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 Common Council Meeting of April 27, 2021

Request by Forward Development Group for approval of a certified survey map (CSM) to split the property at 2501 Jackson Street into 2 separate parcels.
This proposal is to split this parcel into two parcels which is allowed as part of the general development plan approval. The plan is to develop both parcels with multi-tenant buildings. The CSM and staff review are provided. The CSM meets land division requirements. A recommendation to Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) to split the property at 2501 Jackson Street, Stoughton, WI into two parcels.

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact: N/A

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

RECITALS

1. Forward Development Group is requesting to split the properties to allow development of 2 separate parcels as allowed by the approved general development plan.

2. The CSM has been referred to the Plan Commission for review and recommendation to the City Council.

3. The Plan Commission reviewed the CSM on April 12, 2021 and determined the CSM is consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan.

4. The Plan Commission recommends approval of the CSM by the Common Council as presented. The Common Council agrees with the Plan Commission's recommendation.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the CSM, subject to:

- The CSM being recorded at Dane County Register of Deeds and a copy being provided to the City of Stoughton Department of Planning & Development;

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

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

_____

Mayor Tim Swadley Date

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

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

Date of Application March 5, 2021

Applicant Name JSD Professional Services, Inc. c/o Kevin Yeska **Phone** 608-848-5060

Applicant Email kevin.yeska@jsdinc.com

Owners Name (if different than applicant) Lot - 4 Kettle Park West, LLC c/o Konner Kearney **Phone** 608-848-5090

Subject Property Address 2905 Jackson Street

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

CURRENT FEES

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

Number of Lots: 2.

Fee Amount: $ 165 + 40(2) = 245.

Owner/Applicant Signature _____ Date 03/04/2021

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.**

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593
608.848.5060

Memorandum

To: Rodney Scheel, Director of Planning & Development

From: Kevin Yeska, JSD Professional Services, Inc.

Re: Letter of Intent - Lot 4 – Kettle Park West Commercial Building

JSD Project #: 20-9964

Date: March 5, 2021

cc: Konner Kearney, Dave Jenkins, Ron Henshue (FDG)

On behalf of the Forward Development Group, LLC., JSD Professional Services, Inc. (JSD) is submitting the following project summary memorandum and submittal materials for your review and consideration for the April 12, 2021, Plan Commission meeting and the April 27, 2021 City Council Meeting:

- 2016 SIP Approval and Proposed Development Comparison Exhibit,
- Specific Implementation Plan, Plan Set, and
- Preliminary Certified Survey Map.

PROJECT SITE LOCATION AND BACKGROUND

Today, the project site is part of a larger parcel (Lot 4, Kettle Park West) that is comprised of roughly three acres, generally located at the northwest corner of Kettle Park Way and Jackson Street, just north of Walmart. As part of the submittal materials, a CSM is included that will include the division of Lot 4 to create the subject project site.

The project site is part of the Kettle Park West General Development Plan planning area. A Specific Implementation Plan was approved on March 14, 2016, for the development of a similar, commercial, in-line retail building**. Attachment A** provides graphic representation of a comparison between the 2016 SIP approval and the proposed development.

DEVELOPMENT PROPOSAL OVERVIEW

With the goal of maintaining consistency with the existing infrastructure and development, not only in design but also in creating mixed use center and providing neighborhood-scale amenities, the intent of the proposed Specific Implementation Plan site improvements is to develop an in-line retail building that will host a mix of neighborhood serving uses while also providing a transition to the surrounding planned residential development.

- **Proposed Land Uses**
  The proposed tenant mix includes a service retail store (endcap), potential office space (inline), and restaurant (endcap), including a drive-thru service window. All of the proposed uses are generally consistent with the approved Kettle Park West General Development Plan and City of Stoughton Comprehensive Plan land use recommendations for the site.

- **Certified Survey Map (CSM)**
  As part of the submittal materials, a CSM is included that will divide the existing Lot 4 into two parcels, Lot 1 (1.226 acres) and Lot 2 (1.835 acres). Lot 1 is the subject project site of the Specific Implementation Plan application materials. Refer to **Attachment B**, Preliminary CSM.

