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

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

RODNEY J. SCHEEL
DIRECTOR

Date: January 5, 2021

To: Plan Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the January 11, 2021 Plan Commission Meeting and January 26, 2021 Common Council Meeting.

Request by Andrew Walker for an extra-territorial jurisdictional land division approval (CSM) for property located at 2967 Shadyside Drive, Town of Pleasant Springs.
This property is within the City of Stoughton's 1.5 mile extra-territorial jurisdiction but well beyond the City's Long-Term Urban Growth area as identified on the Comprehensive Plan Future Land Use Map. This request is to split the parcel to create another buildable parcel.

We see no reason not to approve the land division contingent on Town of Pleasant Springs and Dane County approval. The resolution, CSM and related materials are provided. A recommendation to Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial jurisdictional (ETJ) land division (CSM) request by Andrew Walker for property located at 2967 Shadyside Drive, Town of Pleasant Springs, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

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

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

WHEREAS, this land division request is proposed to create an additional parcel in the Town of Pleasant Springs; and

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

WHEREAS, the proposed CSM lot 1 is 0.502 acres while lot 2 is 0.587 acres which complies with the maximum 2.5-acre requirement of the City land division ordinance; and

WHEREAS, the City land division section 66-602(2) requires a minimum lot size of 1 acre and allows a smaller lot size if also approved by the respective Town Board; and

WHEREAS, on January 11, 2021 the Stoughton Plan Commission reviewed the CSM request and recommend Common Council approval as presented; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the extra-territorial jurisdictional land division request by Andrew Walker for property located at 2967 Shadyside Drive, Town of Pleasant Springs, is hereby approved as presented contingent on Town of Pleasant Springs and Dane County approval.

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

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

_____

Tim Swadley, Mayor Date

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

Application ID#:

Process Date:

OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

☐ Preliminary Certified Survey Map

☒ Certified Survey Map-$265/LOT

☐ Subdivision Preliminary Plat*-$600

☐ Subdivision Final Plat-$265/LOT

***As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.**

Property Owner Information	Surveyor Information
Name ANDREW WALKER	DAVID RIESOP
Address 2974 SHADYSIDE DRIVE STOUGHTON, WI 53589	306 WEST QUARRY DEERFIELD, WI
Phone Number	608-764-5602
E-Mail Address arwalk@gmail.com	wismapping@charter.net

Property/Location Information (accessdane.co.dane.wi.us)			
Township PLEASANT SPRINGS	Section 30	¼ ____ ¼ ¼ ____	Acreage 1.09
Parcel Number(s) 0611-304-9600-4			
Current Zoning SFR-08		Proposed Zoning same	
CSM 2432	Lot 1	Subdivision	Block/Lot

1. **Is proposed land division associated with a rezone petition?**
   Yes ☐ No ☒ ETZ ☐ If Yes, Petition # _____
2. **Does the property abut or adjoin a County or State Trunk Highway?**
   Yes ☐ No ☒ If Yes, Highway Name: _____
3. **Will public sewer serve the land division? Yes ☒ No ☐**
4. **Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes ☐ No ☒**
   If Yes, describe features : _____

Print Name: DAVID RIESOP **Date:** 12/3/2020

Signature: _____

REV 01/01/2019

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

Date of Application JAN 6, 2021

Applicant Name WISCONSIN MAPPING **Phone** 608-764-5602

Applicant Email wismapping@charter.net

Owners Name (if different than applicant) ANDREW & MEGAN WALKER **Phone** arwalk@gmail.com

Subject Property Address 2967 SHADYSIDE DRIVE, STOUGHTON

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

CURRENT FEES

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

Number of Lots: 2.

Fee Amount: $ 245.

Owner/Applicant Signature _____ Date 1/6/2021

ANY QUESTIONS, CALL THE DEPT. OF PLANNING & DEVELOPMENT AT 608-646-0421.

***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**

Certified Survey Map

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Lot 1 of Dane County Certified Survey Map Number 2432, being located in part of Government Lot 2 of Section 30, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.

