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 5, 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 December 12, 2022 Plan Commission Meeting and January 10, 2023 Common Council Meeting.

Extra-territorial land division (CSM) at 1781 Oakview Drive and 2745 Yahara Road, Town of Pleasant Springs.

The City has review authority for any land division requests within 1.5-miles 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. We see no issues approving the land division contingent on Town and County approval. The resolution and related materials are provided. A recommendation to the Common Council is necessary.

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

RESOLUTION OF THE COMMON COUNCIL

Approving an extra-territorial, jurisdictional (ETJ) land division for properties located at 1781 Oakview Drive and 2745 Yahara Road, Town of Pleasant Springs, Dane County, Wisconsin.

Committee Action: Plan Commission recommends Council approval - 0

Fiscal Impact: None

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

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

WHEREAS, this land division request is proposed to add land to 1781 Oakview Drive from 2745 Yahara Road, 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 December 12, 2022 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 1781 Oakview Drive and 2745 Yahara Road, Town of Pleasant Springs, is hereby approved as presented 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** _____

RECEIVED
NOV 17 '22
BY

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

Date of Application November 7, 2022

Applicant Name Jessica Gross **Phone** 608-438-4574

Applicant Email jessicay.gross@wisconsin.gov

Owners Name (if different than applicant) Grahan Paige LLC / Preston Baker **Phone** 608.438.1906

Subject Property Address 1781 Oakview Drive and 2745 Yahara Road

Application for: CSM ✓ **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: $ 255.00.

Owner/Applicant Signature Jessica Gross **Date** 11.8.2022

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.**

CERTIFIED SURVEY MAP

Located In:

Lot One (1) of Certified Survey Map Number 13998, as recorded in Volume 93 of Certified Survey Maps, of Dane County, on pages 249-251, as Document Number 5162328, and other lands in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 6 North, Range 11 East, in the Town of Pleasant Springs, Dane County, Wisconsin

Curve Data

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING 'IN'	TANGENT BEARING 'OUT'
C1	102.89'	340.00'	17°20'21"	N 22°47'20" E	102.50'	S 14°07'09" W	S 31°27'31" W
	(103.12')'		(17°22'38")	(N 22°45'53" E)	(102.72')		

LEGEND

- ● SOLID IRON ROD FOUND (0.75" Dia. w/Paulson Cap)
- ⊙ IRON PIPE FOUND (1.5" Outside Diam. unless Noted)
- ○ 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.