- **Site Design and Access**
  The proposed site design was largely informed by the corner location of the project site with the proposed building location generally holding the corner and building being positively orientated towards the street with pedestrian connectivity and building design features and landscaping to provide an enhanced pedestrian atmosphere.

  The primary site access is from Jackson Street. While this site access point is located off-site on the adjacent Lot 2, a 24-foot shared access easement will be recorded by separate document. This access point will serve as the primary site access, including delivery, refuse and emergency vehicle service, as well as accommodate personal vehicular traffic. An auto-turn analysis was conducted to ensure that large-format vehicles would be able to access and traverse the site successfully as well as the refuse area. Refer to **Attachment C**, Auto-turn Exhibit for additional details. This site access point will connect to the access drive to the south, located on the Walmart property, providing a secondary site access and connectivity to the surrounding development.

  A second access point is located along Kettle Park Way. While there is a second site access point, it will serve only as a drive-thru exit that is an exit only and is limited in movement to right out turning movements.

  The building's design along Jackson Street lent itself to locating site parking behind the building internally along the storefront. A total of 42 parking stalls are provided that will serve all three tenant spaces. To accommodate the tenant mix, the building's total parking ratio is 5:1. Parking needs for the endcap service retail store are largely driven by customer demand, as opposed to staffing. The inline potential office space will create parking demand by staff only during typical business hours. The endcap restaurant does the vast majority of their business from the drive-thru and parking demand is limited to mainly a few staff members. Bike parking is also provided on site (four spaces), located near the southwest end of the building.

  As designed the proposed building and site improvements are consistent with and are designed to meet both the current City of Stoughton zoning and development standards.

  A land use summary of the proposed site development is provided below.

SITE INFORMATION BLOCK	
SITE ADDRESS	TBD
PROPERTY ACREAGE	1.23 ACRES
TOTAL BUILDING SQUARE FOOTAGE	8,212
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	40
ACCESSIBLE	2
TOTAL SURFACE	42
NUMBER OF BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	4,878 SF
EXISTING PERVIOUS SURFACE AREA	48,512 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.09
PROPOSED IMPERVIOUS SURFACE AREA	35,824 SF
PROPOSED PERVIOUS SURFACE AREA	17,566 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.67

- **Building Architecture and Materials**
  Recognizing that the project site is a corner location, four-sided architecture was utilized to provide building detailing and orientation to the street as well as an enhanced pedestrian environment. The overall building design incorporates masonry corner elements as well as split face CMU base and cornice treatment to define building edges as well as tenant spaces. The proposed building materials include masonry, awnings/canopies, storefront window systems, split face CMU and composite lap siding.

- **Site Amenities**
  While the site features commercial land uses, site amenities and open spaces are provided in the form of an outdoor seating area, bike parking, and stormwater management facility.

- **Site Landscaping**
  The intent of the proposed site landscape improvements is to utilize native plant species to provide year-round texture and foliage. The design goals include providing a consistent streetscape along Jackson Street, as well as providing screening of parking, refuse and drive-thru areas, and accenting building architecture.

- **Site Lighting**
  Site lighting improvements will be made to illuminate the parking areas and accent building architecture. All light fixtures will be dark skies compliant and full cutoff.

Refer to **Attachment D**, Specific Implementation Plan, Plan Set for more details.

ANTICIPATED PROJECT SCHEDULE

Pursuant to City Approvals and permit procurement, site preparation and site construction (grading, base, parking, etc.) is anticipated to commence in July of 2021. Upon completion of the site work, which is anticipated

in the September timeframe, construction will then commence on the building itself. The building's construction is anticipated to span approximately eight months and is targeted to procure Certificate of Occupancy sometime in the timeframe of May/June of 2022.

