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: December 19, 2023

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 January 8, 2024 Plan Commission Meeting and Common Council Meeting of January 23, 2024.

Extra-Territorial Land Division at 1450 Pleasant Hill Road, Town of Dunkirk.
This land division is proposed to create a residential lot for a single family home. The property is just within the City's 1.5-mile extra-territorial jurisdiction but beyond the Planned Urban Development Area of the Comprehensive Plan Future Land Use Map.

The resolution and land division information are provided. A recommendation to the Council is necessary. We see no issue with this request.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial, jurisdictional (ETJ) land division for property located at 1450 Pleasant Hill Road, Town of Dunkirk, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

File Number:	R - - 2024	**Date Introduced:**	January 23, 2024

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

WHEREAS, this land division is proposed to create a single family residential lot at 1450 Pleasant Hill Road 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) but is beyond the Planned Urban Development Area of the Future Land Use Map; and

WHEREAS, on January 8, 2024 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 for property located at 1450 Pleasant Hill Road in the Town of Dunkirk, is hereby approved 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
FEES EFFECTIVE 1.12.23

Date of Application 12/14/2023

Applicant Name John and Sara Bothum **Phone** 608-358-7129

Applicant Email bothums@yahoo.com

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

Subject Property Address 1450 Pleasant Hill Road

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

CURRENT FEES

CERTIFIED SURVEY MAP:	**$185 AND $45/LOT***
PRELIMINARY PLAT FEE:	**$485 AND $45/LOT***
FINAL PLAT FEE:	**$290 AND $45/LOT***

Number of Lots: 1.

Fee Amount: $ 230.00.

Owner/Applicant Signature John Bothum Sara Bothum Date 12/14/2023

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.**

BIRRENKOTT SURVEYING

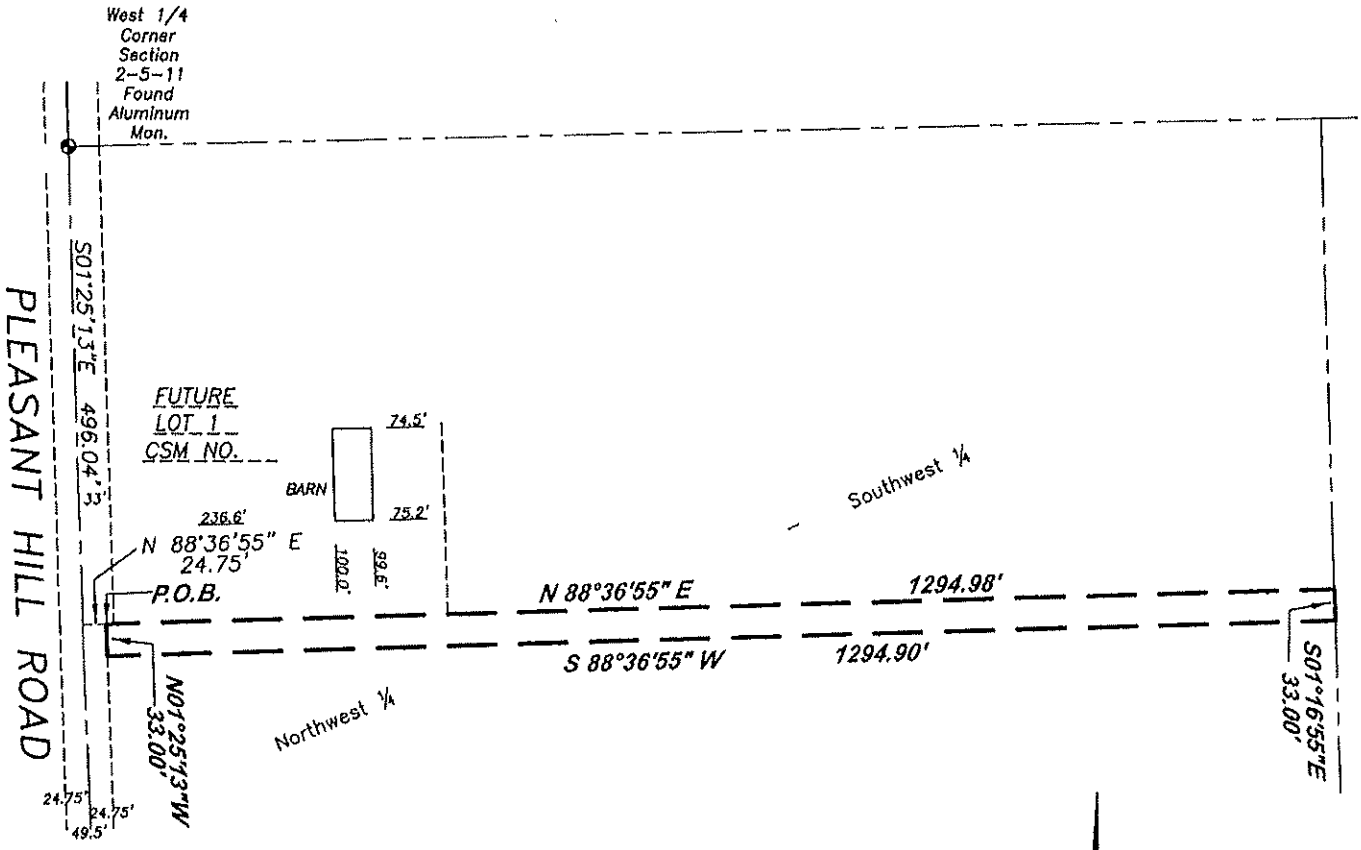
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Exhibit Map A

