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: March 8, 2022

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 March 14, 2022 Plan Commission Meeting and March 22, 2022 Common Council Meeting.

Extra-Territorial Certified Survey at 3060 Shadyside Drive, Town of Pleasant Springs.
This property is within the City of Stoughton's 1.5 mile extra-territorial jurisdiction but is beyond the City's Planned Urban Development Area as identified on the Comprehensive Plan Future Land Use Map. This request is combine a vacated street with an existing residential parcel.

Any approval should be 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) certified survey map (CSM) for property located at 3060 Shadyside Drive, Town of Pleasant Springs, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

File Number:	R - - 2022	**Date Introduced:**

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

WHEREAS, this CSM approval request is proposed to combine the vacated Cherry Drive to the adjacent residential 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) and is beyond the Planned Urban Development Area of the City of Stoughton; and

WHEREAS, on March 14, 2022 the Stoughton Plan Commission reviewed the CSM 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 CSM request for property located at 3060 Shadyside Drive, Town of Pleasant Springs, is hereby approved 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** _____

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED SURVEY MAP/PLAT APPLICATION
FEES EFFECTIVE 1.14.22

Date of Application February 16, 2022

Applicant Name Kent and Judith Schroeder **Phone** 608-576-0698

Applicant Email Surveyor: noa@williamsonsurveying.com || k-j-schroeder@charter.net

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

Subject Property Address No Address - Parcel # 0611-303-6411-0 Town of Pleasant Springs

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

CURRENT FEES

CERTIFIED SURVEY MAP:	**$175 AND $40/LOT***
PRELIMINARY PLAT FEE:	**$450 AND $40/LOT***
FINAL PLAT FEE:	**$270 AND $40/LOT***

Number of Lots: 1.

Fee Amount: $ 215.

Owner/Applicant Signature Kent E Schroeder Date 3-3-2022

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

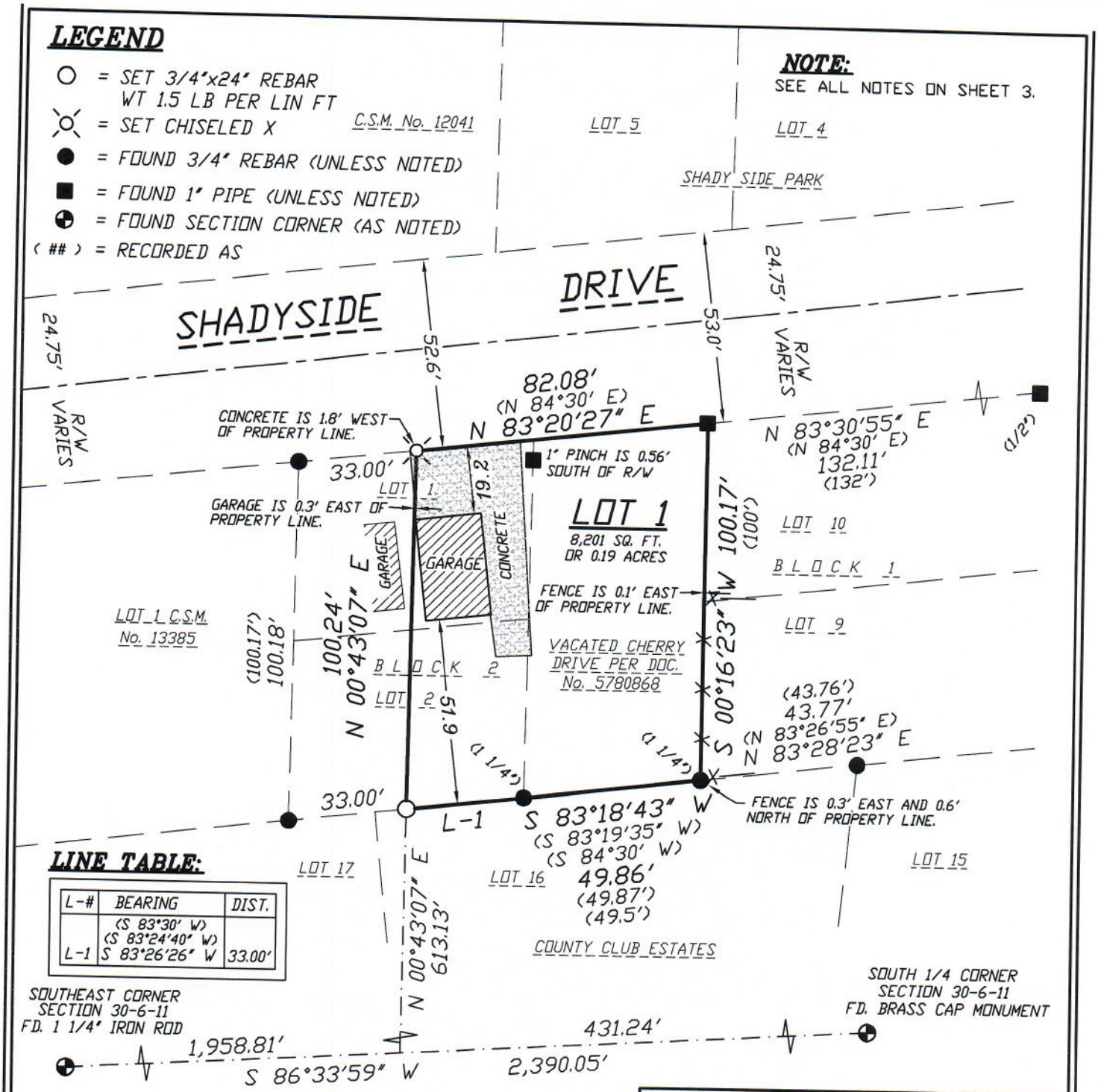
***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**

