

NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Virtual Public Hearing** on **Monday February 8, 2021 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, to consider a proposed Preliminary Plat, "Subdivision of Outlot 1, Block 1 – Kettle Park West – The Meadows Addition", Stoughton, WI, owned by Kettle Park West LLC. Forward Development Group provided the preliminary plat for review and approval on January 11, 2021. The land within this development is proposed for residential uses. The property description is as follows: Outlot 1, Block 1 of the Kettle Park West Meadows Addition, City of Stoughton, Dane County, Wisconsin

Additional information including a location map can be found at:
<http://stoughtoncitydocs.com/planning-commission/>

Due to the COVID-19 Pandemic, this meeting will not be open to the public in an in-person capacity. For those wishing to view the meeting and/or ask questions, you may do so via the following options:

Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/512452325>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 512-452-325

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/join/512452325>

If you wish to speak or have your comments read aloud at the meeting, please register at <http://speak.cityofstoughton.com> by 5:45 on the day of the meeting. Your comments will be forwarded on to the "Organizer". The public can click on the link or call in and use the access code. When connected, the public will have to identify themselves in order for the "Organizer" to rename them on the "Attendee" screen. If you plan to speak, please mute TV or stream volume (if online) and do not use speakerphone, as it creates feedback, there may be a delay. The Public Comment participant will be unmuted by the "Organizer" when it is their turn and have up to 3 minutes to speak. After speaking, the "Organizer" will mute the Public Comment participant. The participant can log out or hang up and stream at WSTO, or watch on Channel 981 on Charter/Spectrum.

For questions regarding this notice please contact Rodney Scheel, Planning & Development Director at 608-873-6619.

Published January 21 and 28, 2021 Hub

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION

Date of Application 1-8-2021

Applicant Name KPW LLC Phone 608.848.9050

Applicant Email dgs@forwarddevgroup.com

Owners Name (if different than applicant) _____ Phone _____

Subject Property Address NW of 2600 Jackson Street - Outlot 1, Blk 1 of KPW Meadows Add'n

Application for: CSM _____ PRELIMINARY PLAT X FINAL PLAT _____

CURRENT FEES

CERTIFIED SURVEY MAP: \$165 AND \$40/LOT*
PRELIMINARY PLAT FEE: \$425 AND \$40/LOT*
FINAL PLAT FEE: \$255 AND \$40/LOT*

Number of Lots: 6.

Fee Amount: \$ 665.00.

