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 3, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the October 10, 2022 Plan Commission Meeting.

Request by Todd Nelson for site plan amendments at 314 W. Main Street. (Tabled on August 8, 2022)

This request was tabled on August 8, 2022 to allow the owners to come to an agreement on the new access easement. We have the recorded document acknowledging the new agreement. This request is for to the abandonment of the access easement along the east side of 314 W. Main Street for the adjacent property owner access to Highway 51. This easement is now eliminated and a new easement is established to the rear or north side of the site to Prairie Street. This will allow more site room for the retention basin and provide a safer access to both sites. The amended plan includes moving the retention basin and a few landscape plantings. The resolution and application information are provided. Plan Commission approval is necessary.

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

RESOLUTION OF THE PLAN COMMISSION

Approving an amended site plan at 314 W. Main Street, Stoughton, WI.

Committee Action: Plan Commission approves the request - 0

Fiscal Impact:

File Number:	R - 16 - 2022	**Date Introduced:**	October 10, 2022

RECITALS

A. Todd Nelson (the "Applicant") is seeking site plan approval to eliminate the access to US Highway 51 and move the retention basin and landscape plantings at 314 W. Main Street, Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Development and will be used for multi-family residential which is consistent with the Comprehensive Plan.

C. Curb-gutter and public sidewalk will need to be installed to City standards at the Highway 51 access point.

D. The City Plan Commission reviewed and discussed the proposed site plan at their regular October 10, 2022 meeting and found that the plan meets the intent of the Comprehensive Plan and zoning ordinance requirements.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan amendment for 314 W. Main Street, Stoughton, WI, as presented.

_____

Tim Swadley Date
Chair

City of Stoughton Application for Site Plan Review and Approval (Requirements per Section 78-908)

Applicant Name: 314 W. Main LLC / Todd Nelson

Applicant Address: 710 Clyde Street, Stoughton

Applicant Phone and Email: 669.1554 and 75nelson@gmail.com

Property Owner Name (if different than applicant): _____

Property Owner Phone: _____

Subject Property Address: 314 W. Main Street

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan review *and* by the City to process said application. Part II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City when processing said application.

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 6/21/2022

II Application Submittal Packet Requirements for Applicants Use

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application packet for staff review followed by one revised final application packet based upon staff review and comments. The application shall include the following:

- ❑ **(a) A *written description* of the intended use describing in reasonable detail the following:**
  - ❑ Existing zoning district(s) (and proposed zoning district(s) if different).
  - ❑ Comprehensive Plan Future Land Use Map designation(s).
  - ❑ Current land uses present on the subject property.
  - ❑ Proposed land uses for the subject property (per Section 78-206).
  - ❑ Projected number of residents, employees, and daily customers.
  - ❑ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio.
  - ❑ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation.
  - ❑ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
  - ❑ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
  - ❑ Exterior building and fencing materials (Sections 78-716 and 78-718).

Please consider this email as an official request to be placed on the next plan commission agenda to review the updated site plan showing access to the neighbors back garage by passage through the property located at 314 W. Main St. We believe vacating the easement on the property located 314 W. Main St. along the eastern property line and granting access through the property is best for all parties involved. It offers a safer entrance and exit path for the neighbor, the city loses an undesirable ingress/egress point on busy Main St. and allows a bit more room for the developer to construct landscaping and to properly manage the storm water basin.

Please note that both an updated landscaping plan and an updated site plan showing the proposed new easement has been delivered to your office today (7/22/22). The updated landscaping plan shows the following changes.

1) A relocation of the common bench area to the north

2) A relocation of one maple tree to the north

3) Moving the storm water pond 4 +/- feet to the east to allow more room between the pond and the building.

4) Adding seed and mulch to the proposed vacant driveway easement area.

Based on our engineer's area measurements we calculated the following:

