

## **OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, May 13, 2013 at 6:00 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

### **AGENDA**

1. Call to order
  2. Elect Vice-Chair
  3. Consider approval of the Planning Commission meeting minutes of April 8, 2013.
  4. Council Representative Report.
  5. Meeting Summary & Status of Developments/Projects. (Page 5)
  6. Extra-Territorial land division request by Corrine R. Arneson, 1945 Spring Road, Town of Pleasant Springs for separation of the existing residence from agricultural land. (Page 7)
    - Recommendation to Council
  7. Extra-Territorial land division request by Obert & Gail Stiklestad, 2911 County Highway B, Town of Pleasant Springs for separation of the existing residence from agricultural land. (Page 13)
    - Recommendation to Council
  8. Conditional Use Permit (CUP) request by Ralph Middlecamp, St. Vincent de Paul, for In-Vehicle Sales and Service (drive-through) as an accessory use at 1509 US Highway 51 & 138. (Page 28)
    - Public Hearing
    - Recommendation to Council
  9. Certified Survey Map (CSM) approval request for Daniel Harkins, 335 Industrial Circle. (Page 42)
    - Recommendation to Council
  10. Annexation request by Moe Family Farm LLC for approximately 35 acres from the Town of Pleasant Springs. (Page 45)
    - Recommendation to Council
  11. Proposed Zoning Ordinance Amendment to Section 78-105(5)(c)2b, Heavy Industrial District, Principal Land Uses Permitted as Conditional Use. (Page 51)
    - Public Hearing
    - Recommendation to Council
  12. Future Urban Development Area (FUDA) Update.
  13. Future agenda items
  14. Adjournment
- 5/7/13mps

### **COMMISSIONERS:**

Mayor Donna Olson, Chair  
Eric Hohol, Vice-Chair  
Scott Truehl

Todd Krcma  
Rollie Odland

Ron Christianson  
Greg Jensen

### **CC: PACKETS:**

Rodney Scheel  
Todd Krcma

Michael Stacey (3)  
Mayor Donna Olson

Rollie Odland  
Scott Truehl

**E-MAIL NOTICES:**

All Department Heads

Area Townships

City Attorney Matt Dregne

Citizen Planning Commissioners

Ralph Middlecamp

Council members

Stoughton Hub

Peter Sveum

Bill Livick

Daniel Harkins

Steve Kittelson

Derek Westby

Scott Wegner

Dave Riesop

Ryan Harkins

**MAIL NOTICES:** Corrine Arneson, 1945 Spring Road, Stoughton; Bonnie Anderson, 805 Pleasant View Drive, Stoughton; Obert & Gail Stiklestad, 2911 County Highway B, Stoughton; Moe Family Farm, LLC, 1680 Williams Drive, Stoughton;

IF YOU ARE DISABLED & IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

**NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.**

## **Planning Commission Meeting Minutes**

**Monday, April 8, 2013 - 6:00 p.m.**

**Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.**

**Members Present:** Mayor Donna Olson, Chair; Eric Hohol, Vice-Chair; Eric Olstad; Rollie Odland and Ron Christianson

**Absent and Excused:** Todd Krcma and Scott Truehl

**Staff:** Planning Director, Rodney Scheel and Zoning Administrator Michael Stacey

**Press:** Mark Ignatowski

**Guests:** Vik Malling; Tom Matson; John Matson; Bill Amundson; Ken Wahlin; Dennis Steinkraus; David Kneebone; Clay Tyler and Chris Overson.

1. **Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
2. **Consider approval of the Planning Commission meeting minutes of February 11, 2013.**  
Motion by **Hohol** to approve the Planning Commission minutes of February 11, 2013 as presented, 2<sup>nd</sup> by **Olstad**. Motion carried 4 – 0.

3. **Council Representative Report.**  
Hohol reported there was nothing on the agenda for Council.

4. **Status of Developments/Projects.**  
Scheel reported on the status of developments. There were no questions.

Ron Christianson arrived at 6:02

5. **Request by MMM, LLC to annex 10.532 acres from the Town of Dunkirk.**  
Scheel gave an overview of the request.

Motion by **Hohol** to recommend Council approve the annexation as presented, 2<sup>nd</sup> by **Olstad**. Motion carried 5 – 0.

6. **Request by Vik Malling to acquire a Conditional Use Permit (CUP) for an Indoor Commercial Entertainment Use at 515 E. Main Street to open Viking Brew Pub.**  
Mayor Olson opened the public hearing

No one registered to speak.

Scheel explained the request.

Mayor Olson closed the public hearing.

Motion by **Hohol** to recommend Council approve the Conditional Use Permit as presented, 2<sup>nd</sup> by **Christianson**.

Christianson questioned what issues could arise that would require conditions. Scheel explained the use is primarily indoor and we know of no history of issues with past similar uses.

Bill Amundson stated he lives on Fifth Street and the noise from previous uses kept him up at night. His only concern is noise late at night.

Motion carried 5 - 0.

**7. Pre-Annexation Agreement for Kettle Park West.**

Scheel explained the intent of the pre-annexation document.

Motion by **Christianson** to recommend Council approve the Pre-Annexation Agreement with the blank sections of the agreement being filled in at the Council floor, 2<sup>nd</sup> by **Hohol**. Motion carried 5 - 0.

**8. Future Urban Development Area (FUDA) Update.**

Scheel gave an update of the FUDA planning process. There were no questions.

**9. Future agenda items.**

St. Vincent DePaul conditional use request.

**10. Adjournment.** Motion by **Olstad** to adjourn at 6:25 pm, 2<sup>nd</sup> by **Hohol**. Motion carried 5 – 0.

Respectfully Submitted,  
Michael P. Stacey





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

(608) 873-6619

[www.cityofstoughton.com/planning](http://www.cityofstoughton.com/planning)

RODNEY J. SCHEEL  
DIRECTOR

Date: May 7, 2013

To: Planning Commission Members

From: Rodney J. Scheel  
Director of Planning & Development

Michael Stacey  
Zoning Administrator/Assistant Planner

Subject: May 13, 2013 Planning Commission Meeting - Status of Developments and Meeting Summary.

**Status of Developments:**

- West View Ridge - 18 improved lots remaining.
- Stone Crest - 10 improved lots remaining.
- Proposed Kettle Park West development – Pre-annexation agreement approved, expect an annexation request soon.
- Proposed Settler's Point development – waiting for concept plan & narrative. Council approved a 40 acre transfer of parkland to the City.
- 6 Single Family Permits issued through April 2013

**Department of Planning & Development Information:**

Planning staff has been working primarily on the following:

- Proposed Kettle Park West Development – Progress meetings
- Building and zoning inspections
- Building Maintenance Projects
- Finished City Building Camera Installations
- Computer Cabling Projects
- New Computer Setups
- Street Project Planning
- The State Historical Society approved the demo of 217 S. Prairie Street

**Meeting Summary:**

**Item #6 – Extra-Territorial land division request by Corrine R. Arneson, 1945 Spring Road, Town of Pleasant Springs for separation of the existing residence from agricultural land.**

This land division request is for property located at the outer edge of Stoughton's extra-territorial jurisdiction (ETJ). The City Land Division Ordinance states the maximum lot size shall be two and one-half acres, while this proposal is to divide off approximately 11 acres for the homestead. The Planning Commission has the ability to waive this requirement. Dane County and the Town of Pleasant Springs have approved the land division with conditions. The resolution, survey and related materials are provided. A recommendation to

Council is necessary. Staff recommends waiving the 2.5 acre requirement and approval of this request as presented.

**Item #7 - Extra-Territorial land division request by Bonnie Anderson for property owned by Obert & Gail Stiklestad at 2911 County Highway B, Town of Pleasant Springs for separation of the existing residence from agricultural land.**

This extra-territorial jurisdictional (ETJ) land division request is for property at the northern edge of the City of Stoughton. The City Land Division Ordinance states the maximum lot size shall be two and one-half acres, while this proposal is to divide off 3 acres for the homestead. We will need to consider how future development of this property will affect existing City streets. The Planning Commission has the ability to waive this requirement. Dane County and the Town of Pleasant Springs have approved the land division with conditions. The resolution, survey and related materials are provided. A recommendation to Council is necessary. Staff recommends waiving the 2.5 acre requirement and approval of this request as presented.

**Item #8 - Conditional Use Permit (CUP) request by Ralph Middlecamp, St. Vincent de Paul, for In-Vehicle Sales and Service (drive-through) as an accessory use at 1509 US Highway 51 & 138.**

This proposed CUP request is required for the drive-through portion of their Indoor Sales and Service Use. The proposed accessory use is similar to the past use of the property. A small exterior dock expansion is also planned. The resolution, application, plans and staff review letter are provided. A public hearing and recommendation to Council are necessary. Staff recommends approval.

**Item #9 – Certified Survey Map (CSM) approval request for Daniel Harkins, 335 Industrial Circle.**

This CSM approval is for approximately 7800 square feet of land sold from the City to Daniel Harkins and added to the property at 335 Industrial Circle. The CSM, resolution and related materials are provided. A recommendation to Council is necessary. Staff recommends approval.

**Item #10 - Annexation request by Moe Family Farm, LLC for approximately 35 acres from the Town of Pleasant Springs.** The City has purchased this property from the Moe Family for a future Business Park North expansion. The annexation ordinance and related materials are provided. A recommendation to Council is necessary. Staff recommends approval.

**Item #11 - Proposed Zoning Ordinance Amendment to Section 78-105(5)(c)2b, Heavy Industrial District, Principal Land Uses Permitted as Conditional Use.**

This zoning code amendment is for Heavy Industrial zoned properties along Main Street, specifically 515 E. Main Street. This language comes from the prior zoning code which specifically allowed these types of uses as conditional at the above named property. Ideally, in the future the property at 515 E. Main Street should be rezoned to CB – Central Business. The proposed ordinance is provided. A public hearing and recommendation to Council is necessary. Staff recommends approval.

**Item #12 - Future Urban Development Area (FUDA) Update.**

Staff will provide an update of the recent FUDA meetings.

**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Approving an Extra-Territorial Jurisdictional (ETJ) Land Division Request by Corrine Arneson for property located at 1945 Spring Road, Town of Pleasant Springs, Wisconsin.

Committee Action: Recommend Council approval -

Fiscal Impact: None

**File Number:** R- 64 -2013

**Date Introduced:** May 28, 2013

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

**WHEREAS**, on May 13, 2013 the City of Stoughton Planning Commission reviewed the proposed land division request by Corrine Arneson for property located at 1945 Spring Road, Town of Pleasant Springs, Wisconsin; and

**WHEREAS**, the land division request is proposed to separate the existing residence (11.8 acres) from agricultural land by creating a one lot Certified Survey Map (CSM); and

**WHEREAS**, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Planning Commission and Common Council. This property is contained in the City's Extraterritorial Jurisdiction (ETJ), but beyond the City's Long-Term Urban Growth area as identified in City planning area; and

**WHEREAS**, City Ordinance 66-602 (2) limits such land divisions to not exceed an overall density of one dwelling unit for 35 acres, exclusive of the farmstead; and

**WHEREAS**, City Ordinance 66-602 (3) provides for a 2.5 acre maximum lot size in the ETJ area; and

**WHEREAS**, City Ordinance 66-602 (9) requires the CSM to include the entire original parcel of land from which any new lots or parcels are created, a note shall be placed on the face of the CSM indicating areas necessary for compliance with the density established above; and

**WHEREAS**, City Ordinance 66-1301 provides for exceptions and waivers on a case by case basis if all of the following conditions are met:

- (1) The granting of the exception or waiver conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (2) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property except as allowed through planned unit development, cluster development or traditional neighborhood development;
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- (4) The relief sought will not in any manner vary the provisions of the comprehensive plan, zoning ordinance, or official map, except that those documents may be amended in the manner prescribed by law;
- (5) In approving exceptions or waivers of conditions, the plan commission may require such conditions

so as to carry out the purpose and intent of this chapter described in section 66-102; and

**WHEREAS**, this request logically detaches the original homestead to preserve the house, associated buildings, septic field, and unbuildable hydric soil land area; and

**WHEREAS**, Dane County and the Town of Pleasant Springs have approved the land division request with conditions; and

**WHEREAS**, the Stoughton Planning Commission finds the conditions necessary to grant a waiver are met for the above requirements; now therefore

**BE IT RESOLVED**, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by Corrine Arneson for property located at 1945 Spring Road, Town of Pleasant Springs, Wisconsin is hereby approved as presented.

