

## PUBLIC HEARING NOTICE

The City of Stoughton Planning Commission will hold a Public Hearing on Monday, February 12, 2018 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 S. Fourth Street, Second Floor, Stoughton, Wisconsin, 53589, to consider the proposed rezoning of the following parcels of land at 2439 County Highway A, Stoughton, WI., and 2431 County Highway A, Town of Dunkirk, WI., owned by City of Stoughton. The Town of Dunkirk properties are owned by the City of Stoughton and are in process to be annexed to the City of Stoughton. The properties described below with the address of 2439 and 2431 County Highway A are proposed to be rezoned from RH – Rural Holding to I – Institutional and the Other Town of Dunkirk properties listed are proposed to be rezoned from Rural Holding to HI – Heavy Industrial. The properties are more fully described below:

### 2439 County Highway A

Parcel number: 281/0511-094-8111-2

Legal Description: LOT 1 CSM 433 CS2/219-11/10/70 DESCR AS SEC 9-5-11 PRT NE1/4SE1/4 (0.55 ACRES INCL R/W)

### 2439 County Highway A

Parcel number: 281/0511-094-8201-2

Legal Description: SEC 9-5-11 PRT NE1/4 SE1/4 LYG S C/L CTH A EXC LOTS 1&2 CSM 433 & EXC DOC 947748 & EXC RR R/W & ALSO EXC PRT REMAINING IN TOWN OF DUNKIRK

### 2431 County Highway A

Parcel number: 026/0511-094-8100-8

Legal Description: LOT 2 CSM 433 CS2/219-11/10/70 DESCR AS SEC 9-5-11 PRT NE1/4SE1/4 (0.50 ACRES INCL R/W)

### Other Town of Dunkirk Parcels owned by the City of Stoughton with no listed address:

Parcel number: 026/0511-094-82700

Legal Description: SEC 9-5-11 PRT NE1/4 SE1/4 LYG S C/L CTH A EXC LOTS 1&2 CSM 433 & EXC DOC 947748 & EXC RR R/W & ALSO EXC PRT ANNEXED TO CITY OF STOUGHTON BY ORD. NO. O-19-2013 IN DOC #5046520

Parcel number: 026/0511-094-9500-2

Legal Description: SEC 9-5-11 SE1/4 SE1/4 EXC R96/20 TO TOWN

Parcel number: 026/0511-161-8040-9

Legal Description: SEC 16-5-11 PRT NE1/4NE1/4 COM SEC NE COR TH S85DEG W 443.66 FT TO POB TH CON S85DEG W 702.98 FT ALG SEC N LN TH S75DEG E 742.31 FT ALG N R/W LN CMSTP&P RR TH N4DEG W 242.15 FT TO POB 1.954 ACRES

This property descriptions are for tax purposes. They may be abbreviated. For the complete legal description please refer to the deed.

Additional information including a location map can be found at: <http://stoughtoncitydocs.com/planning-commission/>

For questions related to this notice contact Michael Stacey at 608-646-0421 or Rodney Scheel at 608-873-6619

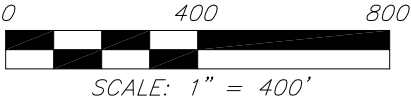
Michael Stacey  
Zoning Administrator

Published January 25, 2018 and February 1, 2018 HUB

CERTIFIED SURVEY MAP No.

