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: September 6, 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 September 12, 2022 Plan Commission Meeting and September 27, 2022 Common Council Meeting.

Request by Dave Riesop for extra-territorial certified survey map approval for a land swap at 3511 State Highway 138, Town of Rutland.
The City has review authority for any land divisions/CSM requests within 1.5-mile of the City border. According to the City Comprehensive Plan Future Land Use Map, this property is beyond the Planned Urban Development Area of the City of Stoughton. The applicant is simply swapping lands with the adjacent owner of agricultural land to even out his property. We see no issues approving the CSM. The resolution and related materials are provided. A recommendation to the 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 for property located at 3511 State Highway 138, Town of Rutland, 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 certified survey map request is proposed to swap lands with the adjacent agricultural lands to even out the lots at 3511 State Highway 138 in the Town of Rutland; 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 September 12, 2022 the Stoughton Plan Commission reviewed the certified survey map 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 certified survey map request for property located at 3511 State Highway 138, Town of Rutland, is hereby approved as presented contingent on Town of Rutland 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 8/23/2022

Applicant Name DAVID RIESOP **Phone** 608-764-5602

Applicant Email wismapping@charter.net

Owners Name (if different than applicant) Jerry Wendt **Phone** 608-345-9203

Subject Property Address 3511 STH 138, STOUGHTON

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: 2

Fee Amount: $ 255

WISCONSIN MAPPING LLC
PH: 608-764-5602
306 W. QUARRY ST.
DEERFIELD, WI 53531

6475

Aug 23 2022

79-500/759

Pay to the Order of CITY OF STOUGHTON $ 255.00

Two hundred fifty five 00/100 DOLLARS

BANK OF DEERFIELD
DEERFIELD, WI 53531

FOR Wendt

⑆075905004⑆ 131⑈353⑈ 6475

Printed by Bank-A-Count

SAFETY – 1002

Owner/Applicant Signature _____ Date 8/23/2022

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.**

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 JERRY WENDT	DAVID RIESOP
Address 3511 STH 138 STOUGHTON, WI	300 W QUARRY DEERFIELD, WI
Phone Number 608-345-9203	608-764-5602
E-Mail Address jerry.j.wendt@gmail.com	wismapping@charter.net

Property/Location Information (accessdane.co.dane.wi.us)			
Township RUTLAND	Section 11	¼ NE ¼¼ NE	Acreage 81.7
Parcel Number(s) 0510-111-8500-4	0510-111-8520-0		
Current Zoning RR-8 FP-35		Proposed Zoning FP-35, RR8	
CSM	Lot	Subdivision	Block/Lot

1. **Is proposed land division associated with a rezone petition?**
   Yes ☒ **No** ☐ **ETZ** ☐ **If Yes, Petition #** 11829
2. **Does the property abut or adjoin a County or State Trunk Highway?**
   Yes ☑ **No** ☐ **If Yes, Highway Name:** STH 138
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 :