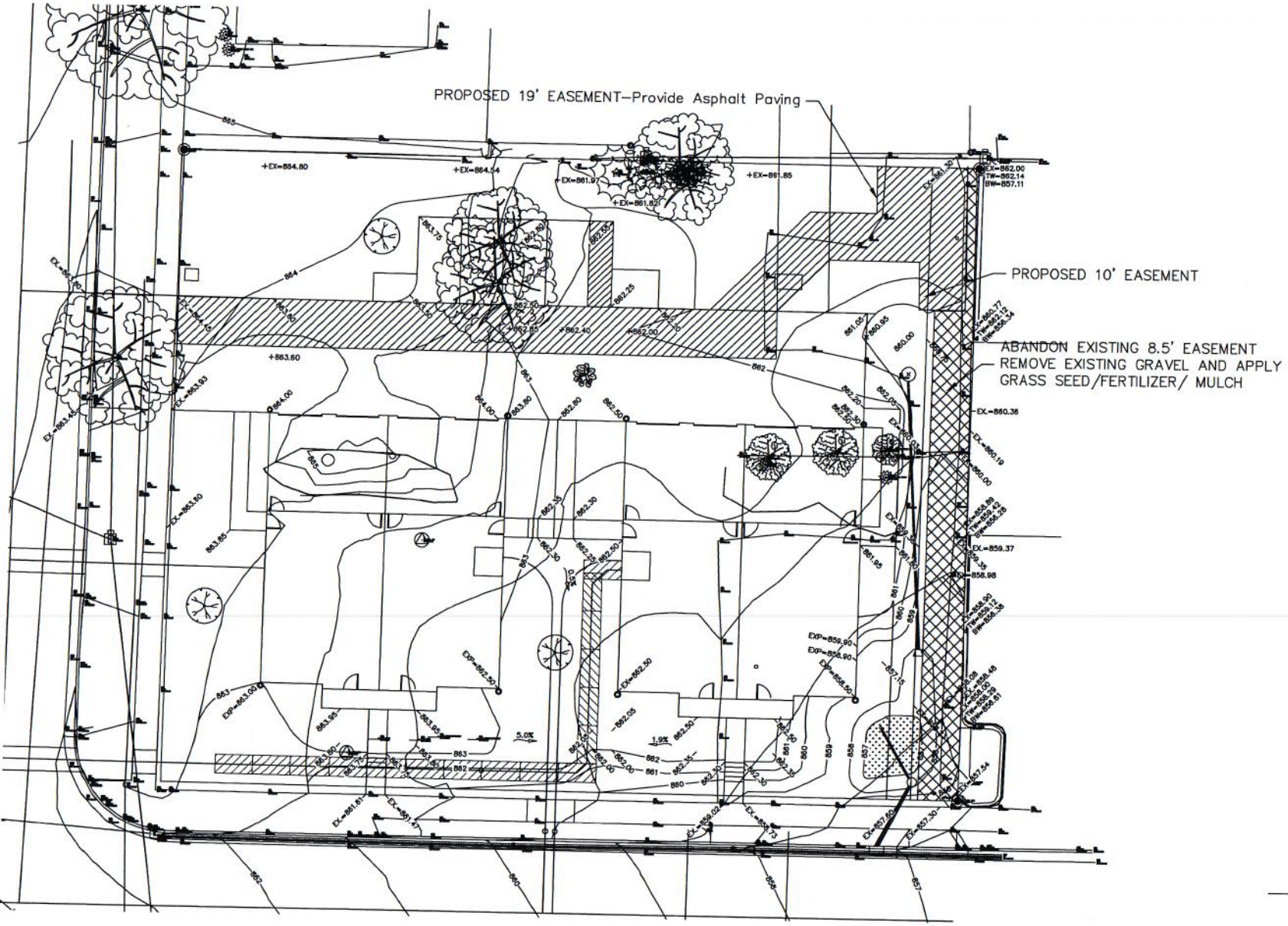
- North Easement additional paved area=820 sq ft
- East existing easement/gravel pavement (10' wide) reduction=-942 sq ft
- North Parking Lot =4223 sq ft
- Buildings= 5884 sq ft
- Parking lot sidewalks=418 Sq ft
- South Entrance Sidewalks=142 sq ft

