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 3, 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 April 10, 2023 Plan Commission Meeting and Common Council Meeting of April 11, 2023.

Request by Steve Tremlett to combine the lots at 1000 and 1008 Nordland Drive by Certified Survey Map (CSM).
This CSM is proposed to combine the parcels to create a larger lot for single-family residential development. The resolution and survey are provided. A recommendation to the Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Certified Survey Map (CSM) to combine properties at 1000 and 1008 Nordland Drive

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact:

File Number: R - - 2023	**Date Introduced:**

RECITALS

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

2. Steve Tremlett of MSA is requesting to combine the properties for future single-family residential development.

3. The Plan Commission reviewed the CSM on April 10, 2023 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 conditioned below. 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:

- Both sanitary sewer laterals and both water laterals to be extended into the building; and
- The CSM shall be recorded at Dane County Register of Deeds and a copy provided to the City of Stoughton Department of Planning & Development;

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

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

_____

Mayor Tim Swadley 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 03/30/2023

Applicant Name Stephen Tremlett, MSA Professional Services **Phone** (608) 242-6621

Applicant Email stremlett@msa-ps.com

Owners Name (if different than applicant) Eldon Land Development, LLC **Phone** (608) 480-9432

Subject Property Address 1000-1008 Nordland Drive

Application for: CSM X **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.

Owner/Applicant Signature _____ Date 3/30/23

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.**

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PROJECT NO.	21669001
DRAWN BY:	S. SCHALLERT
CHECKED BY:	B. TISDALE
FILE NO.	21669001
SHEET NO.	1 OF 3

DANE COUNTY CERTIFIED SURVEY MAP

CLIENT/OWNER:

ELDON LAND DEVELOPMENT LLC
2364 JACKSON STREET #265
STOUGHTON, WI 53589

A SURVEY TO COMBINE LOTS 64 AND 65, NORDIC RIDGE, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R11E IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

LEGEND

- FOUND 1.25" IRON REBAR
- FOUND 0.75" IRON REBAR
- SET 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS/FT
- (XXX) RECORDED AS

