CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

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

RODNEY J. SCHEEL
DIRECTOR

Date: April 7, 2021

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 12, 2021 Plan Commission Meeting and April 27, 2021 Common Council Meeting.

Request by Kyle Raasch for extra-territorial jurisdictional land division approval to split the property into 2 parcels at 1478 Lake Kegonsa Road, Town of Rutland.
This property is within the City of Stoughton's 1.5 mile extra-territorial jurisdiction but well beyond the City's Long-Term Urban Growth area as identified on the Comprehensive Plan Future Land Use Map. This request is to split off an acre on land to allow a business use on that parcel.

We see no reason not to approve the land division since the Town of Rutland and Dane County have already approved it. The resolution, CSM and related materials are provided. A recommendation to Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial jurisdictional (ETJ) land division request by Kyle Raasch for property located at 1478 Lake Kegonsa Road, Town of Rutland, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

File Number:	R - - 2021	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, this land division request is proposed to split off 1 acre of land to allow a business use in the Town of Rutland; and

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Plan Commission and Common Council. This property is within the City's Extraterritorial Jurisdiction (ETJ) but is beyond the City's long range planning area; and

WHEREAS, the proposed lot complies with the maximum 2.5-acre requirement of the City land division ordinance; and

WHEREAS, on April 12, 2021 the Stoughton Plan Commission reviewed the land division request and recommends Common Council approval as presented; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by Kyle Raasch for property located at 1478 Lake Kegonsa Road, Town of Rutland, is hereby approved as presented.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

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

Date of Application 3/31/21

Applicant Name Kyle Raasch **Phone** 608-843-9274

Applicant Email KRKustoms@Gmail.com

Owners Name (if different than applicant) _____ **Phone** _____

Subject Property Address 1478 Lake Kegonsa Rd. Stoughton WI 53589

Application for: CSM _____ **PRELIMINARY PLAT** _____ **FINAL PLAT** _____

CURRENT FEES

+2

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

Number of Lots: 2.

Fee Amount: $ 245.00.

Owner/Applicant Signature _____ Date 3/31/21

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.**

To Whom it Concerns,

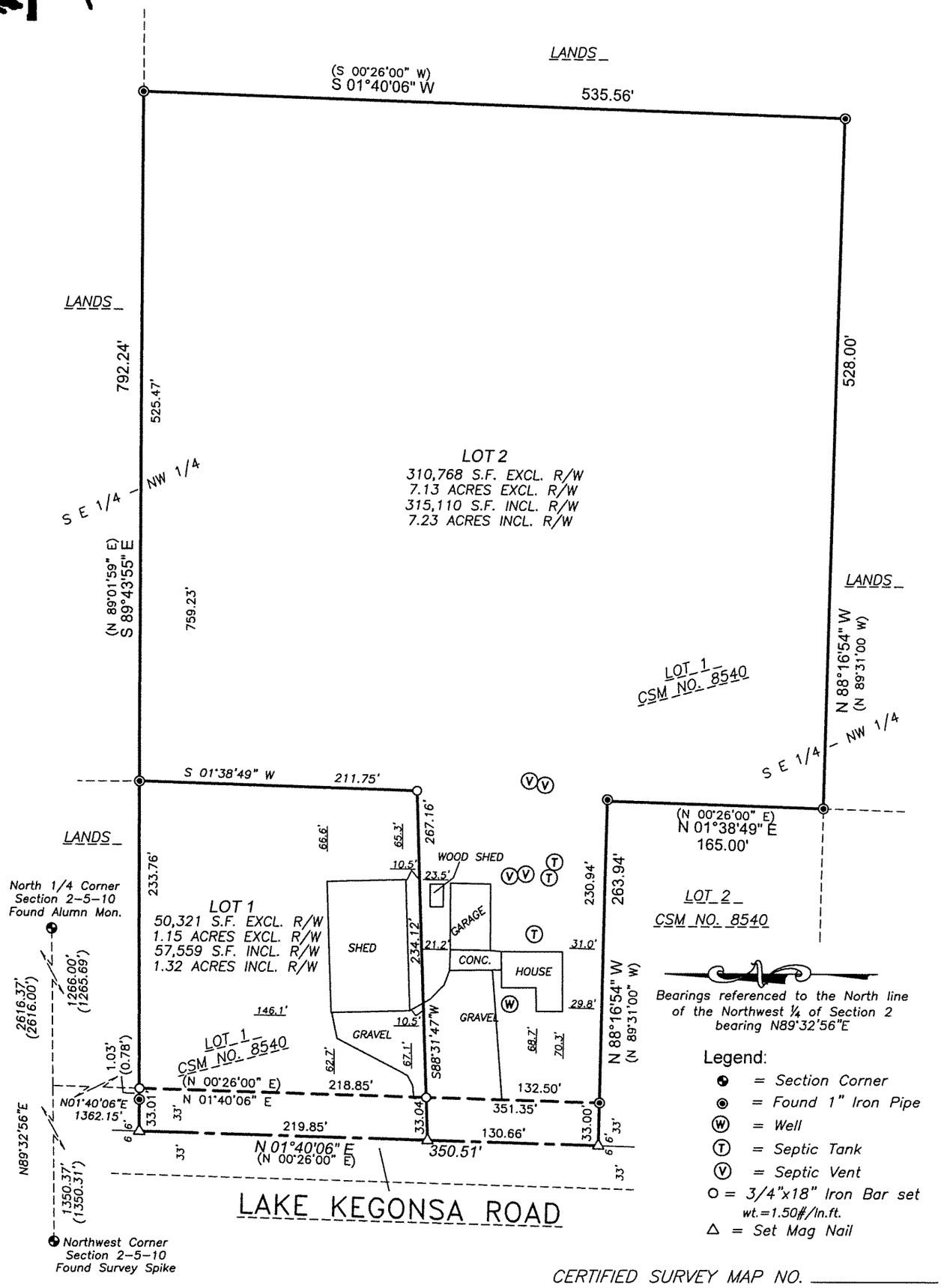
I, Kyle Raasch, owner of 1478 Lake Kegonsa Rd. Stoughton, WI, and owner of K.R. Kustoms LLC, am looking to split off an acre of my property to LC for financial reasons. The Property will be owned by Kyle and Hallie Raasch and K.R. Kustoms will be renting shop space from Kyle and Hallie. We have already talked to the township and they said they checked with zoning on widening our driveway so trucks delivering steel (seldom), and customers dropping off and picking up projects by appointment can get off the road immediately as to not impede traffic. I run a few a machines in shop that generate a little noise but I have a insulated shop to reduce the sounds heard from outside. I am close with the immediate neighbors to the north of the property and they have never complained to me about noises. I have two containers outside that are on railroad ties that can technically be picked up and moved for storage of steel and other supplies. I have a media blast booth inside of the shop that keeps everything contained from the environment along with my spray booth for the powder coating. I do have a dust collector outside that will collect dust from the booths and then separate the dust from the air and collects it into the bottom of the machine for disposal. Hours of operation would be a possibility of 7am to 8pm Monday through Friday and 8 am to 6 pm Saturday and Sunday. Any questions you can reach me at 608-843-9274.