Total Paved Area=10545 sq ft

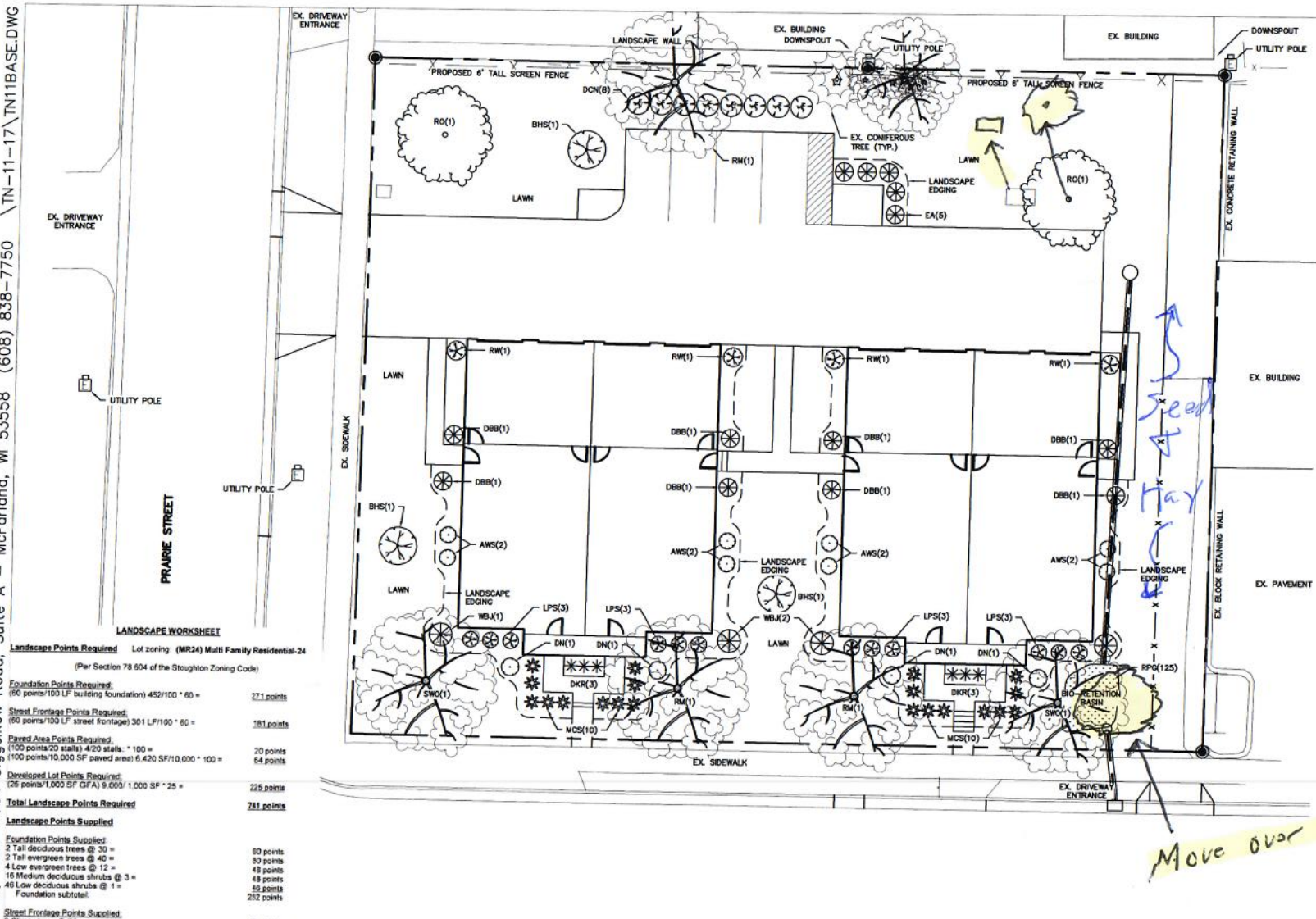
% lot paved= 10545 sq ft/22272 sq ft=47.3% pave lot ratio

As always thank you for the guidance the City of Stoughton provides.

Respectfully submitted, Todd Nelson


PROPOSED 19' EASEMENT–Provide Asphalt Paving
PROPOSED 10' EASEMENT
ABANDON EXISTING 8.5' EASEMENT
REMOVE EXISTING GRAVEL AND APPLY
GRASS SEED/FERTILIZER/ MULCH

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \TN-11-17\TN11BASE.DWG



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	Points
	(5)		Canopy Trees @ 75 pts each			375
EXM	1	8"+	Existing Maple	Acer	EX	75
RO	2	2"	Red Oak	Quercus Rubrum	BB	150
SWO	2	3"	Swamp White Oak	Quercus Bicolor	BB	150
	(1)		Tall Deciduous Trees @ 30 pts each			30
RM	1	2"	Red Maple	Acer Rubrum	BB	30
	(4)		Tall Evergreen Trees @ 40 pts each			160
BHS	3	5'	Black Hills Spruce	Picea Glauca	BB	120
EXS	1	15'+	Existing Spruce	Picea	EX	40
	(9)		Low Evergreen Trees @ 12 pts each			108
EA	5	4'	Emerald Arborvitae	Thuja Occidentalis 'Smaragd'	BB	60
WBJ	4	4'	Wichita Blue Juniper	Juniperus scopulorum	BB	48
	(24)		Medium Deciduous Shrubs @ 3 pts each			72
DBB	8	24"	Dwarf Burning Bush	Euonymus Alatus Compactus	Pot	24
DCN	8	24"	Dwarf Cranberrybush Viburnum	Viburnum T.Compactus	Pot	24
DN	4	24"	Dwarf Ninebark	Physocarpus 'Diablo'	Pot	12
RW	4	24"	Rhumba Weigela	Weigela 'Rhumba'	Pot	12
	(48)		Low Deciduous Shrubs @ 1 pts each			48
AWS	8	18"	AW Spirea	Spirea Japonica 'AW'	Pot	8
DKR	6	18"	Double Knockout Rose	Rosa 'Radtko'	Con	6
LPS	12	18"	Gold Flame Spirea	Spirea Japonica 'Little Princess'	Pot	12
MCS	20	18"	Magic Carpet Spirea	Spirea 'Magic Carpet'	Pot	20
			Bio-detention Plantings (non-contouring)			
RGP	125	2 1/2"	(Planted 12" on center)	plug		
			Common Blue Star			
			Bottle Gentine			
			Obedient Plant			
			Columbine			
			Bottlebrush			
			Black Eyed Susan			
			Wild Iris			
			Swamp Milkweed			
			White Turtlehead			
			Cardinal Flower			
			Turk's Cap Lily			
			Little Bluestem			
			Canada Wild Rye			
			Nodding Onion			
Total Points Supplied:						851