( ) INDICATES RECORDED AS

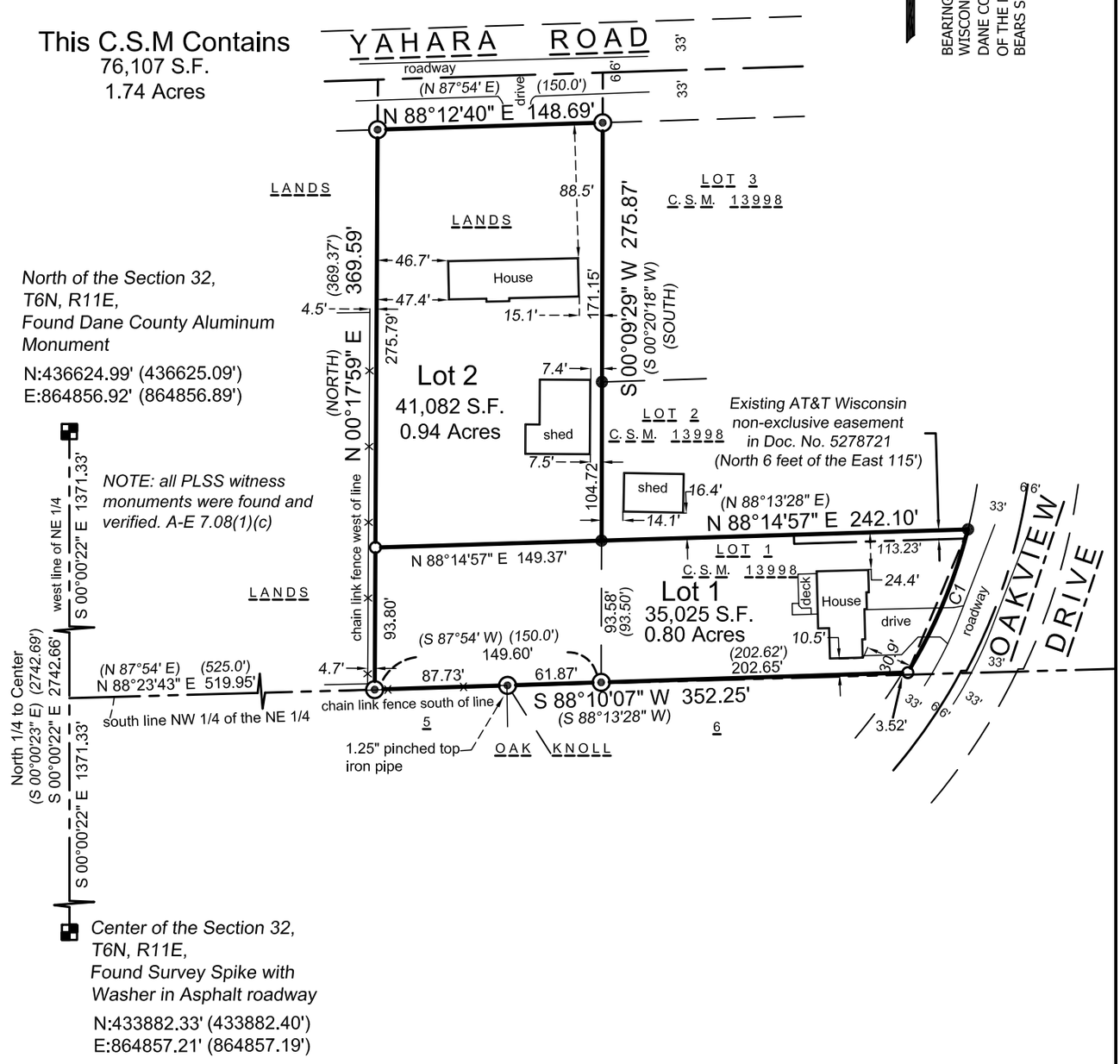
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

100' 0' 100'

N

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE, THE WEST LINE OF THE NE 1/4 OF SECTION 32, T6N, R11E BEARS S 00°00'22" E

This C.S.M Contains
76,107 S.F.
1.74 Acres



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
JESSICA GROSS
1781 OAKVIEW DRIVE
STOUGHTON, WI 53589

ISTHMUS SURVEYING LLC
450 N BALDWIN STREET
MADISON, WI 53703
(608)244-1090
www.isthmussurveying.com

C:\PROJECTS\2022\220611-GROSS_1781OAKVIEW\220611-GROSS_1781OAKVIEWcsm.dwg

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SURVEYORS CERTIFICATE:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Aaron S. Gross and Jessica Y. Gross and Preston T. Baker, authorized representative of GRAHAM PAIGE LLC, owners of said land, I have surveyed, divided and mapped the following parcel of land:

Lot One (1) of Certified Survey Map Number 13998, as recorded in Volume 93 of Certified Survey Maps, of Dane County, on pages 249-251, as Document Number 5162328, and other lands in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Section 32, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North of Section 32, thence S 00°00'22" E, along the North-South $\frac{1}{4}$ Section line of said Section 32, 1371.33 feet to the Southwesterly corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32;
thence N 88°23'43" E, along the South line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, 519.95 feet to a found 1.5" Outside Diameter Iron pipe, said point being the point of beginning of this description.