**Council Action:** ☐ **Adopted** ☐ **Failed** **Vote** \_\_\_\_\_

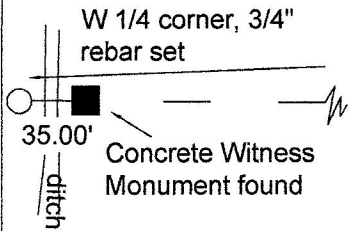
**Mayoral Action:** ☐ **Accept** ☐ **Veto**

\_\_\_\_\_  
Donna Olson, Mayor Date

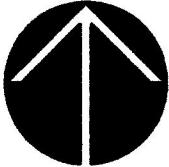
**Council Action:** \_\_\_\_\_ ☐ **Override** **Vote** \_\_\_\_\_

# Certified Survey Map

Part of the NE 1/4 of the SW 1/4 of Section 27, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin.



Referred to the Dane County Coordinate System, with the East line of the SW 1/4 bearing N00°24'34\"W



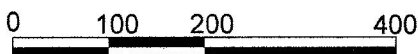
## Legend:

- = 3/4\"dia. iron rod found unless otherwise noted
- = 3/4\" X 18\" rebar set 1.5lbs. per Lineal Foot
- ⊗ = Wood Post
- ✕ = Fence Line
- Parentheses indicate recorded as values.

## NOTES:

- 1) Corrine Arneson  
1945 Spring Rd.  
Stoughton, WI. 53589
- 2) Refer to building site information contained in the Dane County Soil Survey."

Scale 1" = 200'



Southwest corner from witness monument and ties found



N89°52'48\"W 2646.12'

**Wisconsin Mapping, LLC**

\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

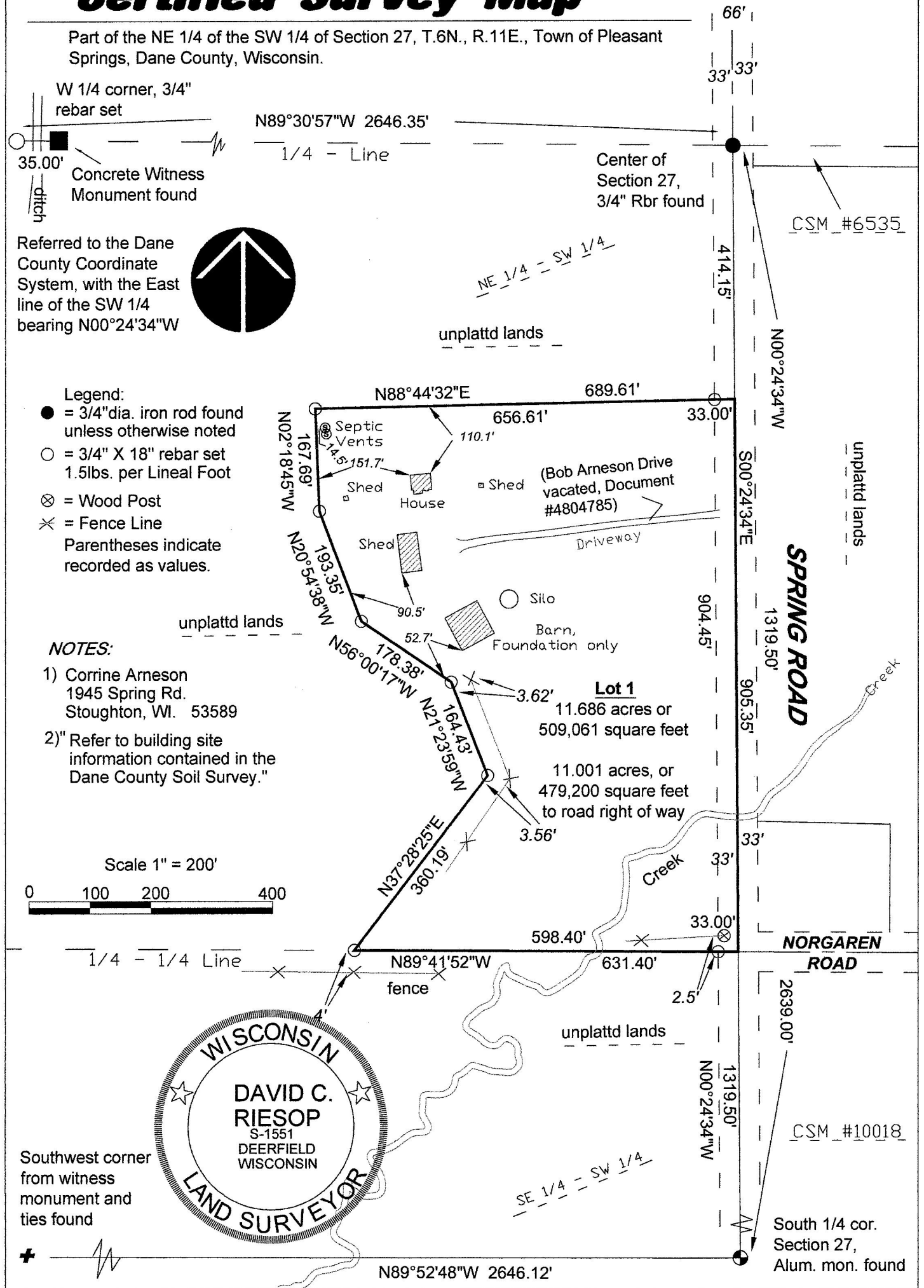
Dwg. No. 4269-13

Date 3/27/2013

Sheet 1 of 2

Document No.

C. S. M. No. V. P.



# Certified Survey Map

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Corrine R. Arneson

STATE OF WISCONSIN)  
COUNTY OF DANE )ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2013, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
my commission expires \_\_\_\_\_.

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Jeff Arneson, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and its division thereof, and that this land is located within and more fully described to wit:

Part of the NE 1/4 of the SW 1/4 Section 27, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, being further described as follows:

Commencing at the S 1/4 corner of Section 27; thence N00°24'34"W, 1319.50 feet to the Southeast corner of the NE 1/4 of the SW 1/4 and the point of beginning; thence N89°41'52"W along the South line of said 1/4-1/4, 631.40 feet; thence N37°28'25"E, 360.19 feet; thence N21°23'59"W, 164.43 feet; thence N56°00'17"E, 178.38 feet; thence N20°54'38"W, 193.35 feet; thence N02°18'45"W, 167.69 feet; thence N88°44'32"E, 689.61 feet to to the East line of the aforesaid NE 1/4 of the SW 1/4 ; thence S00°24'34"E along said East line, 905.35 feet to the point of beginning. The above described containing 11.687 acres or 509,065.65 square feet.

David C. Riesop S-1551



Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Pleasant Springs on \_\_\_\_\_, 2013.

Town Clerk

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_.

Authorized Representative

Register of Deeds Certificate

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Surveys, Pages \_\_\_\_\_.

Kristi Chlebowska, Register of Deeds, Dane County

**Wisconsin Mapping, LLC**

*surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4269-13 Date 3/27/2013  
Sheet 2 of 2  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_



# Dane County Planning & Development

## Land Division Review

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April 8, 2013

Wisconsin Mapping  
306 West Quarry St.  
Deerfield, WI 53531

Re: Arneson (CSM 9492)  
Town of Pleasant Springs, Section 27  
(1 lot, 11.0 acres)  
Zoning Petition #10531, A-1EX to A-2(8)

*The Dane County Board approved rezone Petition #10531 on March 7, 2013.*

Attn: David C. Riesop, S-1551

The proposed CSM is hereby conditionally approved as follows:

1. Rezone Petition #10531 is to become effective and all conditions established are to be timely satisfied.
  - a. *Recording of an approved CSM.*
  - b. *Recording of a Deed Notice.*
2. The approximate location of the wetlands shall be shown or a note referencing the wetlands on the final map.
3. All owners of record are to be included in the owner's certificate. (County records indicate that CORRINE R ARNESON is the owner). *Middle initials are required to provide valid certificates.*
4. The City of Stoughton approval certificate is to be included.
5. The required approval certificates are to be executed.
6. Comments from the Dane County Surveyor are to be satisfied:
  - a. *Underscore "SPRING ROAD" with a dashed or dotted line. 236.20(3)(d)*
  - b. *Please correct an error in the first bearing of line 4 of the legal description. "N 88-00-17 E" should be NW per map. With change, description closure is good. 236.34(1)(d)(2)*
7. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Clerk, Town of Pleasant Springs  
Clerk, City of Stoughton



**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Approving an Extra-Territorial Jurisdictional (ETJ) Land Division Request by Obert & Gail Stiklestad for property located at 2911 County Highway B, Town of Pleasant Springs, Wisconsin.

Committee Action: Recommend Council approval -

Fiscal Impact: None

**File Number:** R- 65 -2013

**Date Introduced:** May 28, 2013

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

**WHEREAS**, on May 13, 2013 the City of Stoughton Planning Commission reviewed the proposed land division request by Obert & Gail Stiklestad for property located at 2911 County Highway B, Town of Pleasant Springs, Wisconsin; and

**WHEREAS**, the land division request is proposed to separate the existing residence (2.9 acres) from the agricultural land (27.23 acres) by creating a two lot Certified Survey Map (CSM); and

**WHEREAS**, the City Comprehensive Plan, Planned Land Use Map is used as a guide for the general pattern of permanent zoning as determined by the Planning Commission and Common Council. This property is proposed to have single family residential uses in the future; and

**WHEREAS**, City Ordinance 66-602 (2) limits such land divisions to not exceed an overall density of one dwelling unit for 35 acres, exclusive of the farmstead; and

**WHEREAS**, City Ordinance 66-602 (3) provides for a 2.5 acre maximum lot size in the ETJ area; and

**WHEREAS**, City Ordinance 66-602 (9) requires the CSM to include the entire original parcel of land from which any new lots or parcels are created, a note shall be placed on the face of the CSM indicating areas necessary for compliance with the density established above; and

**WHEREAS**, City Ordinance 66-1301 provides for exceptions and waivers on a case by case basis if all of the following conditions are met:

- (1) The granting of the exception or waiver conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (2) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property except as allowed through planned unit development, cluster development or traditional neighborhood development;
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- (4) The relief sought will not in any manner vary the provisions of the comprehensive plan, zoning ordinance, or official map, except that those documents may be amended in the manner prescribed by law;
- (5) In approving exceptions or waivers of conditions, the plan commission may require such conditions so as to carry out the purpose and intent of this chapter described in section 66-102; and

**WHEREAS**, this request logically detaches the original homestead to preserve the house, associated buildings, and septic field; and

**WHEREAS**, Dane County and the Town of Pleasant Springs have approved the land division request with a deed restriction that prevents additional dwelling units from being added to Lot 1 or Lot 2 while under the jurisdiction of County Zoning; and

**WHEREAS**, the Stoughton Planning Commission finds the conditions necessary to grant a waiver are met for the above requirements subject to adding deed restriction language that requires City approval for any amendments to the deed restriction; now therefore

**BE IT RESOLVED**, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by Obert & Gail Stiklestad for property located at 2911 County Highway B, Town of Pleasant Springs, Wisconsin is hereby approved as presented.

**Council Action:** ☐ **Adopted** ☐ **Failed** **Vote** \_\_\_\_\_

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

\_\_\_\_\_  
Donna Olson, Mayor

\_\_\_\_\_  
Date

**Council Action:** \_\_\_\_\_ ☐ **Override** **Vote** \_\_\_\_\_



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 31 T6N, R11E AND  
ALSO PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 32 T6N, R11E,  
ALL LOCATED IN THE TOWN OF PLEASANT SPRINGS DANE COUNTY WISCONSIN.

