

## PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a **Virtual** Public Hearing on Monday September 13, 2021 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed rezoning of the following lands located within the Meadows at Kettle Park West in the City of Stoughton (see additional information link below), owned by Forward Development Group, LLC. The property is proposed to be rezoned from Right-of-Way and Open Space to SR-5 - Single Family Residential.

See additional information at: <http://stoughtoncitydocs.com/planning-commission/>

You can join the meeting via Zoom or Phone below:

<https://zoom.us/j/99947070566?pwd=a1hqU1pkWGdCWjNUUzRyUmFjN2dLZz09>

Meeting ID: 999 4707 0566

Passcode: 497893

Phone in access: +1 312 626 6799 US (Chicago)

Meeting ID: 999 4707 0566

Passcode: 497893

If you wish to call in and speak at the meeting, please register at: <http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Published August 12 and 19, 2021 Hub

**City of Stoughton Application for Amendment of the Official Zoning Map  
(Requirements per Section 78-903 attached)**

Applicant Name: Forward Development Group, LLC, c/o Konner Kearney  
Applicant Address: 161 Horizon Drive, Suite 101A, Verona, WI 53593  
Applicant Phone and Email: ktk@forwarddevgroup.com 608-848-5060  
Property Owner Name (if different than applicant): Kettle Park West LLC  
Property Owner Phone: 608-848-5060  
Subject Property Address: \_\_\_\_\_

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application; Parts I - IV are to be used by the City when processing said application.

**I. Record of Administrative Procedures for City Use**

Application form filed with Zoning Administrator Date: 8/3/21  
Application fee of \$ 415 received by Zoning Administrator Date: 8/3/21

**II Application Submittal Packet Requirements for Applicant Use**

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application and materials for staff review, followed by one revised application packet based upon staff review and comments.

Application form filed with Zoning Administrator Date: 8/3/21

- (a) **A copy of the Current Zoning Map of the subject property and vicinity:**
  - Showing all lands for which the zoning is proposed to be amended.
  - Map and all its parts are clearly reproducible with a photocopier.
  - Electronic map size of 11" by 17" and map scale not less than one inch equals 800 ft.
  - All lot dimensions of the subject property provided.
  - Graphic scale and north arrow provided.
- (c) **Written justification for the proposed text amendment**
  - Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-903(4)(c)1.-3.

**III Justification of the Proposed Zoning Map Amendment for Applicant Use**

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 78-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

The proposed amendment reflects a replat of an existing subdivision. The new lots will be zoned using the same zoning district as those around them (SR-5).

All lots are currently vacant and are under the same ownership.

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2. Which of the following has arisen that are not properly addressed in the current Official Zoning Map? (Please provide explanation in space below if necessary)

- a) The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
- b) A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- c) Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- d) Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

c) Factors have changed. Discontinuing a street allowed the application to create new lots.

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3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The land use is consistent with the existing Official Zoning Map. The housing unit density of the The Meadows increases from 3.95 to 4.69 dwelling units per acre. The amount of parkland dedicated was increased due to the addition of the lots.

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**IV. Final Application Packet Information for City Use**

Receipt of (8.5" by 11" text and 11" by 17" graphic electronic copies of final application packet by Zoning Administrator

Date: 8/3/21

Notified Neighboring Property Owners (within 300 feet)

Date: 8/9/21

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 8/3/21

Class 2 legal notice sent to official newspaper by City Clerk

Date: 8/3/21

Class 2 legal notice published on Aug 12 and 19

Date: 2021

## Memorandum

To: Rodney Scheel, Director of Planning & Development  
Michael Stacey, Zoning Administrator

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: The Meadows Replat – Final Plat

JSD Project #: 15-7018

Date: August 2, 2021

cc: Brent Ellifson, Ron Henshue, and Konner Kearney (FDG), Dave Jenkins (JSD)

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On behalf of Forward Development Group (FDG), JSD Professional Services, Inc. (JSD) is requesting to present the enclosed Final Plat and Zoning Map Amendment to replat, and subsequently rezone portions of The Meadows at Kettle Park West to the Plan Commission and City Council at their respective September 13, 2021, and September 28, 2021, meetings.

### Project Site Location and Zoning

The project site, known as The Meadows at Kettle Park West, is generally located northwest of the intersection of USH 151 and Jackson Street. More specifically, the replat only includes Blocks 3, 4, 6, and 11 of The Meadows at Kettle Park West (refer to **Attachment A, Recorded Final Plat**).

Today, the majority of the project site, with the exception of the platted right-of-way, is zoned SR-5 and the City's 2017 Comprehensive Plan (the "Plan") recommends for Single-Family Residential land uses.

### Final Plat: Replat of The Meadows, Kettle Park West

A preliminary plat for the proposed replat of the Meadows, Kettle Park West was submitted and discussed at the July 12 Plan Commission meeting, and was subsequently referred with a recommendation of approval to Common Council for consideration at their July 27 meeting. At that meeting, the Common Council approved the preliminary plat.

Overall, the goal of the proposed replat of The Meadows is to generally maintain the original subdivision's lot configuration and design, including primary roadways, utilities, pedestrian pathways, open spaces, etc., while eliminating unnecessary, ancillary roadway infrastructure, and increasing lot yield by shifting lot lines.

As part of this replat process, FDG has reduced the amount of right-of-way by discontinuing Castle Court and releasing the center island outlot (Outlot 1, Block 5) located within the right-of-way. A lis pendens was filed with the Dane County Register of Deeds on June 25, 2021. Both the right-of-way and outlot will transition to single-family residential lots.

The following table provides a summary comparison of the proposed replat and The Meadows at Kettle Park West recorded subdivision plat.

<b>The Meadows at Kettle Park West Subdivision – Replat Comparison</b>		
	<b>Original Meadows Subdivision Blocks 3, 4, 6, and 11</b>	<b>Proposed Meadows Replat, Blocks 3, 4, 6, and 11</b>
<b>Zoning</b>	SR-5	SR-5
<b>Number of Traditional Single-family Lots</b>	37	44
<b>Lot Size Range</b>	7,200 - 18,000 square-feet	7,200 - 19,000 square-feet
<b>Density</b>	3.95 du/acre	4.69 du/acres

Refer to **Attachment B**, *Proposed Final Plat* and **Attachment C**, *Approved Preliminary Plat* for additional details.

**Zoning Map Amendment**

In conjunction of the Final Plat application, a Zoning Map Amendment is also being requested. The discontinuance of Castle Court right-of-way and the release of Outlot 1, Block 5 will result in these lands becoming residential lots that need to be zoned accordingly. The proposed Zoning Map Amendment zones the Castle Court right-of-way and rezones the center island outlot from Open Space to SR-5 zoning, consistent with the surrounding zoning.