E. 1/4 CORNER SEC. 30 ALUM. MON. FOUND

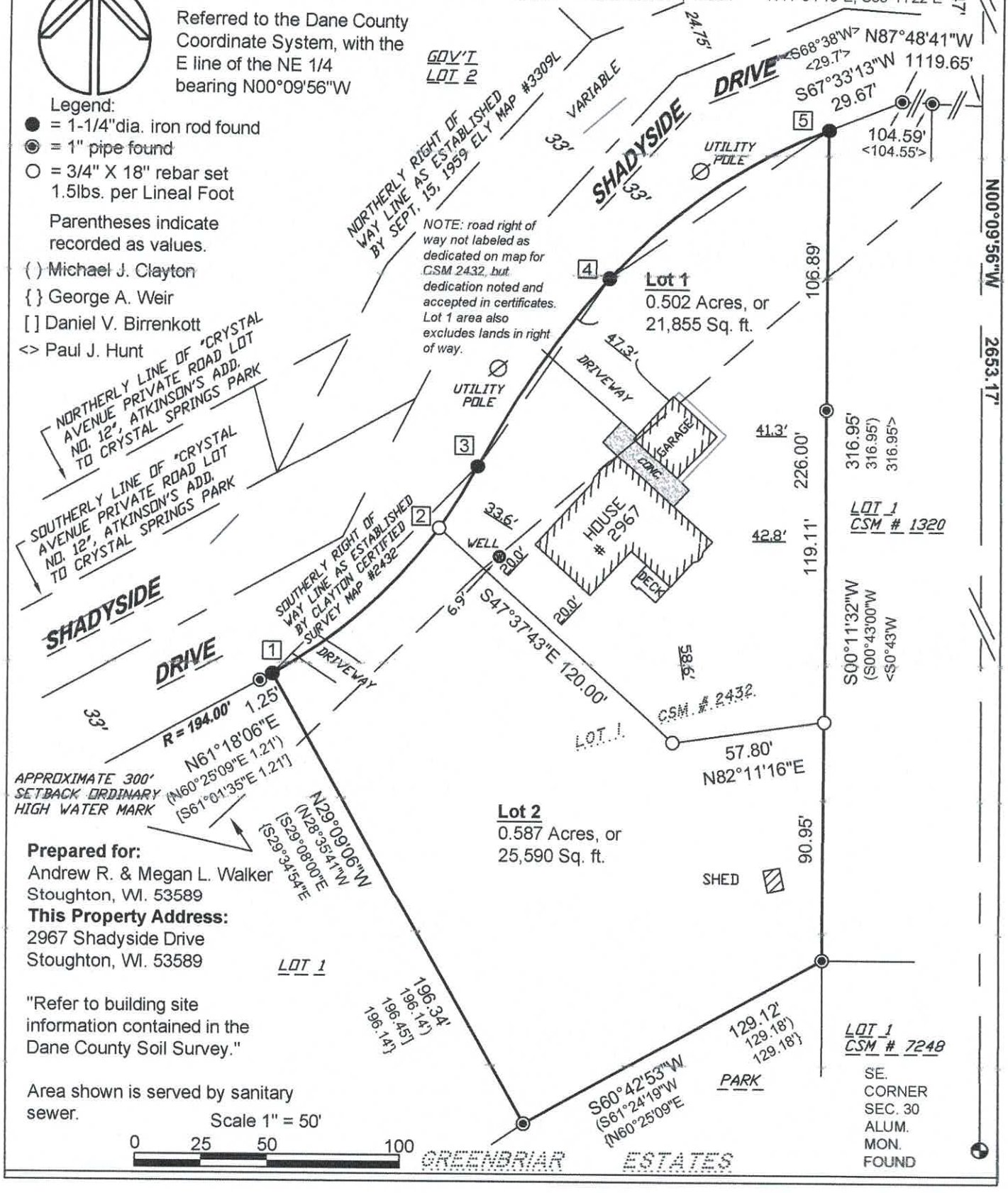
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	LONG CHORD	TANGENT BEARINGS
1-2	24°56'44"	194.00'	84.46'	N48°22'50"E, 83.80'	N60°51'12"E, N35°54'28"E
2-3	8°10'41"	194.00'	27.69'	N31°49'08"E, 27.67'	N35°54'28"E, N27°43'47"E
3-4	14°04'04"	356.88'	87.62'	S34°39'39"W, 87.40'	S27°37'38"E, S41°41'42"E
4-5	26°17'04"	221.03'	101.40'	S55°02'50"W, 100.51'	N41°54'18"E, S68°11'22"E

Referred to the Dane County Coordinate System, with the E line of the NE 1/4 bearing N00°09'56"W

Legend:
- ● = 1-1/4"dia. iron rod found
- ◉ = 1" pipe found
- ○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.
( ) Michael J. Clayton
{ } George A. Weir
[ ] Daniel V. Birrenkott
<> Paul J. Hunt



Prepared for:
Andrew R. & Megan L. Walker
Stoughton, WI. 53589

This Property Address:
2967 Shadyside Drive
Stoughton, WI. 53589

"Refer to building site information contained in the Dane County Soil Survey."

Area shown is served by sanitary sewer.

Scale 1" = 50'

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.