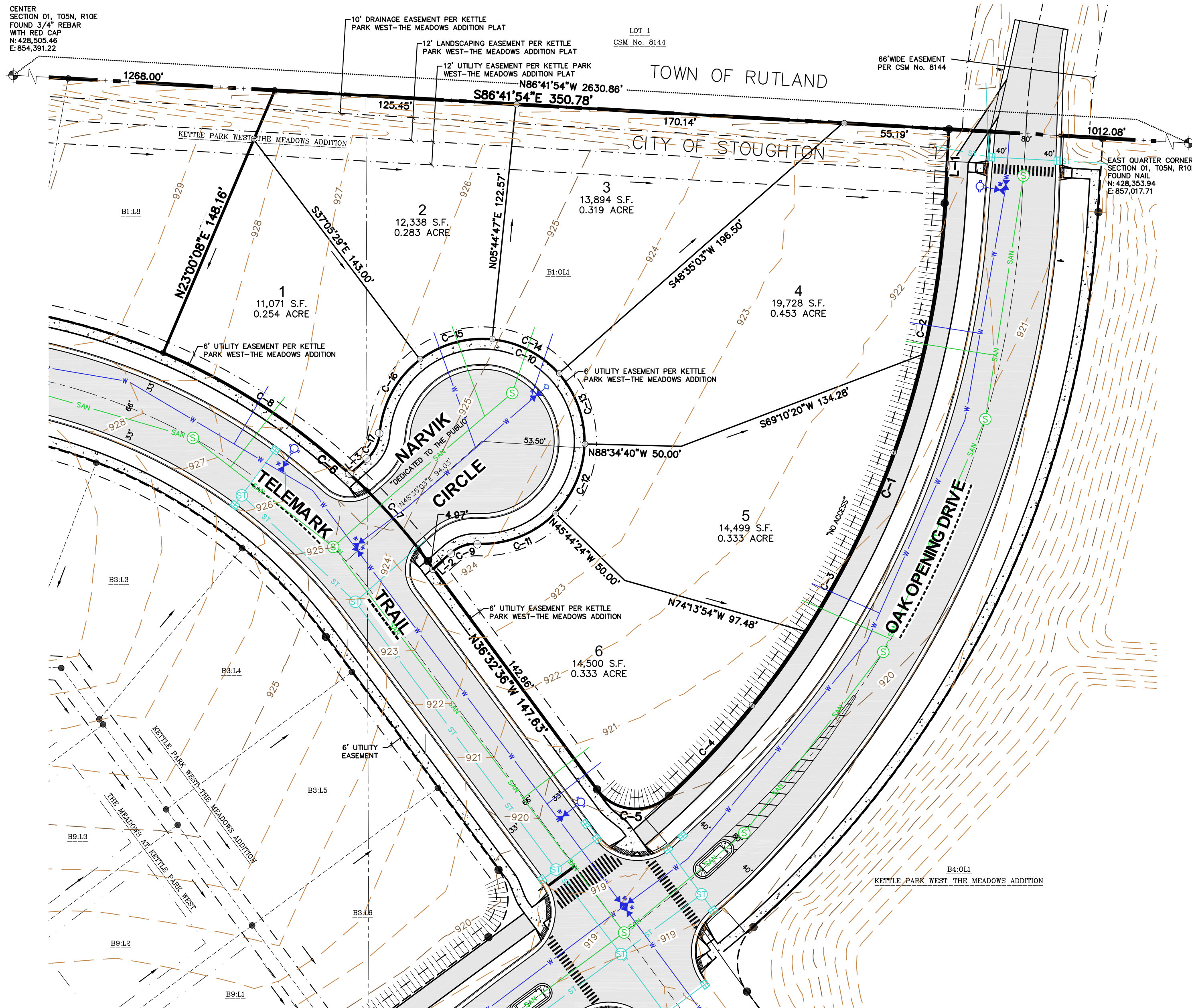
Owner/Applicant Signature  Date 1-8-21

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

*ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.

PRELIMINARY PLAT OF SUBDIVISION OF OUTLOT 1, BLOCK 1 - KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 1, BLOCK 1, KETTLE PARK WEST-THE MEADOWS ADDITION, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND 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

- | | | | | | |
|-----|--------------------------------------|-----|-------------------|-----|------------------|
| ● | GOVERNMENT CORNER | --- | SECTION LINE | ○ | SANITARY MANHOLE |
| ● | 1 1/4" REBAR FOUND | --- | RIGHT-OF-WAY LINE | ○ | HYDRANT |
| ● | 3/4" REBAR FOUND | --- | CENTERLINE | ○ | WATER VALVE |
| ○ | 1 1/4" x 30" REBAR SET (4.30 LBS/LF) | --- | PLATTED LOT LINE | ○ | STORM MANHOLE |
| ○ | 3/4" x 24" REBAR SET (1.50 LBS/LF) | --- | CHORD LINE | ○ | CURB INLET |
| --- | EASEMENT RELEASE BOUNDARY | --- | EASEMENT LINE | --- | SANITARY SEWER |
| --- | PARCEL BOUNDARY | --- | DRAINAGE ARROW | --- | WATER LINE |
| --- | PROPERTY LINE | --- | "NO ACCESS" | --- | STORM SEWER |
| --- | CORPORATE BOUNDARY | | | | |

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF 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.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT-OF-WAY.
- 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.
 - "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.
 - "DRAINAGE EASEMENT" 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 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, EXCEPT 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.
- THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CODOMINIUM 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.
- NOTES 3 AND 4 ARE PER THE PLAT OF KETTLE PARK WEST-THE MEADOWS ADDITION.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE 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.
- NO VEHICULAR ACCESS IS PERMITTED TO LOTS 4, 5 AND 6, FROM OAK OPENING DRIVE.
- ALL IMPROVEMENTS AND GRADING SHOWN HEREON ARE PROPOSED.

LEGAL DESCRIPTION

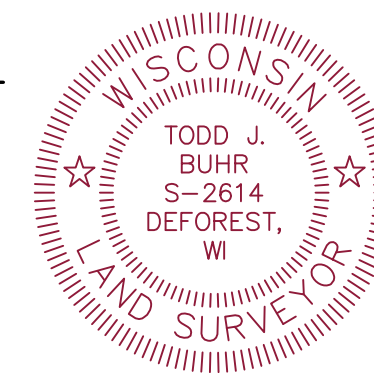
OUTLOT 1, BLOCK 1, KETTLE PARK WEST-THE MEADOWS ADDITION, RECORDED IN VOLUME 61-035B, ON PAGES 192-194, AS DOCUMENT No. 5646490, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF 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 AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