LEGEND

- ○ = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ☼ = SET CHISELED X
- ● = FOUND 3/4" REBAR (UNLESS NOTED)
- ■ = FOUND 1" PIPE (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

NOTE:

SEE ALL NOTES ON SHEET 3.



LINE TABLE:

L-#	BEARING	DIST.
L-1	(S 83°30' W) (S 83°24'40" W) S 83°26'26" W	33.00'

PREPARED FOR:

KENT SCHROEDER
3060 SHADYSIDE DR.
STOUGHTON, WI 53589

SCALE 1" = 40'

0' 20' 40' 80' 120'

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 30, T6N, R11E. LINE TO BEAR S 86°33'59" W

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____

SURVEYORS SEAL

DATE: 2-4-22

21W-499

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of Lots 1 and 2, Block 2, Quam's Addition to Shady Side Park, recorded in the Dane County Register of Deeds Office in Volume 6 of Plats, Page 42, as Document No. 493563 and part of vacated Cherry Drive per Document No. 5780868. Located in Government Lot 3, being the Fractional South 1/2 of the Southwest 1/4 of Section 30, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 of said Section 30; thence S 86°33'59" W along the south line of the Southwest 1/4, 431.24 feet; thence N 00°43'07" E, 613.13 feet to the point of beginning.

Thence continue N 00°43'07" E, 100.24 feet to the south right-of-way of Shadyside Drive; thence N 83°20'27" E along said south right-of-way, 82.08 feet to the east line of said vacated Cherry Drive; thence along said vacated Cherry Drive for the next 2 courses S 00°16'23" W, 100.17 feet to the north line of Lot 16, Country Club Estates; thence along said north line for the next two courses S 83°18'43" W, 49.86 feet; thence S 83°26'26" W, 33.00 feet to the point of beginning. This parcel contains 8,201 sq. ft. or 0.19 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

*Date*_____

_____
Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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 for approval.

WITNESS the hand seal of said owners this _____day of_____,20___.

_____ _____
Kent E. Schroeder *Judith A. Schroeder*

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20___ the above named Kent E. Schroeder and Judith A. Schroeder to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____*County, Wisconsin.*

My commission expires _____

_____
Notary Public

_____
Print Name

SURVEYORS SEAL

NOTES:

1.) This survey was prepared without benefit of a title report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.

2.) Wetlands and flood plain, if present, have not been delineated or shown.

3.) Section corners have been check and verified per the latest tie sheet for the South 1/4 Corner and Southeast Corner of Section 30, T6N, R11E.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Pleasant Springs on this _____day of _____, 20___.

_____

Maria P. Hougan
Town Clerk

CITY OF STOUGHTON APPROVAL

Resolved that this certified survey map in the Town of Pleasant Springs is hereby acknowledged and approved by the City of Stoughton on this _____day of _____, 20___.

_____

Candee Christen
City Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL:

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

_____

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ 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.*_____

SURVEYORS SEAL

3060 Shadyside Drive

March 8, 2022

Dane County Mask

- Dane County Mask
- Parcels

0 360 720 1,440 Feet

N