NOTES:

1) Designated lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat). Prairie turf to be installed per manufacturers specifications.
2) Foundation planting beds to be mulched with 2" - 2 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
3) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
6) Bioretention basin to receive coconut mat mulch.
7) Bioretention basin plants (RGP) to be installed 12" on center.
8) Bioretention basin to be constructed per WDNR specifications.

S·P·S

Paul Skidmore, Landscape Architect LLC

Paul Skidmore, ASLA
Landscape Architect

13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

LANDSCAPE WORKSHEET

Landscape Points Required Lot zoning (MR24) Multi Family Residential-24

(Per Section 78 604 of the Stoughton Zoning Code)

Foundation Points Required:
(60 points/100 LF building foundation) 452/100 * 60 = 271 points

Street Frontage Points Required:
(60 points/100 LF street frontage) 301 LF/100 * 60 = 181 points

Paved Area Points Required:
(100 points/20 stalls) 4/20 stalls * 100 = 20 points
(100 points/10,000 SF paved area) 6,420 SF/10,000 * 100 = 64 points

Developed Lot Points Required:
(25 points/1,000 SF GFA) 9,000/ 1,000 SF * 25 = 225 points

Total Landscape Points Required **741 points**

Landscape Points Supplied

Foundation Points Supplied:
2 Tall deciduous trees @ 30 = 60 points
2 Tall evergreen trees @ 40 = 80 points
4 Low evergreen trees @ 12 = 48 points
16 Medium deciduous shrubs @ 3 = 48 points
46 Low deciduous shrubs @ 1 = 46 points
Foundation subtotal: 282 points

Street Frontage Points Supplied:
3 Climax trees @ 75 = 225 points
Street Frontage subtotal: 225 points

Paved Area Points Supplied:
1 Tall deciduous trees @ 30 = 90 points
8 Medium deciduous shrubs @ 3 = 24 points
5 Low evergreen trees @ 12 = 60 points
Paved Area subtotal: 174 points

Developed Lot Points Supplied:
2 Climax trees @ 75 = 150 points
2 Tall evergreen tree @40 = 80 points
Developed Lot subtotal: 230 points