Refer to **Attachments D and E**, which provide legal descriptions and exhibits for the proposed Zoning Map Amendments.

**Conclusion**

Overall, the proposed Final Plat is in general conformance with the existing recorded Final Plat, and it maintains SR-5 zone district development standards, which permits minimum lot sizes of 7,200 square-feet. In addition, the proposed replat of The Meadows at Kettle Park is also generally consistent with the City’s Comprehensive Plan goals and policies, including those related to:

- Enhance and maintain the City’s unique neighborhoods.
- Maintain the City as a predominantly single-family community.
- Create an efficient and sustainable development pattern.

FDG is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

**Attachments**

- Attachment A: Recorded Final Plat
- Attachment B: Proposed Final Plat
- Attachment C: Approved Preliminary Plat
- Attachment D: Outlot 1, Block 5 Rezoning Exhibit
- Attachment E: Castle Circle Rezoning Exhibit

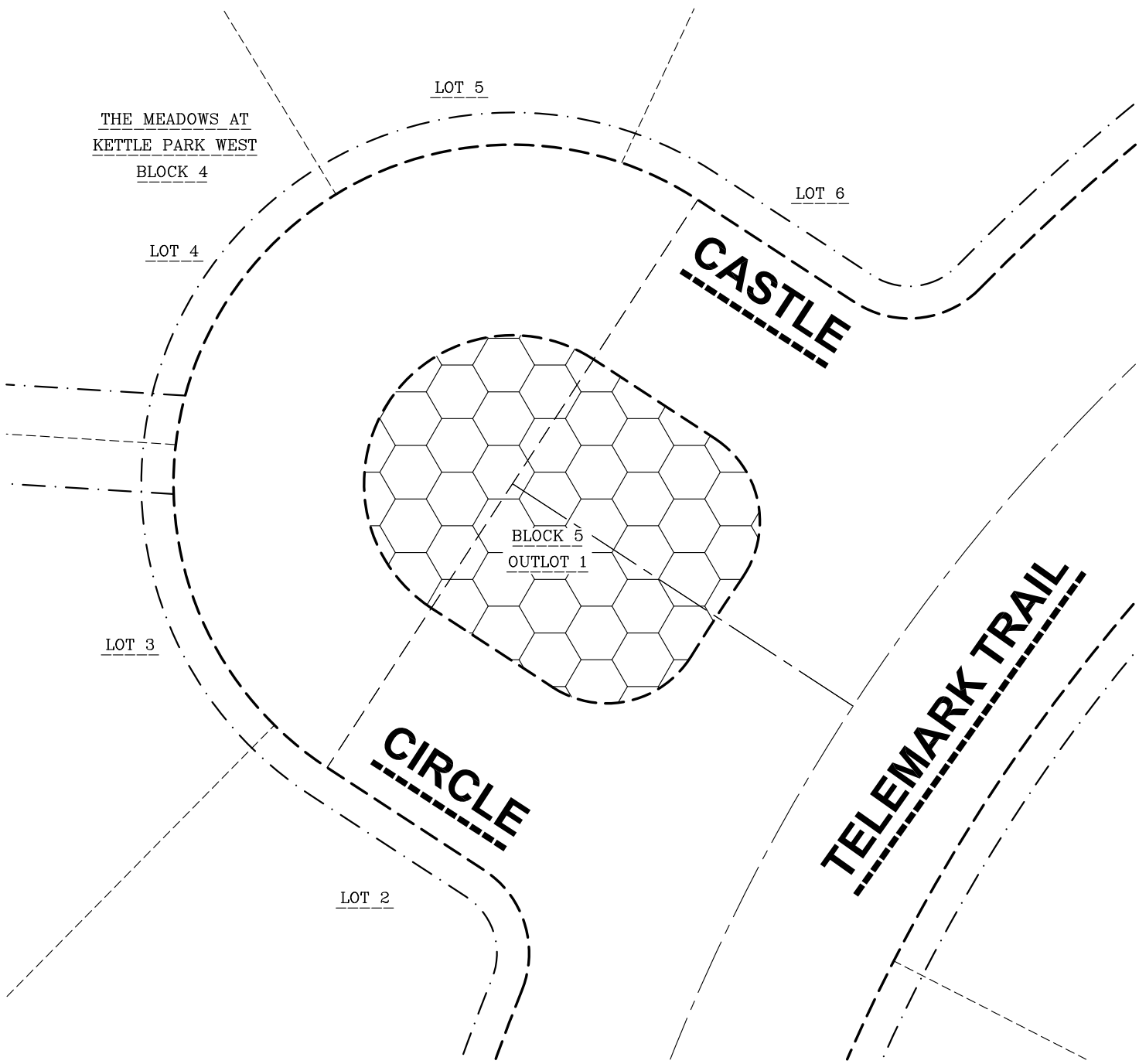


**REZONE FROM OPEN SPACE TO SR-5**  
**Legal Description**

Outlot 1, Block 5, The Meadows at Kettle Park West, recorded in Volume 61-036A of Plats, on pages 195-202 as Document Number 5646491, located in the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

All of Outlot 1, Block 5 as recorded in the aforementioned Plat.

File: I:\2019\157018\DWG\Survey\Sheets\157018 Exhibit-Castle Circle.dwg Layout: Rezone 01.1-B5 User: jk Plotted: Jul 27, 2021 - 11:31am

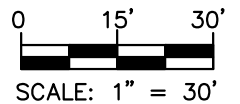


**LEGEND**

- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- ⬢ OUTLOT 1, BLOCK 5

**NOTES**

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS N86°41'54"W.



SCALE: 1" = 30'

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

PROJECT:  
**THE MEADOWS AT  
 KETTLE PARK WEST**  
 STOUGHTON, WI

SHEET TITLE:  
**REZONE OF  
 OUTLOT 1, BLOCK 5  
 EXHIBIT MAP**

JSD PROJECT NUMBER:  
 15-7018  
 DRAWN BY: JK CHECKED BY: TJB  
 DATE:  
 JULY 27, 2021

SHEET NUMBER:  
 2 OF 2





**REZONE FROM PUBLIC RIGHT-OF-WAY TO SR-5**  
**Legal Description**

Castle Circle, The Meadows at Kettle Park West, recorded in Volume 61-036A of Plats, on pages 195-202 as Document Number 5646491, located in the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