SCALE 1" = 300'



BEARINGS ARE REFERENCE TO THE NORTH  
LINE OF THE SW 1/4 OF SECTION 32-06-11.  
LINE TO BEAR N 88°18'19" E

SEE PAGE 2 FOR LOT 2 DETAIL, LINE TABLE, AND NOTES.

BTH ADD TO NORSE  
VIEW HEIGHTS

## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ✕ = FOUND 2" PIPE
- ▲ = FOUND SECTION CRN.
- < ## > = RECORDED AS

EAST 1/4 CORNER  
SECTION 32-06-11  
FD. CONCRETE  
MONUMENT

TOTAL SECTION LINE  
N 88°18'19" E 5,327.82'  
N 88°18'19" E 4,834.11'  
N 88°18'19" E 493.71'  
N 88°18'19" E 457.71'

WEST 1/4 CORNER  
SECTION 32-06-11  
FD. ALUMINUM  
MONUMENT

TOTAL SECTION LINE  
N 87°29'22" E 2,656.36'  
N 87°29'22" E 802.29'  
N 87°29'22" E 465.43'  
N 87°29'22" E 96.78'

CALCULATED CENTER  
OF SECTION 31-6-11

WEST 1/4 CORNER  
SECTION 31-06-11  
FD. ALUMINUM  
MONUMENT

Q. L. 1000.80'  
Q. L. 33.00'  
Q. L. 33.01'  
Q. L. 33.02'  
Q. L. 351.98'

### LOT 1

INCLUDING R/W  
1,216,731 SQ. FT.  
OR 27.93 ACRES  
EXCLUDING R/W  
1,186,248 SQ. FT.  
OR 27.23 ACRES

### LOT 2

INCLUDING R/W  
143,071 SQ. FT.  
OR 3.28 ACRES  
EXCLUDING R/W  
130,806 SQ. FT.  
OR 3.00 ACRES

SURVEYORS SEAL

### PREPARED FOR:

BONNIE & ELTON ANDERSON  
805 PLEASANT VIEW DRIVE  
STOUGHTON, WI 53589

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

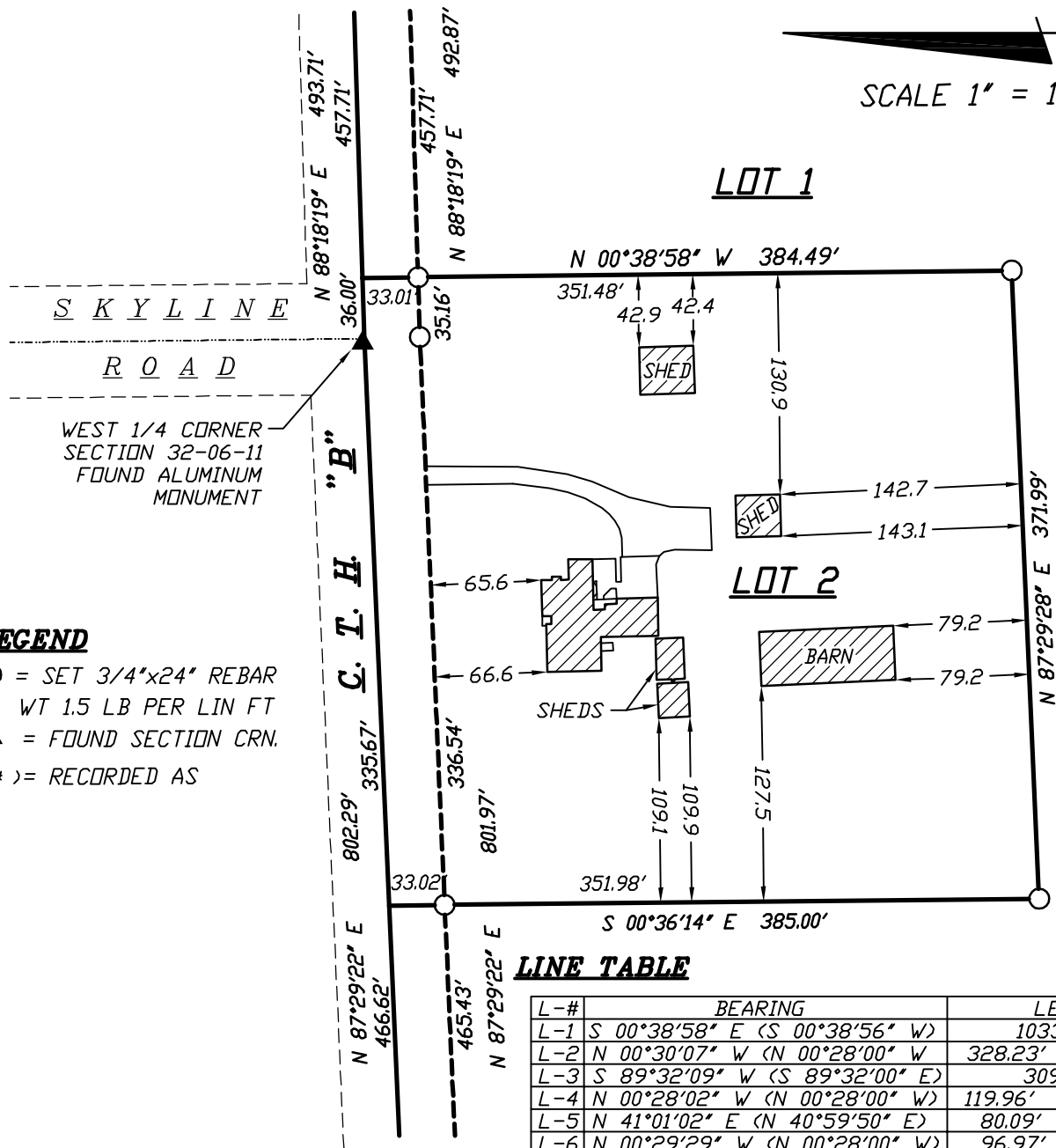


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 31 T6N, R11E AND  
ALSO PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 32 T6N, R11E,  
ALL LOCATED IN THE TOWN OF PLEASANT SPRINGS DANE COUNTY WISCONSIN.



## NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 31 T6N, R11E AND  
ALSO PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 32 T6N, R11E,  
ALL LOCATED IN THE TOWN OF PLEASANT SPRINGS DANE COUNTY WISCONSIN.

## **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Northeast 1/4 of the Southeast 1/4 Section 31, T6N, R11E and part of the Northwest 1/4 of the Southwest 1/4 Section 32, T6N, R11E, all in the Town of Pleasant Springs, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 32; thence along the north line of the Southwest 1/4 of Section 32, N 88°18'19" E, 493.71 feet to the west line of the Eighth Addition to Norse View Heights; thence along said west line, S 00°38'58" E, 1,033.80 feet to north line of Stiklestad High Field Addition to Norse View Heights; thence along said north line, S 87°49'34" W, 630.42 feet; thence continuing along said north line, S 87°38'32" W, 526.74 feet to the east line of Lots 50 through 52 of Second Stiklestad High Field Addition to Norse View Heights; thence along said east line, N 00°30'07" W, 328.23 feet to the north line of lots Lots 49 and 48 of said Second Stiklestad High Field Addition to Norse View Heights; thence along said north line, S 89°32'09" W, 309.00 feet to the east line of said Second Stiklestad High Field Addition to Norse View Heights; thence along said east line, N 00°28'02" W, 119.96 feet; thence continuing along said east line, N 41°01'02" E, 80.09 feet; thence continuing along said east line, N 00°29'29" W, 96.97 feet; thence continuing along said east line, N 06°18'53" E, 173.23 feet; thence continuing along said east line, N 38°03'53" E, 158.35 feet; thence continuing along said east line, N 02°39'51" W, 129.78 feet to the north line of said Southeast 1/4 of Section 31; thence along said north line, N 87°29'22" E, 802.29 feet to the point of beginning. This parcel contains 1,359,802 square feet or 31.22 acres and is subject to a 33 foot road right of way on the northerly side thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Registered Land Surveyor - Owner

## **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stiklestad REV TR, Obert K & Gail V

Bonnie J. Anderson

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Bonnie J. Anderson to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 3 of 4

**SURVEYORS SEAL**

12W-42



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 31 T6N, R11E AND  
ALSO PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 32 T6N, R11E,  
ALL LOCATED IN THE TOWN OF PLEASANT SPRINGS DANE COUNTY WISCONSIN.

## **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and  
approved by the Town of Pleasant Springs on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Cassandra Suettinger  
Town Clerk

## **VILLAGE OF MARSHALL APPROVAL**

Resolved that this certified survey map in the Town of Pleasant Springs  
is hereby acknowledged and approved by the City of Stoughton on this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Pili Hougan  
City Clerk

## **NOTE:**

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL  
SURVEY.

Approved for recording per Dane County Zoning and Land Regulation  
Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

## **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock  
\_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on  
pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**

**ZONING & LAND REGULATION COMMITTEE  
Dane County Board of Supervisors**

**MINUTES OF THE APRIL 23, 2013 PUBLIC HEARING**

**MEMBERS PRESENT:** Bollig, Kolar, Miles, and Matano. Arrived late: Hendrick.

**YOUTH IN GOVERNANCE PROGRAM (YGP) MEMBERS PRESENT:** Severson and Morales.

**OTHERS PRESENT:** Everson, Lane, Violante, and Members of the Public.

**I. CALL TO ORDER**

Chair Miles called the meeting to order at 7:00pm in Room 201 of the City-County Building.

**II. PUBLIC COMMENT**

No comments made by the public.

**III. PUBLIC HEARING FOR ZONING MAP AMENDMENTS, CONDITIONAL USE PERMIT APPLICATIONS, RESOLUTIONS, AND ORDINANCE AMENDMENTS**

**1. PETITION: REZONE 10539**

APPLICANT: JOHN H WOOD

LOCATION: 2523 COUNTY HIGHWAY T, SECTION 21, TOWN OF SUN PRAIRIE

CHANGE FROM: C-2 Commercial District TO C-2 Commercial District

REASON: expanding upon original deed restrictions to include trucks, major repair and truck terminal

IN FAVOR: Petitioner

OPPOSED: None

STAFF: P&D, HWY

TOWN: Approved amendment to the deed restriction

**Motion** by Bollig / Matano to recommend approval of the amendments to the deed restriction as follows; motion carried, 4-0. YGP: 2-0.

The C-2 Commercial Zoning District shall be limited to the following land uses:

1. Single-family residence for the owner or caretaker of the business
2. Major repair of motor vehicles
3. Sales of new and used motor vehicles
4. Truck and Bus Terminal
5. Parking or storage of no more than 10 motor vehicles which shall be located on the southern half of the described parcel

NOTE: Hendrick arrived at 7:10pm.

**2. PETITION: REZONE 10541**

APPLICANT: CHADWICK RIDGE FARM LLC

LOCATION: 5094 & 5096 MISSOURI ROAD, SECTION 26, TOWN OF MEDINA

CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes District and A-4 Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District, RH-2 Rural Homes District, and A-4 Agriculture District

REASON: separation of existing residence and creation of a residential lot

IN FAVOR: Michael Ostermeyer representing Chadwick Ridge Farm LLC

OPPOSED: None

STAFF: P&D, HWY

TOWN: Approved with no conditions

**Motion** by Hendrick / Bollig to recommend approval with conditions; motion carried, 5-0. YGP: 2-0.

1. No building permit is to be issued on the properties until such time as the manufactured home is removed or demolished.
2. The Town of Medina deed restriction regarding animal units shall be recorded on Lots 1 & 3.
3. A deed restriction shall be recorded on parcel 0812-263-8501-0 to prohibit residential development on the remaining A-1 Exclusive land. Housing density rights have been exhausted for this portion of the original farm.
4. A deed restriction shall be recorded on the Lot 3 (proposed 2-acre parcel) that limits the development of the parcel (buildings) to areas of slopes that are 12% or less. The building envelope will not infringe on slopes greater than 12%.