Easement Description:

Part of the Northwest 1/4 of the Southwest 1/4, Section 2, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin more fully described as follows:

Commencing at the West 1/4 of Section 2, thence S01°25'13"E, 496.04 feet along the West line of the Southwest 1/4 of Section 2 and the centerline of Pleasant Hill Road; thence N88°36'55"E, 24.75 feet to the East right-of-way of Pleasant Hill Road and the point of beginning of this description; thence continuing N88°36'55"E, 1294.98 feet to the East line of the Northwest 1/4 of Southwest 1/4 of Section 2, thence S01°16'55"E along said East line, 33.00 feet; thence S88°36'55"W, 1294.90 feet to said East Right-of-way line; thence N01°25'13"W, 33.00 feet along said East Right of Way line to the point of beginning. Containing 42,733 square feet or 0.981 acres.



Dated: December 12, 2023
Surveyed: T.A.S.
Drawn: B.T.S.
Checked: C.K.C.
Approved: C.K.C.
Field book:
Comp. File: J:\2023\CARLSON
Office Map No. 230954ExhibitMap

SCALE 1" = 200'

0 200 400

CERTIFIED SURVEY MAP DATED: December 11, 2023

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:
I, Chris K. Casson, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

_____
Chris K. Casson, Professional Land Surveyor No. S-3264

Description:
Part of the Northwest 1/4 of the Southwest 1/4 of Section 2, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, described as follows:
Commencing at the West 1/4 Corner of said Section 2; thence S01°25'13"E, 1282.75 feet along the West line of said Southwest ¼ to the point of beginning; thence N88°29'07"E, 399.89 feet; thence N01°30'53"W, 165.00 feet; thence N88°29'07"E, 310.00 feet; thence S01°30'53"E, 231.00 feet to the South line of the Southwest ¼; thence along said South line S88°29'07"W, 710.00 feet to the West line of the Southwest ¼ and the centerline of Pleasant Hill Road; thence N01°25'13"W, 66.00 feet along said centerline to the point of beginning; Containing 95,828 square feet, or 2.199 acres.

Town of Dunkirk Certificate
This Certified Survey Map is hereby acknowledged, accepted, dedicated and approved for recording by the Town Board of the Town of Dunkirk.

_____ Dated _____
Kathy Olson, Clerk, Town of Dunkirk

City of Stoughton Certificate
This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the City of Stoughton.

_____ Dated _____
Candee Christen, Clerk, City of Stoughton

Notes:

Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetland Delineation was completed by Stantec Consulting Services, Inc. on November 30, 2023, Report File No. 193709908. Per Stantec Consulting Service, Inc. wetland reports, no wetlands found inside study area.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
This survey shows above-ground improvements only. No guarantee is made for below-ground structures.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2024 by _____
Daniel Everson, Authorized Representative

Register of Deeds Certificate:
Received for recording this _____ day of _____, 2024

at_____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

_____
Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

Surveyed For:
John and Sara Bothum
1450 Pleasant Hill Road
Stoughton, WI 53589

Surveyed:	BER
Drawn:	BTS
Checked	CKC
Approved:	CKC
Field book:	394/22-23
Tape/File:	J:\2023\Carlson\

Sheet 2 of 3
Office Map No.: 231000CSM

CERTIFIED SURVEY MAP DATED: Dec. 11, 2023

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owners Certificate:
As owners, John Bothum and Sara Bothum, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

