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 KPW LLC for Final Plat approval for Outlot 1, Block 1 of the KPW Meadows Addition.

This request is for final platting of Outlot 1, Block 1 of the KPW Meadows Addition. The rezoning ordinance and preliminary plat resolution were recently approved. A recommendation to Council is necessary.

CITY OF STOUGHTON

RESOLUTION OF THE COMMON COUNCIL	
Resolution by the Common Council of the City of Stoughton Conditionally Approving the Final Plat of Outlot 1, Block 1, Kettle Park West – The Meadows Addition Committee Action: Plan Commission recommends Common Council Approval - 0 Fiscal Impact:	
File Number: - 2021	**Date Introduced:**

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

RECITALS

A. A final plat entitled "Subdivision of Outlot 1, Block 1 - Kettle Park West – The Meadows Addition" dated January 8, 2021, (the "Plat") was submitted on March 10, 2021 by KPW LLC (the "Developer") to the City of Stoughton (the "City") for review and action.

B. The Plat was referred to the Plan Commission for review and recommendation to the City Council.

C. The Plan Commission has reviewed the Plat and recommended that the Plat be approved subject to certain conditions.

D. The Common Council has determined that the Plat will only be consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan if all of the conditions set forth below are satisfied.

RESOLUTION

The Common Council of the City of Stoughton hereby approves the Final Plat dated January 2021 subject to the following conditions:

1. A development agreement providing for the construction of all on-site and off-site public improvements needed to serve the Plat, and meeting the requirements of Section 66-903 of the City of Stoughton Code of Ordinances, must be approved and executed by the City and Developer before the City will sign a Final Plat.

2. Before the City will sign a final plat, Developer must provide evidence that the Plat has been submitted to all necessary objecting and approving authorities, that all objections have been addressed, and that all necessary approvals have been given.

3. Before the City will sign a final plat, Developer must reimburse the City for all expenses incurred by the City in connection with its review and processing of the Plat, a final plat, and the development of the lands within the Plat. Such reimbursement shall include all fees the City has paid to legal, planning, engineering, financial and other consultants.

4. Before the City will sign a final plat, Developer must provide either a letter of credit or a performance bond in the amount of 120 percent of the estimated total cost to complete the required public improvements. The form and substance of the letter of credit must be acceptable to and approved by the city attorney.

5. All items required by Section 66-303 of the City of Stoughton Code of Ordinances shall be provided, addressed or both to the satisfaction of the City Planning Director.

6. All easements the City or Stoughton Utilities identifies as necessary during the course of reviewing the Plat or the construction plans and specifications must be dedicated on the final plat, and the final plat must contain detailed notes describing the rights and obligations under all easements shown on the final plat.

Dates
Council Adopted: _____

Mayor Approved: _____ _____
Tim Swadley, Mayor

Published: _____

Attest: _____ _____
Holly Licht, City Clerk

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

Date of Application March 01, 2021

Applicant Name KPW LLC **Phone** 608.848.5060

Applicant Email ktk@forwarddevgroup.com

Owners Name (if different than applicant) _____

Phone_____ **Subject Property Address**

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

CURRENT FEES

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

Number of Lots: 6.

Fee Amount: $495.