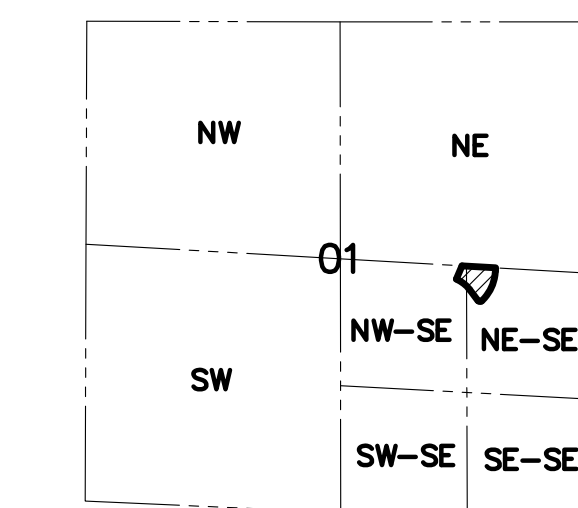
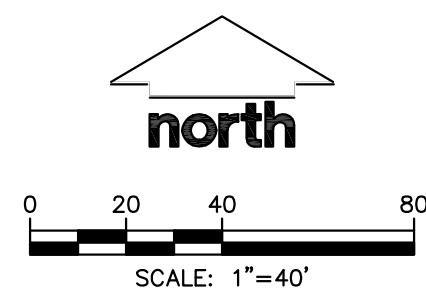


CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN / TANGENT OUT
C-1	347.80'	460.00'	43°19'12"	S24°57'42"W	339.57'	S03°18'06"W / S46°37'18"W
C-2	79.48'	460.00'	9°53'59"	S08°15'05"W	79.38'	S03°18'06"W / S13°12'04"W
C-3	157.07'	460.00'	19°33'49"	S22°58'59"W	156.31'	S13°12'04"W / S32°45'54"W
C-4	111.25'	460.00'	13°51'24"	S39°41'36"W	110.98'	S32°45'54"W / S46°37'18"W
C-5	42.25'	25.00'	96°50'06"	N84°57'39"W	37.40'	S46°37'18"W / N36°32'36"W
C-6	177.00'	333.00'	30°27'16"	N51°46'14"W	174.92'	N36°32'36"W / N66°59'52"W
C-7	61.14'	333.00'	10°31'10"	N41°48'11"W	61.05'	N36°32'36"W / N47°03'45"W
C-8	115.86'	333.00'	19°56'06"	N57°01'49"W	115.28'	N47°03'45"W / N66°59'52"W
C-9	14.95'	19.50'	43°56'19"	S70°35'38"W	14.59'	N87°26'12"W / S48°37'29"W

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN / TANGENT OUT
C-10	250.27'	53.50'	268°01'36"	S41°27°01"E	76.95'	N04°32'12"E / N87°26'13"W
C-11	45.10'	53.50'	48°18'12"	S68°24'42"W	43.78'	S44°15'36"W / N87°26'13"W
C-12	40.00'	53.50'	42°50'16"	S22°50'28"W	39.07'	S01°25'20"W / S44°15'36"W
C-13	40.00'	53.50'	42°50'16"	S19°59'48"E	39.07'	S41°24'57"E / S01°25'20"W
C-14	40.00'	53.50'	42°50'16"	S62°50'05"E	39.07'	S84°15'13"E / S41°24'57"E
C-15	40.00'	53.50'	42°50'16"	N74°19'39"E	39.07'	N52°54'31"E / S84°15'13"E
C-16	45.17'	53.50'	48°22'20"	N28°43'21"E	43.84'	N04°32'12"E / N52°54'31"E
C-17	15.00'	19.50'	44°05'17"	N26°34'50"E	14.64'	N48°37'29"E / N04°32'12"E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S03°18'06"W	38.53'
L-2	S48°37'29"W	11.98'
L-3	N48°37'29"E	11.88'

PLAT AREA		
AREA	SQUARE FEET	ACRES
LOTS	86,031	1.975
ROADS	9,782	0.225
TOTAL	95,813	2.200



SURVEYED FOR:
KETTLE PARK WEST, LLC
161 HORIZON DRIVE, STE. 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

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 Professional Services, Inc. Engineers • Surveyors • Planners	
SUBDIVISION OF OUTLOT 1, BLOCK 1 - KETTLE PARK WEST-THE MEADOWS ADDITION			
PROJECT NO: 15-7018	DRAWN BY: JKB	INITIAL SUBMITTAL DATE: JANUARY 08, 2021	
FIELDBOOK/PG: --	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: --	
SURVEYED BY: --	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: --	
SHEET 1 OF 1			