Total landscape points supplied = **851 points**

314 WEST MAIN STREET REDEVELOPMENT – STOUGHTON
LANDSCAPE PLAN
PAGE: 5 OF 5
DATED: FEBRUARY 22, 2018

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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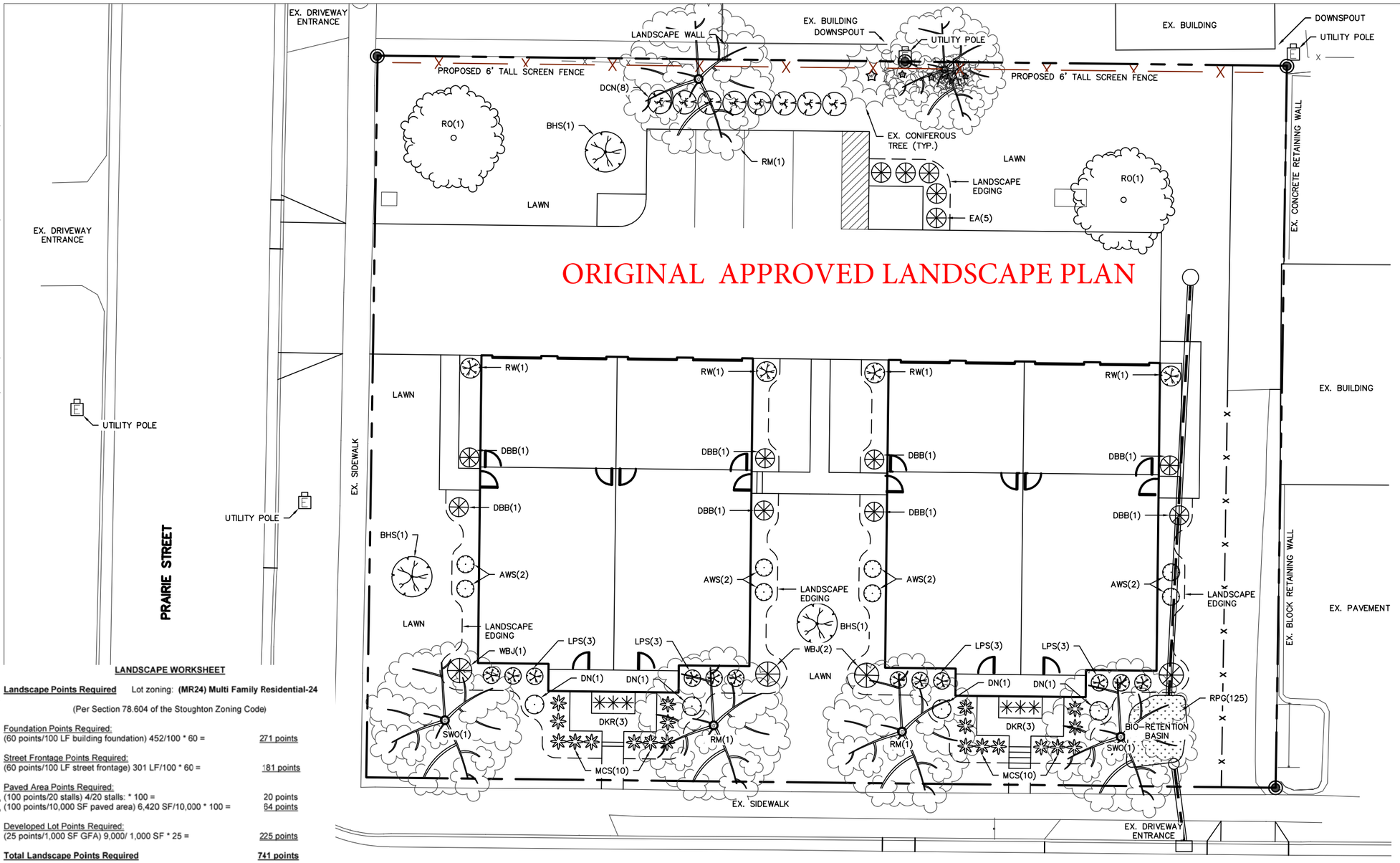

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314 WEST MAIN STREET REDEVELOPMENT – STOUGHTON
LANDSCAPE PLAN
PAGE: 5 OF 5
DATED: FEBRUARY 22, 2018

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St
W Washington St
W Jefferson St
S Madison St
airie St
Main Page Ct
S Water St
S Division St

Robinson questioned if the Fire Department had reviewed the site plan. Stacey stated they have and the applicant added the additional access to Oak Opening Drive for better emergency access per their recommendation.

Motion by **Schumacher** to recommend the Common Council approve the General Development Plan as presented, 2nd by **Caravello**.

Fred Van Buren, applicant, questioned if the approval is for increasing the density to 20 units. Mayor Swadley stated the recommendation is for 20 units.

Motion carried unanimously.

6. **New signage within the Downtown Design Overlay Zoning District at 135 W. Main Street.**
   Mayor Swadley introduced the request.

   Stacey gave an overview of the request.

   Motion by **Robinson** to approve the signage as presented, 2nd by **Bradford**. Motion carried unanimously.

7. **Amended site plan for 314 W. Main Street.**
   Mayor Swadley introduced the request.

   Amy Hartsough and Dennis Huvila, 311 W. Washington Street explained they only had a verbal agreement with Todd Nelson to change the access easement from the Main Street to Prairie Street. They had an attorney draft an access easement document for recording. However, at this point they have no signed agreement and have not heard back from Todd Nelson. Todd Nelson eliminated their access to Main Street without a signed agreement. They are still willing to work with Todd Nelson to change the access to Prairie Street.

   The Commission discussed options.

   Motion by **Schumacher** to postpone this request until an access agreement has been worked out, 2nd by **Caravello**. Motion carried unanimously.