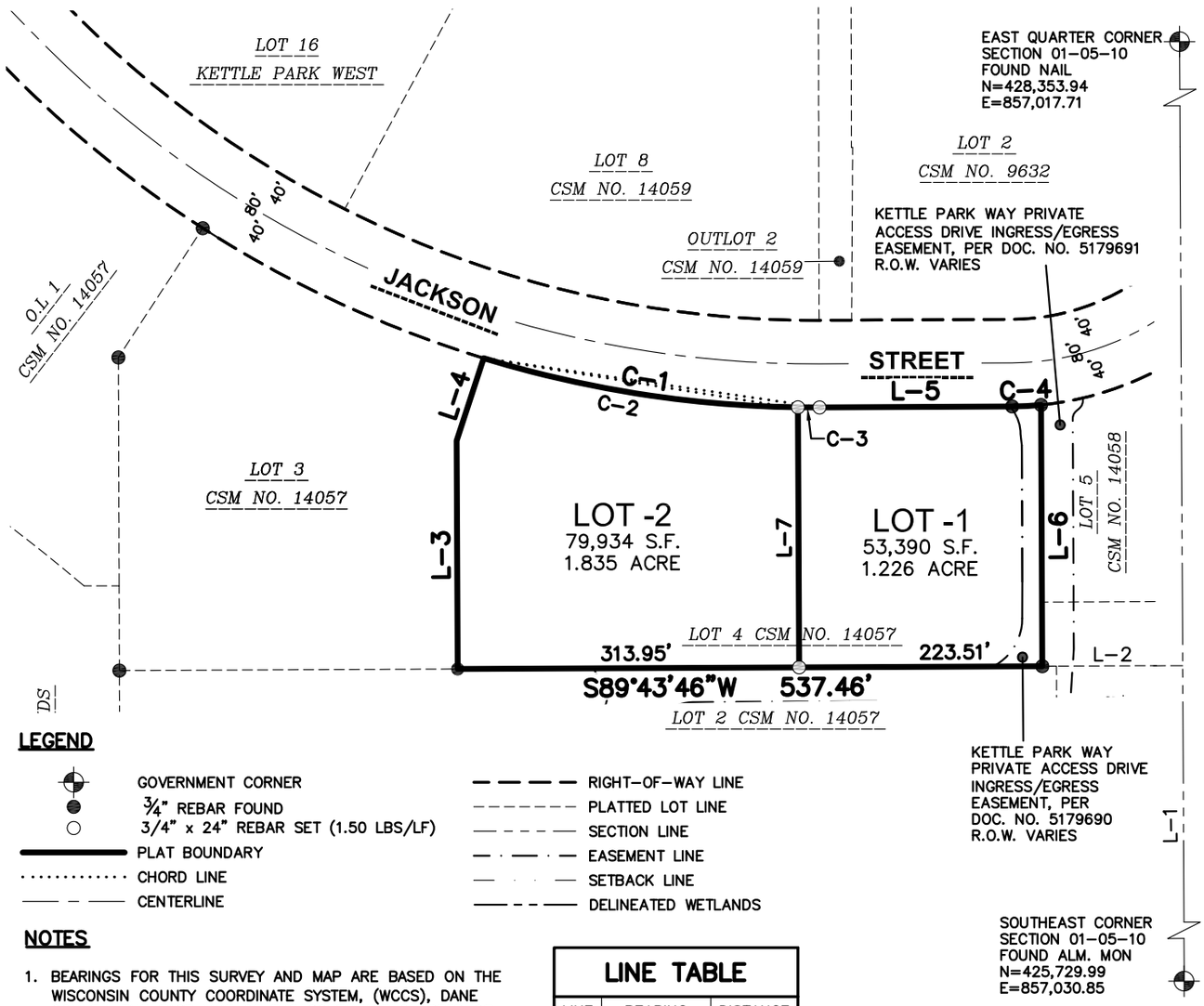
Attachments:

Attachment A: 2016 SIP Approval and Proposed Development Comparison Exhibit
Attachment B: Preliminary CSM
Attachment C: Auto-turn Exhibit
Attachment D: Specific Implementation Plan, Plan Set

