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

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

RODNEY J. SCHEEL
DIRECTOR

Date: April 29, 2020

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the May 11, 2020 Plan Commission Meeting and May 26, 2020 Common Council Meeting

Request by Mark Rosenbaum for re-approval of a certified survey map (CSM) to combine the properties at 1700 E. Main Street into one lot for a proposed development.
A CSM is provided to combine the properties to accommodate a proposed development. The access easement is now reverting back to the original location. Approval should be contingent on approval of the access restriction release so the existing access is legal from County Highway N. A recommendation to Council is necessary. The resolution and application materials are provided.

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

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) to combine the properties at 1700 E. Main Street, owned by Mark Rosenbaum, Stoughton, WI.

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact: Increased tax base

File Number:	R - - 2020	**Date Introduced:**

RECITALS

1. The CSM is referred to the Plan Commission for review and recommendation to the City Council.

2. Mark Rosenbaum is requesting to combine the properties for a proposed development.

3. The Plan Commission reviewed the CSM on May 11, 2020 and determined the CSM is consistent with the City of Stoughton ordinances, Chapter 236 of Wisconsin Statutes, and the City of Stoughton Comprehensive Plan.

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

RESOLUTION

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

- The CSM being recorded at Dane County Register of Deeds and a copy being provided to the City of Stoughton Department of Planning & Development;
- The access restriction release is approved by all parties to allow legal access at County Highway N.

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

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

_____

Mayor Tim Swadley Date

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

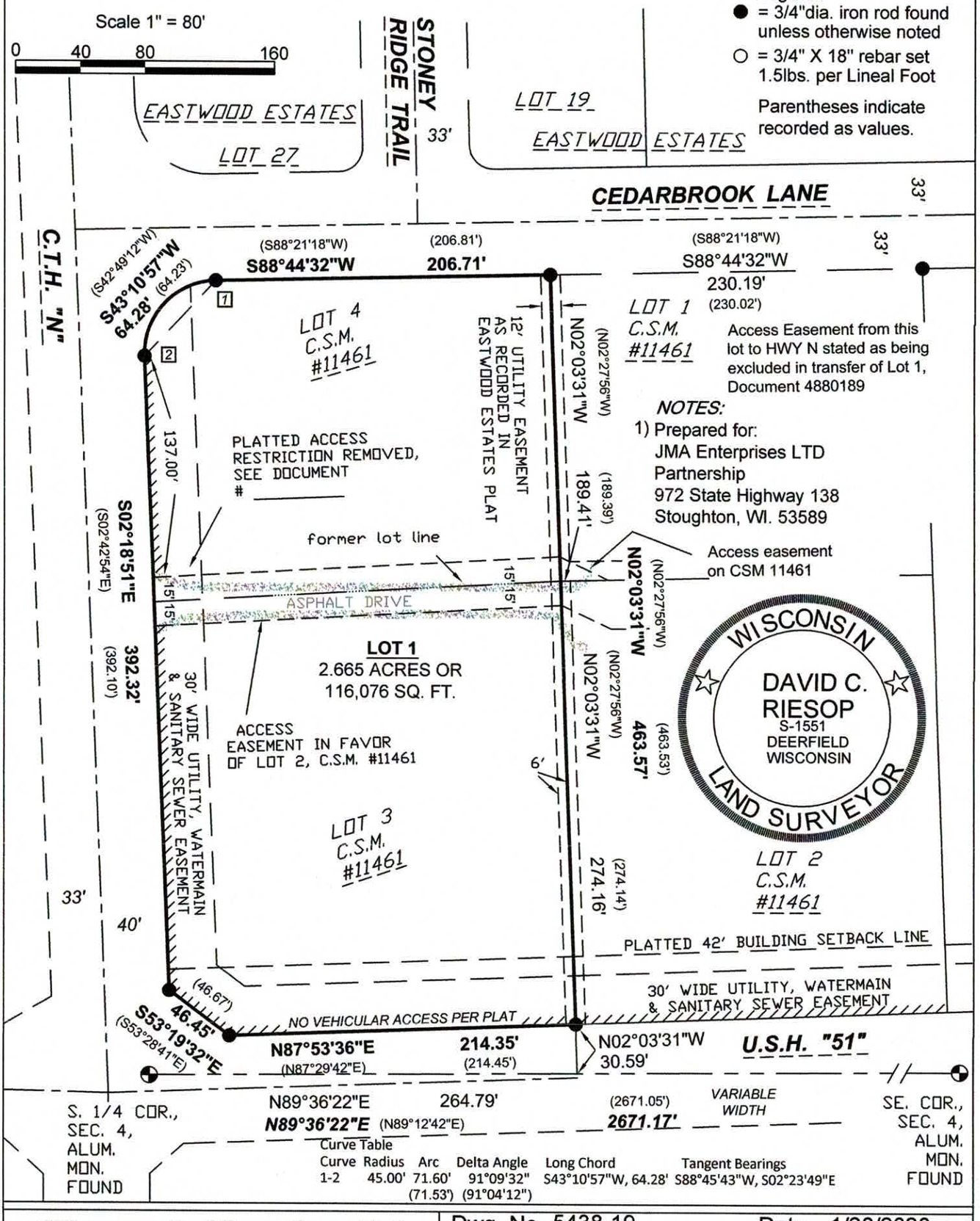
Certified Survey Map

LOTS 3 & 4 OF CERTIFIED SURVEY MAP # 11461. RECORDED AS DOCUMENT #4080936, BEING FURTHER LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

Referred to the Dane County Coordinate System with the South line of the SE 1/4 of Section 4 Bearing N89°36'22"E

Legend:
● = 3/4"dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.



Access Easement from this lot to HWY N stated as being excluded in transfer of Lot 1, Document 4880189

NOTES:

1) Prepared for:
JMA Enterprises LTD Partnership
972 State Highway 138
Stoughton, WI. 53589

Access easement on CSM 11461

Curve Table

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	45.00'	71.60' (71.53')	91°09'32" (91°04'12")	S43°10'57"W, 64.28'	S88°45'43"W, S02°23'49"E

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

Dwg. No. 5438-19 Date 1/28/2020
Sheet 1 of 2 revised easement 4/28/20
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Owner's Certificate
As owners JMA Enterprises Limited Partnership, a Wisconsin limited partnership, hereby certifies that It has caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. It also certifies that this certified survey map is required to be submitted to the City of Stoughton for approval.

JMA Enterprises Limited Partnership, by: _____ _____
a Wisconsin limited Partnership Mark S. Rosenbaum Judy A. Rosenbaum

STATE OF WISCONSIN)
COUNTY OF DANE)ss.
Personally came before me this ____ day of _____, 2020, the above named owners to me known to be the persons 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 Mark Rosenbaum, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and more fully described to wit:

Lots 3 and 4 of Dane County Certified Survey Map number 11461, lying in part of the SW 1/4 of the SE ¼ of Section 4, Town 5 North, Range 11 East., City of Stoughton, Dane County, Wisconsin.
The above described containing 2.665 acres or 116,076 square feet.

_____
David C. Riesop S-1551

City Approval
This Certified Survey Map, having been approved by Plan Commision action of_____, and Common Council action of _____, is hereby approved for recording, this_____ day of _____, 2020.

_____
City Clerk, City of Stoughton

Register of Deeds Certificate
Received for recording this ____ day of _____, 2020 at _____ o'clock ___M. and recorded in Volume _____ of Certified Surveys, Pages_____.

_____
Kristi Chlebowski, Register of Deeds

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