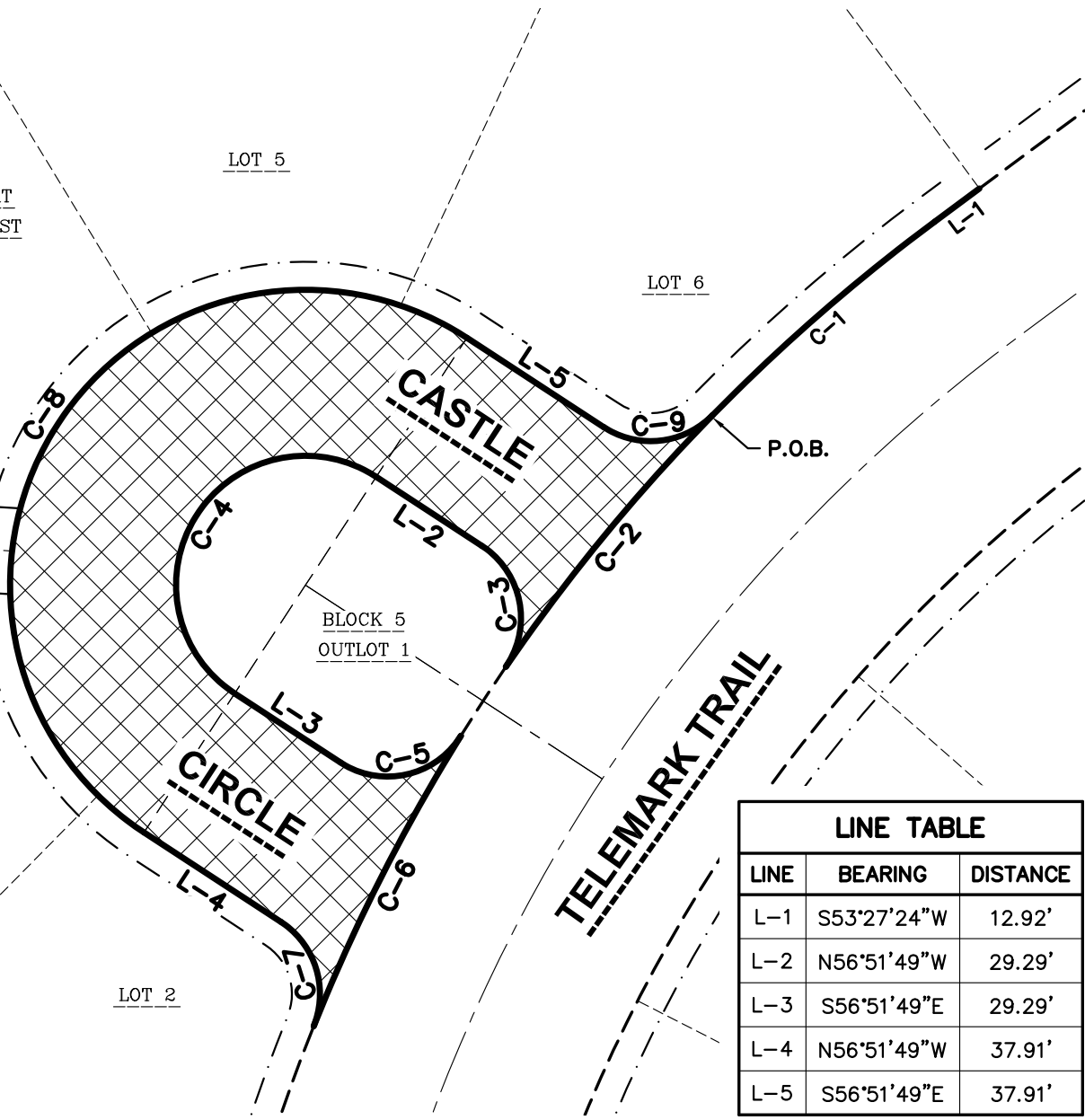
Commencing at the intersection of the Easternmost corner of Lot 6, The Meadows at Kettle Park West and the Westerly right-of-way of Telemark Trail; thence South 53°27'24" West along said right-of-way, 12.92 feet to a point of curve; thence 68.43 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 48°55'47" West, 68.35 feet to the Point of Beginning; thence continuing 75.58 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 39°24'07" West, 75.49 feet; thence 31.86 feet along a curve to the left along the inside right-of-way of Castle Circle having a radius of 20.00 feet, whose chord bears North 11°13'52" West, 28.59 feet; thence North 56°51'49" West along said right-of-way, 29.29 feet to a point of curve; thence 94.25 feet along a curve to the left along said right-of-way having a radius of 30.00 feet, whose chord bears South 33°08'11" West, 60.00 feet; thence South 56°51'49" East along said right-of-way, 29.29 feet to a point of curve; thence 31.86 feet along a curve to the left along said right-of-way having a radius of 20.00 feet, whose chord bears North 77°30'15" East, 28.59 feet to the Westerly right-of-way of Telemark Trail; thence 75.58 feet along a curve to the left along said right-of-way having a radius of 433.00 feet, whose chord bears South 26°52'16" West, 75.49 feet; thence 27.48 feet along a curve to the left along the outside right-of-way of Castle Circle having a radius of 20.00 feet, whose chord bears North 17°29'47" West, 25.37 feet; thence North 56°51'49" West along said right-of-way, 37.91 feet to a point of curve; thence 215.20 feet along a curve to the right along said right-of-way having a radius of 68.50 feet, whose chord bears North 33°08'11" East, 137.00 feet; thence South 56°51'49" East along said right-of-way, 37.91 feet to a point of curve; thence 27.48 feet along a curve to the left along said right-of-way having a radius of 20.00 feet, whose chord bears North 83°46'10" East, 25.37 feet to the Westerly right-of-way of Telemark Trail and the Point of Beginning.

Said rezone contains 10,268 square feet or 0.236 acres.

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THE MEADOWS AT  
KETTLE PARK WEST  
BLOCK 4

PARCEL  
10,268 S.F.  
0.236 ACRE



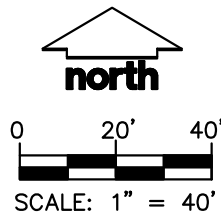
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S53°27'24"W	12.92'
L-2	N56°51'49"W	29.29'
L-3	S56°51'49"E	29.29'
L-4	N56°51'49"W	37.91'
L-5	S56°51'49"E	37.91'

**LEGEND**

- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- - - - - EASEMENT LINE
- XXXXX CASTLE CIRCLE

**NOTES**

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS N86°41'54"W.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	68.43'	433.00'	9°03'15"	S48°55'47"W	68.35'
C-2	75.58'	433.00'	10°00'04"	S39°24'07"W	75.49'
C-3	31.86'	20.00'	91°15'54"	N11°13'52"W	28.59'
C-4	94.25'	30.00'	180°00'00"	S33°08'11"W	60.00'
C-5	31.86'	20.00'	91°15'54"	N77°30'15"E	28.59'
C-6	75.58'	433.00'	10°00'04"	S26°52'16"W	75.49'
C-7	27.48'	20.00'	78°44'02"	N17°29'47"W	25.37'
C-8	215.20'	68.50'	180°00'00"	N33°08'11"E	137.00'
C-9	27.48'	20.00'	78°44'02"	N83°46'10"E	25.37'