8. **Site plan for Water Street Tavern, 324 S. Water Street.**
   Mayor Swadley introduced the request.

   Stacey explained the intent of the request.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5864093
09/26/2022 08:27 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 11
The above recording information verifies that this document has been electronically recorded and returned to the submitter.

EASEMENT AGREEMENT

Reserved for Recording

Drafted by and Return Address
Steven A. Brezinski
Axley Brynelson, LLP
Post Office Box 1767
Madison, WI 53701-1767
(608) 283-6723

Parcel No. See attached

THIS EASEMENT AGREEMENT (the "Agreement") is between Amy W. Hartsough ("Hartsough") and 314 West Main Street Stoughton, LLC ("314 W. Main").

RECITALS

A. Hartsough is the owner of a parcel of real property located in the City of Stoughton, Dane County, Wisconsin, as described on the attached Exhibit One and referred to on the Exhibit and in this Agreement as "Parcel B".

B. 314 W. Main is the owner of certain real property located in the City of Stoughton, Dane County, Wisconsin as described on the attached Exhibit Two and referred to on the Exhibit and in this Agreement as "Parcel A" which is adjacent to Parcel B.

C. Parcel B enjoys an access easement over a portion of Parcel A which is created by the deed recorded in the office of the Dane County Register of Deeds in Volume 489 of Deeds, page 308, as document number 736496 (the "Existing Easement").

E. 314 W. Main is redeveloping Parcel A and the parties wish to continue to provide access to Parcel B over Parcel A, but to relocate that access from the Existing Easement and enter into this Agreement to provide for an easement over Parcel A in favor of Parcel B and to

discontinue the Existing Easement upon completion of the improvements needed for Hartsough to make use of the easement granted under this Agreement.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant by 314 W. Main. 314 W. Main, as the owner of Parcel A, grants to Hartsough and to future owners of Parcel B an easement over the portion of Parcel A legally described on Exhibit Three and depicted on the map attached as Exhibit Four (the "Easement Area") to use the Easement Area located Parcel A for ingress and egress by motor vehicle, foot or other means to Parcel B from and to South Prairie Street.

2. Limitations on Use. The parties intend that no party or other person shall do anything to interfere with the use of the easement granted under this Agreement by 314 W. Main, including the building of curbs, barriers, fences, dividers, or other obstructions which prevent, prohibit, or discourage the free and uninterrupted ingress and egress from Parcel B over the Easement Area on Parcel A. 314 W. Main shall have the right to use Parcel A, including the Easemetn Area, in any way not inconsistent with this Agreement.

3. Maintenance. 314 W. Main agrees to construct and maintain the Easement Area in a condition to permit the uses and purposes described in this Agreement, including, without limitation, removing snow, resurfacing, sealing, and striping, and generally to construct and maintain the Easement Area in at least the condition generally employed in maintaining driveways and parking area of first class office and residential buildings in Dane County, Wisconsin.

4. Termination of Existing Easement. Upon recording of this Agreement and the completion of the improvements to the Easement Area needed for Hartsough to use it for access to Parcel B the Existing Easement shall be terminated.

5. Insurance. 314 W. Main will keep the Easement Area insured against liability in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of use of Parcel A in accordance with this Agreement with commercially reasonable limits.

6. Covenants Run With the Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Hartsough and 314 W. Main and their respective successors and assigns as owners of Parcels A and B.

7. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

8. Entire Agreement. This Agreement sets forth the entire understanding of the parties, and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Grant County, Wisconsin.

9. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

10. No Public Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of Parcel A to the general public or for any public purpose whatsoever.

11. Authority. Each undersigned representative warrants that he or she is duly authorized to execute this Agreement, that all conditions precedent to the making of this Agreement have been fulfilled, and that it is the intention of the party upon whose behalf he or she is signing to be bound hereby.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of August 31, 2022.

Amy W. Hartsough

Amy W. Hartsough

314 West Main Street Stoughton, LLC

By: _____
Name: Blake George
Title: Sole Member

ACKNOWLEDGEMENTS BEGIN ON NEXT PAGE

ACKNOWLEDGEMENTS

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

This instrument was acknowledged before me on the 31st day of August, 2022, by Amy W. Hartsough.

LUKAS W. TROW NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
Printed Name: Lukas W Trow
My commission expires: 1/15/2023

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

This instrument was acknowledged before me on the 31st day of August, 2022, by Blake George, Sole Member of 314 West Main Street Stoughton, LLC.