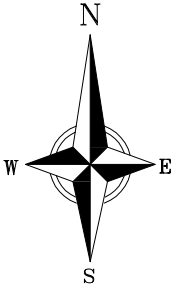
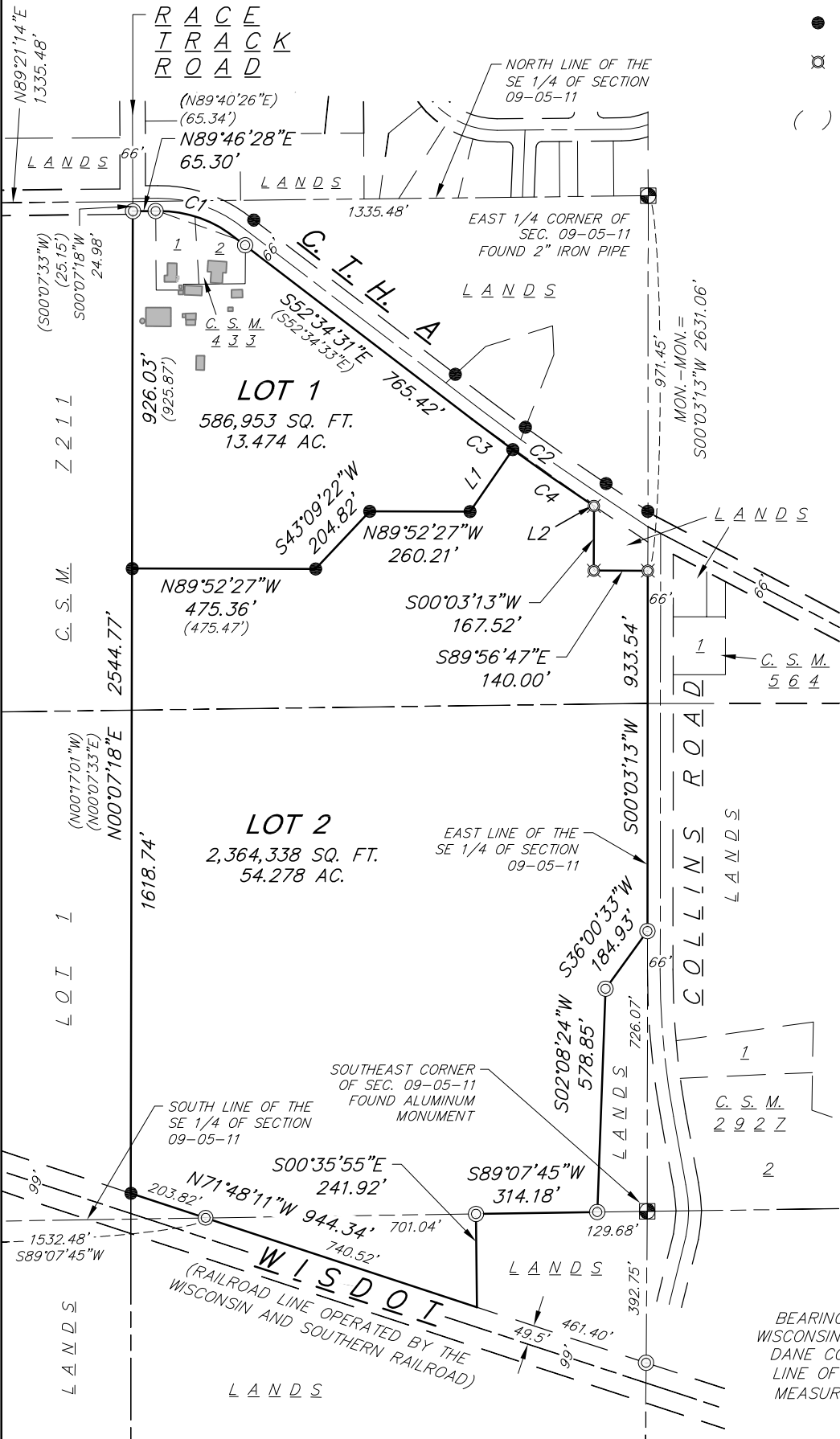
ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 433, RECORDED AS DOC. No. 1277244 AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 09 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

NOTE:  
SEE SHEET 2 FOR SECTION MONUMENT  
TIES, SEE SHEET 3 FOR THE LINE  
TABLE AND CURVE DATA.



SURVEY LEGEND

- ⊙ FOUND 1"  $\varnothing$  IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
  - FOUND 3/4"  $\varnothing$  IRON ROD
  - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SECTION 09 MEASURED AS BEARING S00°03'13"W

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 170137  
DATE: 01/15/2018  
REV:  
Drafted By: MZIE  
Checked By: MMAR