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- DELINEATED WETLANDS

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 00°17'13" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 3 AND 10, 2014.
3. SEE SHEETS 3, 4, 5, AND 6 FOR FOR EASEMENTS.
4. THIS CERTIFIED SURVEY MAP CONTAINS PRIVATE ROAD(S), AND, AS A RESULT, CERTAIN PUBLIC SERVICES MAY BE LIMITED. THE EXTENT OF THESE LIMITATIONS MAY BE SPELLED OUT IN A DOCUMENT CALLED A DEVELOPMENT AGREEMENT WHICH DIRECTLY RELATES TO THIS CSM AND IS FILED AS A PUBLIC DOCUMENT IN THE OFFICE OF THE CITY CLERK FOR THE CITY OF STOUGHTON.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N0°17'13"W	872.71'
L-2	S89°43'47"W	475.09'
L-3	N0°16'11"W	209.66'
L-4	N18°07'13"E	79.88'
L-5	N89°42'22"E	177.11'
L-6	S0°16'13"E	240.08'
L-7	N0°16'14"W	238.96'

north

0 75 150

SCALE: 1"=150'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	313.25'	1040.00'	17°15'27"	S81°39'55"E	312.06'	S73°02'11"E	N89°42'22"E
C-2	293.44	1040.00'	16°09'57"	S81°07'10"E	292.46'	S73°02'11"E	S89°12'08"E
C-3	19.81'	1040.00'	1°05'30"	S89°44'53"E	19.81'	S89°12'08"E	N89°42'22"E
C-4	26.63'	290.00'	5°15'41"	N87°04'27"E	26.62'	N89°42'17"E	N84°26'37"E

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

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

SURVEYED FOR:
LOT 4 KETTLE PARK, LLC
161 HORIZON DR
VERONA, WI

PROJECT NO:	20-9964S	SURVEYED BY:	—
FIELDBOOK/PG:	—	DRAWN BY:	BCK
SHEET NO:	1 OF 7	CHECKED BY:	TJB
		APPROVED BY:	TJB

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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PRELIMINARY

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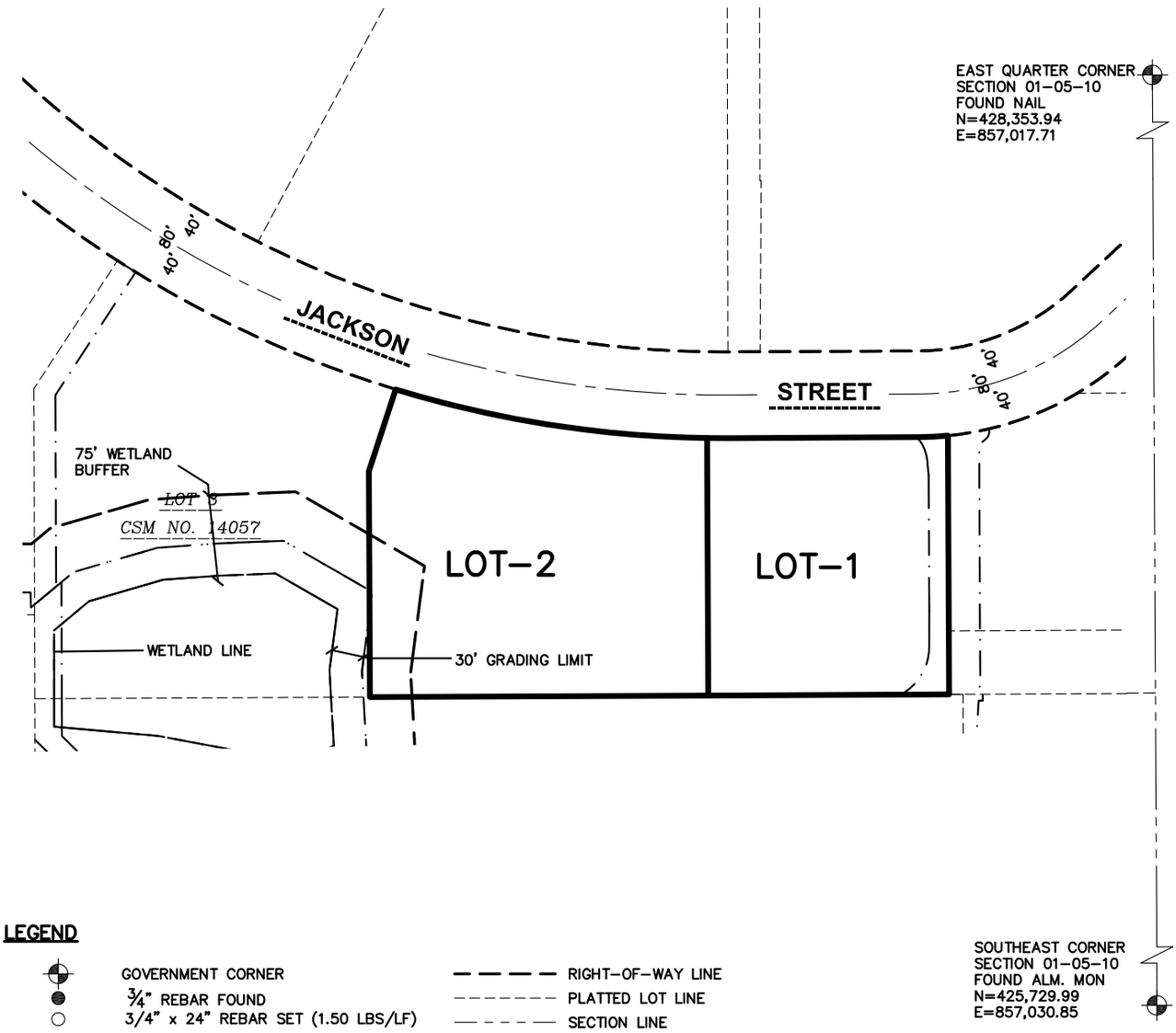
LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