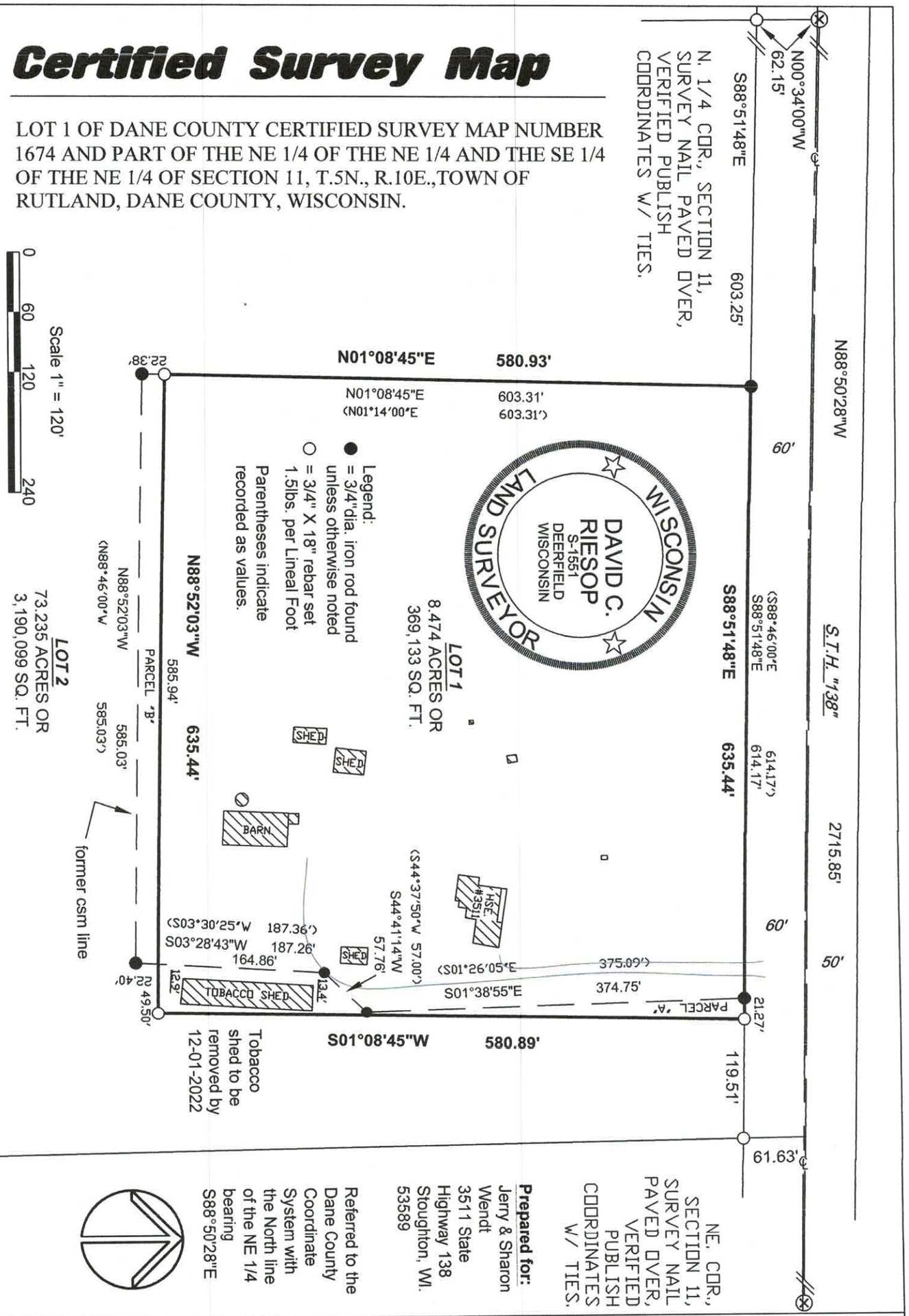
Print Name: DAVID RIESOP **Date:** 8/9/2022

Signature:

REV 01/01/2019

Certified Survey Map

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 1674 AND PART OF THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 11, T.5N., R.10E.,TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