**3. PETITION: REZONE 10542**

APPLICANT: RONALD J PALTZ

LOCATION: 4353 OLD STONE ROAD, SECTION 20, TOWN OF RUTLAND

CHANGE FROM: RH-4 Rural Homes District TO A-2(2) Agriculture District

REASON: separation of kennel from existing residential lot

IN FAVOR: Petitioner

OPPOSED: None

STAFF: P&D, HWY

TOWN: Approved with no conditions

**Motion** by Matano / Kolar to recommend approval; motion carried, 5-0. YGP: 2-0.

**4. PETITION: REZONE 10543**

APPLICANT: SHAWN CONNORS

LOCATION: 600 FEET SOUTH OF 6547 COOKE ROAD, SECTION 35, TOWN OF MAZOMANIE

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District

REASON: creation of one residential lot

IN FAVOR: Noa Prieve, Williamson Surveying, representing Shawn Connors

OPPOSED: None

STAFF: P&D, HWY

TOWN: Approved with condition

Supervisor Hendrick expressed concerns regarding the zoning discrepancy, the development area encroaching in the resource protection area, and the remoteness of the proposed lot from Dunlap Hollow Road.

**Motion** by Hendrick / Bollig to postpone until the concerns are addressed by the petitioner; motion carried, 5-0. YGP: 2-0.

**5. PETITION: REZONE 10544**

APPLICANT: STIKLESTAD REV TR, OBERT K & GAIL V

LOCATION: 2911 COUNTY HIGHWAY B, SECTION 31, TOWN OF PLEASANT SPRINGS

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District

REASON: separation of existing residence

IN FAVOR: Bonnie Anderson representing Stiklestad Trust

OPPOSED: None

STAFF: P&D, HWY

TOWN: Approved with condition

**Motion** by Bollig / Hendrick to recommend approval with condition; motion carried, 5-0. YGP: 2-0.

1. A deed restriction shall be placed on the A-4 zoning lot to prohibit future development.



**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 10544**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

**Town Map:** Town of Pleasant Springs                      **Location:** Section 31, 32

**Zoning District Boundary Changes**

**A-1 EX TO RH-1**

A parcel of land located in part of the Northeast 1/4 of the Southeast 1/4 Section 31, T6N, R11E and part of the Northwest 1/4 of the Southwest 1/4 Section 32, T6N, R11E, all in the Town of Pleasant Springs, Dane County, Wisconsin, being more particularly described as follows: Beginning at the northeast corner of said Section 31; thence along the north line of the Southwest 1/4 of Section 32 N 88°18'19" E, 59.00 feet; thence S 00°36'55" E, 384.16 feet; thence S 87°29'28" W, 372.00 feet; thence N 00°36'14" W, 385.00 feet to the north line of the Southeast 1/4 of Section 31; thence along said north line of the Southeast 1/4 N 87°29'28" E, 312.90 feet to the point of beginning. This parcel contains 143,101 sq. ft. or 3.29 acres and is subject to a 33 foot road right of way on the northerly said thereof.

**A-1 EX TO A-4**

A parcel of land located in part of the Northeast 1/4 of the Southeast 1/4 Section 31, T6N, R11E and part of the Northwest 1/4 of the Southwest 1/4 Section 32, T6N, R11E, all in the Town of Pleasant Springs, Dane County, Wisconsin, being more particularly described as follows: Commencing at the northeast corner of said Section 31; thence along the north line of the Southwest 1/4 of Section 32, N 88°18'19" E, 59.00 feet to the point of beginning; thence continue along the north line of the Southwest 1/4 of Section 32 N 88°18'19" E, 434.67 feet; Thence S 00°38'56" E, 1,033.81 feet; thence S 87°49'50" W, 630.41 feet; thence S 87°38'00" W, 526.85 feet; thence N 00°28'00" W, 328.24 feet; thence S 89°32'00" W, 309.00 feet; thence N 00°28'00" W, 120.00 feet; thence N 40°59'50" E, 80.07 feet; thence N 00°28'00" W, 97.00 feet; thence N 06°18'00" E, 173.21 feet; thence N 38°06'00" E, 158.35 feet; thence N 02°42'30" W, 129.88 feet to the north line of the Southeast 1/4 of Section 31; thence along the north line of the Southeast 1/4, N 87°29'28" E, 489.39 feet; thence S 00°36'14" E, 385.00 feet; thence N 87°29'28" E, 372.00 feet; thence N 00°36'55" W, 384.16 feet to the point of beginning. This parcel contains 1,216,646 sq. ft. or 27.93 acres and is subject to a 33 foot road right of way on the northerly side thereof.

## **CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

### **DEED RESTRICTION REQUIRED**

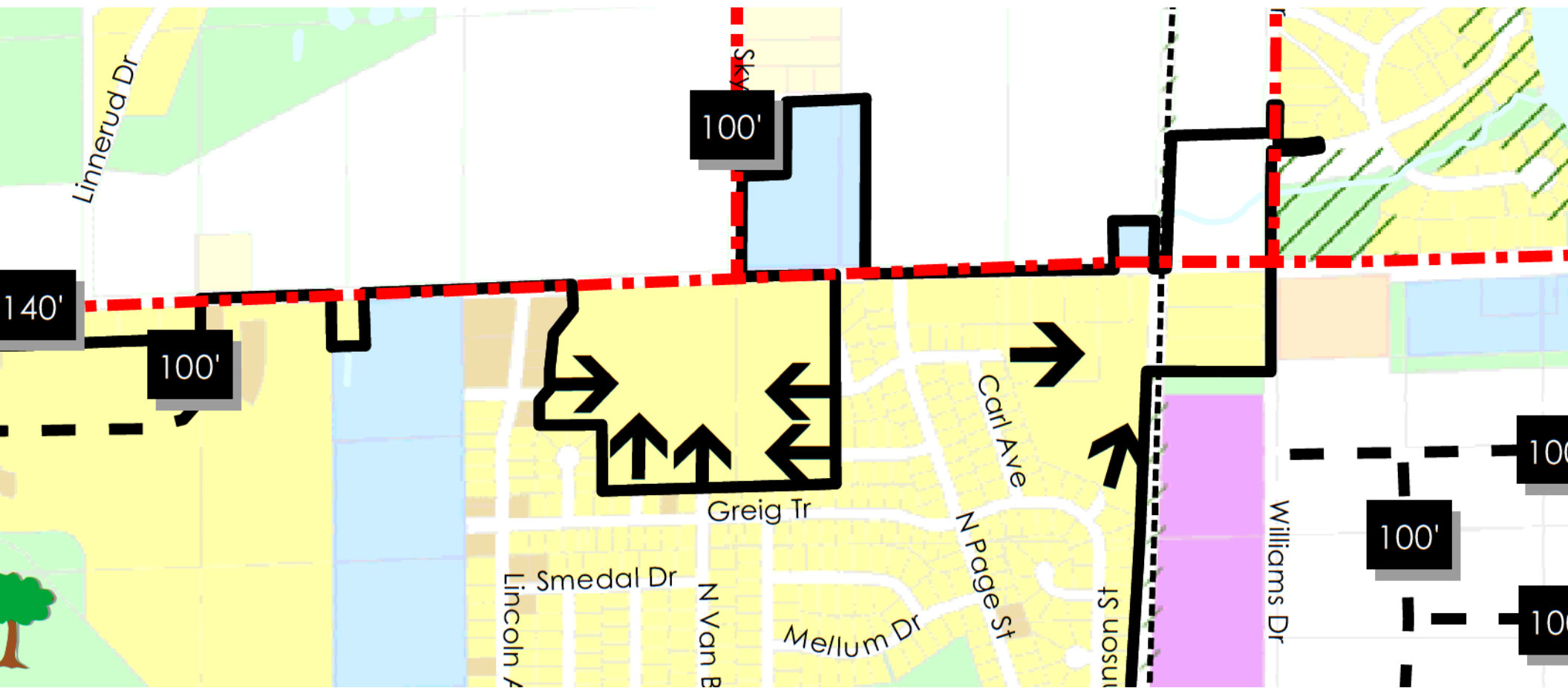
This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. A deed restriction shall be placed on the A-4 zoning lot to prohibit future development.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

### **CERTIFIED SURVEY REQUIRED**

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

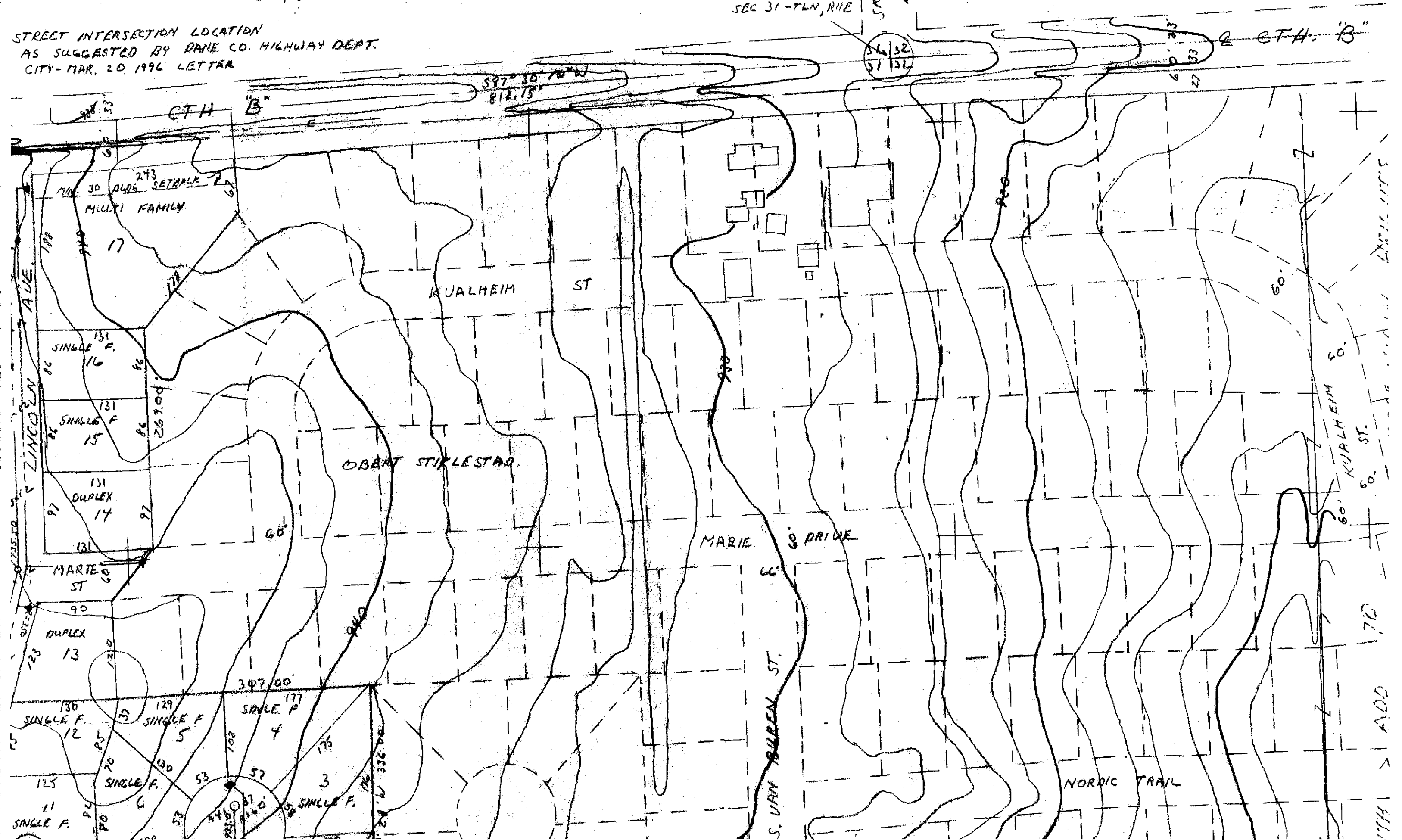


OSCAR & SHIRLEY LINNARD

$\frac{1}{4}$  CORNER  
 SEC 31 - T6N, R4E

DRIVE  
KYLE

STREET INTERSECTION LOCATION  
AS SUGGESTED BY DANE CO. HIGHWAY DEPT.  
CITY - MAR. 20 1996 LETTER



**TOWN BOARD MEETING FEBRUARY 20, 2013 – 6:00 P.M.**  
**TOWN HALL, 2354 COUNTY RD N**

**PRESENT:** Chairman Richard Green, Supervisor Mary Haley, Supervisor Jay Damkoehler, Supervisor Tom McGinnis, Supervisor Janiece Bolender and Clerk/Treasurer Cassandra Suettinger.