WAM LLC, by: _____
Andrew Walker , Member

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 20___, the above named 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 Andrew Walker, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lot 1 of Dane County Certified Survey Map Number 2432, Being located in part of Government Lot 2 of Section 30, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin. The above described containing 1.089 acres or 47,445 square feet.

_____
David C. Riesop S-1551

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

Township Approval

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Pleasant Springs on _____, 2020.

_____
Maria Hougan, Town Clerk

County Approval

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

_____
Dan Everson, Authorized Representative

Register of Deeds Certificate

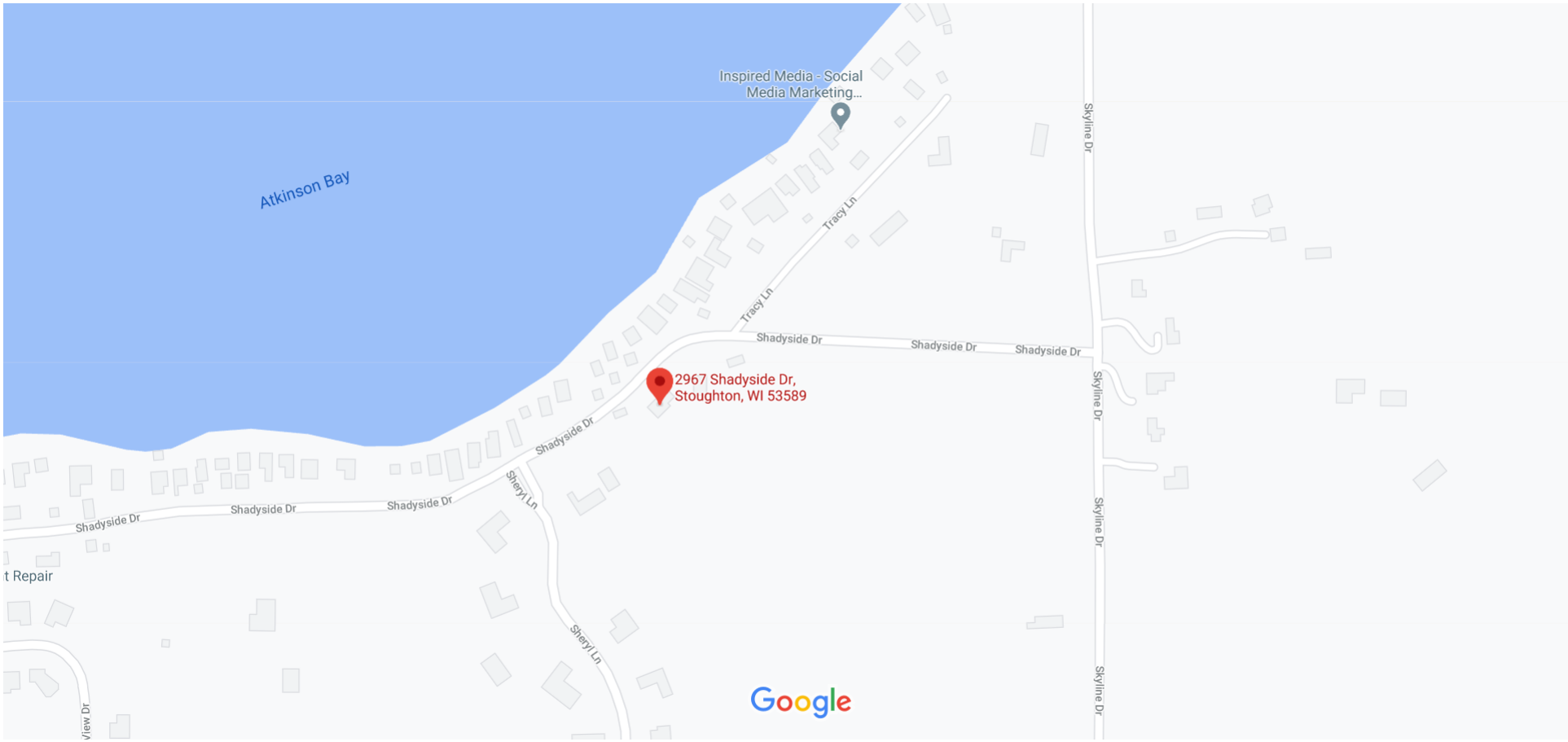
Received for recording this ____ day of _____, 20___ at _____ o'clock ___M. and recorded in Volume _____ of Certified Surveys, Pages_____.

_____
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. 5621-20 Date 11/6/2020
Sheet 2 of 2
Document No._____
C. S. M. No._____ V._____ P._____

Google Maps 2967 Shadyside Dr



Map data ©2021 200 ft