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: October 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 October 11, 2021 Plan Commission Meeting and October 26, 2021 Common Council Meeting.

Request by Arlin Teigen for an extra-territorial jurisdictional land division approval (CSM) for property located at 1069 Taylor Lane, Town of Dunkirk.
This property is within the City of Stoughton's 1.5 mile extra-territorial jurisdiction and is in the City's Urban Growth area as identified on the Comprehensive Plan Future Land Use Map. This request is to add additional acres to the existing residential Town land at 1069 Taylor Lane. (Land Swap)

A waiver is necessary and is outlined in the resolution since the property is over the required maximum of 2.5 acres.

Any approval should be contingent on Town of Rutland 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 request by Arlin Teigen for property located at 1069 Taylor Lane, Town of Dunkirk, 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 add 2.709 acres to the existing 1.211 acres at 1069 Taylor Lane for a total of 3.92 acres in the Town of Dunkirk; 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) and is deemed Planned Neighborhood on the Future Land Use Map; and

WHEREAS, the proposed lot does **not** comply with the maximum 2.5-acre requirement of the City land division ordinance; and

WHEREAS, where the plan commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or that the purposes of these regulations may be served to a greater extent by an alternative proposal such as a traditional neighborhood development, it may approve exceptions and waivers of conditions to these regulations so that substantial justice may be done and the public interest secured. The exception or waiver shall not have the effect of nullifying the intent and purpose of these regulations. Exceptions or waivers to preliminary plat submittal requirements may be approved by the city. The city shall not approve exceptions or waivers unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are met by the applicant:

(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.

WHEREAS, on October 11, 2021 the Stoughton Plan Commission reviewed the land division request and recommends 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 Arlin Teigen for property located at 1069 Taylor Lane, Town of Dunkirk, is hereby approved with a waiver as presented contingent on Town of Dunkirk and Dane County approval.

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

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

_____

Tim Swadley, Mayor Date

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

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

Date of Application August 24, 2021

Applicant Name Arlin O. Teigen **Phone** 608-219-3386

Applicant Email arlin.teigen@yahoo.com

Owners Name (if different than applicant) _____ **Phone** _____

Subject Property Address 1069 Taylor Drive

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: 1.

Fee Amount: $ 205.00.

Owner/Applicant Signature Arlin O Teigen Date Aug. 24, 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.**

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 Arlin O. Teigen	Timothy G. Radl
Address 1069 TAYLOR LN, STOUGHTON WI 53589	313 Waverly Pl, Madison, WI 53705
Phone Number	(608) 233-3142
E-Mail Address	timradl2959@gmail.com

Property/Location Information (accessdane.co.dane.wi.us)			
Township Dunkirk	Section 8	¼ SW ¼ ¼ SE	Acreage 4.31
Parcel Number(s) 026/0511-084-9685-2 , 026/0511-084-9651-2			
Current Zoning RR1, AT35		Proposed Zoning RR-4	
CSM	Lot	Subdivision	Block/Lot

