoughton, (now City of Stoughton) Dane County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at the Southwest Corner of Lot 25 of O.M. Turner's Addition to the Village of Stoughton aforesaid; thence Westerly on an extension of the southerly line of Lot 25 aforesaid a distance of 132 feet to the place of beginning; thence continuing on the Westerly extension aforesaid, to a point lying 162 feet easterly from the railroad right of way as measured at right angles; thence northwesterly and parallel with the railroad right of way 162 feet there from a distance of 465 feet more or less, to the southerly right of way line of Ridgeway Street (Cooper's Causeway); thence northeasterly and along said right of way a distance of 20 feet; thence southeasterly and parallel with the railroad right of way 182 feet therefrom a distance of 405 feet more or less, to a point on the westerly extension of the north line of Lot 25 aforesaid; thence East to a point 132 feet west of the northwest corner of Lot 25 aforesaid; thence South 66 feet to the place of beginning.





ATTACHMENT B  
Description of lands to be dedicated as additional public right-of-way

**Legal Description - Easement**

**Owner: CEBO Industries  
316 Coopers Causeway  
Stoughton, WI 53589**

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 5, in Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin more fully described as follows:

Commencing at the Southeast corner of said Section 5;  
Thence, North 57° 32' 15" West, 1291.38 feet to the Southwest corners of Certified Survey Map No. 11636; South 89° 45' 44" West 50.30 feet plus or minus to the Westerly line of Coopers Causeway also being the point of beginning;

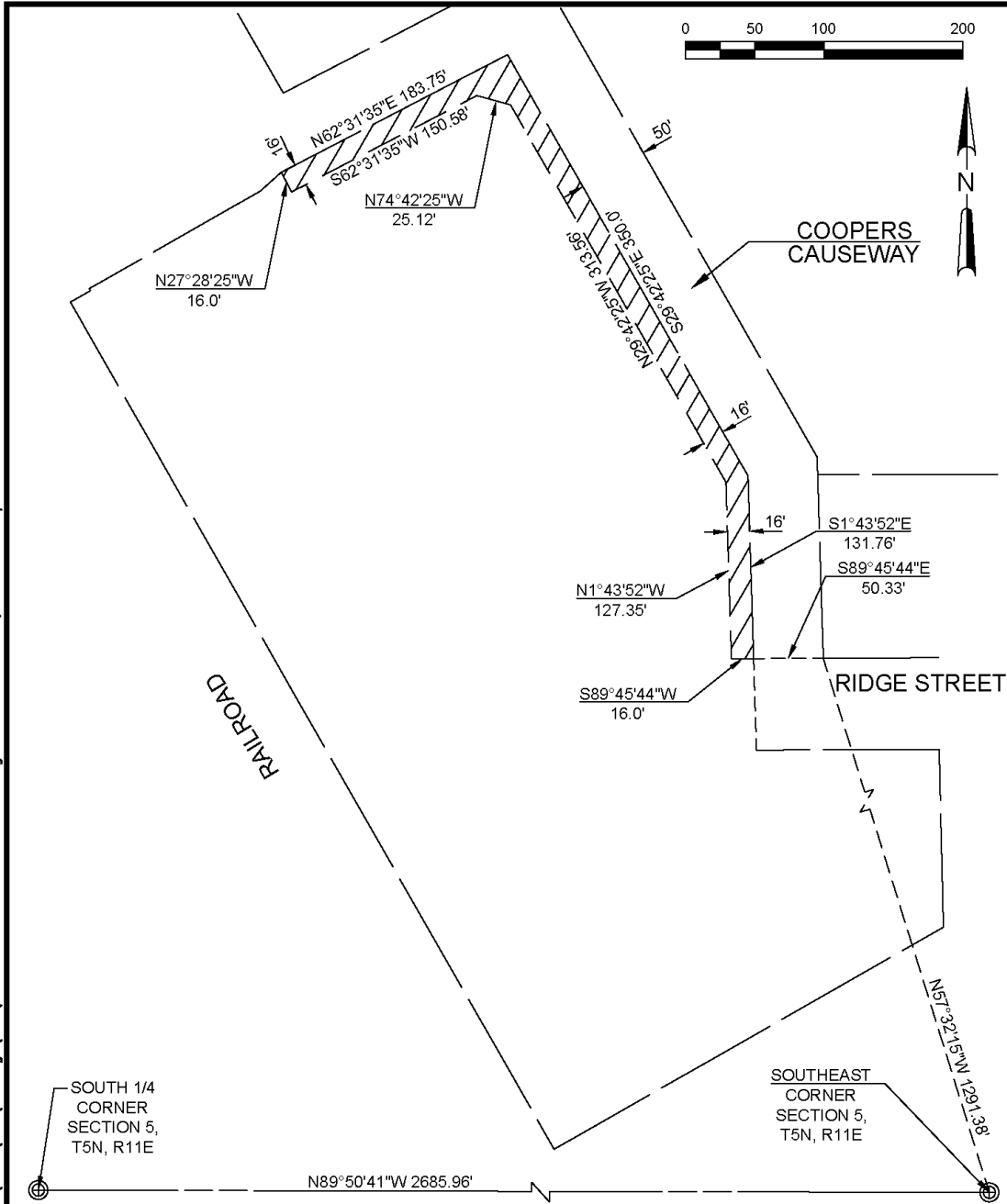
Thence, South 89° 45' 44" West 16.00 feet;  
Thence, North 1°43'52" West 127.35 feet;  
Thence, North 29° 42' 25" West 313.56 feet;  
Thence, North 74°42'25" West 25.12 feet;  
Thence, South 62°31'35" West 150.58;  
Thence, North 27°28'25" West 16.00 feet to southerly line of Coopers Causeway;  
Thence, North 62°31'35" East 183.75 feet along the southerly line of Coopers Causeway;  
Thence, South 29°42'25" East 350.00 feet along the westerly line of Coopers Causeway;  
Thence, South 1° 43'52" East 131.76 feet along the westerly line of Coopers Causeway to the Point of Beginning.