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
MADISON REGIONAL OFFICE  
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PROJECT:  
**THE MEADOWS AT  
KETTLE PARK WEST**

STOUGHTON, WI

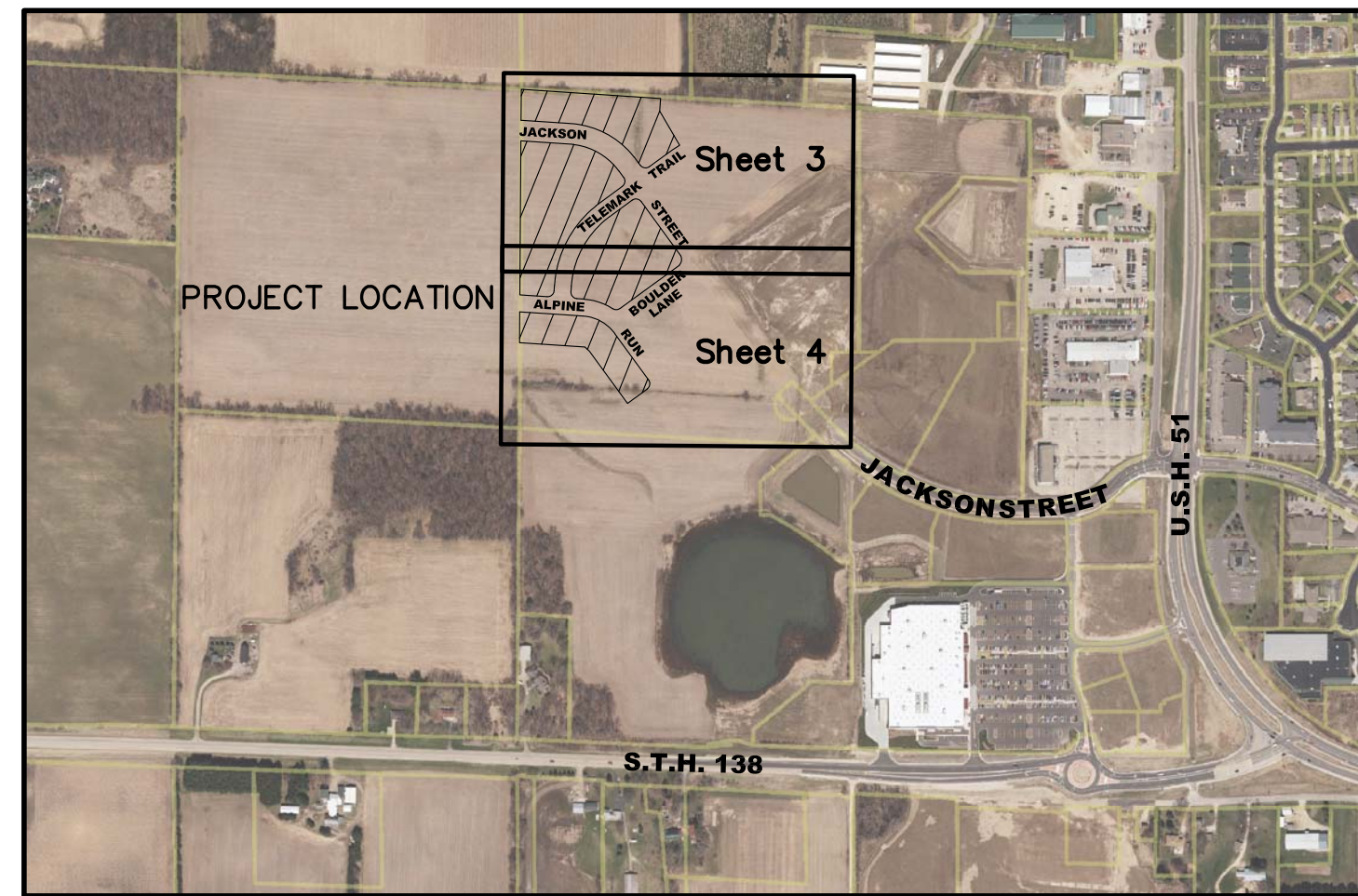
SHEET TITLE:  
**REZONE OF  
CASTLE CIRCLE  
EXHIBIT MAP**

JSD PROJECT NUMBER:  
15-7018  
DRAWN BY: JK CHECKED BY: TJB  
DATE:  
JULY 27, 2021

SHEET NUMBER:  
2 OF 2

# REPLAT OF THE MEADOWS

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



## AREA MAP-SHEET INDEX

NOT TO SCALE

### LEGEND

	GOVERNMENT CORNER		PLATTED LOT LINE
	1" IRON PIPE FOUND		EASEMENT LINE
	3/4" REBAR FOUND		EDGE OF PAVEMENT
	1-1/4" REBAR FOUND		CONCRETE CURB & GUTTER
	PLAT BOUNDARY		BITUMINOUS PAVEMENT
	CHORD LINE		CONCRETE PAVEMENT
	CENTERLINE		EDGE OF BITUMINOUS
	RIGHT-OF-WAY LINE		"NO ACCESS"
	SETBACK LINE		EASEMENTS TO BE RELEASED BY RESOLUTION AND REPLAT
	SECTION LINE		