**ABSENT and EXCUSED:** (none)

**OTHERS PRESENT:** Bonnie Anderson, 805 Pleasant View Dr, Eldon Anderson, 805 Pleasant View Dr, Ken LePine, 3094 Shadyside Dr, Eric Vieth, 2448 Fairview St, Ryan Shore, 1334 Starr School, Stoughton, Kevin Markgraf, 1844 Chapin Ct, Stoughton.

Chairman Green called the meeting to order at 6:00 p.m.

**MINUTES OF THE FEBRUARY 5, 2013 TOWN BOARD MEETING**

Motion by Sup. McGinnis, seconded by Sup. Haley, to approve the minutes of the February 5, 2013 Town Board meeting. Carried unanimously

**PUBLIC COMMENT:** Eric Vieth, 2448 Fairview St, introduced himself to the Board and turned in a proposal for Town Engineer services. He is currently an engineer with Strand Associates, and also a resident of the Township. Mr. Vieth explained as a resident of the Township he is familiar with the needs of the Township, and the desire to protect its rural character.

**REPORTS:** Stoughton Fire Department Report for December 2012.

**CLAIMS:** Motion by Sup. Haley, seconded by Sup. Damkoehler, to approve the claims report dated February 18-20, 2013 in the amount of \$5,036.15. Carried unanimously.

**CORRESPONDENCE:**

Letter from Irene Holtan notifying the Town that the annual fee for the Brush Burning compost site, effective January 1, 2013, shall be \$3,200. The Board directed staff to draft a letter explaining to the Holtan's that the Township is open to negotiating the rental price; however, the price should be negotiated prior to budget deliberations in October. Email from AJ Arnett regarding the land that he is proposing to donate to the Township. A representative will be at the next Town Board meeting to provide details on the donation.

**BUSINESS:**

**1. Swear in newly appointed Supervisor #1 Janiece Bolender.**

Clerk/Treasurer Suettinger administered the oath of office to Janiece Bolender. Janiece signed her Oath in the presence of the swearing-in official.

**2. Swear in newly appointed Pleasant Springs Sanitary Commissioner #1 Kenneth LePine.**

Clerk/Treasurer Suettinger administered the Oath of office to Kenneth Le Pine. Kenneth signed his Oath in the presence of the swearing-in official.

**3. Discussion and possible action on request for parcels 0611-314-8002-8 and 0611-323-8622-7 to be rezoned from A-1(EX) to RH-1 and A-4 for property located at 2911 County Highway B, Stoughton, WI 53589 for Obert and Gail Stiklestad Trust.**



Sup. Haley gave a report from the Plan Commission on the request. Sup. Haley reported the request is to split the house off from the property. While there are no current plans for development, eventually, the property owners would seek to be annexed into the City of Stoughton to pursue further development. The Plan Commission recommended approval of the request.

Bonnie and Eldon Anderson joined the Board for discussion. They explained the property is owned by the family trust. They would like to purchase the house, and the remaining acres would remain with the trust. The rezone would allow for a definitive break in ownership.

Motion by Sup. Haley, seconded by Sup. Damkoehler, to approve rezoning parcel 0611-314-8002-8 from A-1 EX to RH-1 for 3 acres on homestead and parcel 0611-323-8622-7 from A-1(EX) to A-4 for remaining 26.5 acres with no development potential to be recorded on deed restrictions for property located at 2911 County Highway B, Stoughton, WI 53589 for Obert and Gail Stiklestad Trust. Carried unanimously.

#### **4. Discussion and possible action with SAYB/SALL on operation/ownership of Oak Knoll Park.**

Chairman Green explained the Town had done some preliminary research into the request to obtain ownership of Oak Knoll Park from the Township. The Town Attorney clarified because the Town has developed the park, sale of the park is no longer possible. However, the Town could pursue a long-term lease agreement if SAYB/SALL is interested.

Ryan Shore and Kevin Markgraf joined the Board for discussion on the request from SAYB/SALL to obtain ownership of Oak Knoll Park. They explained that after much discussion, both organizations would be interested in a long term lease agreement with the Town. Currently both organizations lack a central location, and most of their games are played at multiple locations. They would propose adding a third baseball diamond, and relocating the park equipment. They explained they would have no problem keeping the park available to the public.

The Board directed SAYB and SALL to draft a proposal for the Town to consider.

#### **5. Discussion and possible action on drainage issue in Town Hall Vestibule.**

Chairman Green reported after the rain on February 17, 2013, water leaked in to the vestibule on the north wall and underneath the large window. Joe Daniels Construction explained the damage is due to the downspout freezing up and not allowing for proper drainage. Per Joe Daniels recommendation, the Town will be installing heat tape in the gutter to prevent the downspout from freezing.

#### **6. Discussion and possible action on new packet for road bids.**

The Town reviewed the standardized packet for road bidding drafted by the Town of Dunn. The Board agreed the standardization of bidding packets among the Town's would be a beneficial idea.

The Board directed staff to forward a copy of the bid packet to the Public Works Department for review. The item will be placed on the next agenda.

#### **7. Discussion and possible action on joint bidding of road projects.**

The Board reviewed the advertisement for joint bidding drafted by the Town of Dunn. The Board agreed bidding road bids jointly may benefit all Towns; however, the Board did not support the current timeline. The Board directed staff to send a response to the Town of Dunn requesting the advertisement be moved back and the bid opening take place April 22, 2013. The Town prefers to wait until the ground thaws, then evaluate the roads. If there are roads that require priority in being repaired, the Town would still be able to change their plans accordingly.

#### **8. Discussion and possible action obtaining a loan from the Board of Commissioners of Public Land for 2013 capital equipment costs for the Stoughton Fire Department.**

Motion by Sup. Damkoehler, seconded by Sup. Haley, to request a one year loan from the Board of Commissioners of Public Land for the 2013 Stoughton Fire Department capital costs, noting that the funds be disbursed in July of 2013. Carried unanimously.

**9. Discussion and possible action on setting dates for 2013 Open Book and Board of Review.**

The Board reviewed the dates submitted by the Town Clerk. Sup. Haley requested office staff contact Accurate Appraisal to change the Board of Review date. This item will be placed on the next agenda.

**10. Report from Sup. McGinnis on the Southern Yahara FUDA.**

Sup. McGinnis gave a report on the Southern Yahara FUDA group. Currently the group is sorting through growth projections for the City of Stoughton, and the amount of land the City would need to sustain that growth. The group has requested more information from the Wisconsin Department of Administration on how the growth projected was calculated.

**11. Discussion and possible action on return of real estate and lottery credit overpayment.**

Motion by Sup. Haley, seconded by Sup. Damkoehler, to approve the return of real estate and lottery credit over payments in the amount of \$1161.92. Carried unanimously.

**12. Clerk's report on status of Town Board projects and office issues.**

The Clerk reported the WI DOT contacted the Town to obtain information on Oak Knoll park for the environmental impact study of the US Hwy 51 bi-pass. The WI DOT does not believe the bi-pass will have a large impact on the park. The Clerk reported on new legislation related to election laws. The Board directed staff to draft a letter in opposition of the senate bill amending WI State 6.86 and WI Statute 7.30. The Clerk also reported Deer Grove EMS has been notified of the Board's approval of the renewal contract contingent on a successful contract with Cottage Grove Fire.

**13. Discuss current Public Works projects and duties.**

The Board reviewed the memo submitted by the Public Works Department. The proposal for upgrades will be placed on the next agenda.

**ADJOURNMENT:** Motion by Sup. Haley, seconded by Sup. Damkoehler, to adjourn at 7:45p.m. Carried unanimously.

**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Approving a Conditional Use Permit for Society of St. Vincent de Paul to operate in-vehicle sales and service as an accessory use at 1509 US Highway 51 & 138, Stoughton, Wisconsin.

Committee Action: Recommend Council approval – with the Mayor voting.

Fiscal Impact: None.

**File Number:** R- 61 -2013

**Date Introduced:** May 28, 2013

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

**WHEREAS**, on May 13, 2013 the City of Stoughton Planning Commission held a public hearing and reviewed the proposed conditional use permit request by Society of St. Vincent de Paul, for property located at 1509 US Highway 51 & 138, Stoughton, Wisconsin; and

**WHEREAS**, the conditional use permit is requested to operate in-vehicle sales and service (drive-through establishment) as an accessory use for the business named “St. Vincent de Paul”; and

**WHEREAS**, the conditional use permit request was reviewed by the Zoning Administrator and found to be in compliance with the City zoning ordinance; and

**WHEREAS**, the Comprehensive Plan, Planned Land Use Map is used as a guide for the general pattern of permanent zoning as determined by the Planning Commission and Common Council. The Comprehensive Plan, Planned Land Use Map depicts this property as General Business which is consistent with the proposed use and zoning of the property; now therefore

**BE IT RESOLVED**, by the City of Stoughton Common Council that the Conditional Use Permit request for the Society of St. Vincent de Paul to operate in-vehicle sales and service as an accessory use at 1509 US Highway 51 & 138, Stoughton, Wisconsin is hereby approved as presented.

**Council Action:** ☐ **Adopted** ☐ **Failed** **Vote** \_\_\_\_\_

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

\_\_\_\_\_  
Donna Olson, Mayor

\_\_\_\_\_  
Date

**Council Action:** \_\_\_\_\_ ☐ **Override** **Vote** \_\_\_\_\_



## PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, May 13, 2013 at 6:00 o'clock p.m., or as soon after as the matter may be heard, in the Council Chambers, Public Safety Building, 321 South Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider a proposed Conditional Use Permit Application by Ralph Middlecamp, Society of St. Vincent de Paul, for in-vehicle sales and service as an accessory use at 1509 US Highway 51 & 138, Stoughton, Wisconsin. The property at 1509 US Highway 51 & 138, Stoughton, Wisconsin is more fully described as follows:

Parcel Number: 281/0511-071-8572-2

LOT 2 CSM 12748 CS80/262&264-8/28/2009 F/K/A LOT 1 CSM 10897 CS65/125-129 10/28/2003 F/K/A LOT 2 CSM 10517 & PRT OF OUTLOT A PLEASANT HILL HEIGHTS & ALSO INCL & DESCR AS SEC 7-5-11 PRT NW1/4NE1/4 (1.520 ACRES) SUBJ TO ACCESS ESMT AGRMT IN DOC #4614720

For questions regarding this notice please contact Michael Stacey, Zoning Administrator at 608-646-0421

Michael P Stacey  
Zoning Administrator

Published April 25, 2013 Hub

Published May 2, 2013 Hub

## City of Stoughton Procedural Checklist for Conditional Use Review and Approval (Requirements per Section 78-905)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use *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.

Name of Applicant: Society of St Vincent de Paul

Address & Phone of Applicant: 2033 Fish Hatchery Rd, PO 259686, Madison Wis 53725

Conditional Use Requested: Drive Thru Donation Reception & Dock

Pl 442-7200

Property Address: 1509 Hwy 51/138

### I. Record of Administrative Procedures for City Use

Meetings with Staff:

Date of Meeting: 4-23-13 Time of Meeting: 3:30 pm By: mps

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ By: \_\_\_\_\_

Application form filed with Zoning Administrator Date: 4-23-13 By: mps

Application fee of \$ 430 received by Zoning Administrator Date: 4-23-13 By: mps

If necessary, reimbursement of consultant costs agreement executed: Date: \_\_\_\_\_ By: \_\_\_\_\_

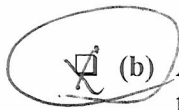
### II Application Submittal Packet Requirements for City and Applicant Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review, followed by one revised final application based upon staff review and comments.