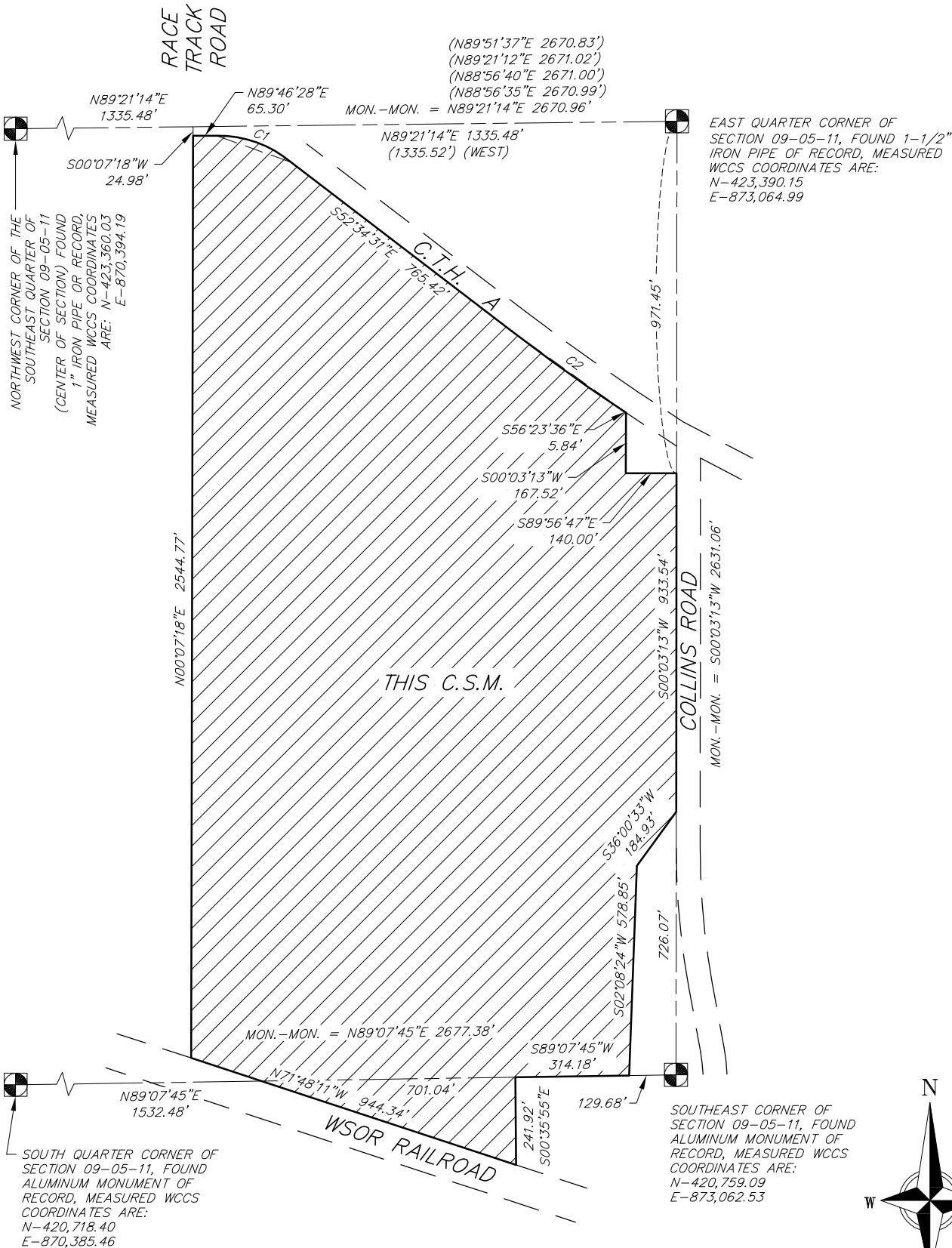
SURVEYED FOR:  
City of Stoughton  
381 E. Main Street  
Stoughton, WI 53589

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 4**

CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 433, RECORDED AS DOC. No. 1277244 AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 09 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



SECTION TIE DETAIL  
(NOT TO SCALE)

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SECTION 09 MEASURED AS BEARING 500°03'13"W

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**SHEET  
2 OF 4**

CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 433, RECORDED AS DOC. No. 1277244 AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 09 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

