

CITY OF STOUGHTON

ORDINANCE OF THE COMMON COUNCIL	
<p>An ordinance amending the zoning classification of certain lands located within a proposed preliminary plat named “The Meadows at Kettle Park West,” and Outlots 1 and 2 in a proposed Certified Survey Map (CSM) in the City of Stoughton from RH – Rural Holding to SR-5 – Single Family Residential, MR-10 – Multi-Family Residential, PD-GDP – Planned Development-General Development Plan and I – Institutional</p>	
Committee Action:	Plan Commission recommends Council approval 7 – 0
Fiscal Impact:	Increased Tax Base, Parkland and Park Facilities
File Number:	O-1- 2020
First Reading:	January 28, 2020
Second Reading:	February 11, 2020

RECITALS

1. Kettle Park West, LLC, (the “Applicant”) has applied to change the zoning classification of certain lands located west of US Highway 51 and north of State Highway 138 in the City of Stoughton. The Applicant proposes to subdivide the lands proposed for rezoning using a plat and a certified survey map. A copy of the proposed preliminary plat of “The Meadows at Kettle Park West” is attached as Exhibit A. A copy of the proposed certified survey map is attached as Exhibit B.
2. Applicant proposes changing the zoning classification of the lands within “The Meadows at Kettle Park West” from RH – Rural Holding, to SR-5 – Single Family Residential, MR-10 – Multi-Family Residential, PD-GDP – Planned Development-General Development Plan and I – Institutional. Applicant proposes changing the zoning classification of CSM Outlot 1 and Outlot 2 from RH – Rural Holding to I - Institutional.
3. On January 13, 2020, the City of Stoughton Plan Commission held a public hearing regarding the proposed zoning changes. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.
4. The Plan Commission found that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and recommend that the zoning changes be approved, subject to certain conditions.
5. The Common Council considered the proposed zoning changes, the Plan Commission recommendations, finds that the proposed zoning changes are consistent with the City of Stoughton Comprehensive Plan, and finds that the proposed zoning changes have the potential for enhancing the use of the lands and increasing the City’s tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

Section 1. The recitals set forth above are material to and are incorporated in this ordinance as set forth in full.

Section 2. Subject to the condition set forth in section 4 below, the zoning classification of the lands within the preliminary plat of The Meadows at Kettle Park West are changed from RH-Rural Holding, to the following zoning classifications (Map attached as Exhibit C):

- Map ID #1 Rezone from RH (Rural Holding) to SR-5 (Single Family – 7200-SF lot area):
Block 3 (Lots 1-7); Block 4; Block 5; Block 8; Block 9; Block 10.
- Map ID #2 Rezone from RH (Rural Holding) to PD-GDP (Planned Development - General Development Plan for Traditional Neighborhood with alleys):
Block 1 (Lots 1-24); Block 2; Block 6; Block 7.
- Map ID #3 Rezone from RH (Rural Holding) to MR-10 (Multi-family Residential -10 units per acre):
Block 1 (Lot 25)
- Map ID #4 Rezone from RH (Rural Holding) to I [Park]:
Block 3 (Outlot 1)
- Map ID #6 Rezone from PD to PD-GDP (Traditional Neighborhood) (with an underlying zoning classification of SR-6):
Kettle Park West Plat – Part of Outlot 7, Kettle Park West Plat – Outlot 6
- Map ID #7 Rezone from PD to MR-10 (Multi-family Residential -10 units per acre):
Kettle Park West Plat – Outlot 5, Kettle Park West Plat – Outlot 4

Section 3. Subject to the condition set forth in section 5 below, the zoning classification of the lands within the Certified Survey Map is changed from RH-Rural Holding, to the following zoning classifications (Map attached as Exhibit C):

- Map ID #5 Rezone from RH (Rural Holding) to I [Stormwater]:
CSM # (Outlot 2)
- Map ID #8 Rezone from PD to I [Stormwater]:
Kettle Park West Plat - Part of Outlot 7, CSM 14057 (Outlot 1)

Section 4. The changes to the zoning classifications provided for in Section 2 of this Ordinance shall not be effective until the Applicant has obtained approval of and recorded a final plat in

substantially the same form as “The Meadows at Kettle Park West” attached as Exhibit A. The zoning classifications provided for in Section 2 shall conform to the final configuration of lots in the recorded final plat. Approval of this ordinance does not constitute approval of “The Meadows at Kettle Park West” plat.

Section 5. The changes to the zoning classifications provided for in Section 3 of this Ordinance shall not be effective until Applicant has obtained approval of and recorded a certified survey map in substantially the same form as the CSM attached as Exhibit B. The zoning classifications provided for in Section 3 shall conform to the final configuration of lots in the recorded certified survey map. Approval of this ordinance does not constitute approval of the CSM.

Section 6. This ordinance shall take effect upon publication pursuant to law.

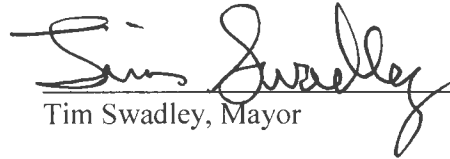
Dates

Council Adopted: 2-11-2020

Mayor Approved: 2-11-2020

Published: 2-20-2020

Attest: 2-11-2020



Tim Swadley, Mayor



Holly Licht, City Clerk

EXHIBIT A

PRELIMINARY PLAT OF

THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, RECORDED IN VOLUME XX-XXX OF PLATS, ON PAGES XXX-XXX, AS DOCUMENT No. XXXXXX, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, RECORDED IN VOLUME 80-0828 OF PLATS, ON PAGES 4501-4501, AS DOCUMENT No. 2356442, CERTIFIED SURVEY MAP No. XXXXX, RECORDED IN VOLUME XXX OF CERTIFIED SURVEY MAPS, ON PAGES XXX-XXX, AS DOCUMENT No. XXXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

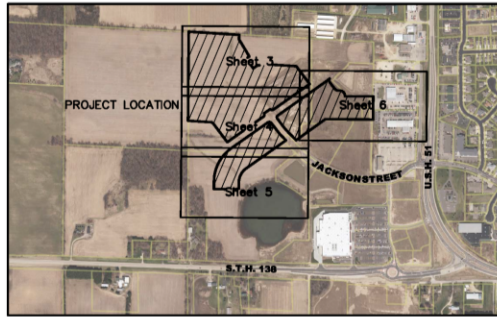
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 1,554.59 FEET TO THE NORTHWEST CORNER OF 3, KETTLE PARK WEST—THE MEADOWS ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, 586.75 FEET TO THE CENTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER AFORESAID, 543.38 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, KETTLE PARK WEST—THE MEADOWS ADDITION; THENCE SOUTH 03 DEGREES 18 MINUTES 08 SECONDS WEST, 45.88 FEET TO A BEND IN THE WESTERN LINE OF SAID LOT 1; THENCE SOUTH 30 DEGREES 36 MINUTES 08 SECONDS EAST ALONG SAID LINE, 230.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF A CURVE TO THE LEFT, HAVING A RADIUS OF 287.00 FEET; THE CHORD BEARS SOUTH 56 DEGREES 24 MINUTES 08 SECONDS WEST, 27.44 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 15.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF KETTLE PARK WEST—THE MEADOWS ADDITION; THENCE SOUTH 34 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF LOT 1, BLOCK 2, AFORESAID, 132.85 FEET TO SOUTHWEST CORNER OF BLOCK 2; THENCE NORTH 33 DEGREES 58 MINUTES 24 SECONDS EAST ALONG SAID LINE OF SAID BLOCK, 52.29 FEET; THENCE NORTH 83 DEGREES 53 MINUTES 08 SECONDS EAST ALONG SAID BLOCK, 110.67 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF BLOCK 2 AND BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, 308.52 FEET; THENCE SOUTH 38 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE, 244.52 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OAK OPENING DRIVE; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID LINE, 158.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 48.53 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THE CHORD BEARS NORTH 50 DEGREES 48 MINUTES 41 SECONDS WEST, 33.70 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 65.23 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 55.92 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THE CHORD BEARS SOUTH 67 DEGREES 08 MINUTES 30 SECONDS EAST, 53.47 FEET TO POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY 98.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET; THE CHORD BEARS SOUTH 40 DEGREES 14 MINUTES 45 SECONDS EAST, 58.67 FEET TO THE SOUTHWESTERLY CORNER OF OUTLOT 2 OF KETTLE PARK WEST—THE MEADOWS ADDITION; THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST, 302.08 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 2, ALSO BEND TO THE NORTHEAST CORNER OF OUTLOT 4, KETTLE PARK WEST, AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 4, AFORESAID, 256.32 FEET TO THE NORTHEAST CORNER OF LOT 15, KETTLE PARK WEST, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOT 15 AND 16, KETTLE PARK WEST, AFORESAID, 511.54 FEET TO THE NORTHWEST CORNER OF LOT 16, KETTLE PARK WEST; THENCE SOUTH 52 DEGREES 53 MINUTES 40 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF LOT 16, AFORESAID, 390.23 FEET TO THE WESTERMOST CORNER OF SAID LOT 16 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 08 MINUTES 47 SECONDS WEST ALONG SAID LINE, 104.88 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 08 MINUTES 47 SECONDS EAST ALONG SAID LINE, 30.85 FEET TO THE NORTHEAST CORNER OF OUTLOT 2, CERTIFIED SURVEY MAP No. XXXXX, AFORESAID; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT, 519.43 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 173.83 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET; THE CHORD BEARS SOUTH 18 DEGREES 40 MINUTES 58 SECONDS WEST, 187.56 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 30 SECONDS EAST ALONG SAID LINE, 133.49 FEET; THENCE SOUTH 08 DEGREES 48 MINUTES 08 SECONDS WEST ALONG SAID LINE, 291.77 FEET; THENCE SOUTH 49 DEGREES 34 MINUTES 30 SECONDS WEST, 208.89 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP AND THE EASTERN RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS WEST ALONG SAID LINE, 182.22 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 428.91 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET; THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 57 SECONDS EAST, 414.44 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 71.34 FEET ALONG SAID RIGHT-OF-WAY ON AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THE CHORD BEARS SOUTH 40 DEGREES 18 MINUTES 41 SECONDS WEST, 71.29 FEET; THENCE SOUTH 44 DEGREES 08 MINUTES 47 SECONDS EAST ALONG SAID LINE, 34.79 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 13 SECONDS EAST, 80.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE NORTH 44 DEGREES 08 MINUTES 47 SECONDS WEST ALONG SAID LINE, 34.79 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 60.77 FEET ALONG SAID LINE ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET; THE CHORD BEARS NORTH 40 DEGREES 18 MINUTES 41 SECONDS WEST, 80.73 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID LINE, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE CHORD BEARS NORTH 08 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID LINE, 480.58 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK OPENING DRIVE; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST ALONG SAID LINE, 480.58 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; 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SAID PARCEL CONTAINS 1,528,844 SQUARE FEET OR 35.097 ACRES.

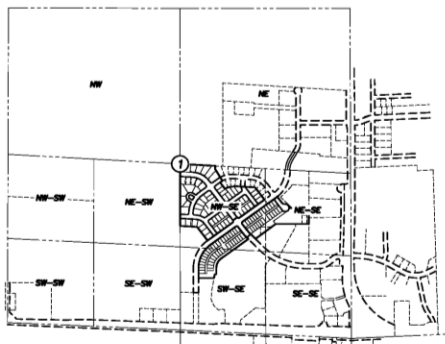
SURVEYOR'S CERTIFICATE

I, TODD J. BURR, 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 238 OF THE WISCONSIN 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 SPS 11.02(1)(b) AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BURR, S-2614 DATE _____
PROFESSIONAL LAND SURVEYOR



AREA MAP-SHEET INDEX
NOT TO SCALE



LOCATION SKETCH
SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, DANE COUNTY

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- "R" REBAR FOUND
- SB ○ SOIL BORING
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- EDGE OF WOODS OR BRUSH
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF WATER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. (JSD) FROM MARCH 30 TO JUNE 15, 2017.
2. BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE WEST LINE OF THE SOUTH-EAST QUARTER OF SECTION 01-05-10, BEARS N00°04'33"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THE CONTOURS SHOWN OVER THE SUBJECT PROPERTY ARE AT 1 FOOT MINOR AND 5 FOOT MAJOR INTERVALS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
6. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
7. SEE ATTACHED SOIL REPORT BY CCG, INC. FOR SOIL INFORMATION. NO BEDROCK WAS ENCOUNTERED AT ANY OF THE SPT BORE LOG LOCATIONS.