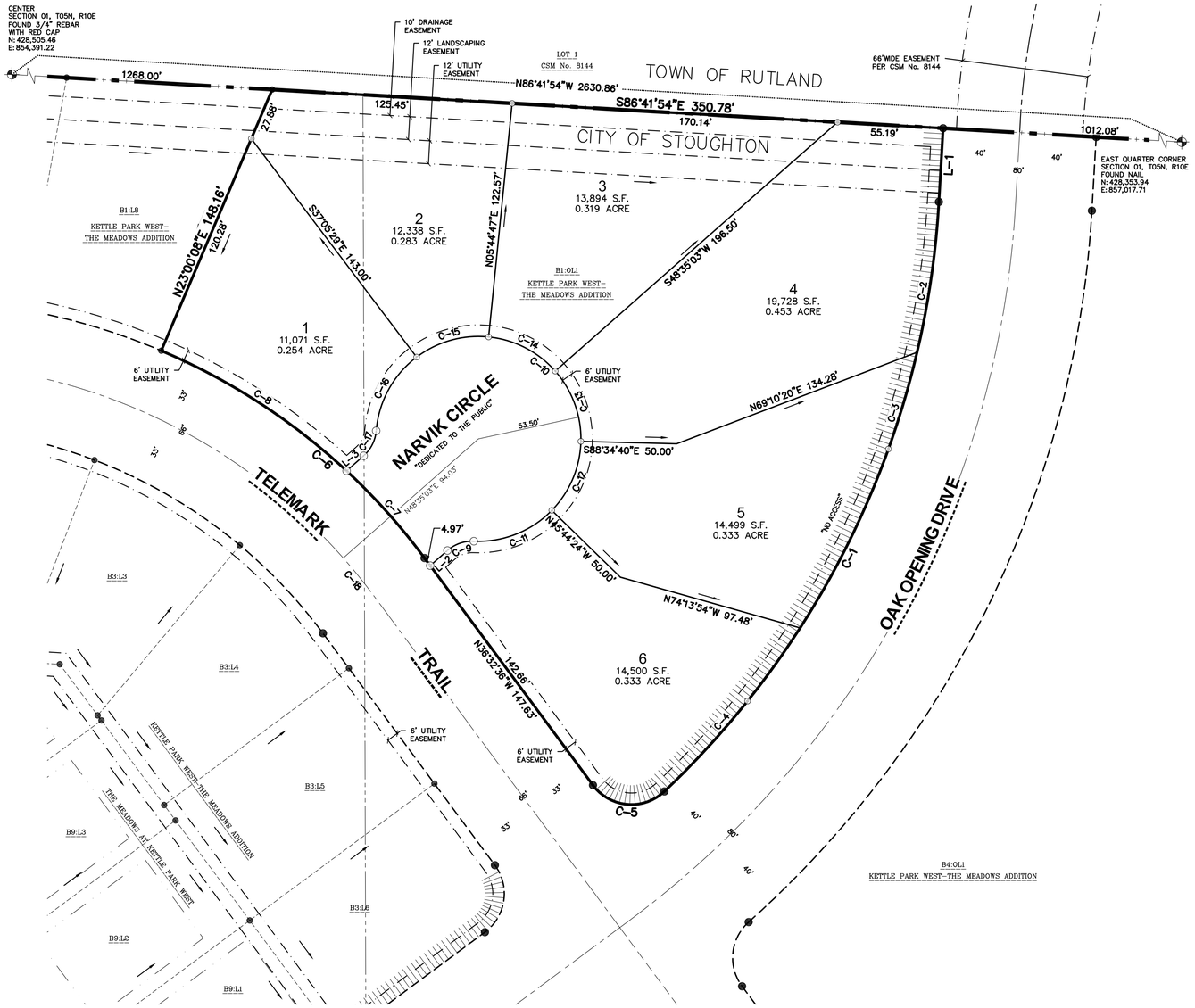
Owner/Applicant Signature [signature] Date 03/09/2021

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.**

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

OUTLOT 1, BLOCK 1, KETTLE PARK WEST–THE MEADOWS ADDITION, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1–1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1–1/4" x 30" REBAR SET (4.30 LBS/LF)
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- LOT LINES
- PROPERTY LINE
- CORPORATE BOUNDARY
- SECTION LINE
- RIGHT–OF–WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- DRAINAGE ARROW
- "NO ACCESS"

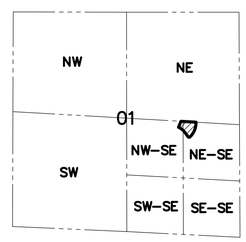
NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
2. ALL STREET RIGHT–OF–WAYS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT–OF–WAY.
3. THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
   - 3.1. "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
   - 3.2. "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 3.3. "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
   - 3.4. NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPTING RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
   - 3.5. THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
4. THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CODOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.
5. THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
6. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
7. EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
8. NO VEHICULAR ACCESS IS PERMITTED TO LOTS 4, 5, AND 6, FROM OAK OPENING DRIVE.