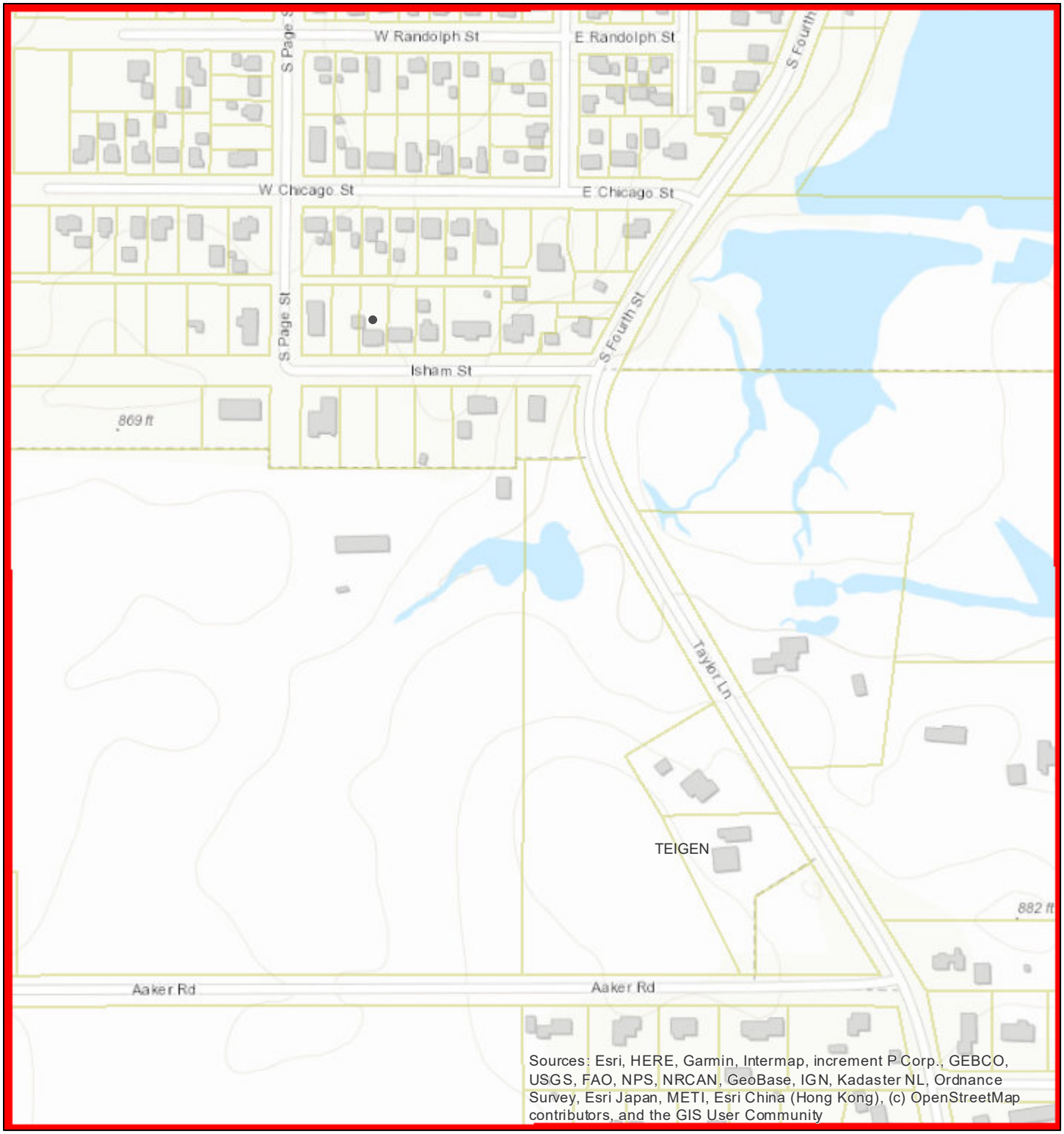
1. **Is proposed land division associated with a rezone petition?**
   Yes ☒ **No** ☐ **ETZ** ☐ **If Yes, Petition #** 11719
2. **Does the property abut or adjoin a County or State Trunk Highway?**
   Yes ☐ **No** ☒ **If Yes, Highway Name:** _____
3. **Will public sewer serve the land division? Yes** ☐ **No** ☒
4. **Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes** ☐ **No** ☐
   If Yes, describe features : No.