All of Lots 1 and 2, Certified Survey Map (C.S.M.) Number 433, recorded as Document Number 1277244 and part of the Northeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 9 and part of the Northeast Quarter of the Northeast Quarter of Section 16, all in Township 05 North, Range 11 East, City of Stoughton, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 09; thence North 89 degrees 21 minutes 14 seconds East, along the North line of said Southeast Quarter of Section 09, a distance of 1335.48 feet, more or less, to the West line of the Northeast Quarter of the Southeast Quarter of said Section 09; thence South 00 degrees 07 minutes 18 seconds West, along said West line, 24.98 feet to the Southerly and Southwesterly right-of-way line of County Trunk Highway "A" and the point of beginning of this description; thence North 89 degrees 46 minutes 28 seconds East, along said Southerly right-of-way line, 65.30 feet to a point of curvature; thence along said Southerly and Southwesterly right-of-way line and the arc of a curve to the right through a central angle of 40°33'30", an arc distance of 222.82 feet, a radius of 314.78 feet and a chord bearing South 70 degrees 18 minutes 56 seconds East, 218.20 feet; thence South 52 degrees 34 minutes 31 seconds East, along said Southwesterly right-of-way line, 765.42 feet to a point of curvature; thence along said Southwesterly right-of-way line and the arc of a curve to the left through a central angle of 03 degrees 49 minutes 12 seconds, an arc distance of 382.44 feet, a radius of 5736.00 feet and a chord bearing South 54 degrees 29 minutes 04 seconds East, 382.37 feet; thence South 56 degrees 23 minutes 36 seconds East, along said Southwesterly right-of-way line, 5.84 feet, more or less, to the West line of lands currently owned by Ross and Carol Van Deusen (2371 C.T.H. A) Parcel No. 0511-094-8410-3; thence South 00 degrees 03 minutes 13 seconds West, along said West line, 167.52 feet, more or less, to the Southwest corner thereof; thence South 89 degrees 56 minutes 47 seconds East, along the South line of said Van Deusen parcel, 140.00 feet, more or less, to the East line of the Southeast Quarter of said Section 09, also being the Westerly right-of-way line of Collins Road; thence South 00 degrees 03 minutes 13 seconds West, along said East line and said Westerly right-of-way line, 933.54 feet, more or less, to the Northeasterly corner of lands currently owned by the Town of Dunkirk, Parcel No. 0511-094-9860-7; thence South 36 degrees 00 minutes 33 seconds West, along the Northerly line of said Town of Dunkirk lands, 184.93 feet, more or less; thence South 02 degrees 08 minutes 24 seconds West, along the West line of said Town of Dunkirk lands, 578.85 feet to the South line of the Southeast Quarter of said Section 09; thence South 89 degrees 07 minutes 45 seconds West, along said South line, 314.18 feet, more or less, to its intersection with the West line of lands currently owned by the Town of Dunkirk, Parcel No. 0511-161-8000-7; thence South 00 degrees 35 minutes 55 seconds East, along said West line of the Town of Dunkirk lands, 241.92 feet, more or less, to the Northerly right-of-way line of lands currently owned by the Wisconsin Department of Transportation (currently a railroad line being operated by the Wisconsin and Southern Railroad); thence North 71 degrees 48 minutes 11 seconds West, along said Northerly right-of-way line, 944.34 feet, more or less, to the West line of the Southeast Quarter of the Southeast Quarter of said Section 09, also being the Easterly line of C.S.M. Number 7211; thence North 00 degrees 07 minutes 18 seconds East, along said Easterly C.S.M. line and said West line and the West line of the Northeast Quarter of the Southeast Quarter of said Section 09, a distance of 2544.77 feet to the point of beginning. This description contains approximately 2,951,291 square feet or 67.752 acres.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	40°33'30"	314.78'	222.83'	S 70°18'56" E	218.20'
C2	03°49'12"	5736.00'	382.44'	S 54°29'04" E	382.37'
C3	01°19'19"	5736.00'	132.33'	S 53°14'07" E	132.33'
C4	02°29'54"	5736.00'	250.11'	S 55°08'43" E	250.09'

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S34°37'33"W	195.20' (195.17')
L2	S56°23'36"E	5.84'

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SHEET  
3 OF 4

17 Jan 2018 - 10:14a M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137\_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 433, RECORDED AS DOC. No. 1277244 AND PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 09 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, ALL IN TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

The City of Stoughton, a Wisconsin municipal corporation, hereby certifies that it is the owner of the lands described on this Certified Survey Map and further certifies that it caused these lands to be surveyed, divided and mapped as represented on this map. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City of Stoughton

By: \_\_\_\_\_  
City Clerk, City of Stoughton

CITY OF STOUGHTON APPROVAL

Approved for recording by the City of Stoughton Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk, City of Stoughton

SURVEYOR’S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowska,  
Dane County Register of Deeds

17 Jan 2018 - 10:15a M:\Angus-Young Associates\170137 Stoughton Public Works Facility\CADD\170137\_CS\m.dwg by: mzie