LUKAS W. TROW NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin
Printed Name: Lukas W Trow
My commission expires: 1/15/2023

MORTGAGEE CONSENTS ON NEXT PAGE FOLLOWING

CONSENT OF MORTGAGEE

The undersigned, holding a mortgage lien on Parcel A owned by 314 West Main Street Stoughton, LLC, hereby consents to the Agreement shown above and the grant of the easement described therein and does hereby subordinate its interest in such premises to the terms of such Agreement and easement.

Dated: September 9, 2022.

ONE COMMUNITY BANK

By: _____
Name: Dan W Carey
Title: Senior Market President

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 9 day of September, 2022, the above-named Dan Carey, as SMP, who executed the foregoing instrument on behalf of One Community Bank.

AARON W ANDERSON NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public, State of Wisconsin
My Commission: 04-23-2023

EXHIBIT ONE
Parcel B

The West 33 feet of Lot 2, Block 9, Original Plat of Stoughton, in the City of Stoughton, Dane County, Wisconsin.

Parcel Number: 281/0511-082-0652-1

EXHIBIT TWO
Parcel A

Lot One (1), Certified Survey Map No. 13551 recorded in the office of the Register of Deeds for Dane County Wisconsin on June 13, 2013, in Volume 88 of Certified Survey Maps, Page 237, as Document No. 5010934, Located in the City of Stoughton, Dane County, Wisconsin.

Parcel Number: 281/0511-082-0710-2

EXHIBIT THREE
Legal Description of Easement Area

See Attached.

Description of easement for ingress and egress in favor of the Westerly 33 feet of Lot 2 of Block 9 of the Original Plat of Stoughton:
A part of Lot 1 of Certified Survey Map #13551, being also a part of the NE 1/4 of the NW 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County Wisconsin, more particularly described as follows:
Commencing at the Southwest corner of said Lot 1;
thence along the Westerly line of said Lot 1 N 00°53'58" E 91.95 feet to the point of beginning of this description;
thence continuing along said Westerly line N 00°53'58" E 10.00 feet;
thence S 89°20'54" E 111.87 feet;
thence N 44°52'57" E 29.29 feet;
thence S 89°21'56" E 14.04 feet;
thence N 00°24'59" W 10.00 feet to the Northerly line of said Lot 1;
thence along said Northerly line S 89°21'56" E 19.00 feet;
thence S 00°24'59" E 29.82 feet;
thence S 89°35'01" W 10.00 feet;
thence N 00°24'59" W 10.00 feet;
thence N 89°21'56" W 19.00 feet;
thence S 44°52'57" W 15.34 feet;
thence S 00°01'39" E 10.00 feet;
thence N 89°20'54" W 125.99 feet to the point of beginning.
Described easement contains 2,082 square feet more or less.

EXHIBIT FOUR
Map of Easement Area

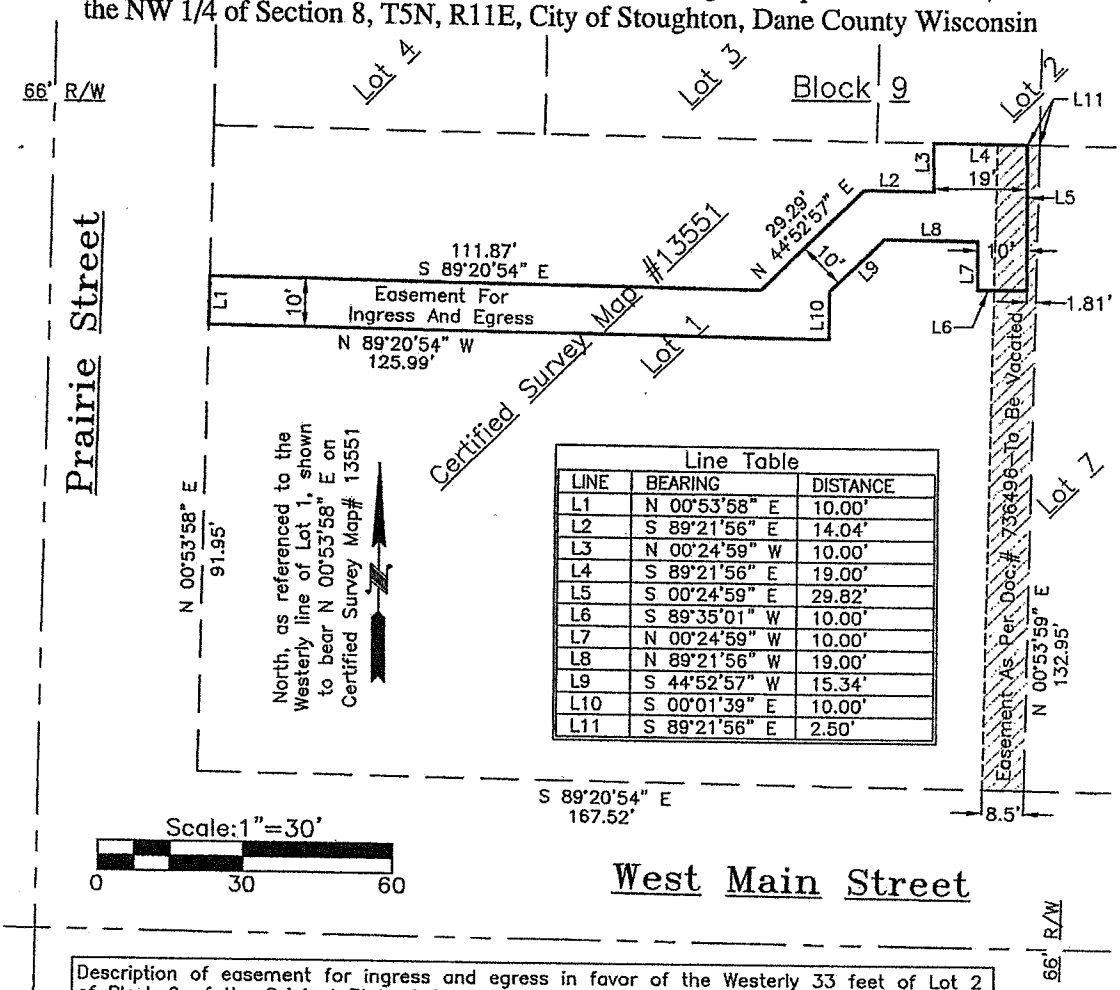
See attached.