Print Name: _____ **Date:** _____

Signature: _____

REV 01/01/2019

Teigen Land Division



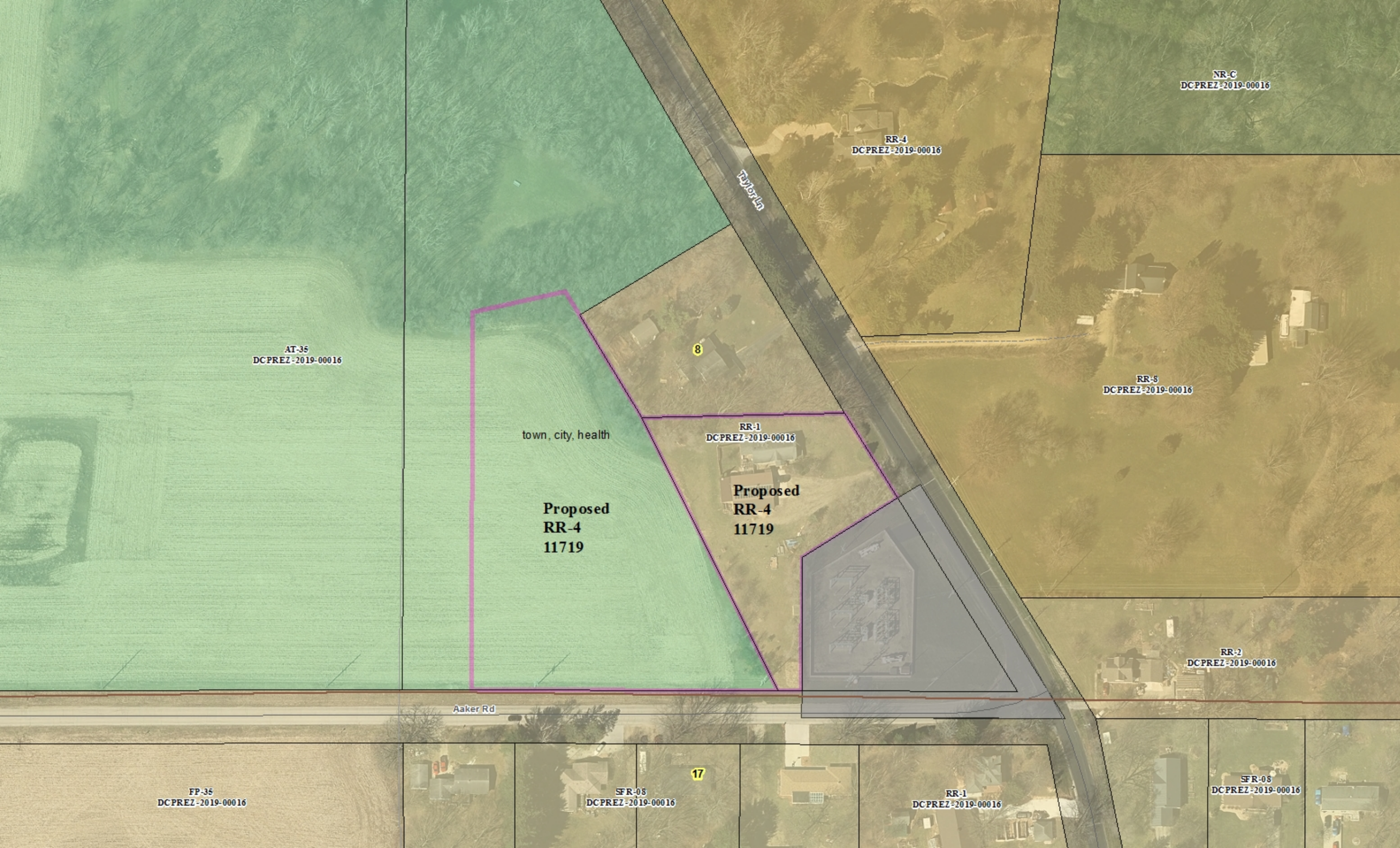
October 5, 2021

0 190 380 760 Feet

Dane County Mask

- Dane County Mask
- Parcels

N


NR-C
DCPREZ-2019-00016
RR-4
DCPREZ-2019-00016
Taylor Ln
AT-35
DCPREZ-2019-00016
8
RR-8
DCPREZ-2019-00016
town, city, health
RR-1
DCPREZ-2019-00016
Proposed
RR-4
11719
Proposed
RR-4
11719
RR-2
DCPREZ-2019-00016
Aaker Rd
FP-35
DCPREZ-2019-00016
SFR-08
DCPREZ-2019-00016
17
RR-1
DCPREZ-2019-00016
SFR-08
DCPREZ-2019-00016

Dane County Planning & Development
Land Division Review

Attention to whom it may concern:

Re: Certified Survey Map application # 10557

Dane County Planning & Development is in receipt of a proposed certified survey map application. Attached with this letter is a copy of the survey map.

Please review the proposal and comment at your earlier convenience such that the Dane County staff will recognize your position and concerns in acting in this matter.

Reviewing Agency:

- **Town of Dunkirk**
- **City of Stoughton** *(extraterritorial jurisdiction)*
- **Public Health – John Hausbeck**
- **Dane County Surveyor – Dan Frick**