**Containing 10486.43 square feet (0.24 acres), more or less.**

Subject to all other easements, restrictions, and covenants, recorded and unrecorded.

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**COOPERS CAUSEWAY EASEMENT**  
**SW 1/4 - SE 1/4, SE 1/4 - SE 1/4**  
**SECTION 5, TOWNSHIP 5 NORTH, RANGE 11 EAST**  
**CITY OF STOUGHTON, DANE COUNTY, WISCONSIN**



1040.163

ATTACHMENT C

Description of lands to be conveyed for parks, recreation and open space

ATTACHMENT D  
Description of water main easement area

**Legal Description - Easement**

**Owner: CEBO Industries  
316 Coopers Causeway  
Stoughton, WI 53589  
Parcel Number 051105470009**

A 20-foot wide Water Main Easement located in part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 5, in Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin the centerline of which is more fully described as follows:

Commencing at the Southeast corner of said Section 5;  
Thence, North 59° 59' 47" West, 1298.14 feet to a water valve in the existing right-of-way of Ridge Street being the point of beginning;

Thence, North 78° 22' 46" West, 64.60 feet;  
Thence, North 85° 09' 41" West, 51.41 feet;  
Thence, North 73° 59' 19" West, 59.63 feet;  
Thence, North 56° 00' 31" West, 25.89 feet to "Point A";  
Thence, North 52° 10' 52" West, 26.56 feet;  
Thence, North 62° 30' 29" West, 15.65 feet;  
Thence, South 67° 08' 37" West, 51.57 feet;  
Thence, North 78° 41' 32" West, 21.71 feet;  
Thence, South 76° 12' 56" West, 18.37 feet;  
Thence, South 64° 49' 32" West, 44.58 feet to the northeasterly railroad right-of-way and the end of this 20-foot easement centerline.

Also, beginning at above described "Point A";  
Thence, North 35° 46' 50" East, 24.00 feet to the end of this 20-foot easement centerline.

**Containing 7876 square feet (0.18 acres), more or less.**

Subject to all other easements, restrictions, and covenants, recorded and unrecorded.

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