### NOTES

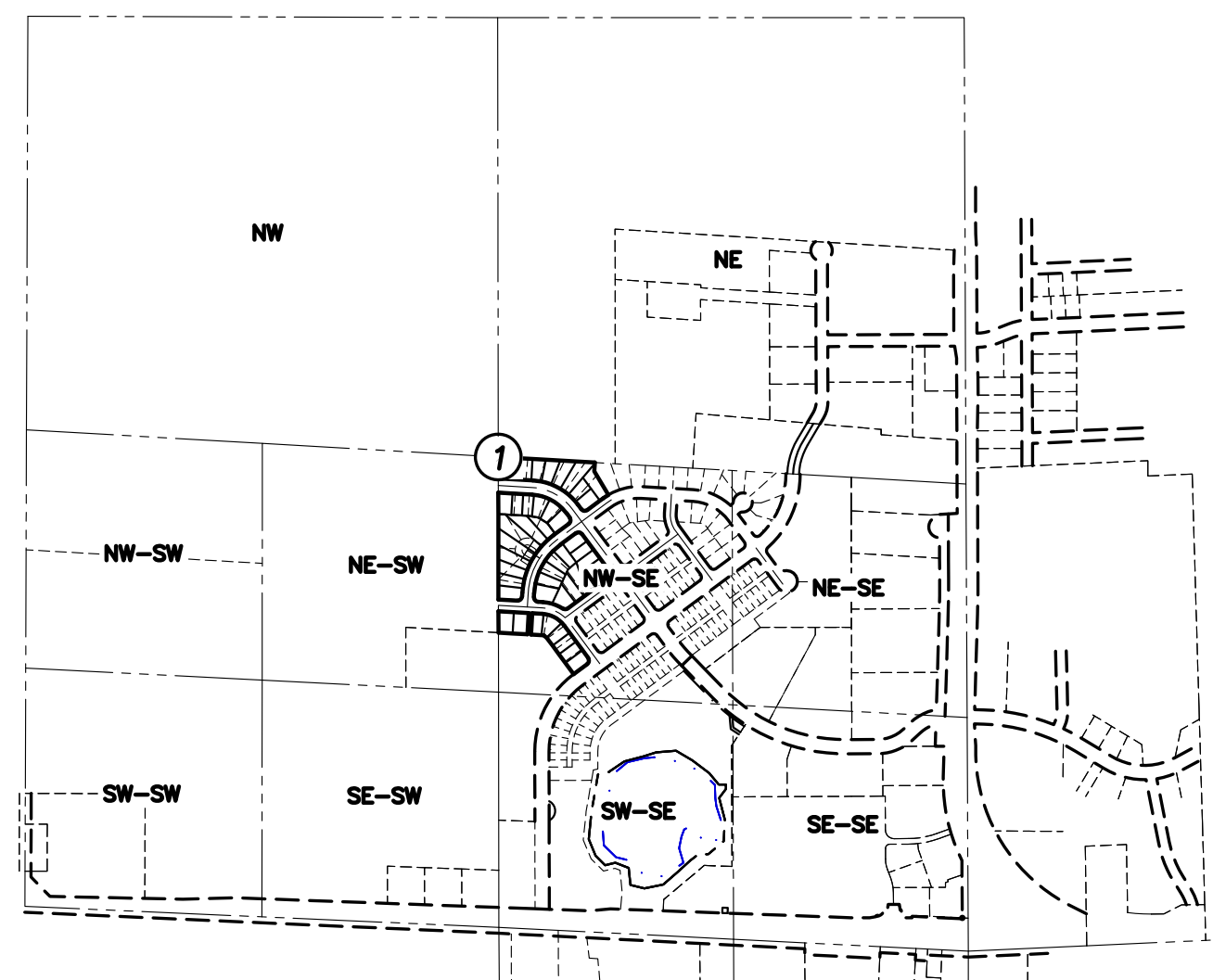
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICE, INC. IN 2020.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
  - "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
  - "WATER MAIN EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY.
  - "PUBLIC EASEMENT FOR WATER, SANITARY AND STORM SEWER" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY, SANITARY SEWER SERVICE AND STORM SEWER SERVICE.
  - "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
  - "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
  - NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPTING RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
  - THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
- SEE SHEET 3 and 4 FOR LOT INFORMATION.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALES AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
- EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
- ON THE FOLLOWING LOTS, EACH LOT OWNER SHALL BE REQUIRED, AT THE TIME A BUILDING PERMIT IS ISSUED, TO DESIGNATE A REAR YARD ON THEIR LOT FOR THE PURPOSE OF ASSIGNING BUILDING SETBACKS: LOT 1, 12, BLOCK 3; LOTS 1 AND 9, BLOCK 4; LOTS 1, 4, 8 AND 9, BLOCK 6; LOTS 1, 5 AND 8, BLOCK 11.
- THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.
- BY APPROVAL OF THE "REPLAT OF THE MEADOWS", THE CITY OF STOUGHTON WOULD HEREBY RELEASE ITS RIGHTS TO ALL "UTILITY EASEMENTS" SHOWN ON LOTS 2-7, BLOCK 4; LOT 3, BLOCK 6; LOT 2, BLOCK 11; "THE MEADOWS AT KETTLE PARK WEST". THE CITY OF STOUGHTON WOULD ALSO RELEASE ITS RIGHTS TO THE 20 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON LOTS 3, 4 AND 11, BLOCK 4, OF THE "THE MEADOWS AT KETTLE PARK WEST". SEE THE EASEMENT/RESTRICTION RELEASE CERTIFICATE ON SHEET 5

LINE	BEARING	DISTANCE
L-1	N86°42'21"W	56.63'
L-2	S48°15'13"E	23.73'
L-3	N31°17'39"E	20.93'
L-4	N86°42'21"W	27.63'
L-5	N36°32'36"W	29.69'
L-6	S31°17'39"W	20.93'

LINE	BEARING	DISTANCE
L-7	N31°18'06"E	48.98'
L-8	N36°32'36"W	29.69'
L-9	N49°13'52"E	62.33'
L-10	S19°34'54"E	62.73'
L-11	N80°15'04"W	57.90'
L-12	N57°58'34"W	60.44'