Final Application (1 copy to Zoning Administrator) Date: 4-23-13 By: mps

#### ☒ (a) A map of the proposed conditional use:

- ☒ Showing all lands for which the zoning is proposed to be amended.
- ☒ Showing all other lands within 300 feet of the boundaries of the subject property.
- ☒ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton). Map 17 - It's #18
- ☒ Map and all its parts are clearly reproducible with a photocopier.
- ☒ Map size of 11" by 17" and map scale not less than one inch equals 100 ft.
- ☒ All lot dimensions of the subject property provided.
- ☒ Graphic scale and north arrow provided.



- (b) A map, such as the Planned Land Use Map, of the generalized location of the subject property in relation to the City as a whole.
- ☐ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations
- ☐ (d) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)) or a group development (per Section 78-205(12)) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.
- ☐ (e) Written justification for the proposed conditional use:
- ☐ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(4)

### III Justification of the Proposed Zoning Ordinance Amendment for Applicant Use

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

see attached

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

see attached

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

The proposed drive thru will utilize existing drive thru of auto dealership and will create no adverse change in character of the neighborhood

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The impact will not differ significantly from past use. A successful high volume retail operation is consistent with neighboring business & the proposed drive through will minimize adverse impact of donation reception

5. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Yes. No undue burden will be placed on public agencies or the services they provide

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(4)(b)1.5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

The highly accessible site will provide the community with increased ability to donate used items to a respected charity which does good in the community & significantly contributes to the recycling needs of the City of Stoughton.

#### IV. Final Application Packet Information for City Use

Receipt of (8.5" by 11" text and 11" by 17" graphics)  
copies of final application packet by Zoning Administrator

Date: 4-23-13 By: MPS

Notified Neighboring Property Owners (within 300 feet)

Date: 4-25-13 By: DB

Notified Neighboring Township Clerks (within 1,000 feet)

Date: 4-24-13 By: MPS

Class 2 legal notice sent to official newspaper by Planning Staff

Date: 4-17-13 By: MPS

Class 2 legal notice published on 4-25-13 and 5-2-13

By: MPS

Conditional Use recorded with the County Register of Deeds Office

By: \_\_\_\_\_

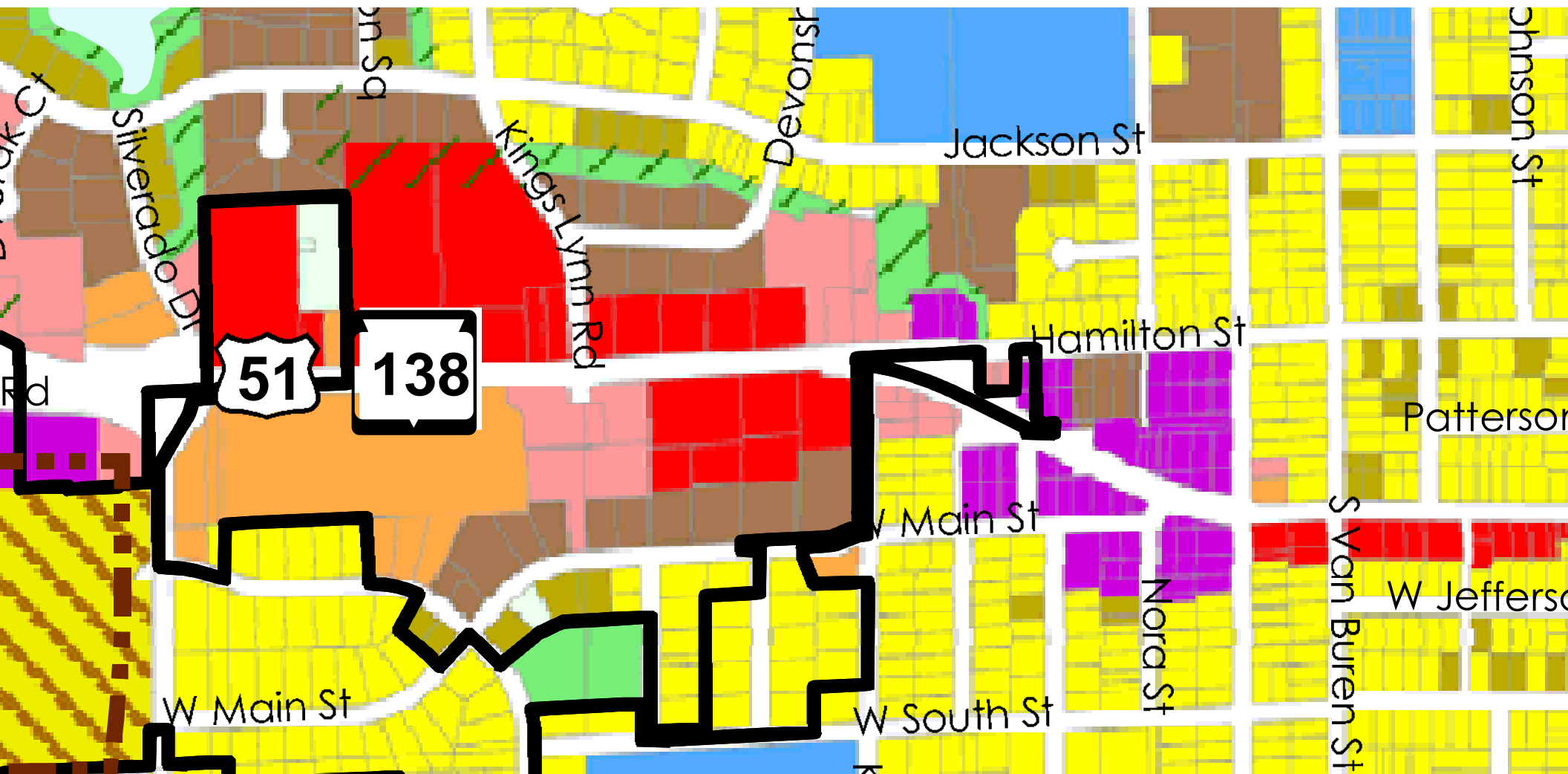
The Society of St. Vincent de Paul will be remodeling the former Stark auto dealership and garage located at 1509 Highway 51 to function as a retail thrift store, relocating from its existing location at 111 W. Jefferson Street. The thrift store will utilize the existing drive through service portion of the building (on the east side) to be a drive through donation reception area.

This will be an attractive means for donors to recycle their used goods to benefit the charitable organization. The use of this drive through will enhance the thrift store's ability to control the impact of donations on their site. Donated items left outside of the building can be considered unsightly and run the risk of being left unattended and become damaged by precipitation and can create a nuisance by become a target of theft by passersby.

This drive through donation use will not create undesirable impacts on nearby properties, the environment, nor the community as a whole as required by city ordinance 78-905 but will actually screen and isolate the transfer and storage of said items from public view. It will provide an environment that protects the donors and the items from the outside elements. The use will not be significantly different in impact to the neighborhood from the use of the former occupant. Therefore we believe that this use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, as required by the statute previously referenced.

In addition to using the existing drive through for donation reception the site plan indicates an adjacent loading door so that the donations received may be loaded into a trailer to be delivered to its processing center. The remainder of the site plan will not change substantially from current design.

The presence of a retail thrift store is consistent with other high volume retail establishments in the area. In addition to using a long vacant space for a successful retail operation the recycling component of the St. Vincent de Paul Society reduces the disposal cost for city resident by several tons each week. It is our believe that this area and the entire community of Stoughton will benefit by relocating our already successful thrift store and donation center to this location and it will have no negative impact on the neighboring properties.





Parcel information updated on Wednesday, April 17, 2013 unless otherwise noted.

Parcel Number - **281/0511-071-8572-2**

[Return to Previous Page](#)

Parcel Status: **Active Parcel**



[Show Map](#)  
[Map Questions?](#)

## Parcel Information

Municipality	CITY OF STOUGHTON
State Municipality Code	281
Township	05
Township Direction	N
Range	11
Range Direction	E
Section	07
Quarter	NE
Quarter-Quarter	NW
Plat Name	CSM 12748
Block/Building	
Lot	2
Restrictive Covenants	<a href="#">Show Restrictions for this Plat, CSM, or Quarter</a>


## Zoning Information

Contact your local city or village office for municipal zoning information.

## Owner Name and Address

Owner Status	CURRENT OWNER
Name	BEEANDBEE INVESTMENT COMPANY LLP
Property Address	684 NORTHVIEW RD
City State Zip	WAUKESHA, WI 53188
Country	USA
	<a href="#">- Edit Owner Address</a>

## Parcel Address

Primary Address	 1509 US HIGHWAY 51 & 138
	<a href="#">- Edit Parcel Address</a>
	<a href="#">- Add More Addresses</a>

## Billing Address

Attention	
Street	684 NORTHVIEW RD
City State Zip	WAUKESHA, WI 53188
Country	USA
	<a href="#">- Edit Billing Address</a>

## Assessment Information

Assessment Year	2013	2012
Valuation Classification	G2	G2
Assessment Acres	1.52	1.52
Land Value	\$344,300.00	\$344,300.00
Improved Value	\$639,900.00	\$639,900.00
Total Value	\$984,200.00	\$984,200.00
Valuation Date	04/05/2013	05/08/2012

## About Annual Assessments

## Tax Information

[Pay Taxes Online](#)

2012 Tax Values	E-Statement	E-Bill	E-Receipt
Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$344,300.00 /	0.9916	\$347,217.00
Improvement	\$639,900.00 /	0.9916	\$645,321.00
Total	\$984,200.00 /	0.9916	\$992,538.00

2012 Taxes:	\$22,744.34
2012 Lottery Credit(-):	\$0.00
2012 First Dollar Credit(-):	\$76.00
2012 Specials(+):	\$0.00
2012 Amount:	\$22,668.34

[Show Tax Information Details](#)

[Show Tax Payment History](#)

## District Information

Type	State Code	Description
SCHOOL DISTRICT	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

## Tax Property Description

For a complete legal description, see the recorded documents

LOT 2 CSM 12748 CS80/262&264-8/28/2009 F/K/A LOT 1 CSM 10897 CS65/125-129 10/28/2003 F/K/A LOT 2 CSM 10517 & PRT OF OUTLOT A PLEASANT HILL HEIGHTS & ALSO INCL & DESCR AS SEC 7-5-11 PRT NW1/4NE1/4 (1.520 ACRES) SUBJ TO ACCESS ESMT AGRMT IN DOC #4614720

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
ALC	10/05/2009	<a href="#">4600398</a>		
WD	01/22/2004	<a href="#">3865677</a>		