Wisconsin Mapping, LLC

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531

(608) 764-5602

Dwg. No. 5738-21 Date 6/24/2022

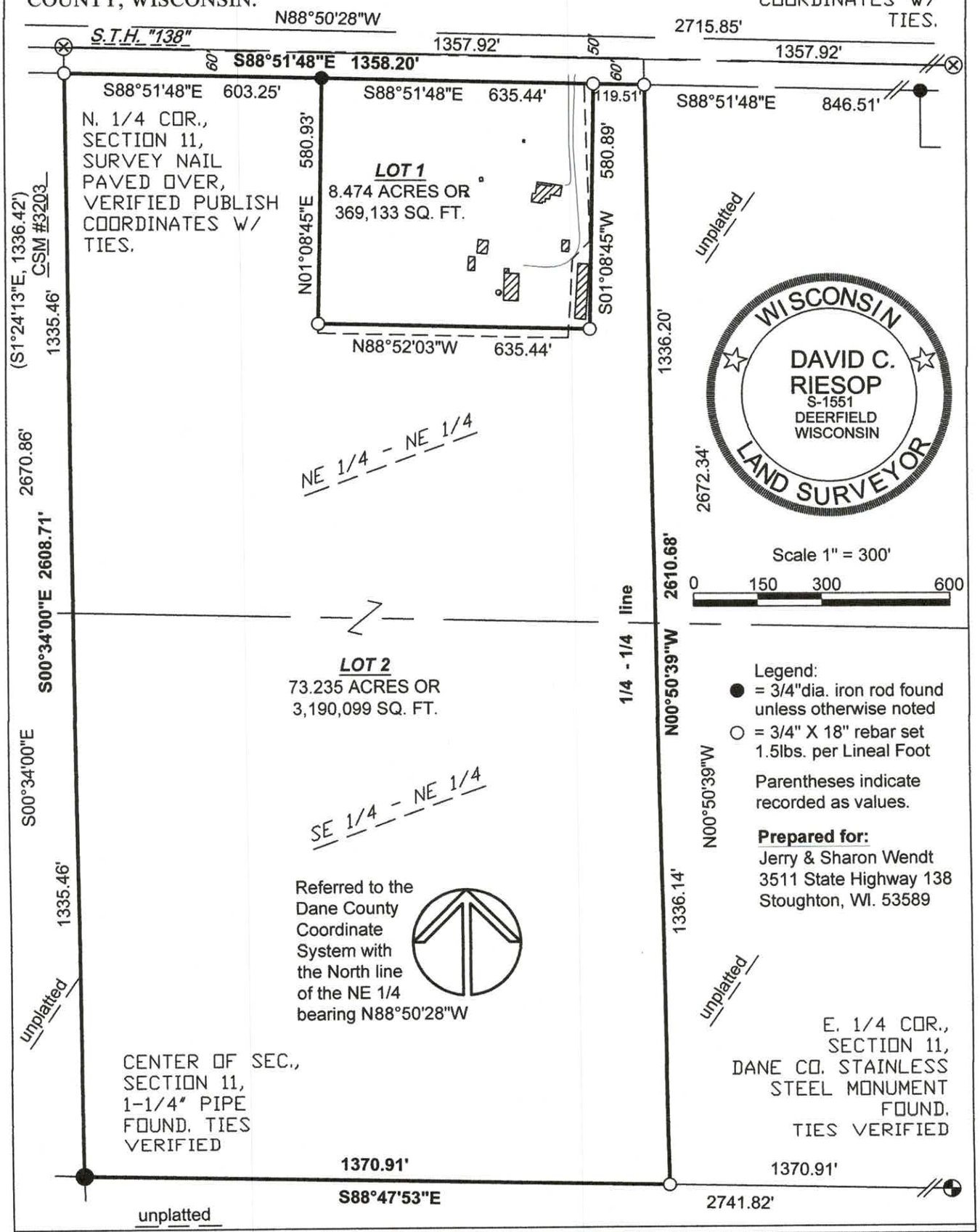
Sheet 1 of 4

Document No.

C. S. M. No. V. P.

Certified Survey Map

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 1674 AND PART OF THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 11, T.5N., R.10E.,TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



Wisconsin Mapping, LLC

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

Dwg. No. 5738-21 Date 6/24/2022
Sheet 2 of 4
Document No.
C. S. M. No. V. P.

Certified Survey Map

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map.
I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

_____ _____
Jerry Wendt Sharon W. Wendt

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2022, 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 _____.

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map.
I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

_____
Bruce E. Sime

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2022, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
my commission expires _____.

Consent of Mortgage Holder

_____, a banking association 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 certificate of Bruce Sime, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its Authorized Officer, at _____, _____on this _____ day of _____, 2022.

_____
(name, title)

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2022, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public,_____
my commission expires
_____.

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

Dwg. No. 5738-21 Date 6/24/2022
Sheet 3 of 4
Document No._____
C. S. M. No._____ V._____ P._____

Certified Survey Map

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 County of Dane, and by the direction of Jerry Wendt, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lot 1 of Dane County Certified Survey Map Number 1674 and Part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 11, T.5N., R.10E.,Town of Rutland, Dane County, Wisconsin, being further described as follows:

Commencing at the North 1/4 corner of Section 11; thence S00°34'00'E, 62.15 feet to the South line of State Highway 138 and the point of beginning; thence continue S00°34'00'E, 2608.71 feet to the Southwest corner of the Northeast 1/4; thence S88°47'53'"E, 1370.91 feet to the Southeast corner of the SE 1/4 of the NE 1/4; thence N00°50'39"W, 2610.68 feet to the South line of State Highway 138; thence N88°51'48"W, 1358.20 feet to the point of beginning. The above described containing 81.707 acres or 3,559,163 square feet.

_____
David C. Riesop S-1551

Township Approval
I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Rutland on _____, 2022.

_____
Town Clerk

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

_____
Daniel Everson, Authorized Representative

Register of Deeds Certificate
Received for recording this ____ day of _____, 2022 at _____ o'clock ___M.
and recorded in Volume _____ of Certified Surveys, Pages_____.

_____
Kristi Chlebowski, Register of Deeds, Dane County

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

Dwg. No. 5738-21 Date 6/24/2022
Sheet 4 of 4
Document No._____
C. S. M. No._____ V._____ P._____

Dane County Planning & Development
Land Division Review

August 23, 2022

Wisconsin Mapping, LLC
306 West Quarry St.
Deerfield, WI 53531

Re: Wendt/Sime (CSM 10663)
Town of Rutland, Section 11
(2 lots, 81.707 acres)
Rezone Petition: 11829, RR-8 to FP-35 and FP-35 to RR-8, *Rural Residential*

Attn: Dave Riesop, S-1551

<u>The proposed CSM is a lot line adjustment with an adjacent metes and bounds parcel. The southerly 40 acre parcel is not required to be a part of this proposal and that is the discretion of the surveyor and the landowner. This land division application is hereby conditionally approved as follows:</u>

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.