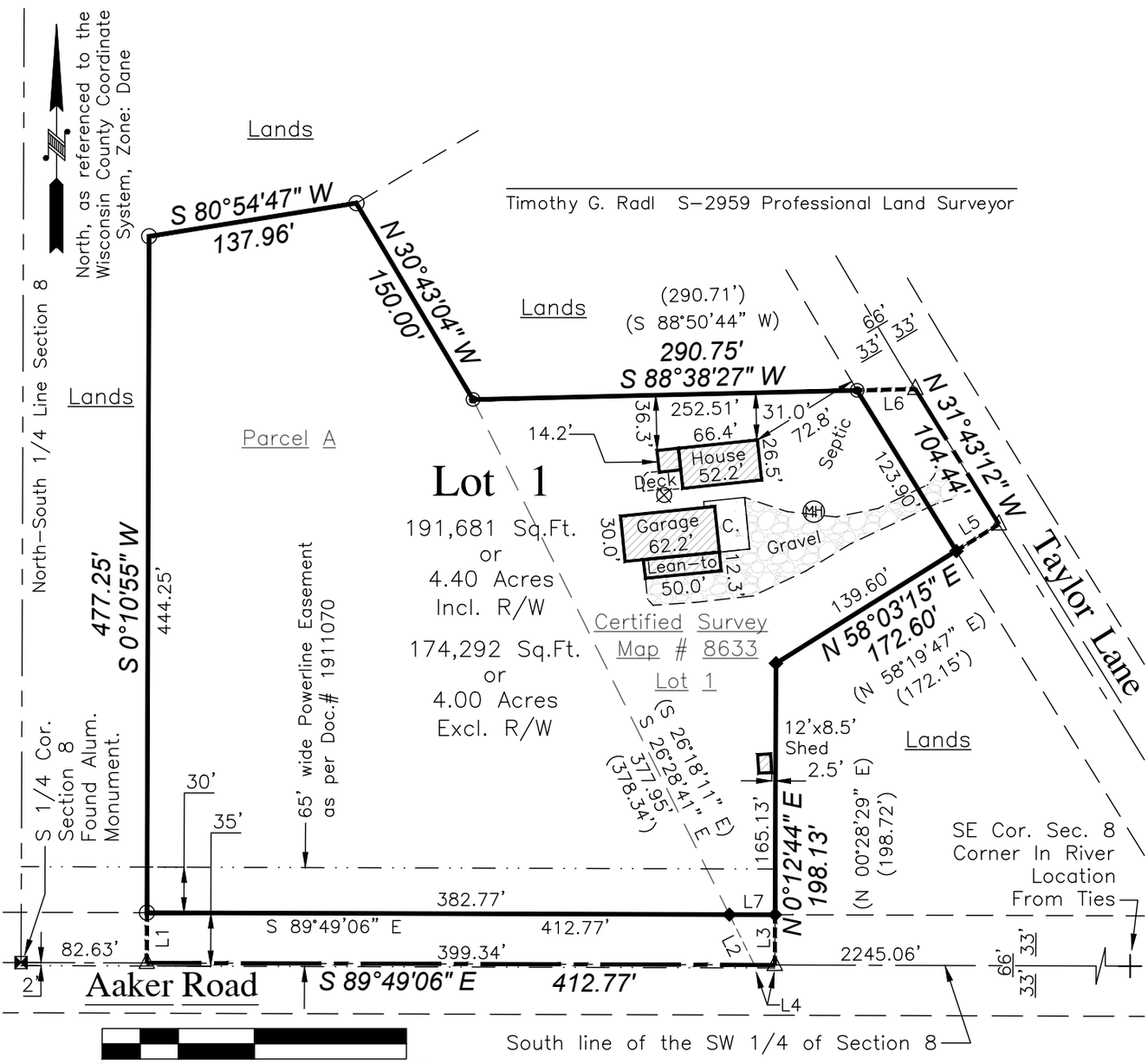
If you have any comments regarding this proposal please forward them to me in a timely manner.

Sincerely,

Dan Everson
Assistant Zoning Administrator
608.267.1541

CERTIFIED SURVEY MAP NO._____

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin



0 100 200

Legend

- Well
- Septic M.H.
- Denotes Concrete Surface — C.
- 3/4" Rebar Found
- Corner Monument Found
- 1" Inside Dia. Iron Pipe Found
- Mag Nail Driven In Asphalt
- 3/4"x18" Steel Stake Driven

LINE	BEARING	DISTANCE
L1	S 00°10'55" W	33.00'
L2	N 26°28'37" W	36.93'
L3	N 00°10'55" E	33.00'
L4	N 89°49'09" W	13.43'
L5	N 58°16'48" E	33.00'
L6	N 88°38'27" E	38.24'
L7	N 89°49'05" W	30.00'

Notes: Fieldwork performed August 28, 2021.
Building offsets measured to siding.
Refer to building site information contained in the Dane County Soil Survey.
Previously recorded dimensions enclosed in parenthesis.
Wetlands or flood zones, if present, have not been delineated.
This survey subject to all agreements and easements recorded and unrecorded.

Document #_____

C.S.M. #_____ V.___ p.___

Red Oak Land Surveying LLC 313 Waverly Pl. Madison, WI (608)233-3142 redoakls.com		
DRAWN TGR	DATE 8/23/2021	Prepared for: ROB HOSTRAWSER 3092 LINNERUD DR STOUGHTON WI 53589
APPROVED TGR	DATE 8/27/2021	
SCALE 1"=100'	SHEET 1 of 5	PROJECT NO. 2021060