WETLAND SETBACKS



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- DELINEATED WETLANDS

north

0 50 100

SCALE: 1"=100'

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	LOT 4 KETTLE PARK, LLC 161 HORIZON DR VERONA, WI	PROJECT NO: 20-9964S FIELDBOOK/PG: – SHEET NO: 2 OF 7	SURVEYED BY: – DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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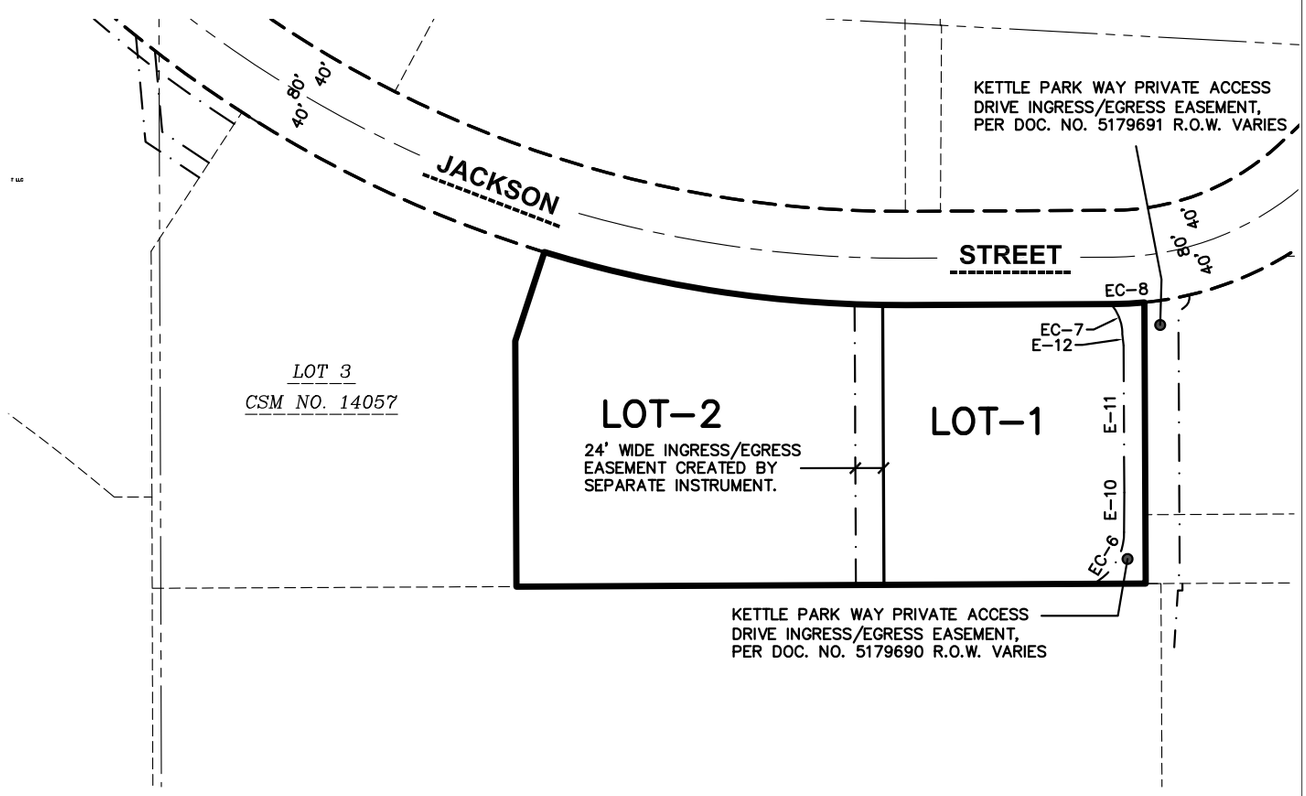
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