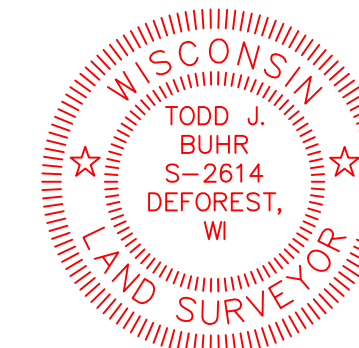
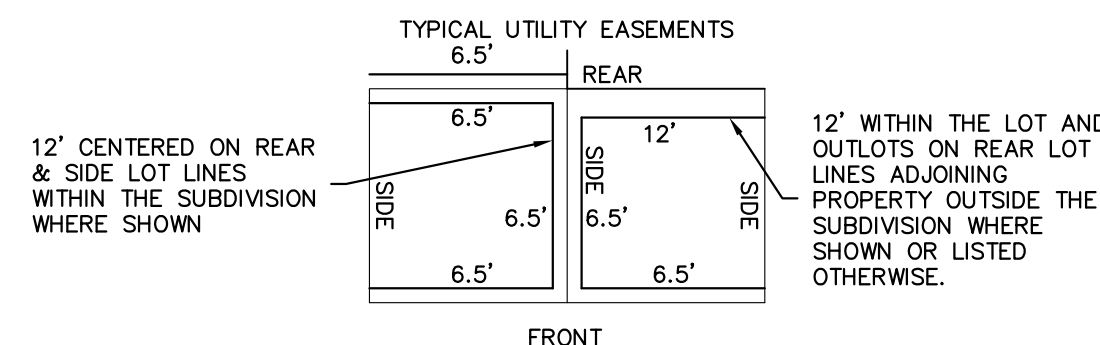
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	146.21'	167.00'	50°09'45"	141.58'	N61°37'28"W
C-2	8.03'	167.00'	2°45'16"	8.03'	N85°19'43"W
C-3	116.02'	167.00'	39°48'21"	113.70'	N64°02'55"W
C-4	22.16'	167.00'	7°36'08"	22.14'	N40°20'40"W
C-5	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-6	227.63'	260.00'	50°09'45"	220.43'	N61°37'28"W
C-7	11.20'	260.00'	2°28'05"	11.20'	N85°28'19"W
C-8	92.66'	260.00'	20°25'10"	92.17'	N74°01'41"W
C-9	88.31'	260.00'	19°27'41"	87.89'	N54°05'15"W
C-10	35.46'	260.00'	7°48'49"	35.43'	N40°27'00"W
C-11	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-12	379.10'	433.00'	50°09'45"	367.10'	N28°22'32"E
C-13	39.51'	433.00'	5°13'39"	39.49'	N50°50'35"E
C-14	52.42'	433.00'	6°56'11"	52.39'	N44°45'40"E
C-15	52.43'	433.00'	6°56'15"	52.39'	N37°49'28"E
C-16	52.43'	433.00'	6°56'15"	52.40'	N30°53'14"E
C-17	52.43'	433.00'	6°56'15"	52.40'	N23°56'58"E
C-18	52.43'	433.00'	6°56'15"	52.40'	N17°00'42"E
C-19	51.90'	433.00'	6°52'05"	51.87'	N10°06'32"E
C-20	25.55'	433.00'	3°22'50"	25.54'	N04°59'04"E
C-21	321.31'	367.00'	50°09'45"	311.15'	N28°22'32"E
C-22	54.04'	367.00'	8°26'11"	53.99'	N07°30'44"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-23	71.09'	367.00'	11°05'57"	70.98'	N17°16'47"E
C-24	71.09'	367.00'	11°05'57"	70.98'	N28°22'44"E
C-25	71.09'	367.00'	11°05'57"	70.98'	N39°28'41"E
C-26	54.00'	367.00'	8°25'45"	53.94'	N49°14'32"E
C-27	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C-28	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W
C-29	30.16'	25.00'	69°07'19"	28.36'	S88°01'04"W
C-30	119.09'	233.00'	29°17'05"	117.80'	N72°03'49"W
C-31	66.44'	233.00'	16°20'16"	66.22'	N65°35'25"W
C-32	52.65'	233.00'	12°56'47"	52.54'	N80°13'57"W
C-33	39.27'	25.00'	90°00'00"	35.36'	N41°42'21"W
C-34	34.24'	333.00'	5°53'27"	34.22'	S56°24'08"W
C-35	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C-36	297.67'	340.00'	50°09'45"	288.25'	N61°37'28"W
C-37	22.11'	340.00'	3°43'35"	22.11'	N38°24'23"W
C-38	56.76'	340.00'	9°33'52"	56.69'	N45°03'06"W
C-39	56.76'	340.00'	9°33'52"	56.69'	N54°36'58"W
C-40	56.76'	340.00'	9°33'52"	56.69'	N64°10'51"W
C-41	56.76'	340.00'	9°33'52"	56.69'	N73°44'43"W
C-42	48.52'	340.00'	8°10'42"	48.49'	N82°37'00"W
C-43	39.27'	25.00'	90°00'00"	35.36'	N48°17'39"E



## LOCATION SKETCH

SECTION 01, T05N, R10E, DANE COUNTY



**PREPARED FOR:**  
KETTLE PARK WEST, LLC  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WISCONSIN 53593  
P. 608.848.9050

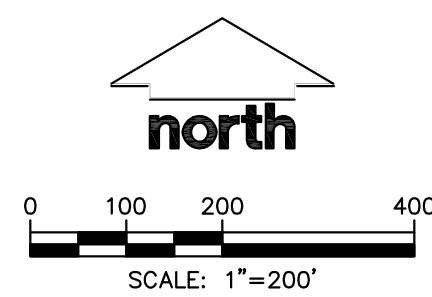
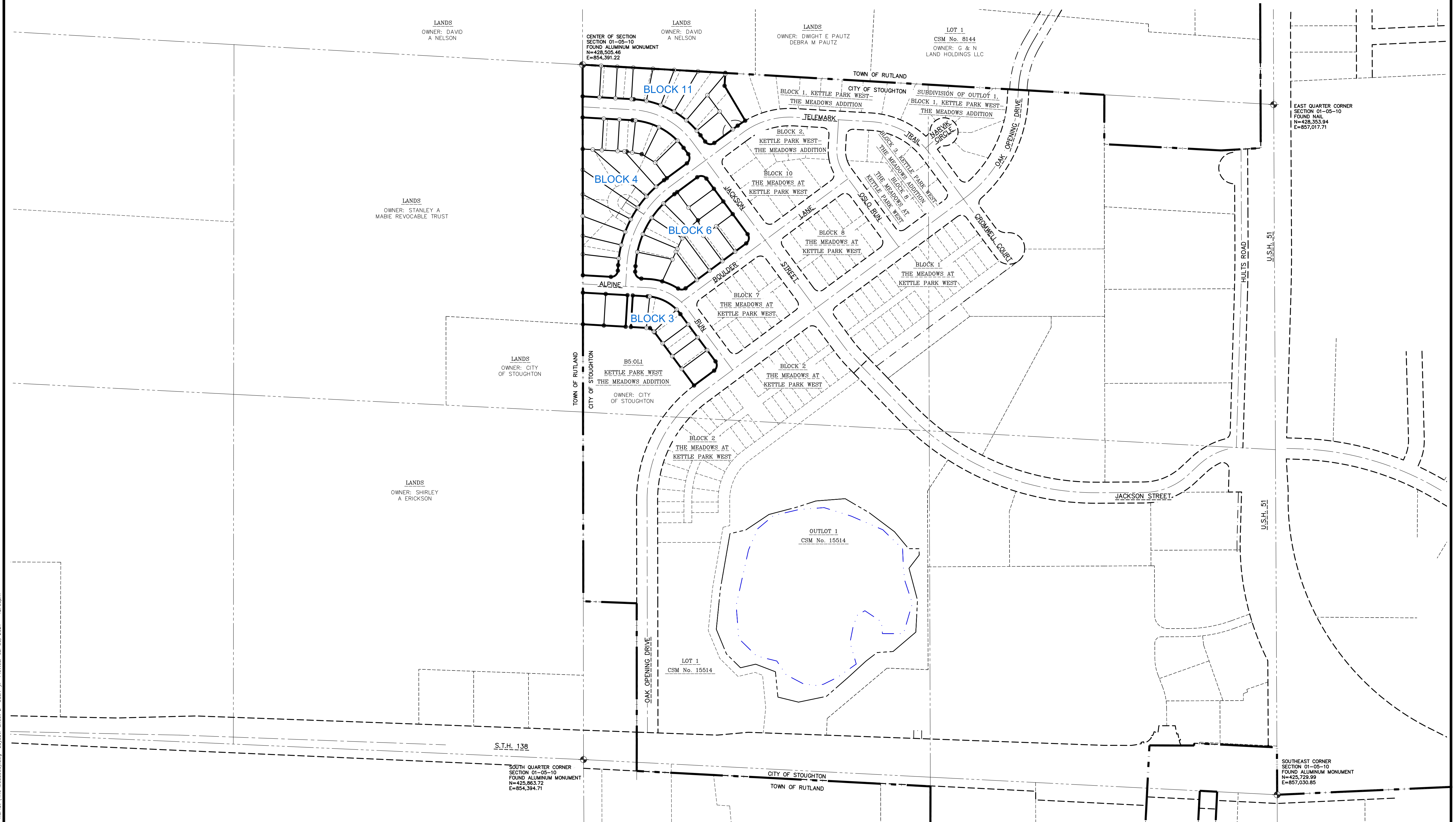
**PREPARED BY:**  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