UNDERLYING LAND USE SUMMARY TABLE			
BLOCK / LOT #	PROPOSED ZONING	USE	ACRES
B11L-24, B2, B6, B7	PD	PLANNED DEVELOPMENT	5.651
B3-5, B8-10	SR-5	SINGLE-FAMILY RESIDENTIAL	11.771
B11L25	MFD-10	MULTI-FAMILY RESIDENTIAL	2.534

HOMEOWNERS ASSOCIATION OUTLOT SUMMARY TABLE		
BLOCK / OUTLOT #	USE	ACRES
B1:0L1	PRIVATE DRIVE	0.899
B1:0L2	PRIVATE OPEN SPACE	1.190
B2:0L1	PRIVATE DRIVE	0.900
B2:0L2	PRIVATE OPEN SPACE	1.339
B4:0L1	PRIVATE OPEN SPACE	0.101
B6:0L1	PRIVATE DRIVE	0.220
B7:0L1	PRIVATE DRIVE	0.220

BENCHMARK TABLE		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	921.04	MAG NAIL IN PAVEMENT AT THE SOUTH END OF EXISTING OAK OPENING DRIVE
BM-2	915.55	CHISELED X IN THE SIDEWALK NEAR FORCE MAIN PUMP STATION AT WEST END OF JACKSON STREET
BM-3	913.99	CHISELED X ON THE TOP OF CURB NEAR THE SOUTHWEST QUADRANT OF JACKSON STREET AND N-S ACCESS ROAD INTERSECTION

PREPARED FOR:
KETTLE PARK WEST, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WISCONSIN 53593
P. 608.848.9060

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5080

PROJECT LOCATION:
SECTION 01
TOWNSHIP 05 NORTH
RANGE 10 EAST
CITY OF STOUGHTON,
DANE COUNTY, WISCONSIN

CREATE THE VISION TELL THE STORY

REVISIONS (DATE) BY (NAME) (DATE) BY (NAME)

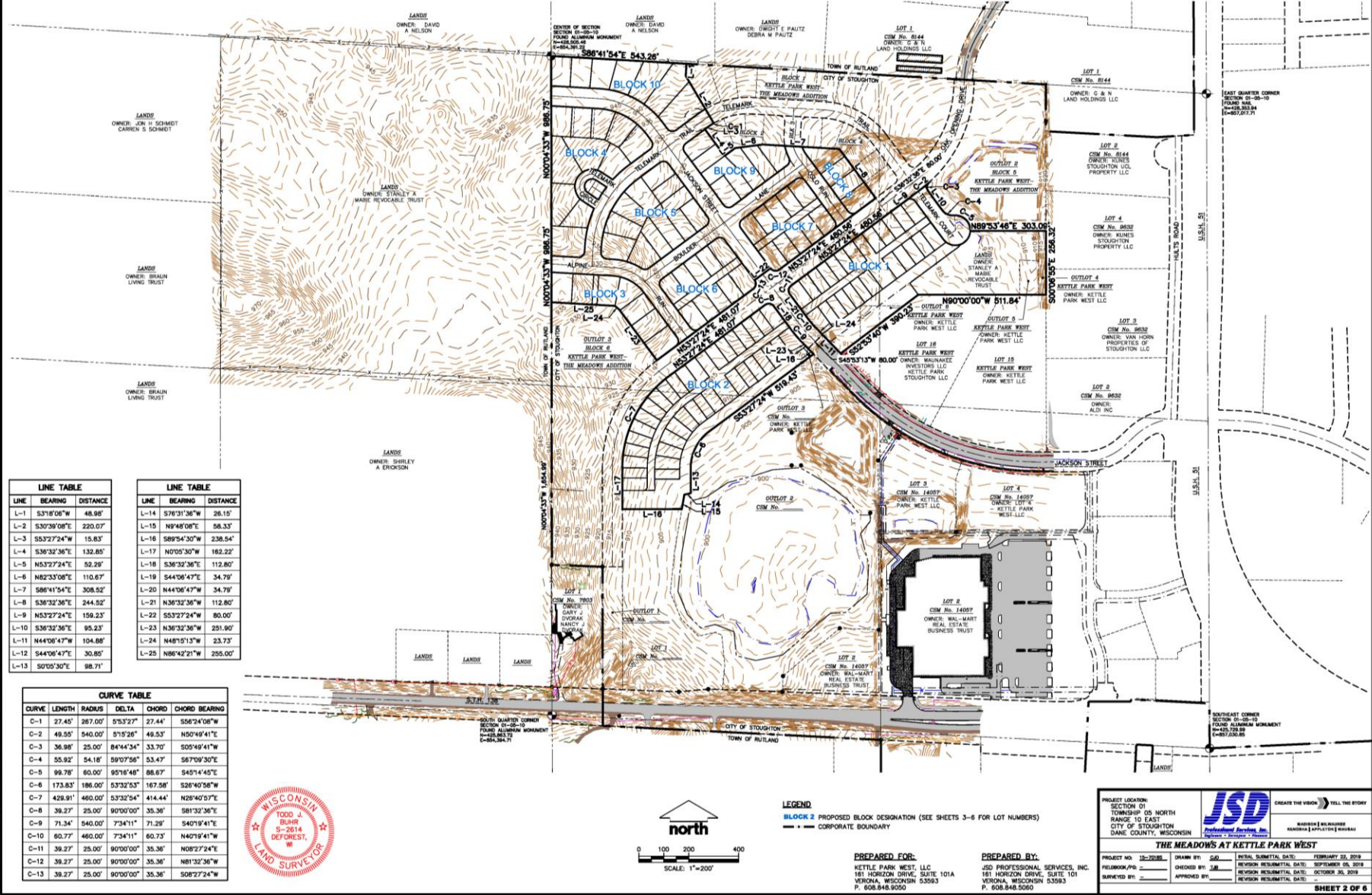
THE MEADOWS AT KETTLE PARK WEST

PROJECT NO. 15-27058	DRAWN BY: GAG	INITIAL SUBMITTAL DATE: FEBRUARY 23, 2018
FILED/BOOK/PLO: _____	CHECKED BY: SJA	REVISION SUBMITTAL DATE: SEPTEMBER 08, 2018
SURVEYED BY: _____	APPROVED BY: _____	REVISION SUBMITTAL DATE: OCTOBER 26, 2018

SHEET 1 OF 6

PRELIMINARY PLAT OF THE MEADOWS AT KETTLE PARK WEST

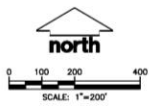
OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L-1	S31°06'W	48.88'
L-2	S30°39'08"E	220.07'
L-3	S53°27'24"W	15.63'
L-4	S36°32'36"E	132.85'
L-5	N53°27'24"E	52.29'
L-6	N82°33'08"E	110.67'
L-7	S86°41'54"E	308.52'
L-8	S36°32'36"E	244.52'
L-9	N53°27'24"E	159.23'
L-10	S36°32'36"E	95.23'
L-11	N44°08'47"W	104.88'
L-12	S44°08'47"E	30.85'
L-13	S0°05'30"E	98.71'

LINE	BEARING	DISTANCE
L-14	S76°31'36"W	26.15'
L-15	N0°46'08"E	58.33'
L-16	S89°54'30"W	238.54'
L-17	N0°05'30"W	162.22'
L-18	S36°32'36"E	112.80'
L-19	S44°08'47"E	34.79'
L-20	N44°08'47"W	34.79'
L-21	N36°32'36"E	112.80'
L-22	S53°27'24"W	80.00'
L-23	N36°32'36"E	251.90'
L-24	N48°15'13"W	23.73'
L-25	N86°42'21"W	255.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	27.45'	287.00'	5°33'27"	27.44'	S56°24'08"W
C-2	49.55'	540.00'	5°15'26"	49.53'	N50°49'41"E
C-3	36.98'	25.00'	84°44'34"	33.70'	S05°49'41"W
C-4	55.92'	54.18'	59°07'56"	53.47'	S67°09'30"E
C-5	99.78'	60.00'	95°16'48"	86.67'	S45°14'45"E
C-6	173.83'	186.00'	53°32'53"	167.58'	S26°40'58"W
C-7	428.91'	460.00'	53°32'54"	414.44'	N28°40'57"E
C-8	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C-9	71.34'	540.00'	7°34'11"	71.29'	S40°19'41"E
C-10	60.77'	460.00'	7°34'11"	60.73'	N40°19'41"W
C-11	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-12	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C-13	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W



LEGEND
--- BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-6 FOR LOT NUMBERS)
--- CORPORATE BOUNDARY

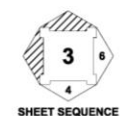
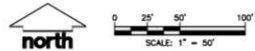
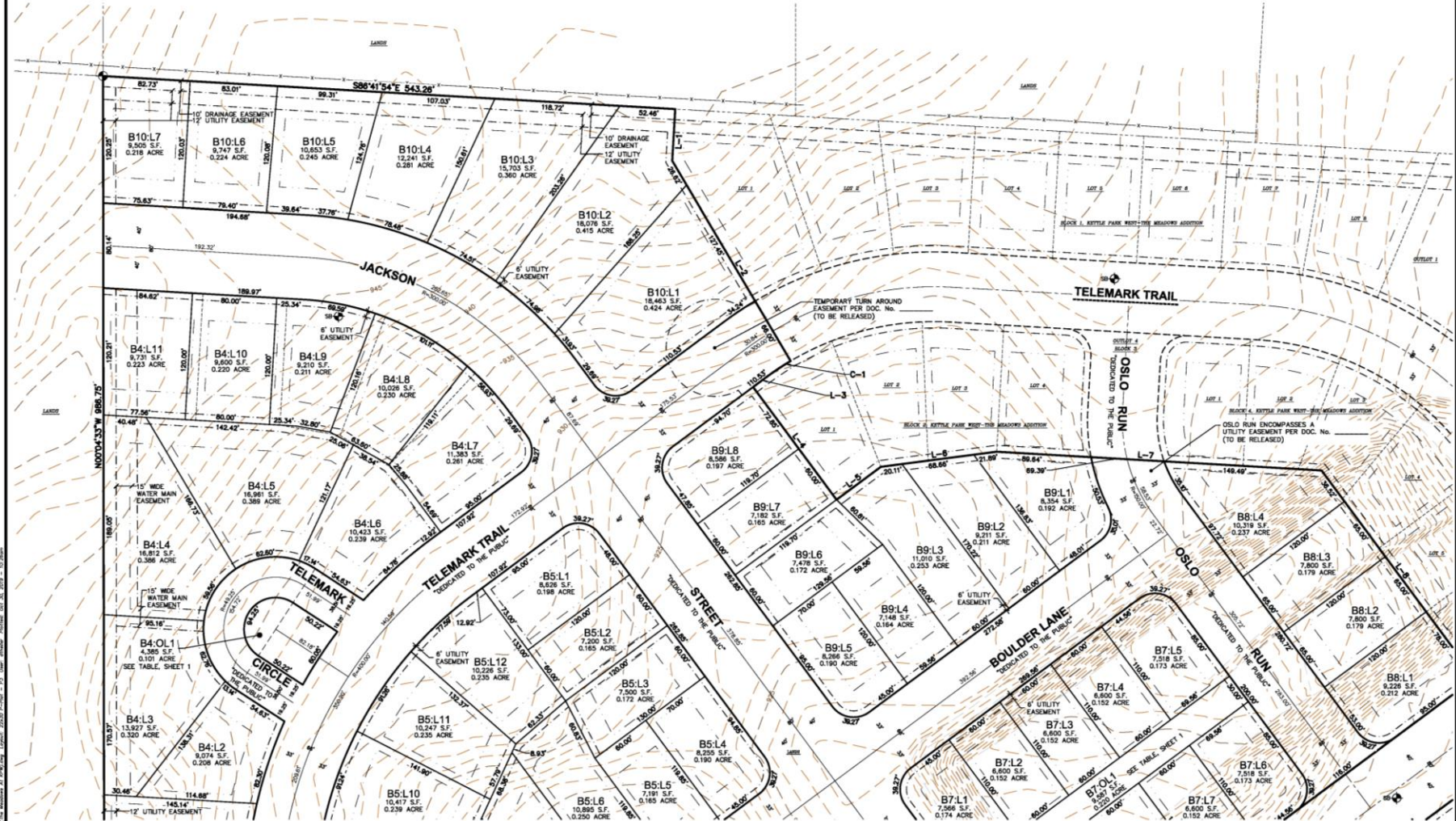
PREPARED FOR:
 KETTLE PARK WEST, LLC
 181 HORIZON DRIVE, SUITE 101A
 MONONA, WISCONSIN 53593
 P. 608-846-9000

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 181 HORIZON DRIVE, SUITE 101
 MONONA, WISCONSIN 53593
 P. 608-846-9000

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		<p>CREATE THE VIDEO TELL THE STORY</p> <p>MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS</p>
THE MEADOWS AT KETTLE PARK WEST		
PROJECT NO. 15-2008 DRAWING NO. 200	SHEET NO. 200	INITIAL SUBMITTAL DATE: FEBRUARY 20, 2018 REVISION SUBMITTAL DATE: SEPTEMBER 05, 2018 REVISION RESUBMITTAL DATE: OCTOBER 26, 2018 REVISION RESUBMITTAL DATE:

PRELIMINARY PLAT OF
THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND 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			
PROJECT NO. 10-2028		DRAWN BY: GAO CHECKED BY: JAB APPROVED BY:	
FELLOWWORKING		METAL SUBMITTAL DATE: FEBRUARY 23, 2019 REVIEW SUBMITTAL DATE: SEPTEMBER 16, 2019 REVISION SUBMITTAL DATE: OCTOBER 30, 2019 REVISION SUBMITTAL DATE:	
THE MEADOWS AT KETTLE PARK WEST		SHEET 3 OF 6	

THE MEADOWS AT KETTLE PARK WEST

PRELIMINARY PLAT OF
 OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



SANITARY SEWER MANHOLES				
STRUCT. ID	R/W	ELEVATION	INVERT ELEVATION/PIPE SIZE	PIPE TYPE
SAN-1	914.40		NW 900.84 10"	PVC
			SE 900.90 10"	PVC