CERTIFIED SURVEY MAP NO._____

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N,
R11E, Town of Dunkirk, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Timothy G. Radl, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped Lot 1 of Certified Survey Map #8633, along with a part of the Southwest 1/4 of the Southeast 1/4 of Section 8, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 8;
thence along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 8 S 89°49'06" E 82.63 feet to the point of beginning of this description;
thence continuing S 89°49'06" E 412.77 feet to the Southeasterly corner of Lot 1 of Certified Survey
Map # 8633;
thence along the Easterly line of said Lot 1 N 00°12'44" E 198.13 feet to a corner of said Lot 1;
thence along the Southerly line of said Lot 1 N 58°03'15" E 172.60 feet to the centerline of Taylor Lane, being also the Southwesterly corner of said Lot 1;
thence along said centerline N 31°43'12" W 104.44 feet to the Northeasterly corner of said Lot 1;
thence along the Northerly line of said Lot 1 S 88°38'27" W 290.75 feet to the Northwesterly corner of said Lot 1;
thence along the Westerly line of a parcel described in Document # 4185685 N 30°43'04" W 150.00 feet to the Northwesterly corner of said described parcel;
thence S 80°54'47" W 137.96 feet;
thence S 00°10'55" W 477.25 feet to the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 8 being also the point of beginning.

Described parcel contains 191,681 square feet or 4.40 acres.
Described parcel subject to roadway right of way over the Southerly and Easterly 33 feet thereof.
Described parcel subject to a powerline easement as described in Document# 1911070.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

That I have fully complied with the provisions of s. 236.34, Wisconsin Statutes and the land division ordinance of the Town of Dunkirk, and Dane County in surveying, dividing, and mapping the same.

_____
Timothy G. Radl S-2959 Professional Land Surveyor

Approved for recording per Dane County Zoning and land Regulation Committee

action of _____,

by _____,

Title:_____.

Project #2021060 Sheet 2 of 5

Document #_____

C.S.M. #_____ V.___ p.___

Register of Deeds:
Received for recording this _____ day

of _____, 2021,

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._____

CERTIFIED SURVEY MAP NO._____

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N,
R11E, Town of Dunkirk, Dane County, Wisconsin

Owner's Certificate

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

WITNESS the hand and seal of said owners this _____ day of _____, 2021.

_____

Arlin O. Teigen

(STATE OF WISCONSIN
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2021,

the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signed:_____,

Name:_____,

Notary Public, _____, Wisconsin.

My commission expires _____.

Town Board Resolution

Resolved, that this Certified Survey Map is

hereby approved by the Town of Dunkirk on

this _____ day of _____, 2021.

Signed:_____,

Town Clerk: _____

Project #2021060 Sheet 3 of 5

Document #_____

C.S.M. #_____ V.___ p.___

_____

Timothy G. Radl S-2959 Professional Land Surveyor

CERTIFIED SURVEY MAP NO._____

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N,
R11E, Town of Dunkirk, Dane County, Wisconsin

ROB REAL ESTATE BROKERAGE & BUILDERS LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with requirements of the Ordinances of the Town of Dunkirk and the County of Dane.

ROB REAL ESTATE BROKERAGE & BUILDERS LLC, as owner, does further certify that this 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.

IN Witness Whereof, ROB REAL ESTATE BROKERAGE & BUILDERS LLC, has caused these presents to be signed by ROB REAL ESTATE BROKERAGE & BUILDERS LLC, a Wisconsin limited liability company,

this _____ day of_____ ,2021

ROB REAL ESTATE BROKERAGE & BUILDERS LLC,
a Wisconsin limited liability company

Signed:_____,

Name:_____,

Title:_____,

Name:
Its:

(STATE OF WISCONSIN
DANE COUNTY) SS
Personally came before me this _____ day of _____,
2021,

the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signed:_____,

Name:_____,

Notary Public, _____, Wisconsin.

My commission expires _____.

Project #2021060 Sheet 4 of 5

Document #_____

C.S.M. #_____ V.___ p.___

_____
Timothy G. Radl S-2959 Professional Land Surveyor

CERTIFIED SURVEY MAP NO._____

Part of the SW 1/4 of the SE 1/4 of Section 8, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin

Consent of Mortgagee

One Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said One Community Bank has caused these presents to be signed by it's authorized representative listed below at _____, Wisconsin, and its seal to be hereunto affixed this _____ day of _____, 2021.

One Community Bank

Signed:_____

Name:_____

(STATE OF WISCONSIN
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the _____ of the above named corporation, who executed the foregoing instrument and to me known to be such officer of the above named corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by it's authority.

Signed:_____

Name:_____

Notary Public, _____, Wisconsin.

My commission expires _____.

Timothy G. Radl S-2959 Professional Land Surveyor

Red Oak Land Surveying LLC

313 Waverly Pl. Madison, WI (608)233-3142 redoakls.com

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