PLAT AREA

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

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR



LOCATION SKETCH
SECTION 01, T05N, R10E, DANE COUNTY
SCALE 1" = 2000'

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

Certified _____, 20_____

Department of Administration

CURVE TABLE

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

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C–10	250.27'	53.50'	268°01'36"	S41°27'01"E	76.95'	N04°32'12"E	N87°26'13"W
C–11	45.10'	53.50'	48°18'12"	S68°24'42"W	43.78'	S44°15'36"W	N87°26'13"W
C–12	40.00'	53.50'	42°50'16"	S22°50'28"W	39.07'	S01°25'20"W	S44°15'36"W
C–13	40.00'	53.50'	42°50'16"	S19°59'48"E	39.07'	S41°24'57"E	S01°25'20"W
C–14	40.00'	53.50'	42°50'16"	S62°50'05"E	39.07'	S84°15'13"E	S41°24'57"E
C–15	40.00'	53.50'	42°50'16"	N74°19'39"E	39.07'	N52°54'31"E	S84°15'13"E
C–16	45.17'	53.50'	48°22'20"	N28°43'21"E	43.84'	N04°32'12"E	N52°54'31"E
C–17	15.00'	19.50'	44°05'17"	N26°34'50"E	14.64'	N48°37'29"E	N04°32'12"E
C–18	25.30'	300.00'	4°49'55"	N38°57'33"W	25.29'	N36°32'36"W	N41°22'31"W

LINE TABLE

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

north

0 20 40 80

SCALE: 1"=40'

SURVEYED FOR:

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

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848–5060

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

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

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

PROJECT NO: 15–7018	DRAWN BY: JK	INITIAL SUBMITTAL DATE:	JANUARY 2021
FIELDBOOK/PG: –	CHECKED BY: TJB	REVISION RESUBMITTAL DATE:	–
SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	–
		REVISION RESUBMITTAL DATE:	–

SHEET 1 OF 2

File: I:\2019\157018\DWG\Survey\Sheets\157018 F-Plat (Sub Ot1-B1 - KPW-MA)-B.dwg Layout: Sheet 1 User: jk Plotted: Mar 01, 2021 - 9:55am

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

OUTLOT 1, BLOCK 1, KETTLE PARK WEST–THE MEADOWS ADDITION, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S–2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF KETTLE PARK WEST, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION" IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

OUTLOT 1, BLOCK 1, KETTLE PARK WEST–THE MEADOWS ADDITION, RECORDED IN VOLUME 61–035B OF PLATS, PAGES 192–194, AS DOCUMENT No. 5646490, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SAID DESCRIBED PARCEL OF LAND CONTAINS 95,813 SQUARE FEET OR 2.200 ACRES.

_____

TODD J. BUHR, S–2614 DATE
PROFESSIONAL LAND SURVEYOR

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

CONSENT OF MORTGAGEE

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

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

IN THE PRESENCE OF:

_____ _____

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

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

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

_____ _____

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CITY OF STOUGHTON TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS_____DAY OF_____, 2021 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION"

_____ _____

LISA AIDE, DATE
TREASURER,
CITY OF STOUGHTON

CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

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

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

KETTLE PARK WEST, LLC

BY: _____

DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

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

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION
EXPIRES

CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION", 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

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE_____DAY OF_____ _____, 2021, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SUBDIVISION OF OUTLOT 1, BLOCK 1 – KETTLE PARK WEST–THE MEADOWS ADDITION".

_____ _____

ADAM GALLAGHER DATE
TREASURER, DANE COUNTY

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS_____DAY OF_____, 2021, AT_____O'CLOCK,__M. AND RECORDED IN VOLUME_____OF PLATS ON PAGES_____THROUGH_____AS DOCUMENT NUMBER _____.

_____

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

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

Certified _____, 20_____

Department of Administration

SURVEYED FOR:

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

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848–5060

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

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

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MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

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

PROJECT NO: 15–7018	DRAWN BY: JK	INITIAL SUBMITTAL DATE:	JANUARY 2021
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SURVEYED BY: –	APPROVED BY: TJB	REVISION RESUBMITTAL DATE:	–
		REVISION RESUBMITTAL DATE:	–

File: I:\2019\157018\DWG\Survey\Sheets\157018 F-Plat (Sub OLt-Bl - KPW-MA)-B.dwg Layout: Sheet 2 User: jk Plotted: Mar 01, 2021 - 9:54am