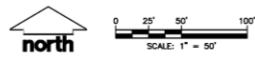
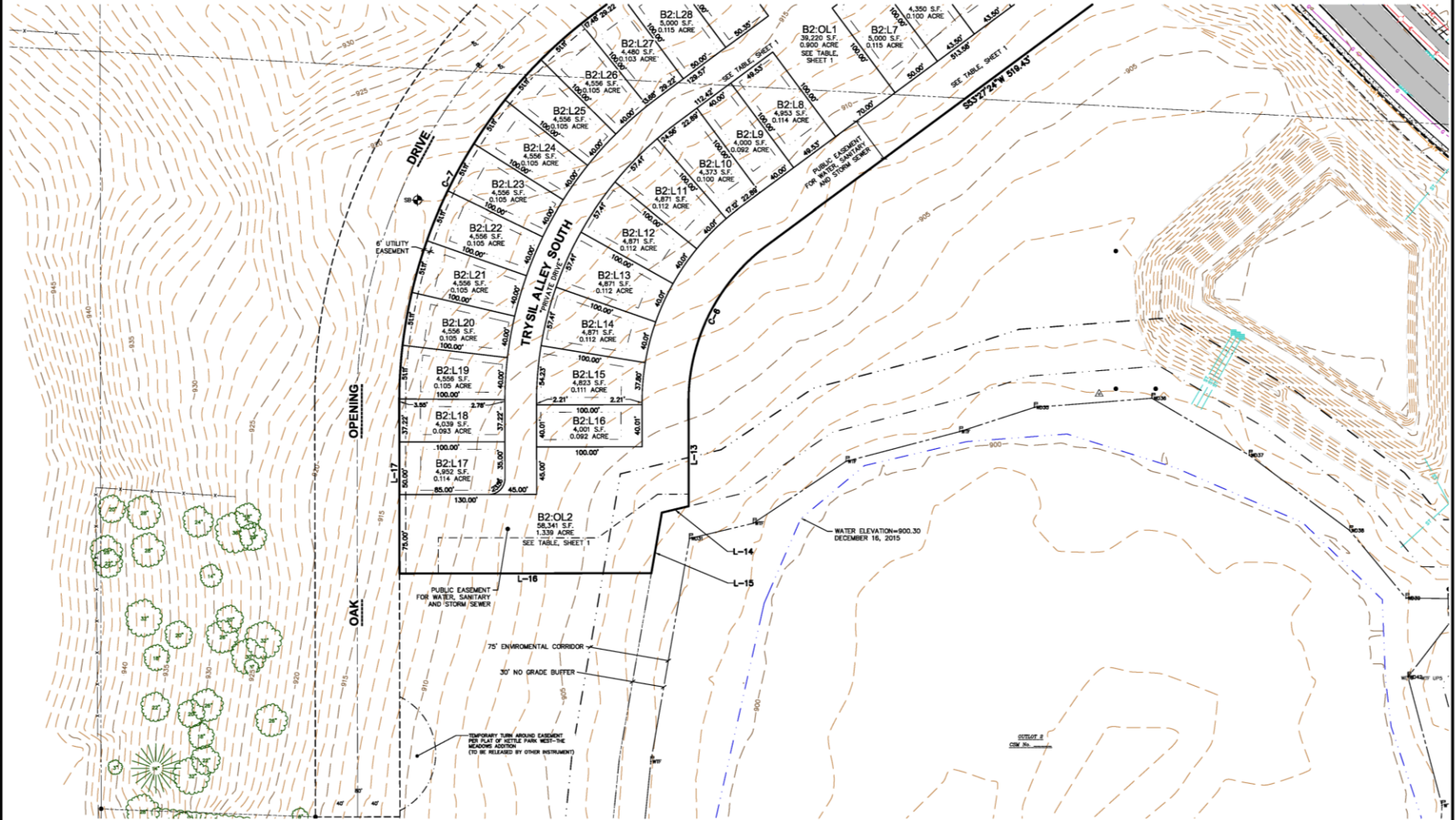
STORM SEWER INLETS				
INLET ID	R/W	ELEVATION	INVERT ELEVATION/PIPE SIZE	PIPE TYPE
INL-1	913.44		SE 908.59 12"	RCP
			NW 908.07 12"	RCP
INL-2	913.52		SW 907.97 18"	RCP
			NW 907.92 24"	RCP
INL-3	913.44		SE 909.84 12"	RCP
			NE 907.88 24"	RCP
INL-4	913.58		NW 909.63 12"	RCP
			SE 907.83 24"	RCP



		CREATE THE VISION. TELL THE STORY. Wisconsin Licensed Surveyors & Consulting Engineers
THE MEADOWS AT KETTLE PARK WEST		
PROJECT NO. 13-0288 DRAWING NO. 13-0288-01 SURVEYED BY:	TOWN: 05 RANGE: 10 EAST SECTION: 01 CHECKED BY: JMB APPROVED BY:	INITIAL SUBMITTAL DATE: FEBRUARY 22, 2013 REVISION SUBMITTAL DATE: SEPTEMBER 26, 2013 REVISION SUBMITTAL DATE: OCTOBER 20, 2013 REVISION SUBMITTAL DATE:
SHEET 4 OF 6		

PRELIMINARY PLAT OF THE MEADOWS AT KETTLE PARK WEST

OUTLOT 4, BLOCK 3, KETTLE PARK WEST—THE MEADOWS ADDITION, OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 3, CERTIFIED SURVEY MAP No. XXXXX, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

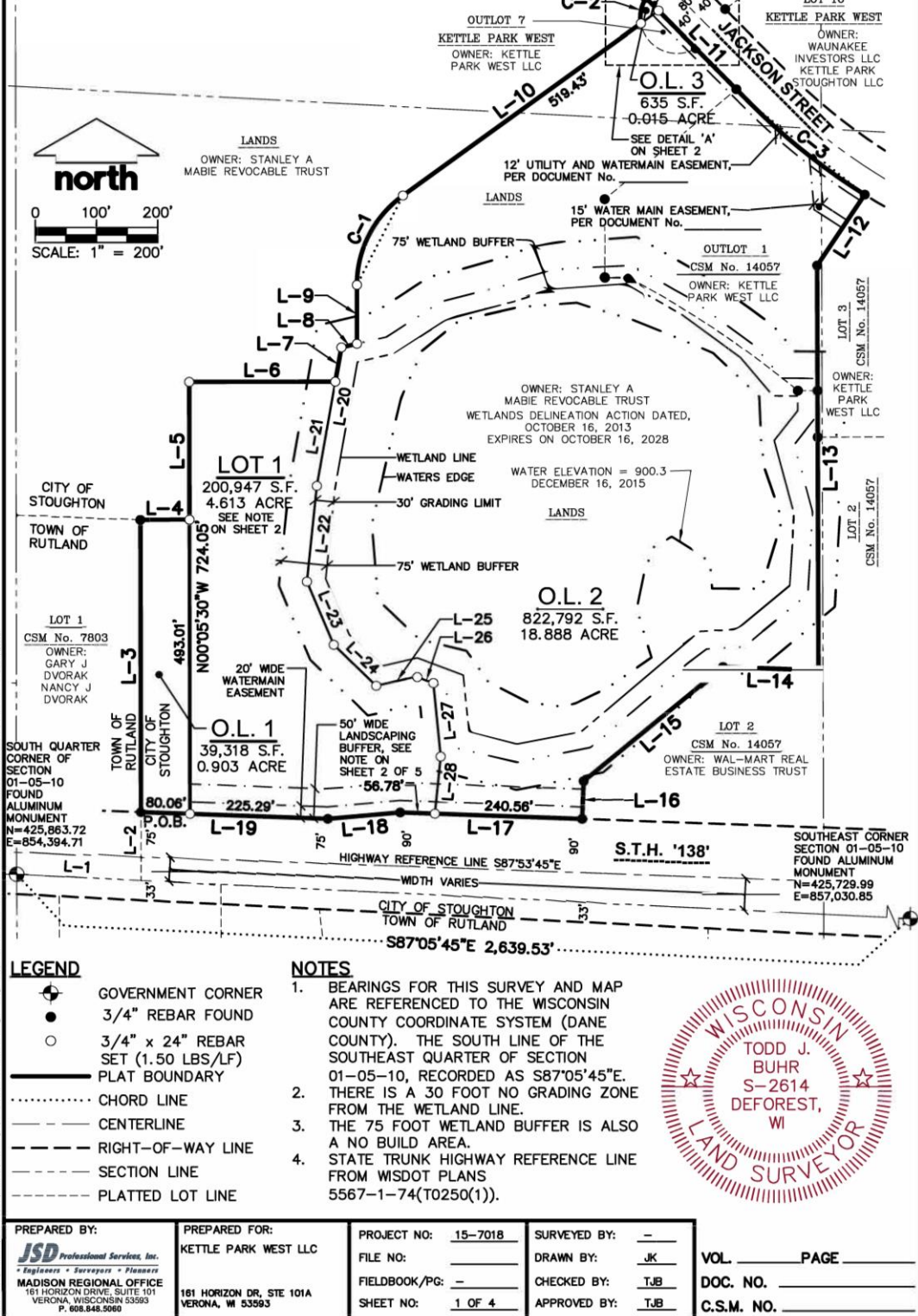


PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 <small>Professional Services, Inc. Registered Professional Surveyors</small>	CREATE THE VISION	TELL THE STORY
THE MEADOWS AT KETTLE PARK WEST PROJECT NO: 18-2028S DRAWN BY: SSG INITIAL SUBMITTAL DATE: FEBRUARY 28, 2018 REVISION NO: 01 CHECKED BY: JBR REVISION RESUBMITTAL DATE: SEPTEMBER 03, 2018 SURVEYED BY: APPROVED BY: REVISION RESUBMITTAL DATE: OCTOBER 30, 2018 REVISION RESUBMITTAL DATE:			WISCONSIN REGISTERED PROFESSIONAL SURVEYOR TODD J. BLUM No. 2814 DEFOREST, WI	SHEET 5 OF 6

EXHIBIT B

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST 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



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LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E. THERE IS A 30 FOOT NO GRADING ZONE FROM THE WETLAND LINE.
2. THE 75 FOOT WETLAND BUFFER IS ALSO A NO BUILD AREA.
3. STATE TRUNK HIGHWAY REFERENCE LINE FROM WISDOT PLANS 5567-1-74(T0250(1)).



PREPARED BY: * Engineers * Surveyors * Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.846.9060	PREPARED FOR: KETTLE PARK WEST LLC 161 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: _____ FIELDBOOK/PG: _____ SHEET NO: 1 OF 4	SURVEYED BY: _____ DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S87°05'45"E	203.47'
L-2	N00°05'30"W	114.60'
L-3	N00°05'30"W	489.94'
L-4	N89°54'30"E	80.00'
L-5	N00°05'30"W	231.04'
L-6	N89°54'57"E	238.54'
L-7	N09°48'08"E	58.33'
L-8	N76°31'36"E	26.15'
L-9	N00°05'30"W	98.71'
L-10	N53°27'24"E	483.59'

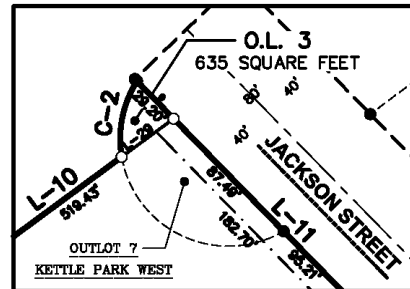
LINE TABLE		
LINE	BEARING	DISTANCE
L-11	S44°06'47"E	247.08'
L-12	S33°08'42"W	141.83'
L-13	S00°10'51"E	678.64'
L-14	N87°53'44"W	156.18'
L-15	S49°55'54"W	297.24'
L-16	S02°12'57"W	63.44'
L-17	N87°53'44"W	297.35'
L-18	S84°50'13"W	118.65'
L-19	N87°53'45"W	305.35'
L-20	S09°48'08"W	235.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L-21	S09°48'08"W	177.38'
L-22	S05°45'51"W	161.07'
L-23	S22°27'06"E	114.69'
L-24	S45°16'12"E	97.64'
L-25	N76°36'27"E	66.71'
L-26	S68°57'28"E	30.37'
L-27	S05°35'07"E	123.73'
L-28	S05°36'42"W	96.18'
L-29	S53°27'24"W	35.84'

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	173.83'	186.00'	53°32'53"	167.58'	N26°40'58"E	N00°05'29"W	N53°27'24"E
C-2	44.13'	60.00'	42°08'23"	43.14'	N11°19'25"E	N09°44'47"W	N32°23'37"E
C-3	239.60'	1040.00'	13°12'01"	239.07'	S50°42'47"E	S44°06'47"E	S57°18'48"E

LANDSCAPE BUFFER NOTE

THIS 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.



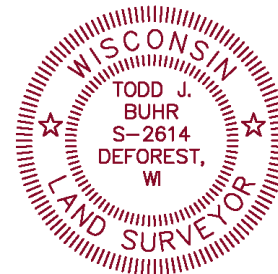
DETAIL 'A'
SCALE 1" = 100'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, RECORDED AS S87°05'45"E. DEVELOPMENT OF LOT 1 WILL NOT BE PERMITTED UNTIL FURTHER STORMWATER MANAGEMENT FACILITIES AND THE EXTENSION OF OAK OPENING DRIVE TO STH 138.
- 2.