2. Rezone Petition #11829 is to become effective and all conditions established are to be timely satisfied. *(County Board approved the Petition on June 2, 2022)*
   - *Recording of an approved CSM.*
   - *A minimum of 35 acres of the Sime's FP-35 zoned property shall be included in a Certified Survey Map.*

3. All owners of record are to be included in the owner's certificate. Spouse's signature and middle initials are required. In addition, a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
   <u>County records indicate the following owners:</u>
   - *JERRY WENDT & SHARON W WENDT*
   - *BRUCE SIME*

4. A City of Stoughton approval certificate is to be included with respect to their Extra-territorial review authority.

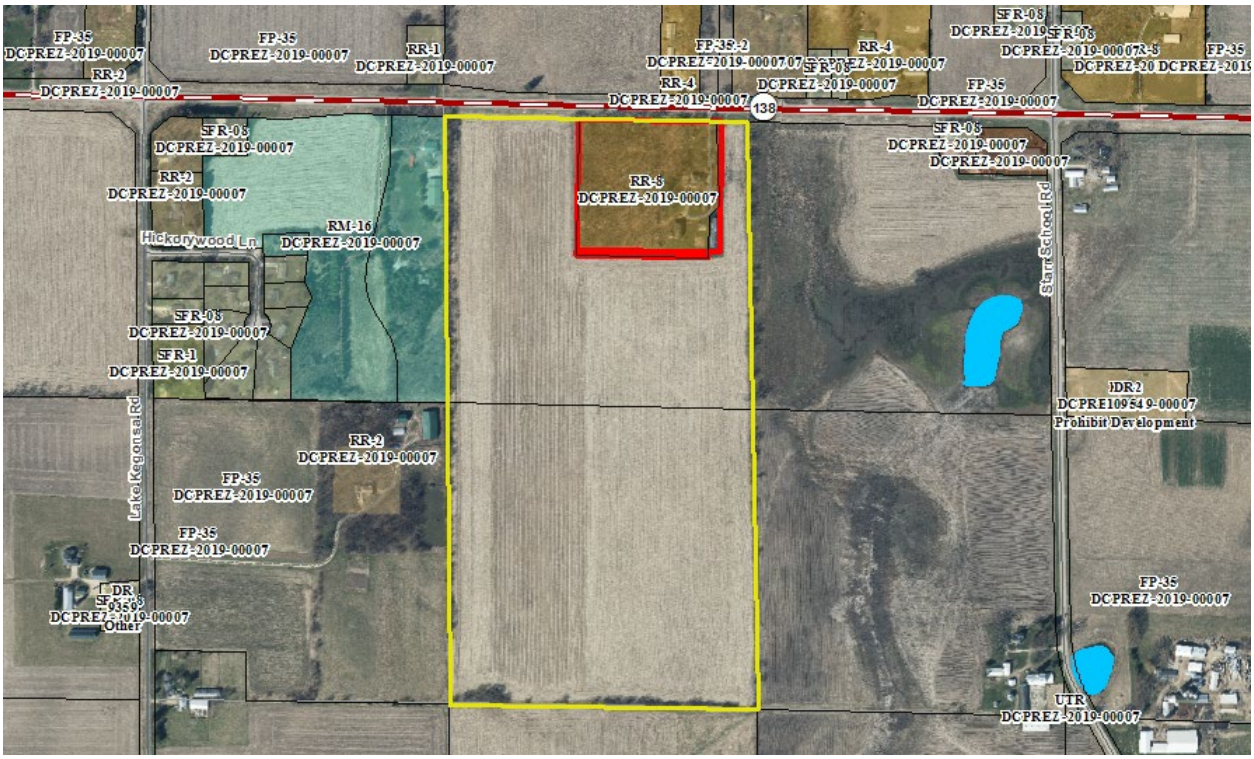
5. The required approval certificates are to be satisfied.
   - *Town of Rutland*
   - *City of Stoughton*
   - *Dane County*

6. The approximate location of the on-site septic system is to be shown.

7. The tobacco shed is to be removed as per note on CSM prior to the recording of the final CSM.

8. Comments from the Dane County Surveyor are to be satisfied:
   - *Pending*

9. The recordable document is to be submitted for review and approval.



When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Town of Rutland
City of Stoughton

3511 State Highway 138 ETJ - CSM

September 7, 2022

Dane County Mask

Parcels

0 625 1,250 2,500 Feet

N