APPROVED:

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		CREATE THE VISION TELL THE STORY
<b>REPLAT OF THE MEADOWS</b>		
PROJECT NO: 15-7018S	DRAWN BY: CJD	INITIAL SUBMITTAL DATE: AUGUST 2, 2021
FIELDBOOK/P/R: ---	CHECKED BY: CJD	REVISION RESUBMITTAL DATE: ---
SURVEYED BY: ---	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: ---
<b>SHEET 1 OF 5</b>		

# REPLAT OF THE MEADOWS

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



**LEGEND**  
**BLOCK 2** PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-5 FOR LOT NUMBERS)  
 --- CORPORATE BOUNDARY

**PREPARED FOR:**  
 KETTLE PARK WEST, LLC  
 161 HORIZON DRIVE, SUITE 101A  
 VERONA, WISCONSIN 53593  
 P. 608.848.9050

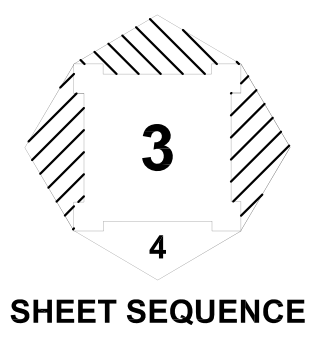
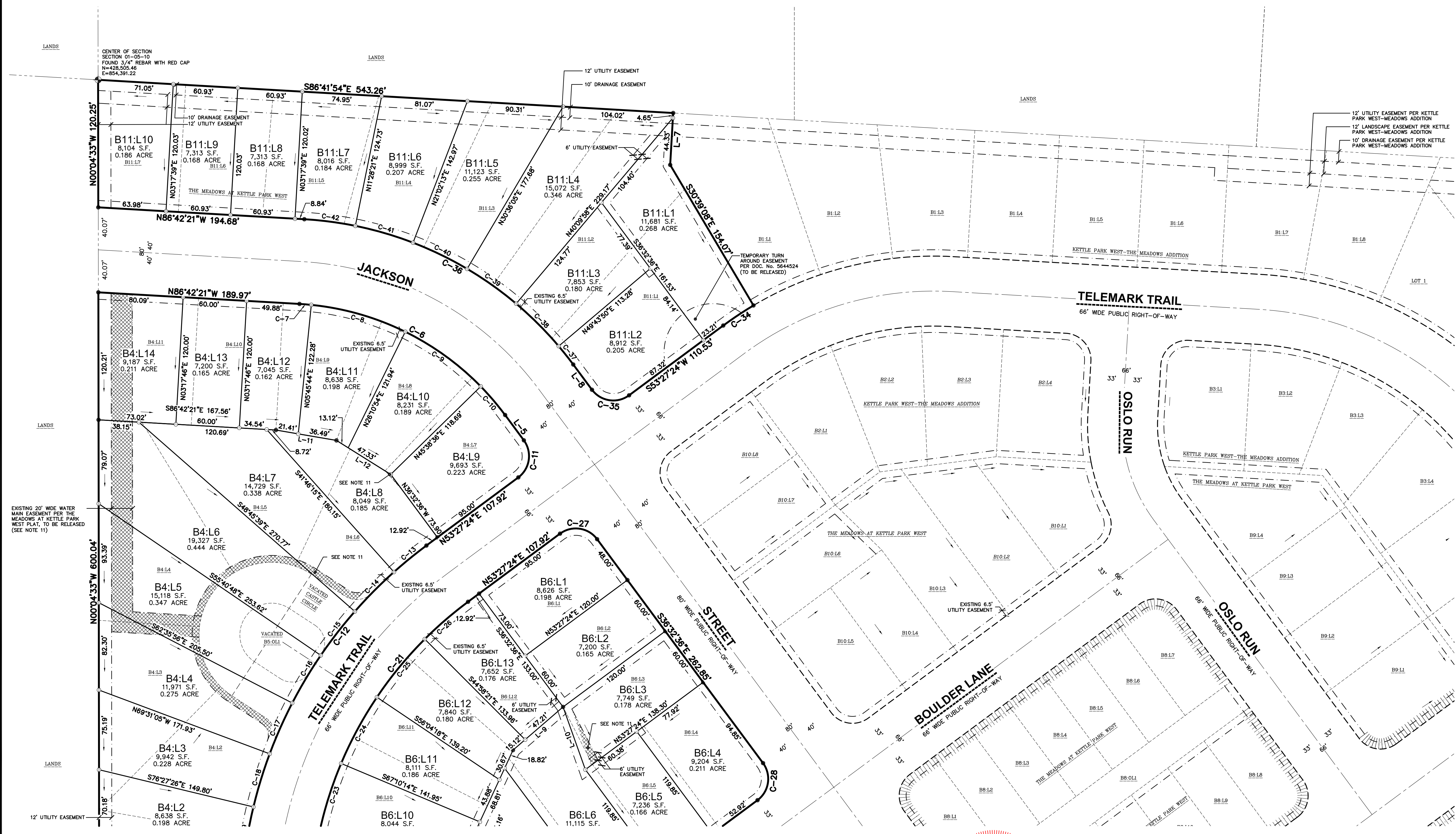
**PREPARED BY:**  
 JSD PROFESSIONAL SERVICES, INC.  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