PREPARED BY: JSD Professional Services, Inc. Madison Regional Office 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.248.5506	PREPARED FOR: KETTLE PARK WEST LLC 181 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: _____ FIELDBOOK/PG: - SHEET NO: 2 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: _____
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VOL. _____	PAGE _____
DOC. NO. _____	
C.S.M. NO. _____	

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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST 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

LEGAL DESCRIPTION

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, RECORDED IN VOLUME 94, PAGES 150-158 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5179690, OUTLOT 7, KETTLE PARK WEST, RECORDED IN VOLUME 60-082B OF PLATS ON PAGES 450-451, AS DOCUMENT No. 5369642, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND 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 SOUTH QUARTER CORNER OF SECTION 01, AFORESAID; THENCE SOUTH 87 DEGREES 05 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID, 203.47 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP No. 7803, AS RECORDED IN VOLUME 41, PAGE 76, AS DOCUMENT No. 2670794; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 114.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138', ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 489.94 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 80.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 231.04 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, 238.54 FEET; THENCE NORTH 09 DEGREES 48 MINUTES 08 SECONDS EAST, 58.33 FEET; THENCE NORTH 76 DEGREES 31 MINUTES 36 SECONDS EAST, 26.15 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, 98.71 FEET TO A POINT OF CURVE; THENCE 173.83 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00 FEET, THE CHORD BEARS NORTH 26 DEGREES 40 MINUTES 58 SECONDS EAST, 167.58 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 483.59 FEET TO A POINT ON THE CURVING BOUNDARY LINE OF OUTLOT 7, KETTLE PARK WEST, AFORESAID; THENCE NORTHWESTERLY 44.13 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 11 DEGREES 19 MINUTES 25 SECONDS WEST, 43.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 44 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 217.89 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 239.60 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 42 MINUTES 47 SECONDS EAST, 239.07 FEET TO THE EASTERLY LINE OF OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, AFORESAID; THENCE SOUTH 33 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID EASTERLY LINE, 141.83 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 678.64 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, 156.18 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 54 SECONDS WEST, 297.24 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 57 SECONDS WEST, 63.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY '138'; THENCE NORTH 87 DEGREES 53 MINUTES 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 297.35 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 13 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 118.65 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 305.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,063,692 SQUARE FEET OR 24.419 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KETTLE PARK WEST LLC AND THE STANLEY A. MABIE REVOCABLE TRUST, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

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<p>PREPARED BY: <small>Engineers • Surveyors • Planners</small> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.248.5890</p>	<p>PREPARED FOR: KETTLE PARK WEST LLC</p> <p>161 HORIZON DR, STE 101A VERONA, WI 53593</p>	<p>PROJECT NO: 15-7018</p> <p>FILE NO: B-*</p> <p>FIELDBOOK/PG: -</p> <p>SHEET NO: 3 OF 4</p>	<p>SURVEYED BY: -</p> <p>DRAWN BY: JK</p> <p>CHECKED BY: TJB</p> <p>APPROVED BY: _____</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>
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CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, CERTIFIED SURVEY MAP No. 14057, OUTLOT 7, KETTLE PARK WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST 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

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 THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF STOUGHTON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2019.

KETTLE PARK WEST LLC

BY: _____
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED DAVE M. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

McFARLAND STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST LLC, OWNER.

WITNESS THE HAND AND SEAL OF McFARLAND STATE BANK, MORTGAGEE, THIS _____ DAY OF _____, 2019.

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

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED McFARLAND STATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, 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 _____, 2019.

HOLLY LICHT, CLERK
CITY OF STOUGHTON



OFFICE OF THE REGISTER OF DEEDS











COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ____ M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: I:\2019\157018\DWG\Survey\157018 F--CSM.dwg Layout: Sheet 4 User: cclsen Plotted: Oct 16, 2019 - 4:55pm

PREPARED BY: JSD Professional Services, Inc. * Engineers * Surveyors * Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 888.848.9080	PREPARED FOR: KETTLE PARK WEST LLC 181 HORIZON DR, STE 101A VERONA, WI 53593	PROJECT NO: 15-7018 FILE NO: B-* FB/PG: - SHEET NO: 4 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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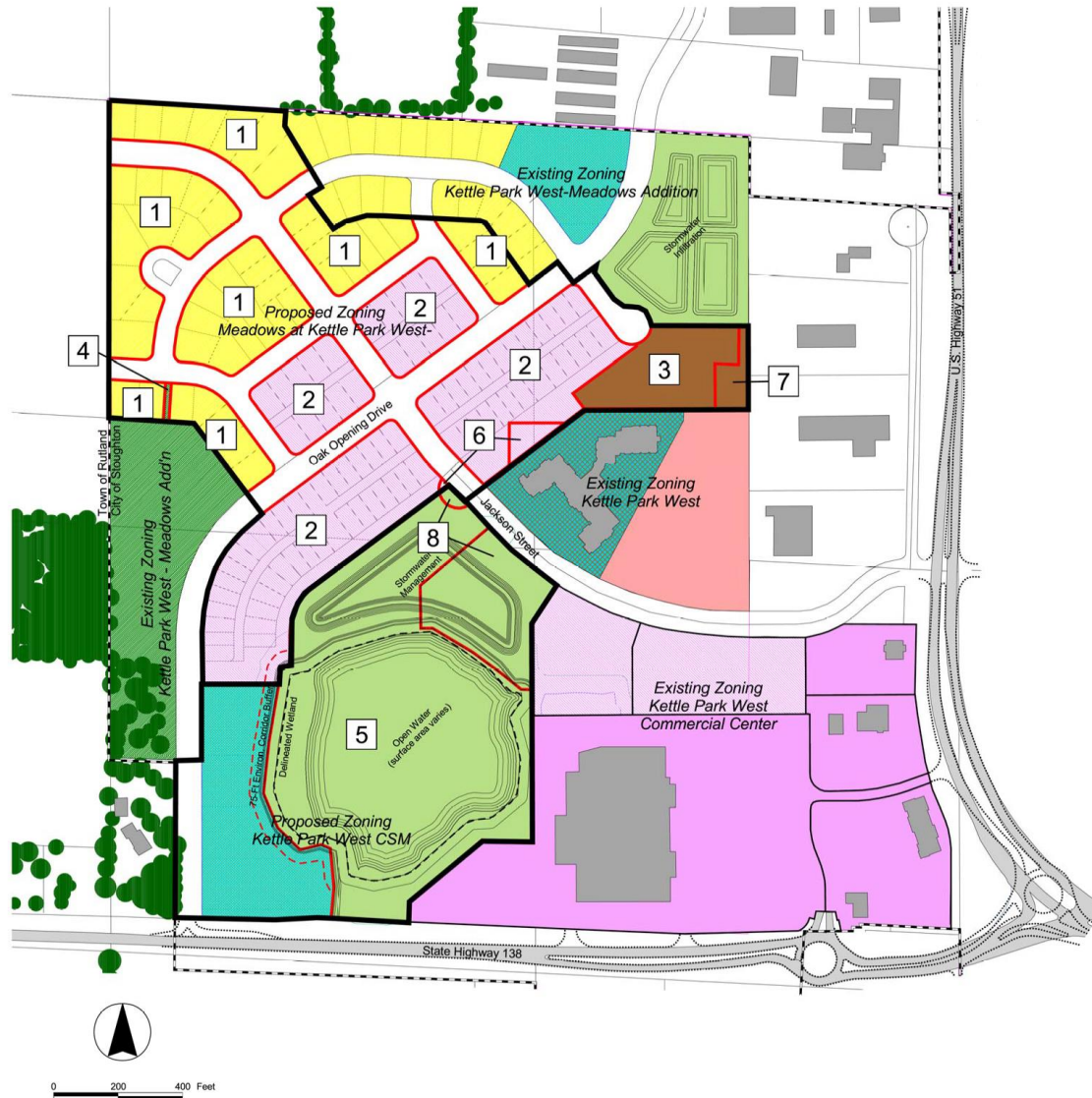
EXHIBIT C Existing and Proposed Zoning Kettle Park West

Legend	
Zoning Districts	
	RH Rural Holding
	SR-5 Single Family
	MR-10 Multi Family
	PD-GDP Planned Development
	PD-SIP Planned Development
	I Institutional - Senior Housing
	I Institutional - Stormwater Mgt and Open Space
	I Institutional - Park
	PB Planned Business
	TR-6 Duplex

Numbers reference specific blocks, lots, or outlots labeled in The Meadows at Kettle Park West Preliminary Plat, the proposed CSM, and existing outlots in the Kettle Park West Plat and CSM 14057.

Map Key

- 1 Rezone from RH(Rural Holding) to SR-5 (Single Family - 7200 sf lot area)
Block 3 (lots 1-7) and Blocks 4, 5, 8, 9, and 10
- 2 Rezone from RH to PDD-GDP [TN] (Planned Development District - General Development Plan for Traditional Neighborhood)
Block 1 (lots 1-24) and Block 2, 6, and 7
- 3 Rezone from RH to MR-10 (Multi-Family - 10 units per acre)
Block 1 Lot 25
- 4 Rezone from RH to I [Park] (Institutional - Park)
- 5 Rezone from RH to I [Stormwater] (Institutional - Stormwater)
Proposed CSM Outlot 2
- 6 Rezone from PDD to PDD-GDP [TN]
Kettle Park West Plat - Part of Outlot 7
Kettle Park West Plat - Outlot 6
- 7 Rezone from PDD to MR-10
Kettle Park West Plat - Outlot 5
Kettle Park West Plat -- Outlot 4
- 8 Rezone from PDD to I [Stormwater]
Kettle Park West Plat - Part of Outlot 7
CSM 14057 Outlot 1





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

RODNEY J. SCHEEL
DIRECTOR

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

Date: January 2, 2020

To: Plan Commission and Common Council

From: Rodney J. Scheel
 Director of Planning & Development

 Michael P. Stacey
 Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 13, 2020 Plan Commission Meeting and January
 28/February 11, 2020 Common Council Meetings.

Request by Forward Development Group to rezone the properties at The Meadows at Kettle Park West.

This request is to rezone the plat known as “The Meadows at Kettle Park West” including the Certified Survey Map (CSM) for Outlot 1 and Outlot 2. The request meets the intent of the Comprehensive Plan. A public hearing and a recommendation to Council is necessary.

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

Applicant Name: Kettle Park West LLC
Applicant Address: %Forward Development Group, 161 Horizon Dr., Suite 101A, Verona, WI 53593
Applicant Phone and Email: 608.848.9050
Property Owner Name (if different than applicant): _____
Property Owner Phone: _____
Subject Property Address: ~2620 Jackson Street

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: 12/12/19
Application fee of \$ 460 received by Zoning Administrator Date: 12/13/19

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: 12/12/19

- (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))?

This zoning map amendment implements the land uses illustrated in the adopted City Comprehensive Plan.

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.

This zoning map amendment reflects the land use illustrated in the adopted Comprehensive Plan and the land division described in The Meadows at Kettle Park West Preliminary Plat that was conditionally approved by the Plan Commission on 9 December 2019.

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?

See attached documentation.

KETTLE PARK WEST PHASE II

Proposed Zoning Map Amendments

EXECUTIVE SUMMARY.

The proposed plan for zoning the territory generally referred to as Kettle Park West Phase II (KPW) will establish the regulatory framework for implementing the City's Comprehensive Plan. The proposed zoning map amendments will re-classify lands currently zoned as RH – Rural Holding and PD -- Planned Development into conventional and specialized zoning districts, including:

- Single-family Residential – (SR-5) (7200 square foot minimum lot area),
- Planned Development -- General Development Plan (PD-GDP) (for a Traditional Neighborhood),
- Multi-family Residential – (MR-10) (10 dwelling units per acre),
- Institutional – (I -- Park), and
- Institutional – (I – Stormwater).

The proposed map amendments are consistent with the recently amended Comprehensive Plan and reflect the Certified Survey Map and the Preliminary Plat for The Meadows at Kettle Park West which have both been recently conditionally approved by the Plan Commission. Additionally, the proposed amendments further the purposes of City Zoning and Land Division Ordinances by:

- Maintaining the desired consistency of land uses and land use intensities,
- Minimizing land use impacts, and
- Providing for effective public infrastructure and services in the general surrounding area.

OVERVIEW AND CONTEXT

Planning of the Kettle Park West (KPW) development started in 2009 with the project being approved by the City in 2011. The Initial phases of the project were implemented between 2011 and 2016 through the adoption of the Westside Neighborhood Plan (which was incorporated into the Comprehensive Plan), amendment of the Stoughton Urban Service Area, annexation, land divisions and construction of infrastructure to create the Kettle Park West Commercial Center.

In 2017, the City adopted a decennial update of the Comprehensive Plan. Subsequently, Forward Development Group (FDG), with a focus on maintaining project economic viability, prepared and evaluated refinements to the land uses and infrastructure depicted in their Kettle Park West Master Plan. After several months of preliminary review with City officials, these refinements were manifested into a revised Kettle Park West Master Plan, which garnered general consensus from the City's Parks and Recreation Committee, Plan Commission, and Common Council. In September 2019, the City adopted an amendment to the Comprehensive Plan to incorporate the revised Kettle Park West Master Plan.