Dane County  
Land Information  
Office

Department of  
Planning And Development  
Office Of The County Surveyor

NW 1/4 NE 1/4  
Section 07 T05N R11E

U.S.H. 51 54 & 50 S.T.H. 138

18579  
LOT 2  
0.54 A  
CSM 10897

*Blackhawk  
Credit  
union*

*Stark  
Property*

18570  
LOT 1  
3.21 A  
CSM 10897

MCDONALD'S CORP  
18560

J&R ASLE-JORD LLC  
18520

INDUSTRIES INC

28018

LOT 3

2.21 A

CSM 10517

MAIN STREET SELF  
STORAGE LLC

18555  
LOT 2

H&S PARTNERSHIP

18530

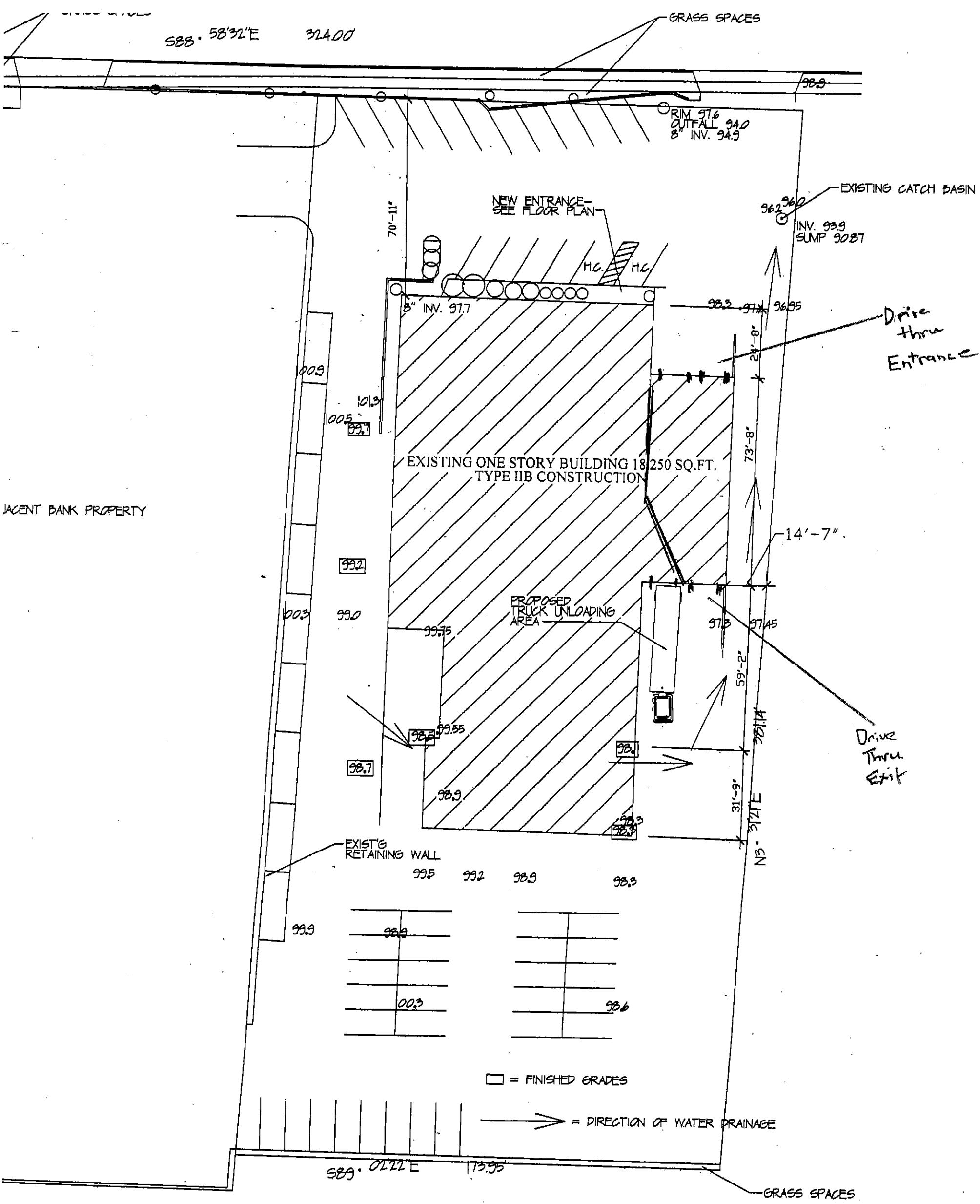
CHRITTON,  
WILLIAM E  
18585

WEST MAIN  
CONDO  
12510c

H&S PARTNERSHIP;  
HARRISON, R F ET AL

18545  
LOT 1

KING STREET



**SITE PLAN**



1509 Hwy 51



CITY OF STOUGHTON  
DEPARTMENT OF PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589  
www.cityofstoughton.com/planning

RODNEY J. SCHEEL  
DIRECTOR  
(608) 873-6619  
fax: (608) 873-5519

April 25, 2013

Ralph Middlecamp  
PO Box 259686  
Madison, WI. 53725-9686

Dear Mr. Middlecamp:

I have completed a review of the proposed conditional use permit (CUP) and site plan request to allow a drive-through facility as an accessory use at 1509 US Highway 51 & 138, Stoughton. (Society of St. Vincent de Paul) As noted, additional information may be required to be provided or shown on the plan.

1. The property at 1509 US Highway 51 & 138, Stoughton is zoned PB – Planned Business. In vehicle sales and service as an accessory use is permitted as a conditional use within the Planned Business district. The primary use is Indoor Sales and Service which is a permitted use.
2. The Comprehensive Plan, Planned Land Use Map designates this property as General Business which is consistent with the zoning and proposed land use.
3. The only proposed exterior site changes are a loading dock and new front entrance.
4. In-Vehicle Sales and Service is defined as follows: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see subsection 78-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see subsection 78-206(8)(g)). **The City Common Council may place conditions on the accessory use such as: hours of operation; screening; lighting, etc...**
5. Regulations pertaining to in-vehicle sales and service are as follows:
  - a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
  - b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
  - c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this section.

- d. The setback of any overhead canopy or similar structure shall be a minimum of ten feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of five feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet per the measurement of roof height.
  - e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four ton axle load.
  - f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (section 78-610).
  - g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of said inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.
  - h. Any text or logo larger than one square foot per side on an overhead canopy or other accessory structure shall be considered a freestanding sign subject to regulation under article VIII of this chapter.
6. Parking requirements:
- Indoor Sales and Service uses require one space per 300 square feet of gross floor area. **61 parking stalls are required for 18,250 square feet of building, while 52 parking stalls are shown. (See #6 below) There is room to add more parking stalls at the rear of the lot if necessary.**
  - Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window. This requirement may be adjusted by the plan commission through the conditional use process. **The proposed drive does not use a pass through window rather vehicles pull into the garage area. There appears to be ample room for vehicle stacking.**
7. Per section 78-704 (14), "Potential reduction in automobile parking spaces. The plan commission may decrease the required number of off-street automobile parking spaces by up to 25 percent of the normal requirements based upon more than one of the following criteria:
- Technical documentation furnished by the applicant that indicates, to the satisfaction of the plan commission, that actual off-street parking demand for that particular use is less than the required standard set forth in this ordinance.
  - Bicycle parking spaces will be provided through racks, or equivalent structures located convenient to the proposed use.
  - A public transportation route is located within 500 feet of the property.
8. Zoning code section 78-703(11) states, "Traffic Control. The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic in and out of all off-street parking, loading and traffic circulation areas serving 6 or more parking spaces shall be forward moving, with no backing into the streets or pedestrian ways. Traffic control devices shall be required as determined by the director of planning & development." **Signage should be used to guide traffic entering and leaving the drive through.**

9. Zoning code section 78-704(5) states, "Installation and maintenance of off-street parking circulation areas. All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided in section 78-706." **This is expected.**
10. All paved surfaces shall be marked in a manner which clearly indicates required parking stalls. **This is expected.**
11. Zoning code section 78-704(6) (b) states, "Curbing. All off-street parking areas designed to have head-in parking within six and one-half feet of any lot line shall provide a tire bumper or curb of adequate height and which is properly located to ensure that no part of any vehicle will project beyond the required setbacks of this chapter." **Any new parking stalls will need to comply with this requirement.**
12. Zoning code section 78-704(6) (c) states, "Lighting. All off-street parking and traffic circulation areas serving six or more vehicles shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An illumination level of between 0.4 and 1.0 footcandles is recommended for said areas, and said illumination level shall not exceed 0.5 footcandles at the property line." **Any changes to the existing lighting will need to comply with this requirement.**
13. Required off-street parking and circulation areas shall not be used for snow storage.
14. Handicap parking spaces shall be provided at a size, number, location, and with signage as specified by state and federal regulations. **This is expected.**
15. Except for handicap parking stalls, the minimum parking stall length shall be 18 feet with a minimum width of 9 feet. **The plan meets this requirement.**
16. The aisle width requirement for 90 degree parking (rear) is 24 feet and the aisle requirement for 60 degree parking (front) is 16 feet. **The plan meets this requirement.**
17. We will need to know how the site will be controlled to prevent dropping off of donations during off hours and will there be access for customers from the rear parking area.
18. A plan and permit are required prior to placement of signage.
19. State of Wisconsin approved building plans and appropriate City of Stoughton building permits are required before construction, but are not necessary to begin the City review process.

If you have any questions, please contact me at 608-646-0421

Sincerely,  
City of Stoughton

*Michael P. Stacey*

Michael P. Stacey  
Zoning Administrator/Assistant Planner

**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE COMMON COUNCIL**

Approving a Certified Survey Map (CSM) for 335 Industrial Circle, owned by Daniel Harkins.

Committee Action: Recommend Council approval - with the Mayor voting.

Fiscal Impact: Sale of City property and increase in tax base

**File Number:** R- 66 -2013

**Date Introduced:** May 28, 2013

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

**WHEREAS**, on May 13, 2013 the City of Stoughton Planning Commission reviewed and recommend approval of the proposed CSM for Daniel Harkins, 335 Industrial Circle, City of Stoughton, Wisconsin; and

**WHEREAS**, the CSM is proposed to combine land purchased from the City of Stoughton to the property at 335 Industrial Circle; and

**WHEREAS**, the City Zoning Administrator has confirmed the CSM complies with City Ordinances and does not conflict with the City Comprehensive Plan; now therefore

**BE IT RESOLVED**, by the City of Stoughton Common Council that the CSM for Daniel Harkins, 335 Industrial Circle, Wisconsin is hereby approved as presented.

**Council Action:** ☐ **Adopted** ☐ **Failed** **Vote** \_\_\_\_\_

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

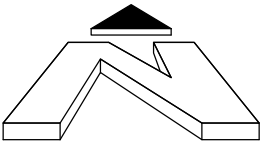
\_\_\_\_\_  
Donna Olson, Mayor

\_\_\_\_\_  
Date

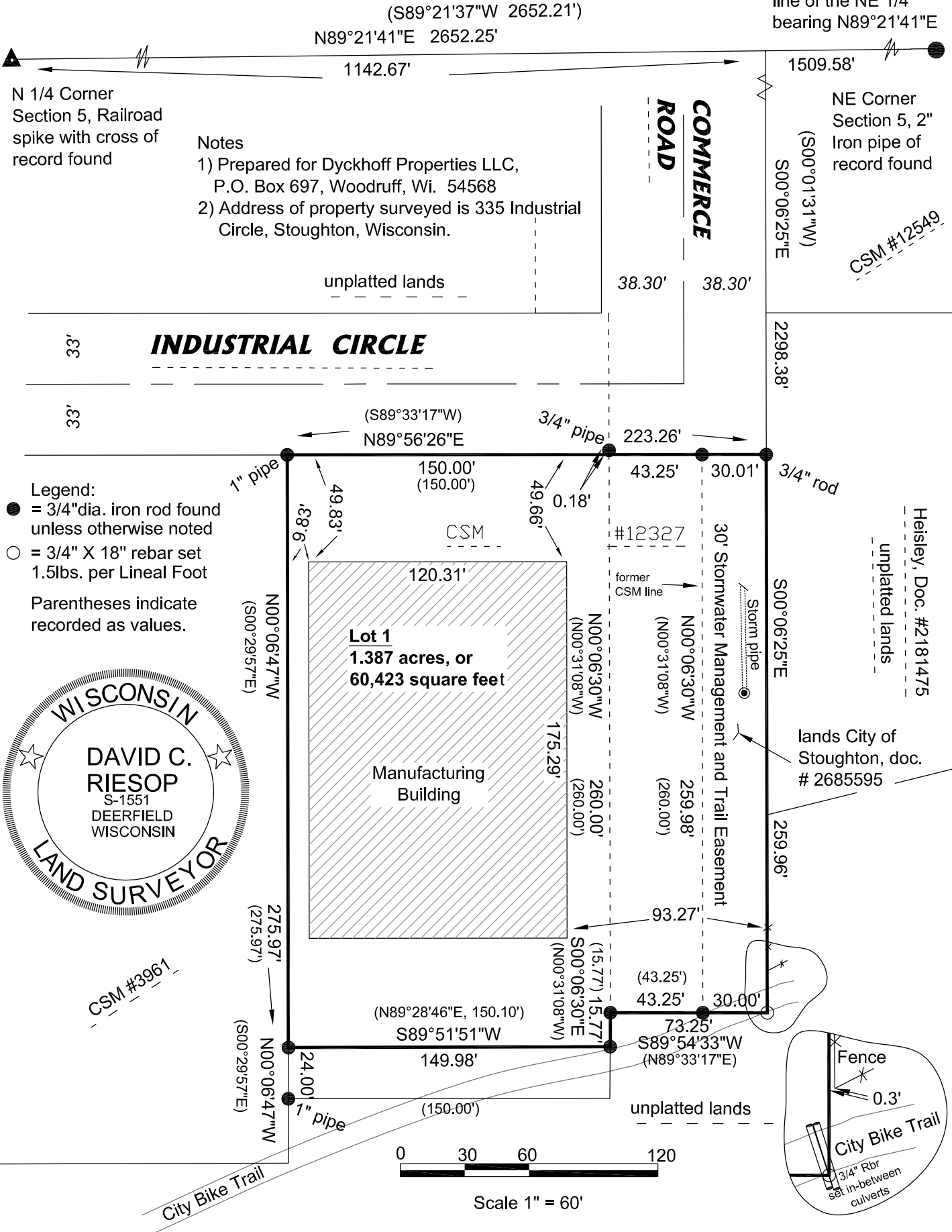
**Council Action:** \_\_\_\_\_ ☐ **Override** **Vote** \_\_\_\_\_

Certified Survey Map

Dane County Certified Survey Map number 12327, together with and being a part of the SW 1/4 of the NE 1/4 of Section 5, T.5N., R.11E., City of Stoughton, Dane County, Wisconsin



Referred to the Dane County Coordinate System, with the North line of the NE 1/4 bearing N89°21'41"E



Wisconsin Mapping, LLC

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4268-12 Date 1/02/2013  
Sheet 1 of 2  
Document No.  
C. S. M. No. V. P.