thence N 00°17'59" E, 369.59 feet to a Found 1.5" Outside Diameter Iron pipe on the Southerly Right-of-way line of Yahara Road;
thence N 88°12'40" E, along said southerly right-of-way line, 148.69 feet to a found 1.5" Outside Diameter Iron pipe;
thence S 00°09'29" W, along the westerly platted boundary line of Lots 3 and 2 of said C.S.M. No. 13998, 275.87 feet to a found 0.75" Solid Iron rod with cap;
thence N 88°14'57" E, along the northerly platted boundary line of said Lot 1, C.S.M. No. 13998, 242.10 feet to a found 0.75" Solid Iron rod with cap lying on the westerly right-of-way line of Oakview Drive;
thence 102.89 feet along said westerly right-of-way line and easterly platted boundary line of said Lot 1, C.S.M. No. 13998, along the arc of a 340.00 foot radius curve to the right, a chord bearing of S 22°47'20" W, 102.50 feet and a delta angle of 17°20'21";
thence S 88°10'07" W, along the southerly platted boundary line of said Lot 1, C.S.M. No. 13998 extended westerly, 352.25 feet to the point of beginning.

This description contains an area of 76,108 Square Feet or 1.75 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with A-E 7, A-E 7.05 (8), the provisions of Chapter 236.34 of the State Statutes, A-E7 and the Land Division Ordinance of Dane County and the Town of Pleasant Springs in surveying, dividing, and mapping the same.

Signed _____ this _____ day of _____, 202__.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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OWNERS CERTIFICATE:

We, Aaron S. Gross and Jessica Y. Gross, owners of a portion of the above described land, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. We further 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.

Witness the hand and seal of said owner this _____ day of _____, 202__.

By: _____, _____,
Jessica Y. Gross Aaron S. Gross

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, the above named Aaron S. Gross and Jessica Y. Gross, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____; _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE CERTIFICATE:

UW Credit Union, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgage holder of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, authorized officers of the UW Credit Union has caused these presents to be signed below:

signed: _____ Printed Name & Title: _____ date:

signed: _____ Printed Name & Title: _____ date:

State of Wisconsin)ss
County of Dane)

Personally came before me this _____day of _____, 202__, the above named officers of UW Credit Union to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____ Signed: _____,
Notary Public, State of Wisconsin

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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OWNERS CERTIFICATE:

I, Preston T. Baker, authorized representative of GRAHAM PAIGE, LLC, owners of a portion of the above described land, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. We further 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.

Witness the hand and seal of said owner this _____ day of _____, 202__.

By: _____,
Preston T. Baker
Authorized Representative
GRAHAM PAIGE, LLC

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, the above named Preston T. Baker, authorized Representative of GRAHAM PAIGE, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____; _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE CERTIFICATE:

Monona State Bank, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgage holder of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, authorized officers of the Monona State Bank has caused these presents to be signed below:

signed: _____ Printed Name & Title: _____ date:

signed: _____ Printed Name & Title: _____ date:

State of Wisconsin)ss
County of Dane)

Personally came before me this _____day of _____, 202__, the above named officers of Monona State Bank to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____ Signed: _____,
Notary Public, State of Wisconsin

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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COMMON COUNCIL APPROVAL CERTIFICATE-CITY OF STOUGHTON:

I, Candee Christen, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Stoughton, and that this Certified Survey Map was approved by teh City Council of the City of Stouhgton, Dane County, Wisconsin and urther certifey that the conditions of said approval were fulfilled on

the _____ day of _____, 202__.

_____,
Candee Christen, Clerk of Town of Pleasant Springs

TOWN BOARD APPROVAL

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Pleasant Springs on the _____ day of _____, 202__.

_____,
Maria Hougan, Clerk of Town of Pleasant Springs

DANE COUNTY PLANNING AGENCY APPROVAL

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____ , 202__.

_____
Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 202__, at _____ o'clock _____. m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____ , as Document Number_____.