Kyle Raasch

BIRRENKOTT
SURVEYING, INC.
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 8540, as recorded in Volume 46 of Certified Survey Maps of Dane County on Pages 326-327, located in the Southeast ¼ of the Northwest ¼, Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin.



Bearings referenced to the North line of the Northwest ¼ of Section 2 bearing N89°32'56"E

Legend:

- ◉ = Section Corner
- ◉ = Found 1" Iron Pipe
- Ⓦ = Well
- Ⓣ = Septic Tank
- Ⓥ = Septic Vent
- ○ = 3/4"x18" Iron Bar set wt.=1.50#/ln.ft.
- △ = Set Mag Nail

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

SHEET 1 OF 3

Office Map No. 201138CSM

SCALE 1" = 100'

0 100 200

CERTIFIED SURVEY MAP DATED: March 25, 2021

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:
I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

_____
Daniel V. Birrenkott. Professional Land Survevor No. S-1531

Description:
Lot 1, Certified Survey Map No. 8540, as recorded in Volume 46 of Certified Survey Maps of Dane County on Pages 326-327, located in the Southeast ¼ of the Northwest ¼, Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin. Subject to a road right of way for Lake Kegonsa Road over the West 33.00 feet thereof.

Owners Certificate:
As owners, Kyle & Cindy Raasch, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

_____ _____
Kyle Raasch, Owner Cindy Raasch, Owner

State of Wisconsin)
Dane County) ss Personally came before me this _____ day of _____, 2021, the above-named Kyle & Cindy Raasch, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ _____
Notary Public, Dane County, Wisconsin. My Commission Expires

_____
Printed name

Town of Rutland Approval Certificate
This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Rutland, Dane County.

_____
Dawn George, Clerk, Town of Rutland

Dated _____

Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Dane County Soil Survey.
This survey shows no above-ground improvements. No guarantee is made for below-ground structures.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2021 by

_____
Daniel Everson, Authorized Representative

Register of Deeds Certificate:
Received for recording this _____day of _____, 2021

at_____ o'clock ____ m and recorded in Volume _____ of Certified Survey Maps of Dane County on Pages _____.