The 2019 Comprehensive Plan Future Land Use Plan Map reflects the Kettle Park West Master Plan. Both are attached as Appendices A and B.

Compared to the 2017 Comprehensive Plan the 2019 amendment:

- Increased the total area of residential development to 44-acres from 39-acres.

- Adjusted the proportion of residential units for consistency with the City’s policy objective for developing residential neighborhoods to be predominantly single family in character,

[Note: The adopted City policy is to apply a metric of 65% minimum single family homes and a maximum of 35% multi-family units to monitor performance towards this objective. In consultation with City staff, this calculation is based on multi-family units that are not zoned as Institutional (i.e. senior housing is excluded from the calculation)]

- Re-aligned the planned collector streets to more efficiently accommodate and support future development of lands potentially annexed from Section 1 of the Town of Rutland,
- Relocated the Kettle Park Neighborhood Park to enable potential future park expansion by the City, if the opportunity arises,

The revisions to the Kettle Park Master Plan and the associated amendment of the Comprehensive Plan were the culmination of collaborative discussion between FDG and the City on several key planning topics:

Residential Land Use. Within the Kettle Park West (KPW) neighborhood, the adopted changes to the Future Land Use Plan Map and housing unit proportionality is projected to yield approximately 195-housing units (not including the 100-bed senior housing project). Seventy-eight percent of the 195-residential units are projected to be single family detached houses with the objective of providing more housing opportunities for families with children to reverse declining school enrollment trends. For supplemental reference, Appendix C provides a historical summary of the evolution of planned land uses within the Kettle Park West area

An important aspirational objective of the 2019 amendment of City’s Comprehensive Plan is to create a variety of housing opportunities with an emphasis on housing affordability. To address this need, four blocks within the KPW neighborhood have been designed to incorporate elements of *Traditional Neighborhood Design (TND)* – including narrower lots, garages accessible from alleys, and houses with front porches, to encourage stronger pedestrian environment and neighbor interaction.

The SR-6 Zoning outlines the basic small lot development standards. To create a neighborhood with alley access garages, City policy requires the implementation of a Planned Development District which itemizes adjustments to the SR-6 zoning district, to permit smaller lots, shorter setbacks, front porches closer to the street, and alleys.

Streets and Circulation. The street network for the KPW development is intended to both facilitate development of the proposed residential neighborhood and to provide a functional collector street network to support existing and anticipated future land uses in the area. Local streets are intended to be a pedestrian friendly street-scape (providing multiple options for comfortable walking and bicycling travel to the nearby commercial area, the neighborhood park, and linkages both local and regional bike trail systems). Alignment of the collector street network is intended to accommodate existing and projected traffic travel patterns with consideration given to environmental characteristics of the area (steep slopes, woodlands, lowlands, delineated wetlands, and stormwater infiltration sites), functional locations for intersections, and logical phasing/timing of intersection and street capacity improvements.

Parks and Open Spaces. Through consultation and discussion with the City Parks and Recreation Committee, the proposed park site was relocated from the center of the KPW neighborhood to the

southwesterly edge of the development in order to both encompass an existing stand of mature trees, and to provide opportunity for future expansion of the park to the west.

In addition to the neighborhood park, KPW also encompasses an extensive natural habitat conservancy with a shallow natural pond, native wetland ecology, and naturalized stormwater management facilities. Due to the area's glaciated terrain, KPW is situated within a closed 243- acre drainage basin. The effect of this topography means that 100% of the precipitation falling within the basin (including KPW), after treatment to remove sediment, either evaporates, is transpired through vegetation, or is infiltrated to recharge the area's shallow aquifers.

GENERAL REZONING DESCRIPTION

Kettle Park West Phase II (KPW) encompasses lands totaling approximately 84 acres generally located west and northwest of the Kettle Park West Commercial Center (Walmart and commercial outlots), the Kettle Park Senior Housing site, and the Tru Hotel site (currently under construction). Portions of the requested rezoning area include outlots established by land divisions approved for the commercial center and the recently platted Kettle Park – Meadows Addition. The vast majority of the area was zoned RH-Rural Holding in 2010 when it was annexed.

The rezoning descriptions reference blocks and outlots depicted in the Preliminary Plat of The Meadows at Kettle Park West and a Certified Survey Map (CSM) both of which were conditionally approved by the City Plan Commission on December 9, 2019, and previously approved land divisions related to Kettle Park West (Kettle Park West Plat and CSM 14057). See the Existing and Proposed Zoning Map on page 5.

[Note: Within Kettle Park West Phase II, there are two remaining parcels which will remain zoned as Rural Holding for the near future:

- Kettle Park West – Meadows Addition Outlot 1 – this site, proposed for single-family development consistent with the Comprehensive Plan, will require replatting prior to development.
- Proposed CSM Lot 1 – this site, proposed for duplex development consistent with the Comprehensive Plan, will require land division approval prior to development.

RELATIONSHIP TO COMPREHENSIVE PLAN

City of Stoughton

Overall Planning Goals

- *Promote an efficient and sustainable development pattern*
- *Preserve and enhance Stoughton's "small city" character and heritage*
- *Strengthen and diversify the local job and tax base and retail opportunities*
- *Provide safe, affordable housing and attractive neighborhoods*
- *Protect the natural resources in the Stoughton planning area*
- *Coordinate transportation and utility planning with land use decisions*
- *Maintain quality community facilities and services*
- *Establish mutually beneficial intergovernmental relations.*

The proposed zoning and the related land divisions for Phase II of Kettle Park West (the proposed CSM, Kettle Park West – Meadows Addition, and The Meadows at Kettle Park West Preliminary and Final Plats) will implement the City's adopted Future Land Use Plan. And, when viewed in the context of the entire area (including the commercial center), Kettle Park West is consistent with, and has been the initiative to, achieving progress towards many of the City's overall planning goals. Kettle Park West:

- Will be a diverse and vibrant neighborhood encompassing 295 residences supported by an integrated network of streets, walking paths and bike trails, over 6-acres of active and passive recreational areas, easily accessible commercial and business locations, and sustainably managed natural resources,
- Has created and continues to support a wide and expanding variety of viable businesses (totaling over \$42,000,000 in assessed value to-date),
- Will protect, enhance and manage over 24-acres of sensitive natural resources (including infiltrating significant volumes of stormwater to recharge the local shallow aquifers),
- Has initiated and provided the impetus for substantial investments to upgrade USH 51 and STH 138 arterial highway infrastructure,
- Will expand the City's utility infrastructure, and
- Has facilitated and coordinated City efforts to establish beneficial intergovernmental relations with the Town of Rutland and Wisconsin Department of Transportation (coordinating highway infrastructure improvements), and other agencies.

Existing and Proposed Zoning Kettle Park West



Legend	
Zoning Districts	
	RH Rural Holding
	SR-5 Single Family
	MR-10 Multi Family
	PD-GDP Planned Development
	PD-SIP Planned Development
	I Institutional - Senior Housing
	I Institutional - Stormwater Mgt and Open Space
	I Institutional - Park
	PB Planned Business
	TR-6 Duplex

Numbers reference specific blocks, lots, or outlots labeled in The Meadows at Kettle Park West Preliminary Plat, the proposed CSM, and existing outlots in the Kettle Park West Plat and CSM 14057.

Map Key

- 1 Rezone from RH(Rural Holding) to SR-5 (Single Family - 7200 sf lot area)
Block 3 (lots 1-7) and Blocks 4, 5, 8, 9, and 10
- 2 Rezone from RH to PDD-GDP [TN] (Planned Development District - General Development Plan for Traditional Neighborhood)
Block 1 (lots 1-24) and Block 2, 6, and 7
- 3 Rezone from RH to MR-10 (Multi-Family - 10 units per acre)
Block 1 Lot 25
- 4 Rezone from RH to I [Park] (Institutional - Park)
- 5 Rezone from RH to I [Stormwater] (Institutional - Stormwater)
Proposed CSM Outlot 2
- 6 Rezone from PDD to PDD-GDP [TN]
Kettle Park West Plat - Part of Outlot 7
Kettle Park West Plat - Outlot 6
- 7 Rezone from PDD to MR-10
Kettle Park West Plat - Outlot 5
Kettle Park West Plat -- Outlot 4
- 8 Rezone from PDD to I [Stormwater]
Kettle Park West Plat - Part of Outlot 7
CSM 14057 Outlot 1

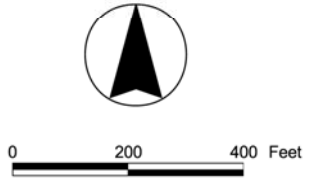


Table 1

Kettle Park West Phase II

Dwelling Unit Mix and Densities

	Approved Kettle Park West Meadows Add'n	Proposed Meadows at Kettle Park West	Future	Total	Percent	Acres	Net Density (Du/NA)
Single Family	<u>18</u>	<u>129</u>	<u>5</u>	<u>152</u>	78%	<u>32.6</u>	4.7
SR-5	18	49	5 Replat of Meadows Add'n Outlot 1	72		23.0	3.1
SR-6	0	80 PDD-GDP(TN) Traditional Neighborhood	0	80		9.6	8.3
Multi-Family	<u>0</u>	<u>25</u>	<u>18</u>	<u>43</u>	22%	<u>7</u>	6.1
TR-6	0	0	18 Replat of CSM Lot 1	18		4.5	4.0
MR-10	0	25		25		2.5	10.0
Totals	18	154	23	<u>195</u>		<u>39.6</u>	4.9

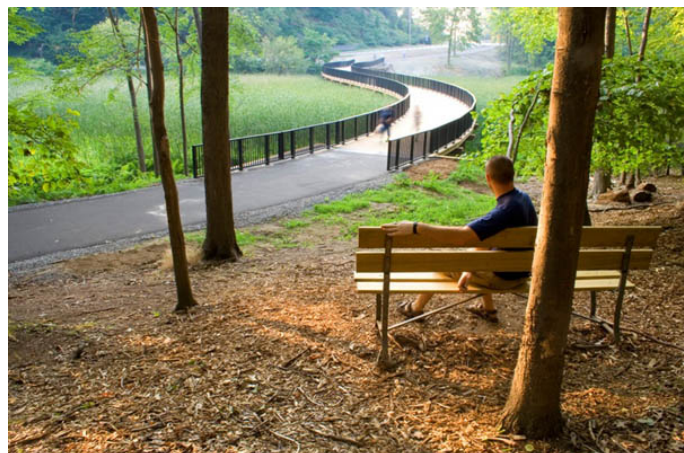
GENERAL AND SPECIFIC TREATMENT OF NATURAL FEATURES

The 30+acres of open space is a defining feature of the KPW neighborhood. This open space includes:

- A 6.3-acre neighborhood park (including approximately 1.7-acres of upland woodland conservancy),
- A 5.8-acre storm-water management basin,
- A 13.1-acre wetland conservancy, and
- A 4.9-acre naturalized stormwater infiltration facility.

Parkland dedication and improvements, as well as the wetland and stormwater improvements are further detailed below.

- Parkland, Dedication, Fees, and City Responsibility Improvements. The park will be dedicated to the City with the land division approvals and the stormwater facilities will be dedicated to the City once they are completed and fully operating. The location of the neighborhood park along the southwesterly edge of the neighborhood was selected by the City Parks and Recreation Committee as an advantageous location to permit:



- City installation of neighborhood park improvements,

- City construction of the northwesterly route of the planned West Bike Trail, and
- City management of the existing woodlands (recommended by CARPC in 2011, Resolution No. 2011-5).

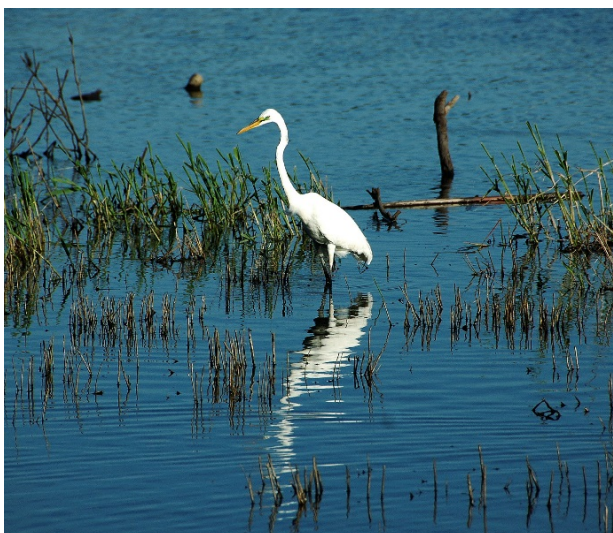
The location will also accommodate the possible future westerly expansion of the park by the City if the opportunity presents itself. The City Parks and Recreation Committee has indicated that it would be responsible for the park master plan and installation of park improvements, but has no plans or budget to do so at this time. In order to provide the greatest flexibility in determining an appropriate plan and improvement program for this park, the developer proposes to coordinate the installation of the adjoining segment of the Oak Opening Drive multi-use with the Parks and Recreation Committee.