_____ _____
John Bothum, Owner Sara Bothum, Owner

State of Wisconsin)
Dane County) ss Personally came before me this _____day of _____, 2024, the above-named John and Sara Bothum, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ _____
Notary Public, Dane County, Wisconsin. My Commission Expires

_____
Printed name

Surveyed For:
John and Sara Bothum
1450 Pleasant Hill Road
Stoughton, WI 53589

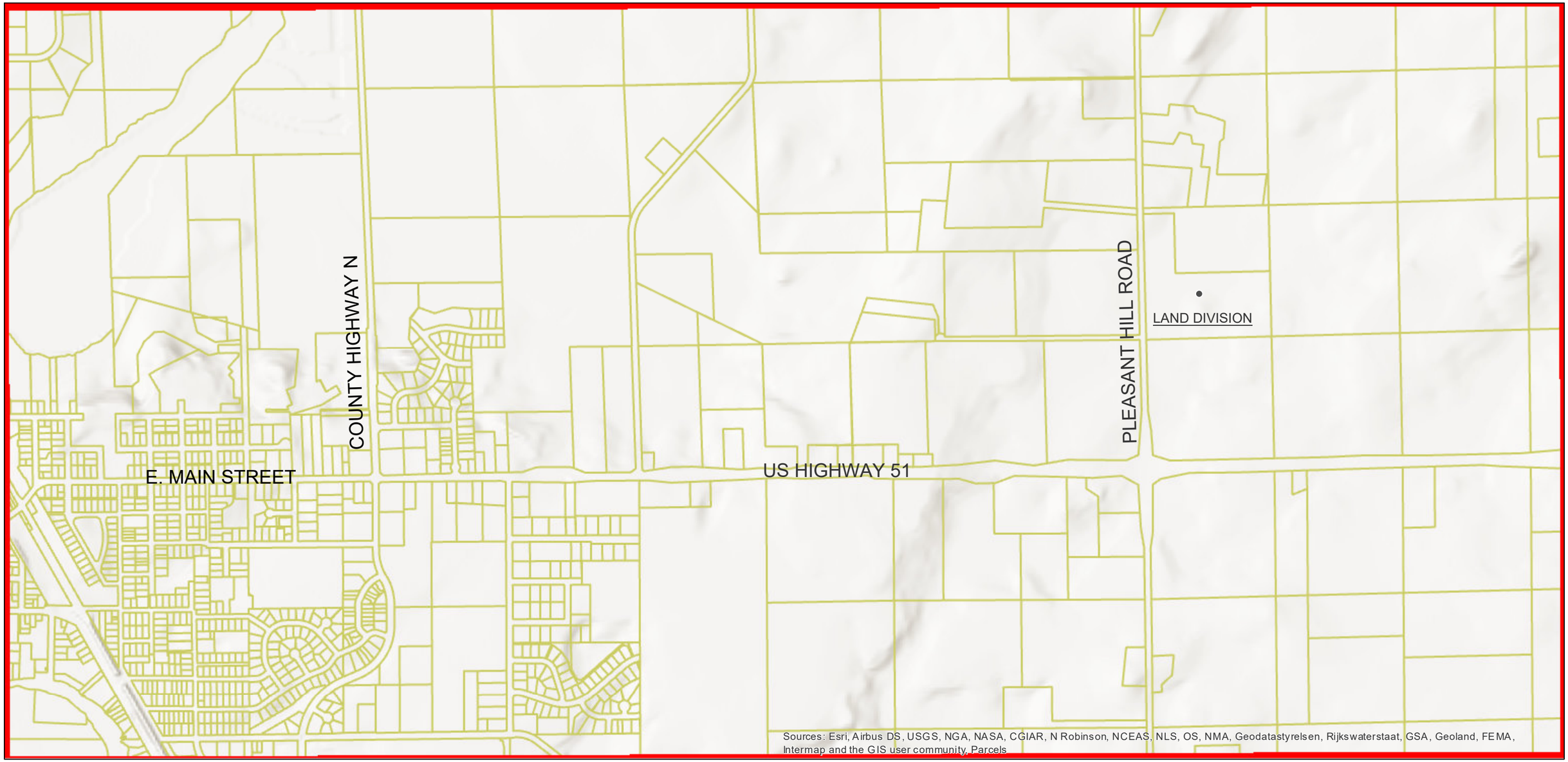
Surveyed:	TAS
Drawn:	BTS
Checked	CKC
Approved:	CKC
Field book:	394/22-23
Tape/File:	J:\2023\Carlson\

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

Office Map No.: 231000CSM

Bothum Land Division



December 19, 2023

Parcels

0 625 1,250 2,500 Feet

N