N
W E
S

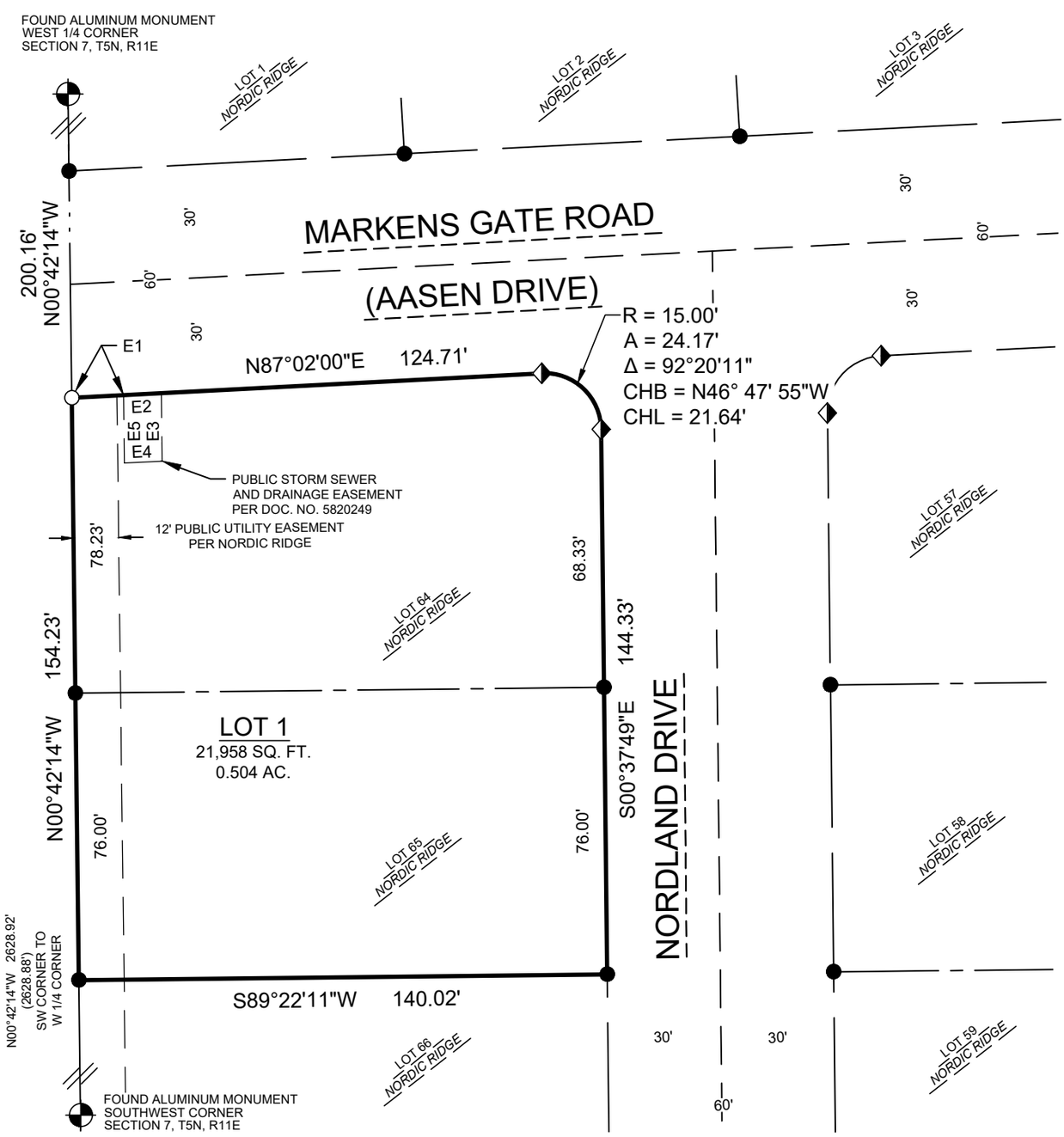
0 20 40

LINE	BEARING	DISTANCE
E1	N87°02'00"E	13.76'
E2	N87°02'00"E	10.01'
E3	S00°42'14"E	18.01'
E4	S87°02'00"W	10.01'
E5	N00°42'18"W	18.01'

NOTES

1.) BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW1/4 OF SECTION 7 WHICH IS ASSUMED TO BEAR N00°42'14"W AS SHOWN ON NORDIC RIDGE SUBDIVISION PLAT.

2.) PARCEL IS SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.



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PROJECT NO.	21669001
DRAWN BY:	S. SCHALLERT
SURVEYOR:	B. TISDALE
FILE NO.	21669001
SHEET NO.	2 OF 3

DANE COUNTY CERTIFIED SURVEY MAP #

CLIENT/OWNER:

ELDON LAND DEVELOPMENT LLC
2364 JACKSON STREET #265
STOUGHTON, WI 53589

A SURVEY TO COMBINE LOTS 64 AND 65, NORDIC RIDGE, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R11E IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Bradley L. Tisdale, Professional Land Surveyor S-2824, do hereby certify that by the direction of Eldon Land Development LLC, as owner, I have surveyed and mapped Lots 64 and 65 of NORDIC RIDGE as recorded in Vol. 59-074B, P. 340-342 as Document #4613105, located in the Northwest 1/4 of the Southwest 1/4 of Section 7, T5N, R11E, City of Stoughton, Dane County, Wisconsin.

Said parcel includes 21,958 sq ft or 0.504 acres.

I further certify that the lands described hereon and that the map is a correct representation of the exterior boundaries of the land surveyed and that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Stoughton, Dane County, Wisconsin.

_____

Bradley L. Tisdale, PLS S-2824 Date

CORPORATE OWNER'S CERTIFICATE

Eldon Land Development LLC, as owner, does hereby certify that said company has caused the land described on this Certified Survey Map to be surveyed and mapped as represented hereon. Said company further certifies that this Certified Survey Map is required by Chapter 236.34 of the Wisconsin State Statutes to be submitted to the City of Stoughton for approval.

In witness whereof, the said Eldon Land Development LLC has caused these presents to be signed by its representative

this _____day of _____, 2023.

_____

Rob Hostrawser, Director of Operations

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2023, the above named Rob Hostrawser, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of _____.

My commission expires _____ .

PLOT DATE: Saturday, March 11, 2023 11:20:55 AM, G:\21\21669\21669001\CADD\Survey\Drawings\CSM\Stoughton Nordic Ridge CSM_Lot 64-65.dwg

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SURVEYOR:	B. TISDALE
FILE NO.	21669001
SHEET NO.	3 OF 3

DANE COUNTY CERTIFIED SURVEY MAP #

CLIENT/OWNER:

ELDON LAND DEVELOPMENT LLC
2364 JACKSON STREET #265
STOUGHTON, WI 53589

A SURVEY TO COMBINE LOTS 64 AND 65, NORDIC RIDGE, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R11E IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

One Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the lands described above, hereby consents to the surveying and mapping of the lands described above, and does hereby consent to the above certificate of Eldon Land Development LLC, owner.