Preliminary concept planning also indicated additional recreational features may be contemplated by the City within the neighborhood, including a potential future recreational walking path around the wetland conservancy area. The pedestrian and emergency access pathway along the east side of Block 2, which adjoins the stormwater basin and wetland conservancy area, is designed with the intent to provide a pedestrian and visual linkage between the wetland conservancy and Jackson Street, Oak Opening Drive, and the neighborhood park. Conceptually, this walkway provides convenient access to potential low-impact walking routes that the City may want to establish within the dedicated conservancy area (Environmental Corridor standards require that these paths be non-paved/natural surfaces).

The Oak Opening Drive multi-use path and conservancy area walking paths would conceivably inter-connect with the regional trail along STH 138 between the City of Stoughton and the Village of Oregon that has been planned, at a conceptual level, by Dane County.

- Habitat Conservancies. Though initial planning for the neighborhood contemplated a more aggressive program to restore portions of the wetland, coordination with the Wisconsin Department of Natural Resources (WDNR) resulted in an approach that would focus on managing water levels in the wetland and kettle pond to mimic typical rain event inundations to allow the site's ecology to re-establish naturally.

With that in mind, protection of the 13-acre kettle wetland habitat located in the outlot between Jackson Street and STH 138 has been integrated into the stormwater management system serving the neighborhood. This system is designed to collect the run-off from the neighborhood and watershed into the detention basin constructed along Jackson Street. This basin treats and controls the discharge of storm water. The treated storm water is discharged at a rate equal to or less than the natural rate that would flow from the watershed into the kettle wetland. Excess storm water volume is pumped from the kettle to the infiltration basins to recharge the local shallow aquifers.



- **Stormwater Management.** With the development of the KPW Phase II area, the storm water management system for the neighborhood will be enlarged with a 3-acre expansion of the stormwater treatment basin (to provide the additional required storage volume and treatment capacity), and a 2.5-acre expansion of the infiltration basin area to add two cells to the existing infiltration basin.

The system, which was constructed in 2015-2016, has been successfully functioning as designed. In 2018 and 2019 (two significantly wetter years compared to averages), the system which is in operation from April to November (the 8-month season when infiltration occurs), infiltrated nearly 60 to 65 million gallons each year to recharge local shallow aquifers, and maintained the wetland water surface within the elevation limits set by CARPC that are reflective of natural water level fluctuations and conditions.

RELATION TO NEARBY LAND USES AND TRANSPORTATION NETWORK

Nearby Land Uses

Existing and planned land uses adjoining Phase II of Kettle Park West include:

- Existing Town of Rutland commercial development to the north. This area will be visually buffered from residential uses in the neighborhood by a densely planted landscape buffer.
- Existing Town of Rutland and City of Stoughton commercial development to the north east, also to be visually buffered from adjoining residential uses by a densely planted landscape buffer.
- The recently constructed Kettle Park Senior Living project. The outlot along the east side of Block 1 is envisioned to provide open space complimenting the adjacent traditional neighborhood residential lots and will be landscaped creating an attractive pedestrian friendly setting as well as visual screening of the intensity/bulk of the neighboring senior housing building.
- The southeasterly part of the KPW neighborhood is predominantly naturalized open space consisting of elements of the stormwater management system and wetland conservancy.
- The south boundary of the neighborhood is bounded by STH 138. A 50-foot wide landscape buffer area has been demarked on Lot 1 of the CSM to provide a physical and visual separation between future neighborhood housing and potentially could accommodate future highway and bike trail improvements.
- The southwestery boundary consists of the neighborhood park and woodland conservancy and is bounded by an existing wooded rural residential lot and woodland in the Town of Rutland.
- The westerly edge of the neighborhood is existing farmland in the Town of Rutland.

Transportation Network

Collector streets. The Kettle Park West Neighborhood is supported by two collector streets: Oak Opening Drive and Jackson Street. These streets were established by and are consistent with the Comprehensive Plan. Jackson Street, which provides the main east-west route from USH 51, is aligned westerly and northwesterly through the neighborhood. Oak Opening Drive, which intersects with Jackson Street, is the primary north-south route and provides a connection to the USH 51-Roby Road intersection (via Deer Point Drive in the Town of Rutland) and access to the neighborhood park. When warranted by future traffic volumes and approval by the Wisconsin Department of Transportation (under the terms of the existing Memorandum of Agreement), Oak Opening Drive will be extended to STH 138 to provide a third route into and out of the neighborhood.

Oak Opening Drive and Jackson Street have been designed to accommodate relatively higher volumes of traffic and on-street parking, where appropriate. Both streets are designed with a paved multi-use path on one side and a sidewalk on the other. Residential lots have been designed to minimize direct driveway access to the collector streets to the greatest extent practical.

Local Streets. Within the neighborhood, the local street network provides convenient and appropriate travel routes to the collector street system. Local streets are designed to permit on street parking and have sidewalks on both sides.

The Traditional Neighborhood lots (Blocks 1, 2, 6, and 7). With the exception of the tier of lots along the east side of Block 1 and Block 2, all of the single-family lots have public street frontages and garage access from an alley.

The alleys will be owned and maintained by the homeowners association and are designed and constructed to accommodate emergency and service vehicles. The east facing lots (along the easterly side of Block 1 and Block 2) front onto a 13-foot wide paved public walkway. This walkway is designated to be primarily a pedestrian path but is also designed to accommodate emergency vehicles and sanitary sewer maintenance vehicles should the need arise.

RATIONALE FOR PD ZONING OF BLOCKS 1,2,6,7

As noted, the land use in the majority of the Kettle Park West Phase II area will be conventionally zoned as either:

- SR-5 Single Family Residential
- MR-10 Multi-family Residential
- Institutional [Park]
- Institutional [Stormwater]

The exception is the four block area proposed for single family residential development utilizing elements of Traditional Neighborhood Design, including: smaller lots, front porches, garages accessed by alleys. This sub-area within the Kettle Park West neighborhood is intended to provide additional affordable housing opportunities for the community and create a vibrant, pedestrian friendly environment. Per City policy, this sub-area is required to be designated as a Planned Development – General Development Plan (PD-GDP) based on the SR-6 zoning district to implement the goal/vision of a traditional neighborhood.

LIST OF CITY STANDARDS NEEDING EXCEPTION OR VARIANCE

The PD-GDP for the Traditional Neighborhood area is proposed to encompass the following areas depicted on the Preliminary Plat of The Meadows at Kettle Park West:

- Block 1 (Lots 1 through 24)
- Block 2
- Block 6, and
- Block 7

Zoning Exceptions. Table 2 lists the bulk standards and exceptions for the SR-6 zoning district (Section 78-105(2)(e) that will be applied with in the PD GDP district.

Subdivision Exception. A waiver is requested for the public street frontage requirement pursuant to 66-714(d), Stoughton Code of Ordinances for Block 1 (Lots 1-12) and Block 2 (Lots 1-16). The two public access easements (the outlots in each block) provide pedestrian pathway frontage, and emergency and service vehicle access to these lots in lieu of the required street frontage.



Landscaping exemptions. Though not technically required within the PD-GDP, the buffer landscaping similar to the requirements of Section 78-610 are proposed along several interfaces between land uses (See Exhibits A, B, and C):

- Block 1 Outlot 2 adjacent to Institutional (Sr Housing).
Planting design opacity at maturity: 0.2 with a 2 to 3-Ft high berm.
- Block 2 Outlot 2 adjacent to Institutional (Stormwater Management and Conservancy).
Planting design opacity at maturity: 0.2. Views from and toward the single-family lots will be complimented by placement of “street trees” and accent/specimen shrubs. Plantings are intended to be on the east side of pedestrian walkway.

Elsewhere within the Kettle Park West Phase II area additional buffer landscaping is proposed:

- Block 3 (Lots 1 – 7). The SR-5 lots adjacent to Institutional (park and park access walkway). Individual home owners may install landscaping provided no encroachment into walkway or park outlots.
- Block 1(Lot 25). The MR-10 lot adjacent to Institutional and Planned Business (Sr. Housing, Stormwater Management, Lodging, Car Dealerships). Planting design opacity at maturity: 0.2.
- Block 1 (Outlot 1) KPW-Meadows Addition. This outlot will be divided in the future and will have several lots with double frontage along Oak Opening Drive. No access is permitted to Oak Opening Drive.

Planting design opacity at maturity: 0.2 with a 2 to 3-foot high berm. Additionally, no fencing permitted along the street side of the landscape buffer. A privacy fence may be erected by the homeowner in compliance with City requirement and provided the fence is setback 16 feet from sidewalk

- Block 1 (Lots 7, 8, and Outlot 1) KPW-Meadows Addition). This area adjoins the common property line with Lot 1 CSM 8144 (storage units in Town of Rutland).

Planting design opacity at maturity: 0.2. The screening buffer to be planted within the landscape easement so as to establish a solid visual mass (at maturity) of evergreens installed on a 2 to 3-foot high berm. The berm is to be graded to not obstruct drainage into or within the adjoining

15-foot wide drainage easement along the common property line. Utilities are required to be in easement located on the house side of the landscape buffer easement.

GENERAL SIGNAGE, STREET LIGHTING

Neighborhood identification signage details have not yet been determined. The developer, KPW LLC, is contemplating neighborhood monument signs at up to three “entry-way” locations and will submit detailed plans for City review and approval in conjunction with the Final Plat and Specific Implementation Plan (SIP) approval processes.

Street light luminaires will be dark sky compliant with locations and minimum/maximum foot-candles pursuant to City staff and Code requirements. Consideration for lower pole heights along the pedestrian walkway (Block 1 Outlot 2, and Block 2 Outlot 2) is requested in order to be complimentary and respectful of the intended pedestrian character of the pathway and the proximity of the adjoining residences and the Kettle Park Senior Housing property.

Table 2
 PLANNED DEVELOPMENT DISTRICT BULK STANDARDS (City Zoning SR-6)

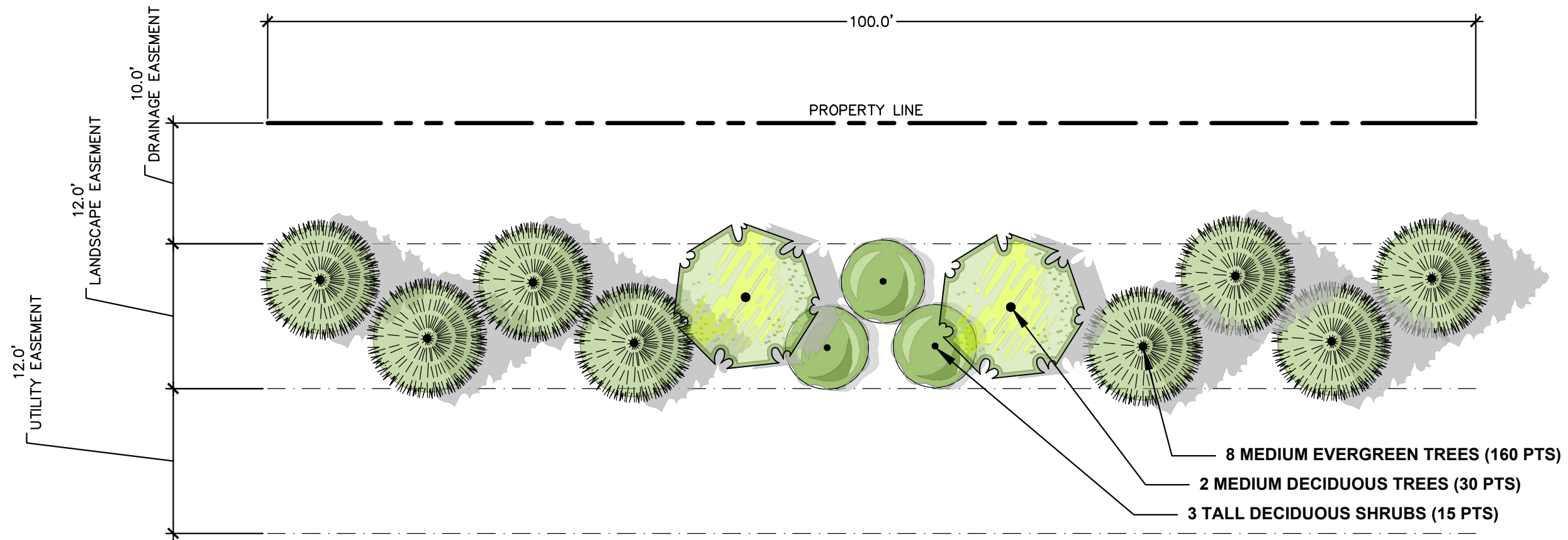
30-Dec-19

SR-6 Zoning Requirements	Proposed Meadows at KPW PUD standards for Block 1 (Lots 1-24), and Blocks 2, 6, and 7.	Rationale and Notes
Lot Area 4000 SF if TND with alley		
Lot Width 40 FT		
Principal Building (including attached garage, setbacks are measured to outside of foundation wall or exterior of porch floor)		
Front Setback 20 FT 12 FT for open, roofed porch	same	
Street (side) Setback to house or attached garage (Corner Lots) 20 FT		No vehicle driveways permitted to connect to street
Side Setback to house and attached garage (Interior Lots) 6 FT Minimum 14 FT combined	same	
Rear Setback to house or attached garage. 20 FT	Garage vehicle access door from back of alley curb: 25 FT	Maximizes flexibility in utilization of lot area and provides adequate space for vehicle parking in front of garage door without obstructing alley traffic.
Accessory Structure (detached garage/storage sheds, carport, swimming pool, play structure,		
Front Setback Not permitted	same	
Street (side) Setback Not permitted	Not permitted unless within perimeter of approved privacy fence.	This would improve utility of the 14 lots with street side yards
Side Setback 4 Ft	4 FT unless within perimeter of approved privacy fence.	
Rear Setback 4 FT	4 FT unless within perimeter of approved privacy fence. Detached Garage: Vehicle access door from back of alley curb: 25-FT	
Additional Standards		
Pavement and hardscape surfaces (Except for driveway, walkway connections to street/alley/multi-use path, includes: parking pads, patios, and sports court surfaces).		
Side and rear lot lines: 1 FT	same	
Street ROW: 10 FT	same	
Parking Stalls: 2 (including garage)	same	
Dwelling Unit Separation (if multiple principle buildings)		
10 FT	same	
Impervious Surface. Subject to setback standards. Impervious surfaces include: Horizontal area delimited by roof perimeter, entry walkway, open porches, decks, patios, sports courts, detached garage, garage apron, driveway, and open vehicle parking stall or carport roof perimeter.		
Minimum Landscaped area of lot: 30%	same	Restated as maximum impervious area. Exception may be granted by KPW-ARC for permeable pavement/surfaces, and/or decks provided Owner provides legitimate evidence or documentation of permeability and provides assurance/commitment to maintain permeability of structure.
Alley		
ROW: 26-FT	30-FT wide outlot.	Additional width needed to accommodate utility easement. The outlot and "alley" will be privately maintained by the home owners association and will have a public access easement. Total drivable space in the alley is identical
Pavement Width (exclusive of curb): 16-FT Curb: Not Required Terrace: 5-FT	14-FT 12-Inch Ribbon Curb on each side 4-FT one side 10-FT opposite side	The wide terrace was established by Stoughton Utilities and is the location of the utility easement.