ACCESS ROAD INGRESS/EGRESS EASEMENTS



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-10	N00°12'59"E	33.88'
E-11	N00°16'13"W	125.45'
E-12	N05°58'51"W	10.05'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-6	54.20'	49.50'	62°43'56"	51.53'	N 31°05'48" E
EC-7	27.89'	38.46'	41°32'50"	27.28'	N 21°02'02" W
EC-8	26.63'	290.00'	5°15'41"	26.62'	N 87°04'27" E

north

0 75 150

SCALE: 1"=150'

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

NOTES

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2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF NOVEMBER 3 AND 10, 2014.
3. THE RIGHTS AND MAINTENANCE OF THIS EASEMENT IS SPELLED OUT IN THE EASEMENTS WITH THE COVENANTS AND RESTRICTIONS DOCUMENT RECORDED SEPARATELY.

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

SURVEYED FOR:
LOT 4 KETTLE PARK, LLC
161 HORIZON DR
VERONA, WI

PROJECT NO:	20-9964S	SURVEYED BY:	—
FIELDBOOK/PG:	—	DRAWN BY:	BCK
SHEET NO:	3 OF 7	CHECKED BY:	TJB
		APPROVED BY:	TJB

VOL. _____ PAGE _____
DOC. NO. _____
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PRELIMINARY

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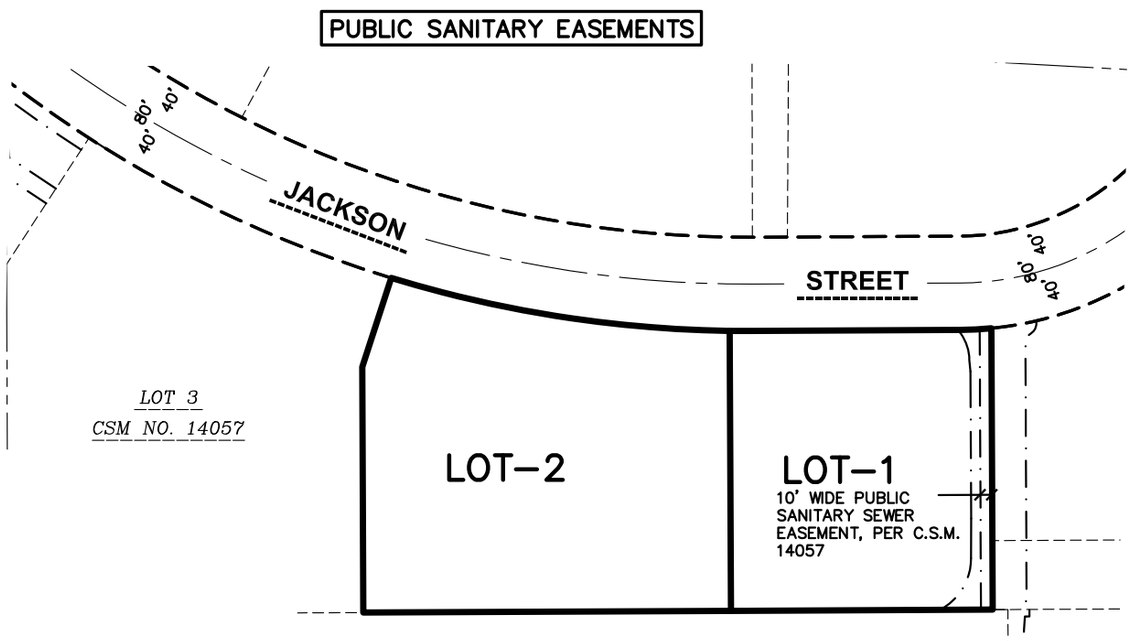