_____
Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page

Surveyed For:
Kyle & Cindy Raasch
1478 Lake Kegonsa Road
Stoughton, WI 53589
608-843-9274

Surveyed:	TAS
Drawn:	BTS
Checked	MAP/DVB
Approved:	DVB
Field book:	381/36
Tape/File:	J:\2020\Carlson
	Sheet 2 of 3
Office Map No.:	201138CSM

CERTIFIED SURVEY MAP DATED: March 25, 2021

Birrenkott
Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

City of Stoughton Approval Certificate
This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the City Council of the City of Stoughton, Dane County.

_____
Lana Kropf – City Clerk
City of Stoughton

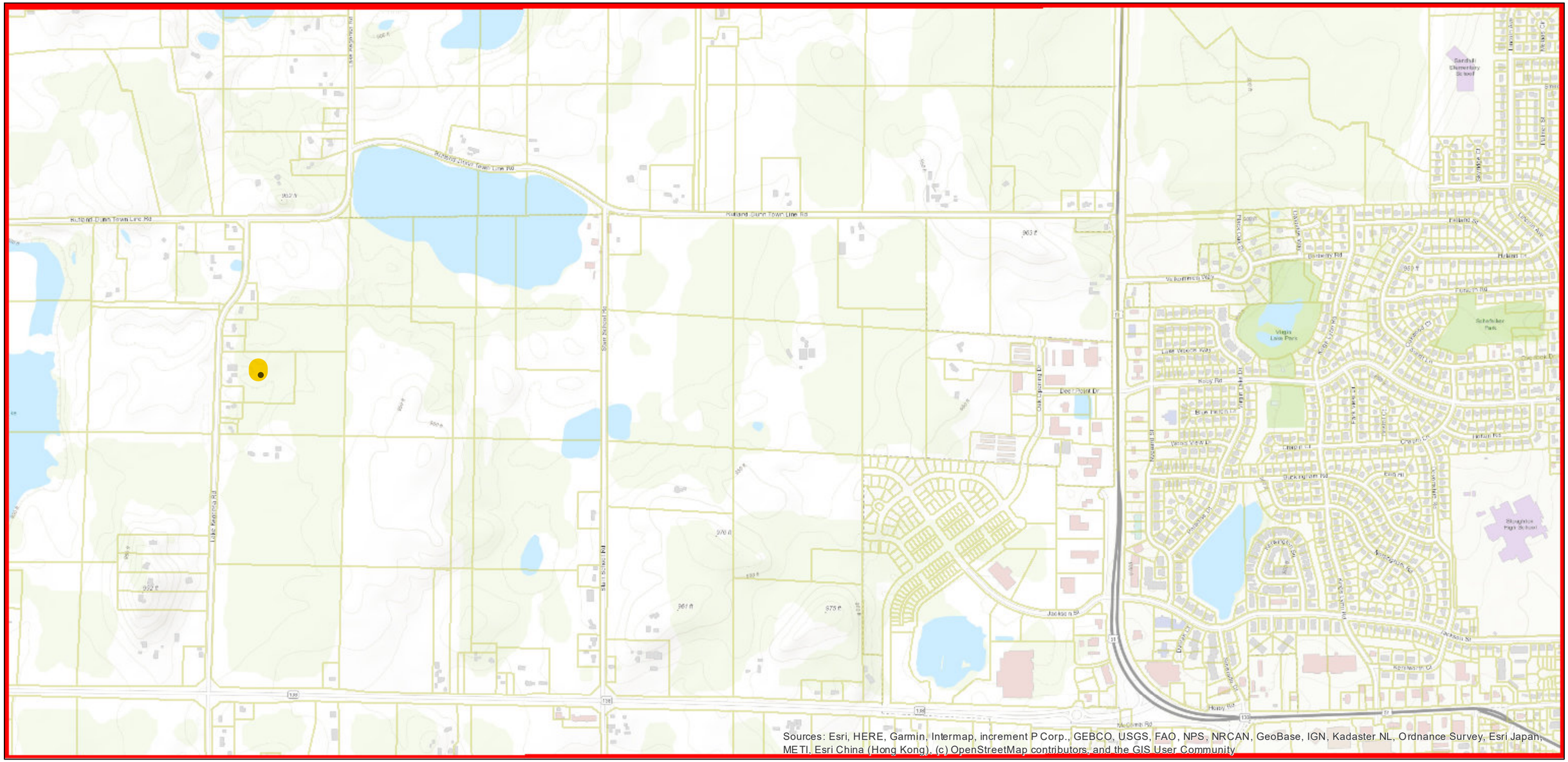
Surveyed For:
Kyle & Cindy Raasch
1478 Lake Kegonsa Road
Stoughton, WI 53589
608-843-9274