Table 2
 PLANNED DEVELOPMENT DISTRICT BULK STANDARDS (City Zoning SR-6)

SR-6 Zoning Requirements	Proposed Meadows at KPW PUD standards for Block 1 (Lots 1-24), and Blocks 2, 6, and 7.	Rationale and Notes
Lot Area 4000 SF if TND with alley Lot Width 40 FT		
Principal Building (including attached garage, setbacks are measured to outside of foundation wall or exterior of porch floor)		
Front Setback 20 FT 12 FT for open, roofed porch	same	
Street (side) Setback to house or attached garage (Corner Lots) 20 FT		No vehicle driveways permitted to connect to street
Side Setback to house and attached garage (Interior Lots) 6 FT Minimum 14 FT combined	same	
Rear Setback to house or attached garage. 20 FT	Garage vehicle access door from back of alley curb: 25 FT	Maximizes flexibility in utilization of lot area and provides adequate space for vehicle parking in front of garage door without obstructing alley traffic.
Accessory Structure (detached garage/storage sheds, carport, swimming pool, play structure,		
Front Setback Not permitted	same	
Street (side) Setback 4 FT	same	
Side Setback 4 Ft	4 FT unless within perimeter of approved privacy fence.	
Rear Setback 4 FT	4 FT unless within perimeter of approved privacy fence. Detached Garage: Vehicle access door from back of alley curb: 25-FT	
Additional Standards		
Pavement and hardscape surfaces (Except for driveway, walkway connections to street/alley/multi-use path, includes: parking pads, patios, and sports court surfaces).		
Side and rear lot lines: 1 FT Street ROW: 10 FT Parking Stalls: 2 (including garage)	same same same	
Dwelling Unit Separation (if multiple principle buildings) 10 FT	same	
Impervious Surface. Subject to setback standards. Impervious surfaces include: Horizontal area delimited by roof perimeter, entry walkway, open porches, decks, patios, sports courts, detached garage, garage apron, driveway, and open vehicle parking stall or carport roof perimeter. Minimum Landscaped area of lot: 30%	same	Restated as maximum impervious area. Exception may be granted by ARC for permeable pavement/surfaces, and/or decks provided Owner provides legitimate evidence or documentation of permeability and provides assurance/commitment to maintain permeability of structure.
Alley ROW: 26-FT Pavement Width (exclusive of curb): 16-FT Curb: Not Required Terrace: 5-FT	30-FT wide outlot. 14-FT 12-Inch Ribbon Curb on each side 4-FT one side 10-FT opposite side	Additional width needed to accommodate utility easement. The outlot and "alley" will be privately maintained by the home owners association and will have a public access easement. Total drivable space in the alley is identical The wide terrace was established by Stoughton Utilities and is the location of the utility easement.

File: I:\2018\16701602 Planning\01 Graphics and Exhibits\2019\2019-11-25 Landscape Bufferyard and Exhibit\01\167016 Landscape Bufferyard Examples.dwg Layout: EXHIBIT A User: akamewski1 Plotter: Dec 20, 2019 - 2:25pm Xref's: 167016 Bufferyard Example Exhibit Project



BUFFERYARD REQUIREMENT (0.2 OPACITY)

- 198 PTS/100 LINEAR FEET
- 15' WIDTH

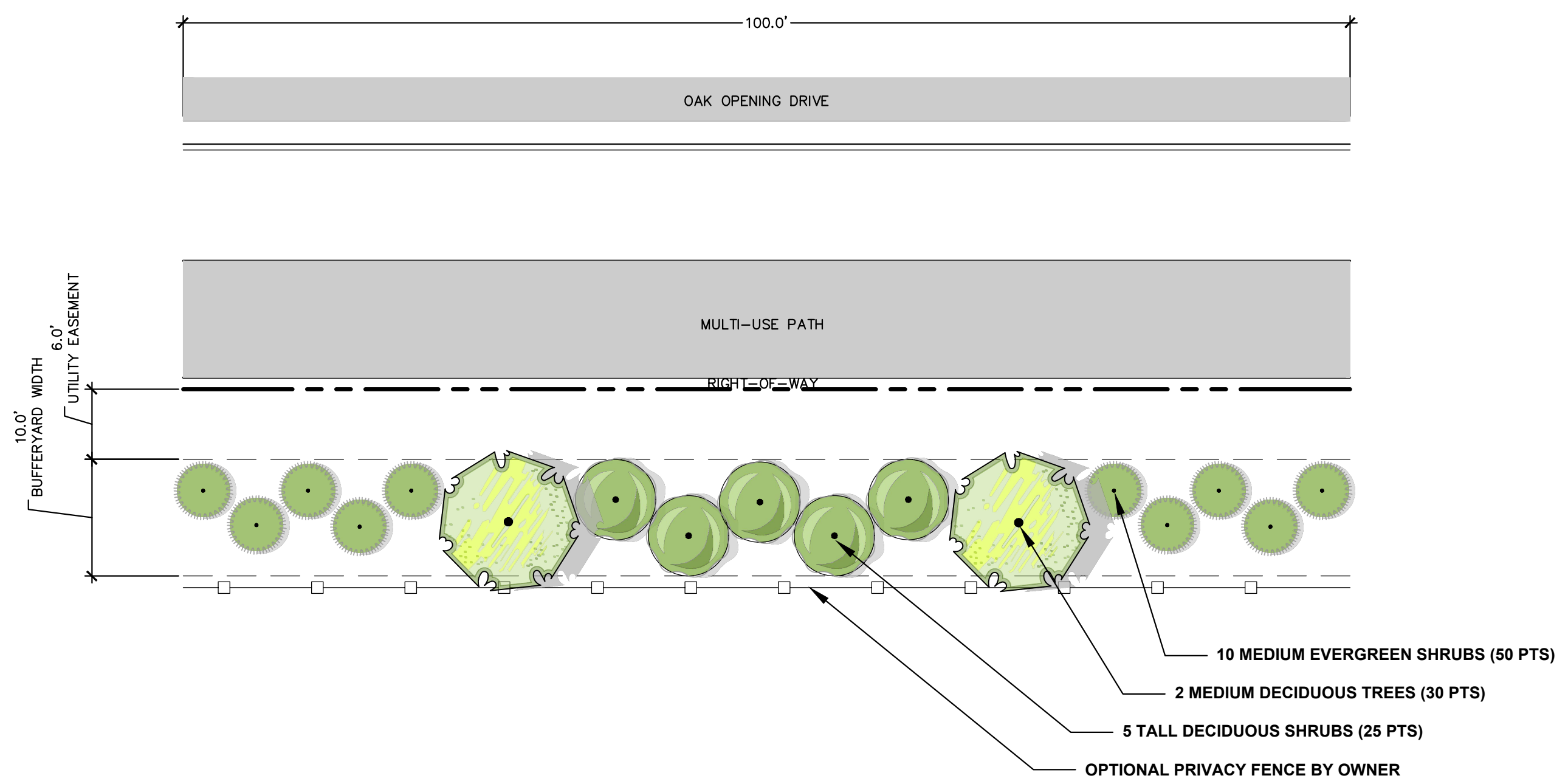
PROVIDED

- 205 PTS/100 LINEAR FEET
- 15' WIDTH

LOCATIONS

- KETTLE PARK WEST - MEADOWS ADDITION
- BLOCK 1: LOTS 7, 8, O.L. 1
- MEADOWS AT KETTLE PARK WEST
- BLOCK 1: LOTS 25

File: I:\2018\15701602 Planning\01 Graphics and Exhibits\2019\01-1-25 Landscape Bufferyard Examples.dwg Layout: EXHIBIT B User: akamiewski Plotted: Dec 20, 2019 2:22pm Xref's: 157018 Bufferyard Example Exhibit Project



BUFFERYARD REQUIREMENT (0.1 OPACITY)