# Certified Survey Map

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map.

Dyckhoff Properties LLC: by Daniel Harkins, Managing Member

STATE OF WISCONSIN)
COUNTY OF DANE )ss.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2013, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires\_\_\_\_\_.

SURVEYOR'S CERTIFICATE

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Stoughton, and by the direction of the Daniel Harkins, I have surveyed, divided and mapped the lands as described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and described to wit:

Dane County Certified Survey Map number 12327, together with and being a part of the SW 1/4 of the NE 1/4 of Section 5, T.5N., R.11E., City of Stoughton, Dane County, Wisconsin, described as follows:

Commencing at the N ¼ corner of Section 5; thence N89°21'41"E along the North line of the NE ¼, 1142.67 feet; thence S00°06'25"E, 2298.38 feet to the Southeast corner of Commerce Drive and the point of beginning; thence continue S00°06'25"E, 259.96 feet to the extended South line of Certified Survey number 12327; thence S89°54'33"W along said extended and South line, 73.25 feet; thence S00°06'30"E, 15.77 feet; thence S89°51'51"W, 149.98 feet to the Southwest corner of said Certified Survey; thence N00°06'47"W, 275.97 feet to the Northwest corner of said Certified Survey; thence N89°56'26"E along the North line of said survey and its extension thereof, 223.26 feet to the point of beginning. The above described containing 1.387 acres, or 60,423 square feet

David C. Riesop S-1551



CITY APPROVAL

This Certified Survey is hereby approved for recording per City of Stoughton Plan Commission action of \_\_\_\_\_, 2013 and City of Stoughton Common Council action of \_\_\_\_\_, 2013.

Luann Alme, City Clerk, City of Stoughton

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock \_\_\_\_\_. M. and recorded in Volume \_\_\_\_\_ of Certified Surveys, Pages \_\_\_\_\_.

Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4268-12 Date 1/02/2013
Sheet 2 of 2
Document No.
C. S. M. No. V. P.



**CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589**

<b>ORDINANCE OF THE COMMON COUNCIL</b>	
AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION OF A PORTION OF THE TOWN OF PLEASANT SPRINGS TO THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN	
Committee Action: Recommend Council Approval - with the Mayor voting Fiscal Impact: TBD	
<b>File Number:</b> O- 10 -2013	<b>Date Introduced:</b> May 28, 2013

**RECITALS**

- A. On April 24, 2013, Moe Family Farm LLC (“Owner”) filed a petition with the City Clerk of the City of Stoughton seeking to annex to the City of Stoughton the lands described in Exhibit A (the “Territory”), pursuant to Wis. Stat. § 66.0217(2).
- B. A copy of the annexation petition, together with a scale map and a legal description of the Territory, has been filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Pleasant Springs.
- C. The City has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.
- D. The City of Stoughton Planning Commission has recommended that the Territory be annexed to the City, and that the Territory be assigned a temporary zoning classification of RH- Rural Holding, pursuant to Wis. Stat. § 66.0217(8)(a).

*NOW, THEREFORE, the Common Council of the City of Stoughton, Dane County, Wisconsin, does ordain as follows:*

**ORDINANCE**

- 1. Recitals. The above recitals are material to and are incorporated in this Ordinance.
- 2. Territory Annexed. The Territory is annexed to the City of Stoughton pursuant to Wis. Stat. § 66.0217.
- 3. Effect of Annexation. From and after the effective date of this ordinance, the Territory shall be a part of the City of Stoughton for any and all purposes provided by law, and all persons coming or residing within such Territory shall be subject to all ordinances, rules, and regulations governing the City of Stoughton.

4. Temporary Zoning Designation. Pursuant to Wis. Stat. § 66.0217(8)(a), the Territory shall be temporarily zoned R-H Rural Holding.
5. Ward Designation. The Territory shall be added to Ward No. 4 of the City of Stoughton.
6. Clerk Duties. The City Clerk is hereby directed to publish notice of and provide copies of this Ordinance in accordance with the applicable Wisconsin Statutes.
7. Town of Pleasant Springs. Pursuant to Wis. Stat. § 66.0217(14), the City shall pay annually to the Town of Pleasant Springs, for five years, an amount equal to the amount of property taxes that the town levied on the Territory in the year in which the annexation is final.
8. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

*The above ordinance was duly adopted by a two-thirds (2/3) majority vote of the elected members of the Common Council of the City of Stoughton at a regular meeting held on April 23, 2013.*

APPROVED:

By: \_\_\_\_\_  
Donna Olson, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_

## **Exhibit A**

### **Legal Description of Annexation Area**

Parts of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 32, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southeast corner of Section 32; thence S89°21'30"W, 470.58 feet to the Southwest corner of Dane County Certified Survey Map number 7842 and the point of beginning; thence continue S89°21'30"W along the North line of the plat of Stoughton Business Park North, 1932.45 feet; thence N01°25'30"E, 255.84 feet; thence S89°21'30"W, 262.23 feet to the West line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence N00°00'18"W along said West line, 487.64 feet; thence N89°21'30"E, 2188.77 feet to the Northwest corner of the aforesaid Certified Survey Map number 7842; thence S00°01'55"W along the West line of said survey, 744.33 feet to the point of beginning. The above described containing 35.823 acres, being subject to a right of way for Williams Drive.

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-267-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **Moe Family Farm, LLC** Petition Number: **13671**

1. Territory to be annexed: From Town of: **Town of PLEASANT SPRINGS** To City/Village of: **STOUGHTON**

2. Area (Acres): **35**

3. Pick one: ☒ Property Tax Payments **OR** ☐ Boundary Agreement  
a. Annual town property tax on territory to be annexed: **\$14** a. Title of boundary agreement \_\_\_\_\_  
b. Total that will be paid to Town b. Year adopted \_\_\_\_\_  
(annual tax multiplied by 5 years): **72** c. Participating jurisdictions  
c. Paid by: ☐ Petitioner ☒ City ☐ Village d. Statutory authority (pick one)  
☐ Other: ☐ [s. 66.0307](#) ☐ [s. 66.0225](#) ☐ [s. 66.0301](#)

4. Resident Population: Electors: **0** Total: **0**

5. Approximate **present land use** of territory:  
Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%  
Undeveloped: **100%**

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: **100%**  
Other:

Comments: **The City plans to expand the adjacent Business/Industrial Park on this land to be annexed.**

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No  
Plat Name: \_\_\_\_\_

8. What is the **nature of land use adjacent** to this territory in the city or village? **The adjacent City land use accommodates our Business Park that includes light industrial uses.**

In the town?: **Agricultural uses and one residential property.**

9. What are the **basic service needs** that precipitated the request for annexation?

☒ Sanitary sewer ☒ Water supply ☒ Storm sewers  
☐ Police/Fire protection ☐ EMS ☒ Zoning  
Other

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10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No.

Town ☐ Yes ☐ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately  
or, write in number of years. \_\_\_\_\_

City/Village

☒

Town

☐

Water Supply immediately,  
or, write in number of years. \_\_\_\_\_

☒

☐

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☒ No.

If yes, identify the nature of the anticipated improvements and their probable costs:

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11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?

☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan?

☒ Yes ☐ No

Describe: **The City's Comprehensive Plan identifies this property for Industrial and Business Park uses as part of the Short Term Urban Growth area.**

2. Annual appropriation for planning? \$ \_\_\_\_\_

3. How is the annexation territory now zoned? **A-1**

4. How will the land be zoned and used if annexed? **Planned Industrial or Planned Business to accommodate the expansion of the City's adjacent Business Park.**

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12. Other relevant information and comments bearing upon the public interest in the annexation:

**The City of Stoughton is in the process of purchasing this piece of land from the land owner to expand the City's Business Park.**

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Prepared by: ☐ Town ☒ City ☐ Village

Name: **Rodney Scheel**

Email: **rjscheel@ci.stoughton.wi.us**

Phone: **608-873-6619**

Date: **4-30-2013**

(April 2013)

Please **RETURN PROMPTLY** to:

**[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)**

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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**BUSINESS PARK NORTH EXPANSION**  
**CITY OF STOUGHTON**  
**DANE COUNTY, WI**



**FIGURE 1.1**  
1404.701

**CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589**

**ORDINANCE OF THE COMMON COUNCIL**

Amending Zoning Code Section 78-105(5)(c)2b Heavy Industrial principal land uses permitted as a conditional use.

Committee Action: Recommend approval - with the Mayor voting.

Fiscal Impact: N/A

**File Number:** O - 9 - 2013

**Date** May 14, 2013 First Reading  
**Introduced:**

The Common Council of the City of Stoughton do ordain as follows:

1. 78-105(5)(c)2b Heavy Industrial District.

b. Principal land uses permitted as conditional use:

Agricultural services (per subsection 78-206(2)(d))

Clear cutting (per subsection 78-206(2)(g))

Community gardens (per subsection 78-206(2)(h))

Market gardens (per subsection 78-206(2)(i))

Outdoor maintenance service (per subsection 78-206(4)(f))

Sexually oriented land use (per subsection 78-206(4)(p))

Vehicle repair and maintenance service (per subsection 78-206(4)(q))

Outdoor storage or wholesaling (per subsection 78-206(5)(b))

Junkyard or salvage yard (per subsection 78-206(5)(d))

Waste disposal facility (per subsection 78-206(5)(e))

Composting operation (per subsection 78-206(5)(f))

Airport/heliport (per subsection 78-206(6)(b))

Freight terminal (per subsection 78-206(6)(c))

Distribution center (per subsection 78-206(6)(d))

Heavy industrial (per subsection 78-206(7)(b))

Communication tower (per subsection 78-206(7)(c))

The following uses are limited to properties zoned Heavy Industrial, abutting Main Street:

Indoor commercial entertainment (per subsection 78-206(4)(h))

Office (per subsection 78-206(4)(a))

Personal or professional services (per subsection 78-206(4)(b))

Indoor sales or service (per subsection 78-206(4)(c))

2. This ordinance shall be in full force and effect from and after its date of publication.

Dates

Council Adopted: \_\_\_\_\_

Mayor Approved: \_\_\_\_\_

Published: \_\_\_\_\_

Attest: \_\_\_\_\_

\_\_\_\_\_  
Donna Olson, Mayor

\_\_\_\_\_  
City Clerk