Surveyed: TAS
Drawn: BTS
Checked MAP/DVB
Approved: DVB
Field book: 381/36
Tape/File: J:\2020\Carlson
Sheet 3 of 3
Office Map No.: 201138CSM

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

1478 Lake Kegonsa Road



April 7, 2021

Dane County Mask

- Dane County Mask
- Parcels

0 625 1,250 2,500 Feet

N

Legend

Wetland

Floodplain

Significant Soils

Class 1

Class 2

N

0 50 100 200 Feet

CUP 02515
KYLE RAASCH

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SURVEYING, INC.
P.O. Box 237
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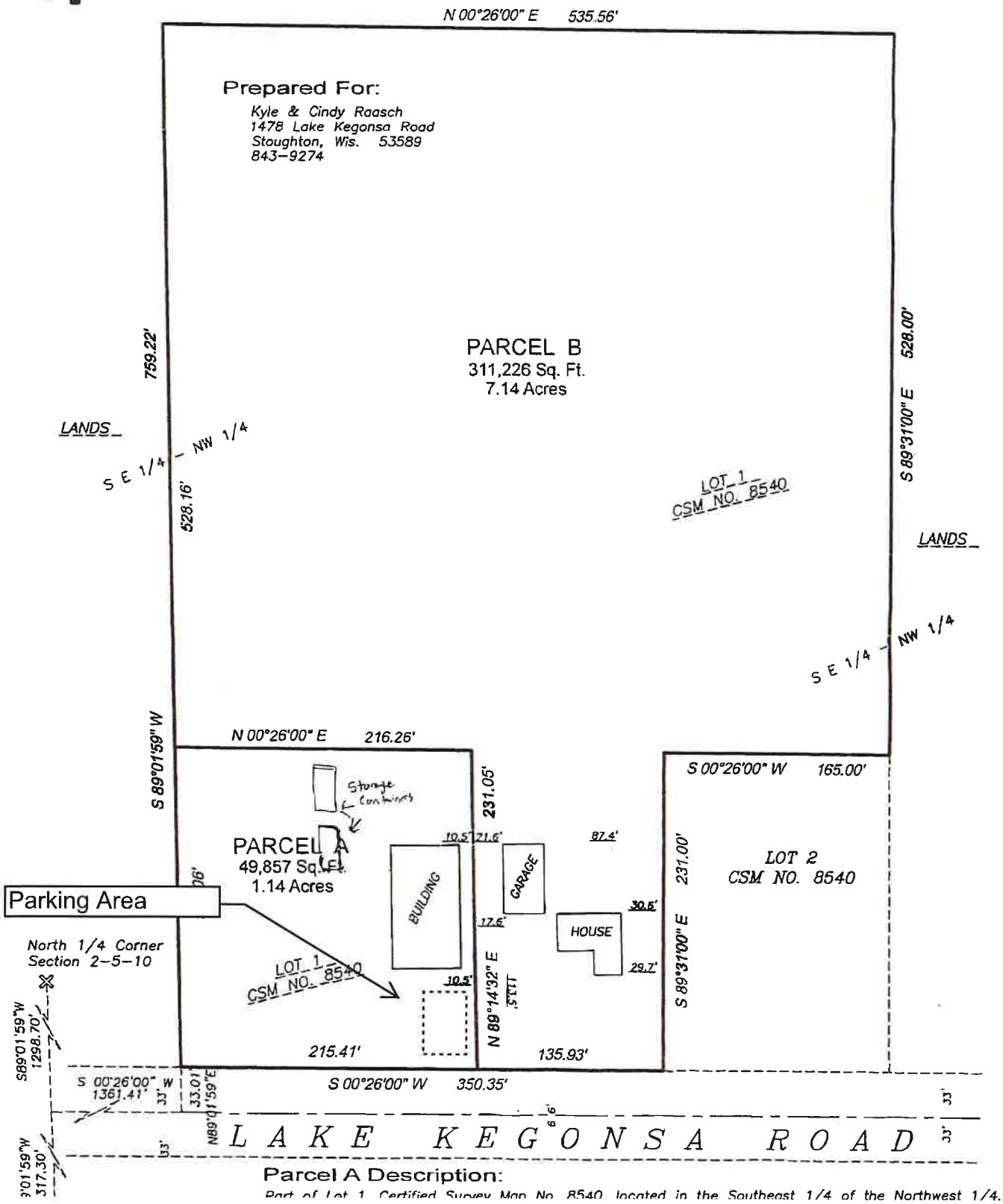
SITE PLAN

0 100 200
SCALE 1" = 100'



Parcel A Description:

Part of Lot 1, Certified Survey Map No. 8540, located in the Southeast 1/4 of the Northwest 1/4,