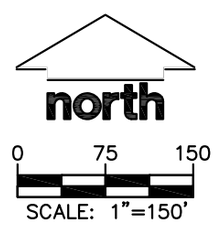

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 01-05-10, BEARS N 00°17'13" W.
2. THE RIGHTS AND MAINTENANCE OF THIS EASEMENT IS SPELLED OUT IN THE EASEMENTS WITH COVENANTS AND RESTRICTIONS DOCUMENT RECORDED SEPARATELY.

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	LOT 4 KETTLE PARK, LLC 161 HORIZON DR VERONA, WI	PROJECT NO: 20-9964S FIELDBOOK/PG: – SHEET NO: 4 OF 7	SURVEYED BY: – DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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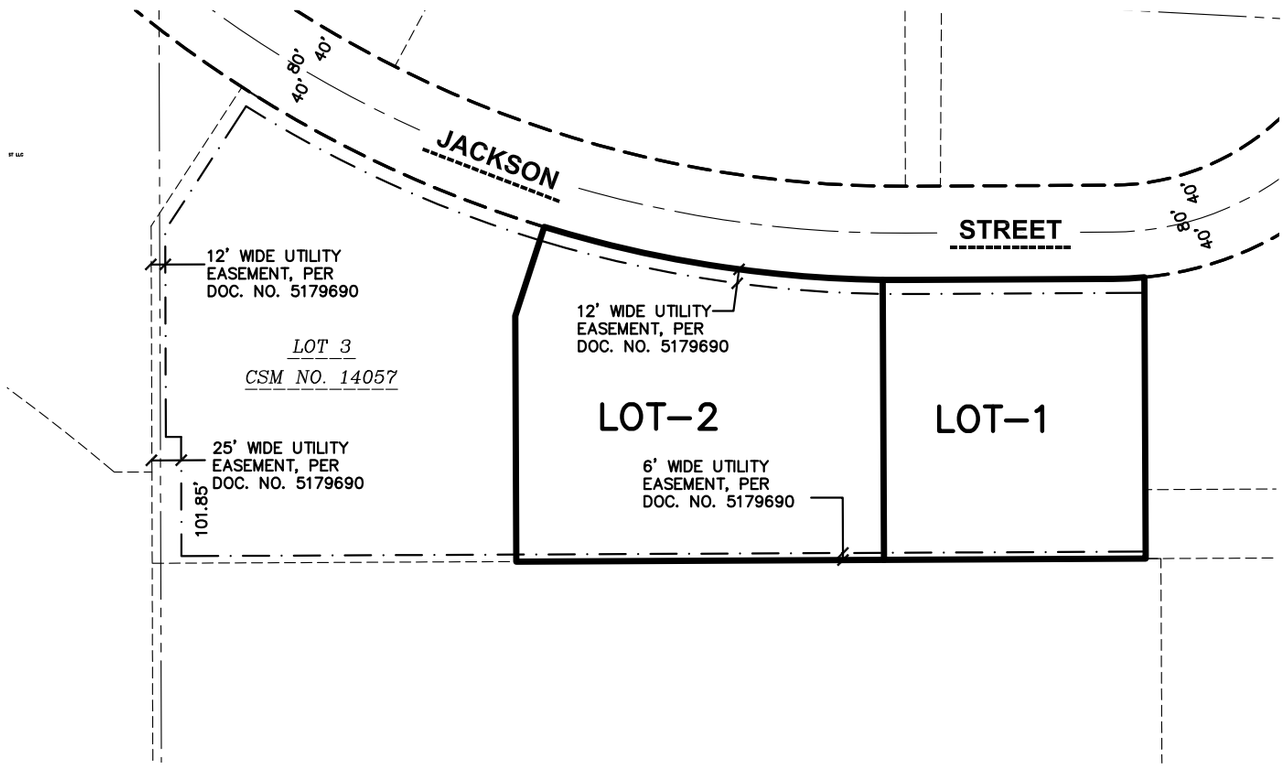
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