This _____day of _____, 2023.

_____
Authorized Representative (Signature)

_____
Authorized Representative (Print)

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2023, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of _____.

My commission expires _____ .

CITY OF STOUGHTON APPROVAL CERTIFICATE

This Certified Survey Map was approved for recording per the City of Stoughton action of _____, 2023.

_____
Candee Christen, City Clerk Date

DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2023 at _____o'clock __.m. and

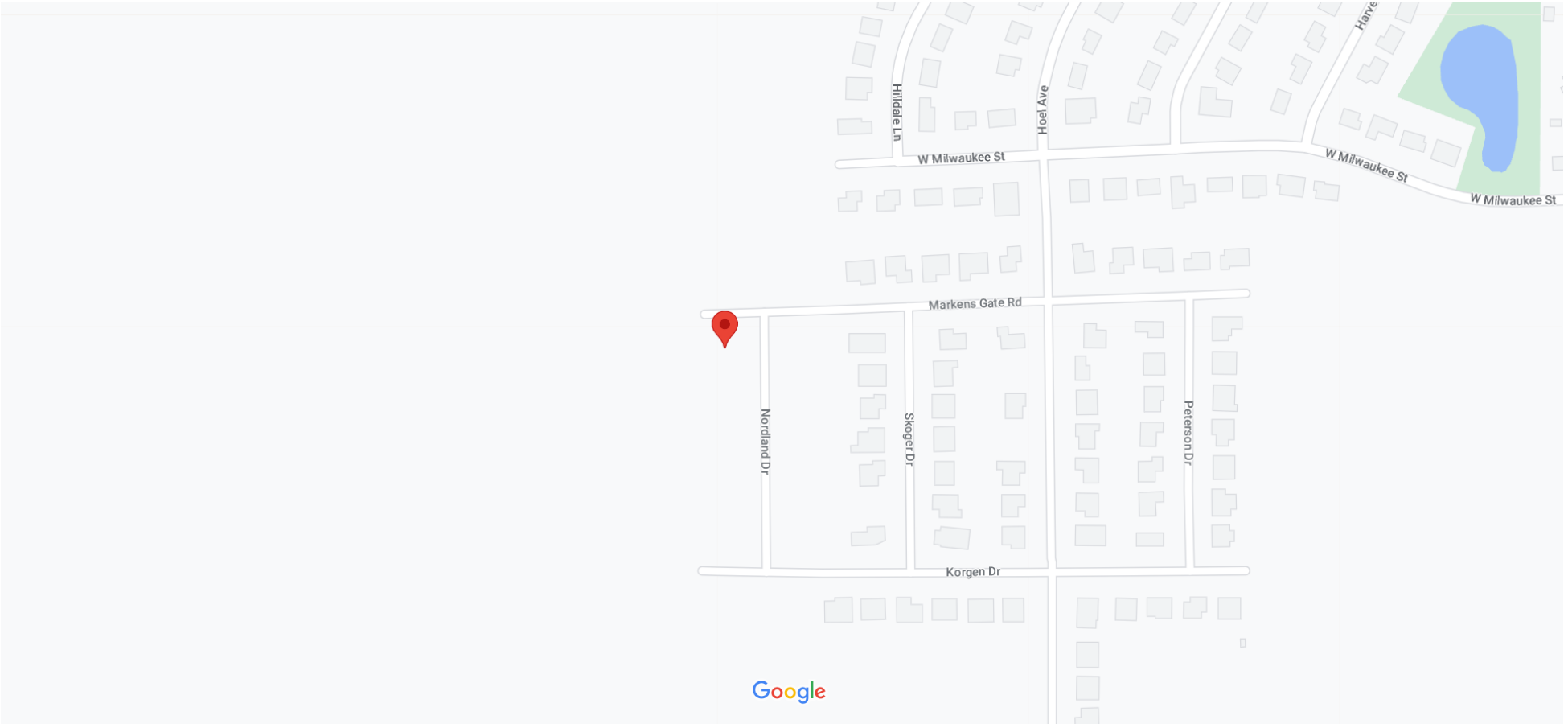
recorded as Document _____ in Volume _____ of Certified Survey Maps of Dane

County on Pages _____.

_____
Kristi Chlebowski, Register of Deeds Date

PLOT DATE: Saturday, March 11, 2023 11:21:12 AM, G:\21669\21669001\CADD\Survey\Drawings\CSM\Stoughton Nordic Ridge CSM_Lot64-65.dwg

1000 Nordland Dr



Map data ©2023 200 ft