- 91 PTS/100 LINEAR FEET
- 10' WIDTH

PROVIDED

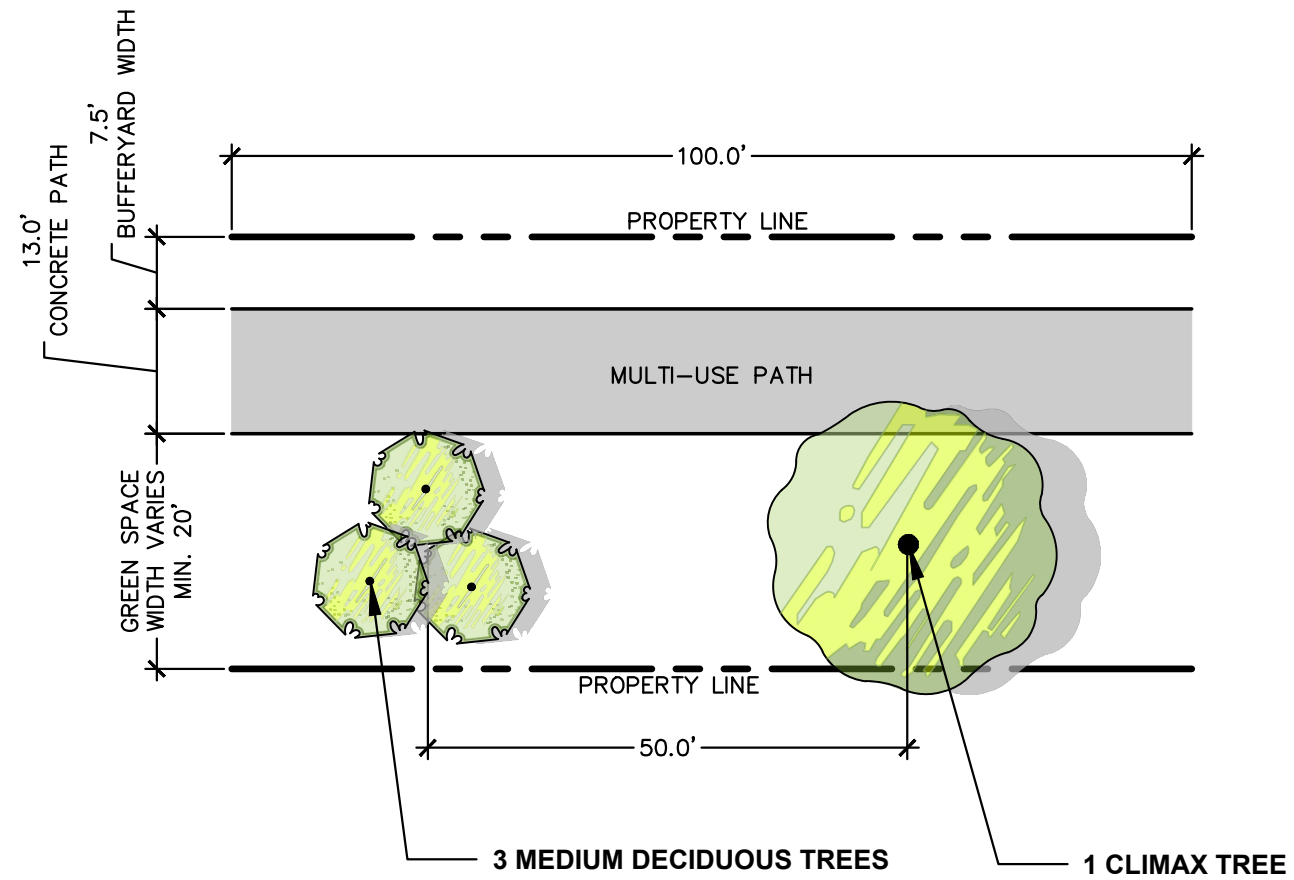
- 105 PTS/100 LINEAR FEET
- 10' WIDTH

LOCATION

- KETTLE PARK WEST - MEADOWS ADDITION
- EAST SIDE OF O.L. 1 ALONG OAK OPENING DRIVE

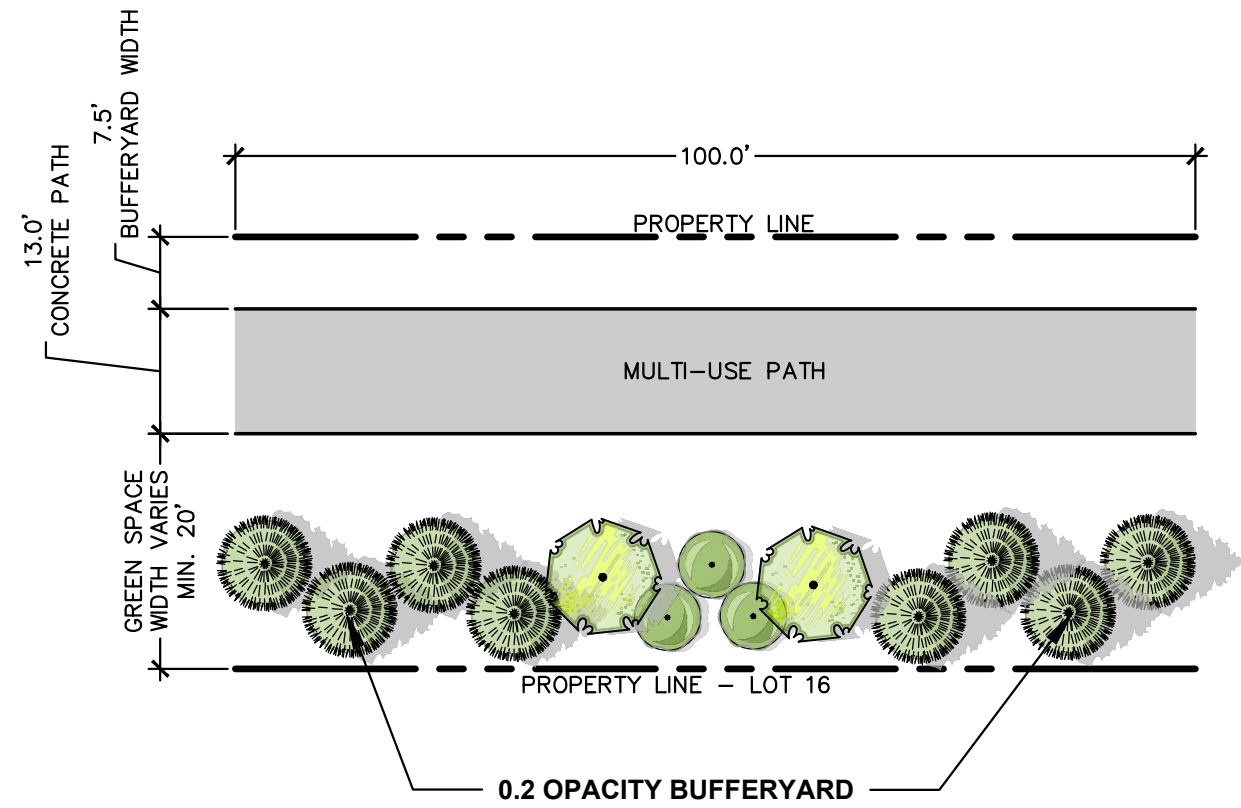


TYPICAL



NOTE: TREE SPACING MAY REQUIRE ADJUSTMENTS TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES

ADJACENT TO KPW LOT 16

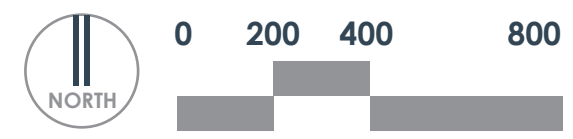


NOTE: TREE SPACING MAY REQUIRE ADJUSTMENTS TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES

File: I:\2018\16701802 Planning\01 Graphics and Exhibits\2019\2019-11-25 Landscape Bufferyard Exhibit\DWG\167018 Landscape Bufferyard Examples.dwg Layout: EXHIBIT C User: akamiewski Plotted: Dec 20, 2019 - 1:21pm Xref's: 167018 Bufferyard Example Exhibit Project

APPENDICES

- A. Kettle Park West Master Plan
- B. 2019 Comprehensive Plan Future Land Use Map 9A
- C. Historical Comparison of Kettle Park West plans






Map 9A

Future Street Network

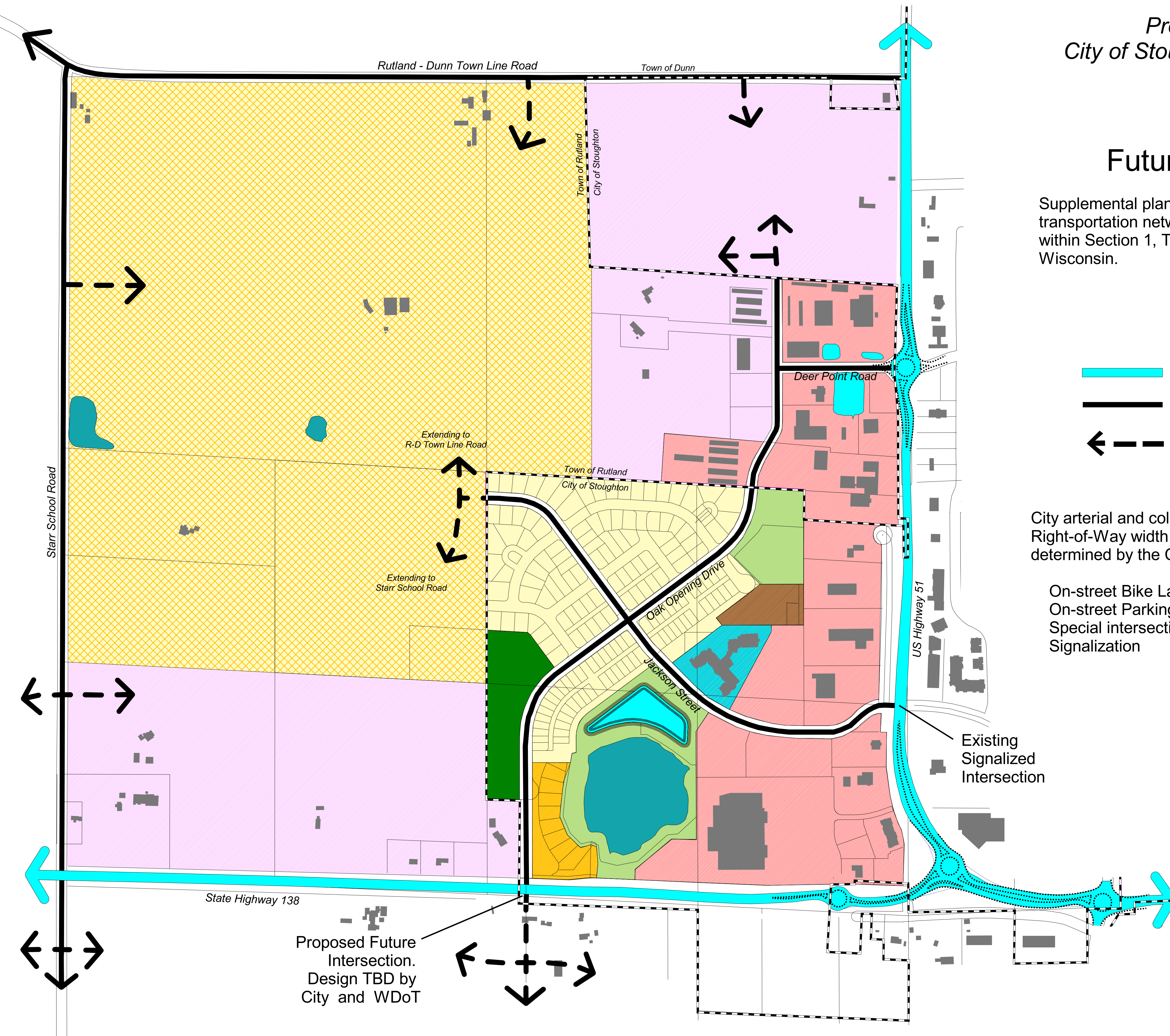
Supplemental planning map illustrating the City's planned transportation network to facilitate future general land development within Section 1, Township 05 North, Range 10 East, Dane County, Wisconsin.

LEGEND

-  Arterial Streets
-  Planned Collector Streets
-  Generalized Future Collector Street Extension

City arterial and collector streets will have a minimum Right-of-Way width of 80 feet. Facility design to be determined by the City and may potentially include:

- On-street Bike Lanes
- On-street Parking
- Special intersection and cross-walk improvements, and
- Signalization



51 x 138 Westside Detailed Neighborhood Plan
Development Statistics and Parameters

Planned Land Use <i>Kettle Park West Area Only</i> Plus Jackson connection to USH 51	Westside Neighborhood Plan (2010-12) (North of STH 138)				
	Acres	Planning Area %	Projected Units	Housing Unit %	DuNA
Zoning					
Residential	28	19%	425		15.1
Low Density Residential	9		47	11%	5.5
SR4 8600 SF per lot	5		23		
SR5 7200 SF per unit	4		24		
Moderate Density Residential	11		100	24%	9.4
PDD Small Lot w/ Alley, (4000 SF min lot)					
SR6 PDD Modest Lot w/ Alley (6600 SF min lot)	3		33		
TR6 Duplex, 5000 SF per unit	3		33		
MR10 Townhomes, small apartment/condo bldgs, 4356 SF per unit	4		34		
Units in Mixed Use Bldgs					
High Density Residential	9		278	65%	30.9
MR24 Apartments, condos, 1815 SF per unit	9		216		
Institutional (MR24) Specialty Care and/or Age Restricted, 1815 SF per bed/unit			36		
PDD Units in Mixed Use Bldgs			26		

Projected Housing Unit Allocation (net of Senior Housing)		389	
Single Family Detached		80	21%
Units in Duplex, Townhomes, etc.		67	17%
Units in Multi-unit Buildings		242	62%

Neighborhood Scale Commercial & Mixed Use	4	3%
Mixed Use Commercial with upperlevel residential	4	
Community Scale Commercial	22	15%
Existing Commercial area along Hults Road		
Generally sites larger than 4 acres and with total building GFA > 20,000SF	22	
Generally sites smaller 4 acres and with total building GFA < 20,000SF		
Employment Focused Uses	22	15%
Professional Offices, Research and Development, Specialized Manufacturing	22	
Civic Uses	0	0%
Religious, Educational, Governmental		
Transportation, Communication, Utilities	0	0%
None		
Open Space	39	26%
Parks	9	
Stormwater Management	20	
Treatment	2	
Detention (Wetland and grading buffer)	14	
Infiltration	4	
Conservancies	10	
Lowland S of wetland		
Upland woods		
Public Rights of Way	33	22%
Highways (US, State, County)	16	
Collector Streets	9	
Oak Opening Drive	6	
Jackson Street	3	
Local Streets	8	

TOTAL 148

Estimated 16 acres not included in KPW Platting

Not all included in KPW Platting or TID #7

KPW CC (2014) & Pre Plat (2016)				
(Area included in TID #7)				
Acres	Planning Area %	Units per Zoning	Housing Unit %	DuNA
39.6	28%	494		12.5
10.3		42	9%	4.1
10.3		42		
		0		
14.6		98	20%	6.7
		0		
6.7		18		
7.9		80		
14.7		354	72%	24.1
9.6		231		
5.1		123		

	371	
	42	11%
	98	26%
	231	62%

0.0	0%
0	
32.7	23%
20.2	
12.5	
0.0	0%
0.0	
0.0	0%

0.0	0%
40.5	29%
13.3	
23.0	
5.1	
13.0	
4.9	
4.2	
27.4	20%
15.8	
9.3	
5.8	
3.6	
2.3	

water managed to maintain wetland ecology

upland woods, lowlands outside of stormwater wetland

extended to STH 138

140.2

KPW CC, KPW, KPW-NA & KPW II Pre Plat (2019)				
(Area included in TID #7)				
Acres	Planning Area %	Units per Zoning	Housing Unit %	DuNA
44.6	32%	295		6.6
19.0		71	24%	3.7
7.0		20		
12.0		51		
21.5		124	42%	5.8
11.0		61		
3.6		20		
4.4		18		
2.5		25		
4.1		100	34%	24.4
0.0		0		
4.1		100		

	195	
	152	78%
	43	22%
	0	0%

0.0	0%
0	
32.3	23%
15.3	
17.0	
0.0	0%
0.0	
0.0	0%
0.0	0%
30.7	22%
6.2	
23.3	
5.6	
12.8	
4.9	
1.2	
32.8	23%
15.8	
10.6	
5.8	
4.8	
6.4	

Park, per Park Commission, includes 1.5 acre upland woods conservancy. Total does not include supplemental area west of City limits

140.4