UTILITY EASEMENT



north

0 75 150

SCALE: 1"=150'

NOTES

1. ALL UTILITY EASEMENTS SHOWN ON THE ATTACHED CSM ARE SOLELY FOR THE BENEFIT OF THE CITY OF STOUGHTON. THE CITY MAY NOT EXTEND THE BENEFIT OF THESE EASEMENT AREAS TO ANY PRIVATE UTILITY SERVICE WITHOUT A WRITTEN AGREEMENT WITH THE OWNER; AND THE OWNER WILL NOT UNREASONABLY WITHHOLD ITS CONSENT TO ANY SUCH EXTENSION. ALL UTILITY FACILITIES LOCATED IN THESE EASEMENT AREAS MUST EITHER BE UNDERGROUND, OR AT GROUND LEVEL (SUCH AS HYDRANTS, SWITCH GEARS AND TRANSFORMERS) BUT WITH HEIGHTS NOT GREATER THAN 6 FEET. NO OVERHEAD FACILITIES (SUCH AS WIRES ON POLES) WILL BE PERMITTED WITHOUT OWNERS PERMISSION.

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	LOT 4 KETTLE PARK, LLC 161 HORIZON DR VERONA, WI	PROJECT NO: 20-9964S FIELDBOOK/PG: – SHEET NO: 5 OF 7	SURVEYED BY: – DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 4, CERTIFIED SURVEY MAP NO. 14057, RECORDED IN VOLUME 94, PAGE 150–158 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 5179690, LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST 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:

SAID PARCEL CONTAINS 133,324 SQUARE FEET OR 3.061 ACRES.

SURVEYOR'S CERTIFICATE

I, BRETT KARNS, PROFESSIONAL LAND SURVEYOR S–2874, DO HEREBY CERTIFY THAT BY DIRECTION OF LOT–4 KETTLE PARK, LLC, 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.

_____ _____

BRETT KARNS, S–2874 DATE
PROFESSIONAL LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

LOT–4 KETTLE PARK, 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 LOT–4 KETTLE PARK, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2021.

LOT–4 KETTLE PARK, LLC

BY: _____

DAVE M. JENKINS, PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2021, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED LOT–4 KETTLE PARK, LLC TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
BRETT KARNS
S–2874
ALBANY, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	LOT 4 KETTLE PARK, LLC 161 HORIZON DR VERONA, WI	PROJECT NO: 20–9964S FIELDBOOK/PG: – SHEET NO: 6 OF 7	SURVEYED BY: – DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

File: I:\2020\209964\DWG\Survey Sheets\209964 P–CSM (02–16–21).dwg Layout: CSM 6 OF 7 User: Bkarns Plotted: Feb 17, 2021 – 12:58pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT4, CERTIFIED SURVEY MAP NO. 14057, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

ONE COMMUNITY 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 RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF BRETT KARNS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2874, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LOT 4-KETTLE PARK, LLC, OWNER.

WITNESS THE HAND AND SEAL OF COMMUNITY ONE BANK, MORTGAGEE, THIS ____DAY OF_____,2021.

_____
SCOTT HOERTH, SENIOR VICE PRESIDENT-COMMERCIAL BANKING

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____DAY OF_____, 2021, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSONS 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 _____, 2021.

_____
HOLLY LICHT, CLERK
CITY OF STOUGHTON

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	LOT 4 KETTLE PARK, LLC 161 HORIZON DR VERONA, WI	PROJECT NO: 20-9964S FIELDBOOK/PG: _____ SHEET NO: 7 OF 7	SURVEYED BY: _____ DRAWN BY: BCK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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