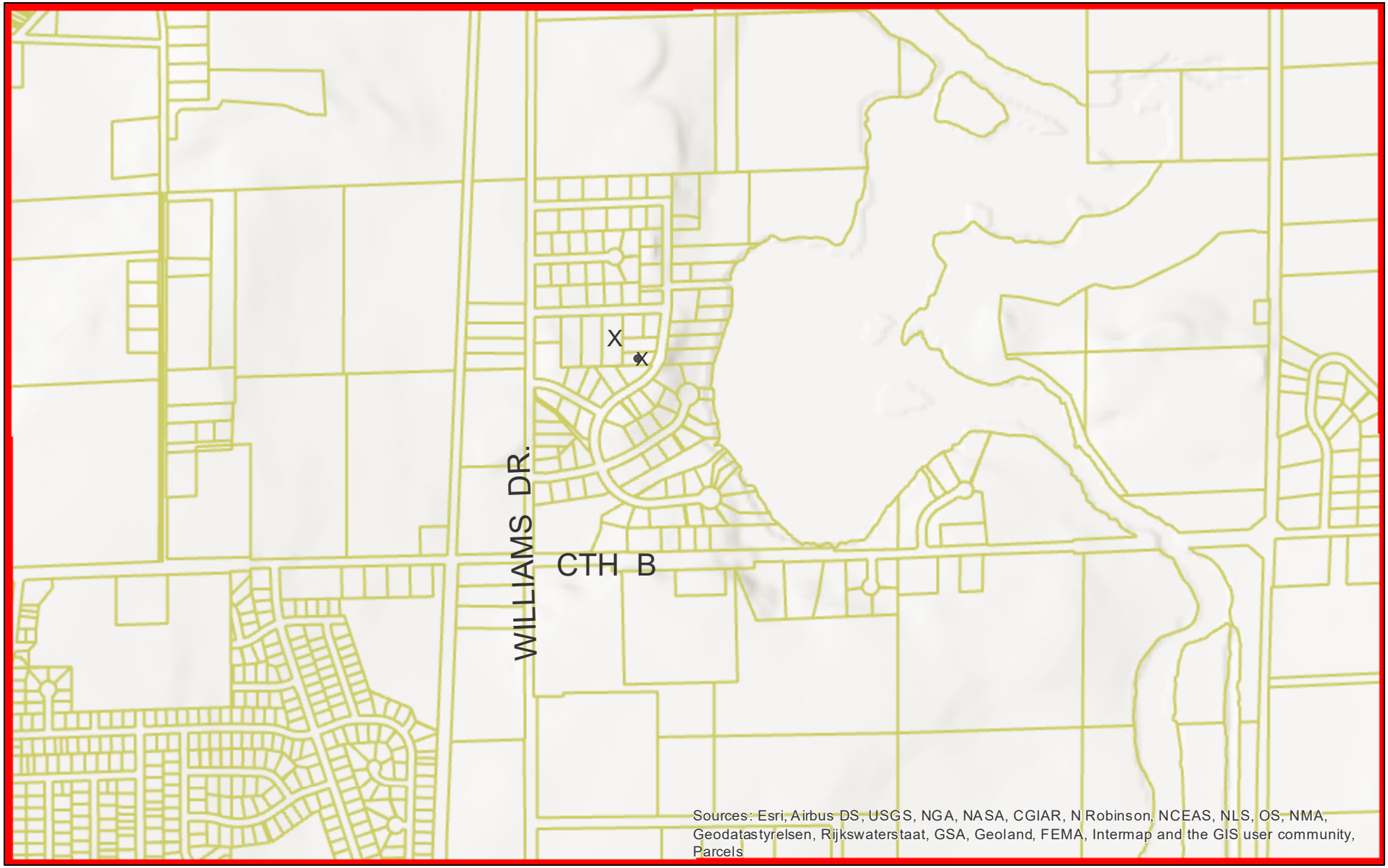
_____
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

1781 Oakview



December 5, 2022

Dane County Mask

Parcels

0 625 1,250 2,500 Feet

N

x