Viewers are advised to ignore the illegible text, drawings, and maps on the following page(s) of this document. They are presented to show spatial relationships only.

Authorized by:_____
W. Martin Price, Agent

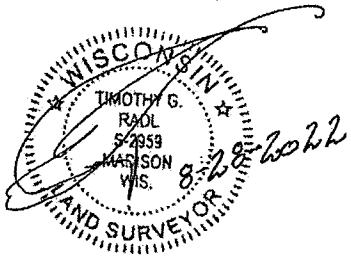
EASEMENT MAP

A part of Lot 1 of Certified Survey Map #13551, being also a part of the NE 1/4 of the NW 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County Wisconsin



Line Table		
LINE	BEARING	DISTANCE
L1	N 00°53'58" E	10.00'
L2	S 89°21'56" E	14.04'
L3	N 00°24'59" W	10.00'
L4	S 89°21'56" E	19.00'
L5	S 00°24'59" E	29.82'
L6	S 89°35'01" W	10.00'
L7	N 00°24'59" W	10.00'
L8	N 89°21'56" W	19.00'
L9	S 44°52'57" W	15.34'
L10	S 00°01'39" E	10.00'
L11	S 89°21'56" E	2.50'

Description of easement for ingress and egress in favor of the Westerly 33 feet of Lot 2 of Block 9 of the Original Plat of Stoughton:
A part of Lot 1 of Certified Survey Map #13551, being also a part of the NE 1/4 of the NW 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County Wisconsin, more particularly described as follows:
Commencing at the Southwest corner of said Lot 1; thence along the Westerly line of said Lot 1 N 00°53'58" E 91.95 feet to the point of beginning of this description; thence continuing along said Westerly line N 00°53'58" E 10.00 feet; thence S 89°20'54" E 111.87 feet; thence N 44°52'57" E 29.29 feet; thence S 89°21'56" E 14.04 feet; thence N 00°24'59" W 10.00 feet to the Northerly line of said Lot 1; thence along said Northerly line S 89°21'56" E 19.00 feet; thence S 00°24'59" E 29.82 feet; thence S 89°35'01" W 10.00 feet; thence N 00°24'59" W 10.00 feet; thence N 89°21'56" W 19.00 feet; thence S 44°52'57" W 15.34 feet; thence S 00°01'39" E 10.00 feet; thence N 89°20'54" W 125.99 feet to the point of beginning.
Described easement contains 2,082 square feet more or less.



Timothy G. Radl S-2959
Professional Land Surveyor

Red Oak Land Surveying LLC 313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com		
DRAWN TGR	DATE 8/24/2022	Prepared for: Mr. Todd Nelson 710 Clyde Street Stoughton, WI 53589
APPROVED TGR	DATE 8/27/2022	
SCALE 1"= 30'	SHEET 1 of 1	PROJECT NO. 2022077