<b>PROJECT LOCATION:</b> SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN			CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENOSHA APPLETON WAUSAU	
<b>REPLAT OF THE MEADOWS</b>				
<b>PROJECT NO:</b> 15-7018S <b>FIELDBOOK/P/R:</b> --- <b>SURVEYED BY:</b> ---	<b>DRAWN BY:</b> CMD <b>CHECKED BY:</b> CJO <b>APPROVED BY:</b> TJB	<b>INITIAL SUBMITTAL DATE:</b> AUGUST 2, 2021 <b>REVISION RESUBMITTAL DATE:</b> --- <b>REVISION RESUBMITTAL DATE:</b> --- <b>REVISION RESUBMITTAL DATE:</b> ---	<b>SHEET 2 OF 5</b>	

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# REPLAT OF THE MEADOWS

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

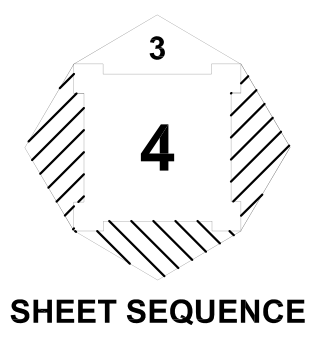
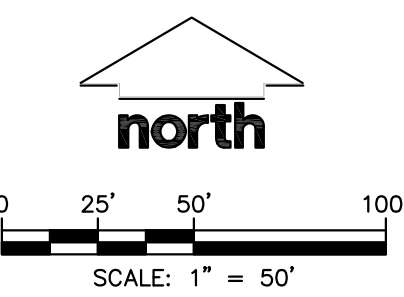


PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		CREATE THE VISION TELL THE STORY MADISON   MILWAUKEE KENOSHA   APPLETON   WAUSAU
PROJECT NO: 15-7018S DRAWN BY: CMD INITIAL SUBMITTAL DATE: AUGUST 2, 2021		
FIELDBOOK/PG: _____ SURVEYED BY: _____	CHECKED BY: CJO APPROVED BY: TJB	REVISION RESUBMITTAL DATE: _____ REVISION RESUBMITTAL DATE: _____ REVISION RESUBMITTAL DATE: _____
REPLAT OF THE MEADOWS		
SHEET 3 OF 5		

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# REPLAT OF THE MEADOWS

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENOSHA APPLETON WAUSAU
PROJECT NO: 15-7018S DRAWN BY: CMD CHECKED BY: CJO SURVEYED BY:		
INITIAL SUBMITTAL DATE: AUGUST 2, 2021 REVISION RESUBMITTAL DATE: --- REVISION RESUBMITTAL DATE: --- REVISION RESUBMITTAL DATE: ---		REPLAT OF THE MEADOWS SHEET 4 OF 5

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# REPLAT OF THE MEADOWS

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF KETTLE PARK WEST, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF STOUGHTON CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-7, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED, AND IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

LOTS 1-7, BLOCK 3, VACATED OUTLOT 1, BLOCK 5, DISCONTINUED CASTLE CIRCLE ALL OF BLOCKS 4, 6 AND 11, THE MEADOWS AT KETTLE PARK WEST, RECORDED IN VOLUME 61-036A OF PLATS, PAGES 195-202 AS DOCUMENT No. 5646491, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 422,409 SQUARE FEET OR 9.697 ACRES.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

DATE



### CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "REPLAT OF THE MEADOWS" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "REPLAT OF THE MEADOWS" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON  
DEPARTMENT OF TRANSPORTATION  
DANE COUNTY ZONING & LAND REGULATION COMMITTEE  
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KETTLE PARK WEST, LLC

BY: \_\_\_\_\_  
DAVE M. JENKINS,  
MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
DANE COUNTY, WISCONSIN

### CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN THE PRESENCE OF:

(SIGN NAME HERE) \_\_\_\_\_ (PRINT NAME AND TITLE HERE) \_\_\_\_\_

STATE OF WISCONSIN )ss  
COUNTY OF DANE )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF WISCONSIN

### CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "REPLAT OF THE MEADOWS", WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CANDEE CHRISTEN, INTERIM CITY CLERK/DEPUTY CLERK  
CITY OF STOUGHTON

### CITY OF STOUGHTON TREASURER'S CERTIFICATE

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "REPLAT OF THE MEADOWS"

RYAN WESSEN, \_\_\_\_\_ DATE \_\_\_\_\_  
ASSISTANT DIRECTOR OF FINANCE/  
CITY TREASURER  
CITY OF STOUGHTON

### EASEMENT/RESTRICTION RELEASE BY APPROVAL AUTHORITY

BY APPROVAL OF THIS PLAT, THE CITY OF STOUGHTON HEREBY RELEASES ITS RIGHTS TO THE TEMPORARY CUL-DE-SAC EASEMENT RECORDED AS DOCUMENT NUMBER 5644524 ON TELEMARK TRAIL.

BY APPROVAL OF THE "REPLAT OF THE MEADOWS", THE CITY OF STOUGHTON WOULD HEREBY RELEASE ITS RIGHTS TO ALL "UTILITY EASEMENTS" SHOWN ON LOTS 2-7, BLOCK 4; LOT 3, BLOCK 6; LOT 2, BLOCK 11; "THE MEADOWS AT KETTLE PARK WEST". THE CITY OF STOUGHTON WOULD ALSO RELEASE ITS RIGHTS TO THE 20 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON LOTS 3, 4 AND 11, BLOCK 4, OF THE "THE MEADOWS AT KETTLE PARK WEST".

IN WITNESS WHEREOF, THE SAID CITY OF STOUGHTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY CITY ADMINISTRATOR \_\_\_\_\_ AND \_\_\_\_\_, ITS CITY CLERK, AT THE CITY OF STOUGHTON, WISCONSIN ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TIM SWADLEY  
MAYOR

CANDEE CHRISTEN  
INTERIM CITY CLERK/DEPUTY CLERK

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "REPLAT OF THE MEADOWS".

ADAM GALLAGHER, \_\_\_\_\_ DATE \_\_\_\_\_  
TREASURER, DANE COUNTY

### CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. AND RECORDED IN VOLUME OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

KRISTI CHLEBOWSKI  
REGISTER OF DEEDS, DANE COUNTY

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN			CREATE THE VISION	TELL THE STORY
PROJECT NO: 15-7018S			MADISON	MILWAUKEE
DRAWN BY: OMD		KENDISHA		
CHECKED BY: CJO		APPLETON		
INITIAL SUBMITTAL DATE: AUGUST 2, 2021		WAUSAU		
<b>REPLAT OF THE MEADOWS</b>				
FIELDBOOK/Pg: =	REVISION RESUBMITTAL DATE: ---			
SURVEYED BY: =	REVISION RESUBMITTAL DATE: ---			
APPROVED BY: TJB	REVISION RESUBMITTAL DATE: ---			