CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Certified Survey Map (CSM) for property at 1111 Veterans Road which is owned by STI Holdings Inc., Stoughton, WI.

Committee Action: Planning Commission recommends Council approval – 0

Fiscal Impact: Creating a developable lot

File Number:	R - - 2019	**Date Introduced:**

RECITALS

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

2. The owner/applicant is requesting to split the property into 2 parcels at 1111 Veterans Road to allow future development of Lot 2.

3. The Plan Commission reviewed the CSM on September 9, 2019 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 the CSM be approved by the City Common Council as presented. 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:

- The CSM being recorded at Dane County Register of Deeds and a copy being 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

Date of Application 08/14/19

Applicant Name STI Holdings, Inc. **Phone** 608-873-2590

Applicant Email lsteen@stoughtontrailers.com

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

Subject Property Address 1111 Veterans Road

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

CURRENT FEES

CERTIFIED SURVEY MAP: **$160 AND $40/LOT***
PRELIMINARY PLAT FEE: **$420 AND $40/LOT***
FINAL PLAT FEE: **$250 AND $40/LOT***

Number of Lots: 2.

Fee Amount: $ 240.

Owner/Applicant Signature Lori Steen Date 08/26/2019 (revised)
Corporate Facility Manager

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

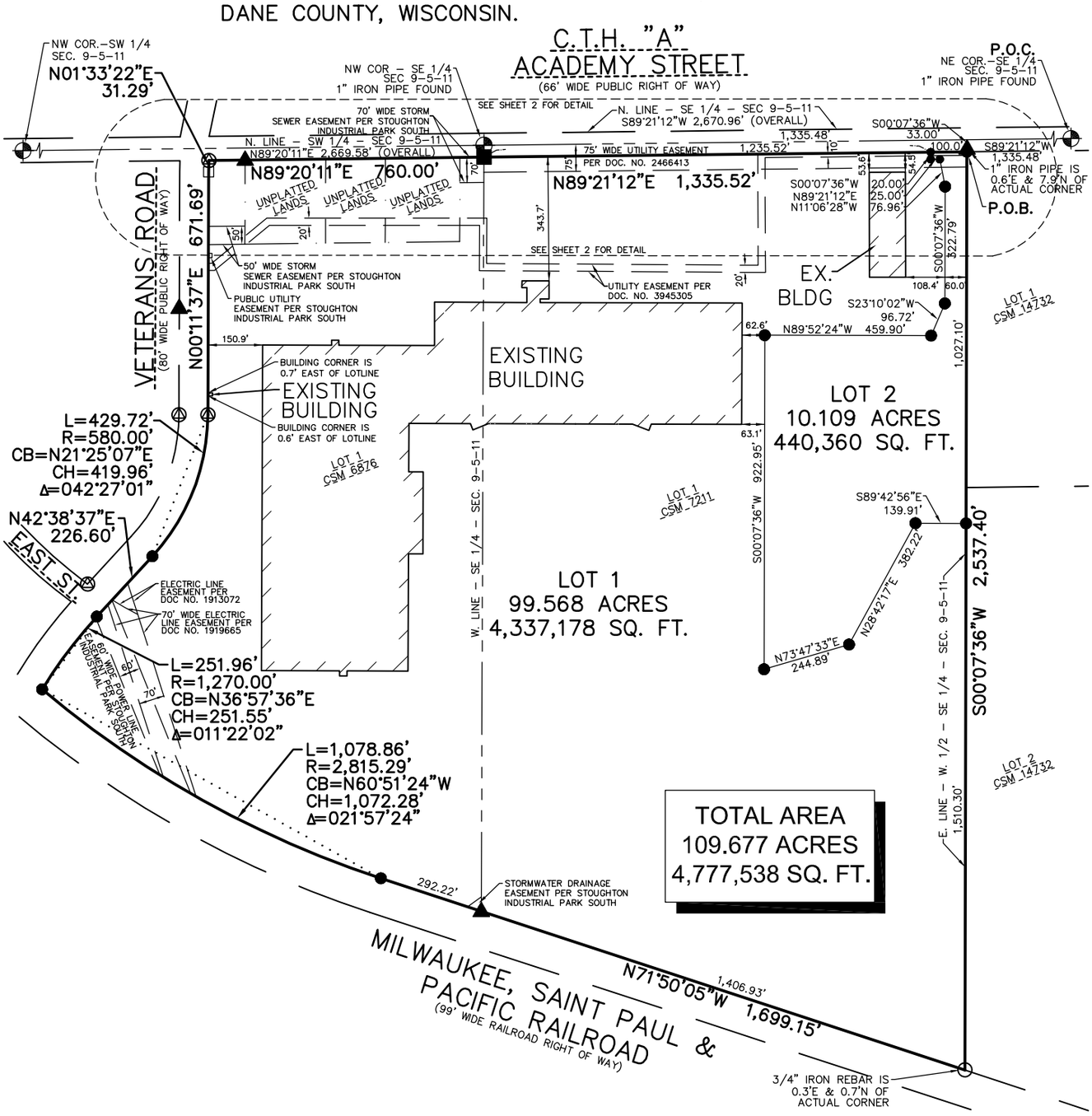
***ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.**

CERTIFIED SURVEY MAP NO. _____

FOR

STI HOLDINGS, INC.

LOT 1 OF CSM NO. 6876, LOT 1 OF CSM NO. 7211, AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, ALL BEING A PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4 AND THE NW 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ – 1" IRON PIPE FOUND
- ■ – 60D SPIKE FOUND
- □ – 1-1/2" PIPE FOUND
- ⊘ – 2" IRON PIPE FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST 1/4 HAS A BEARING OF SOUTH 89°-21'-12" WEST.

1"= 400' SCALE — 400' 0 400' 800' FEET

OWNER:
STI HOLDINGS, INC.
416 S. ACADEMY STREET
STOUGHTON, WI 53589

SHEET 1 OF 5 SHEETS

EXCEL ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1932200
Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

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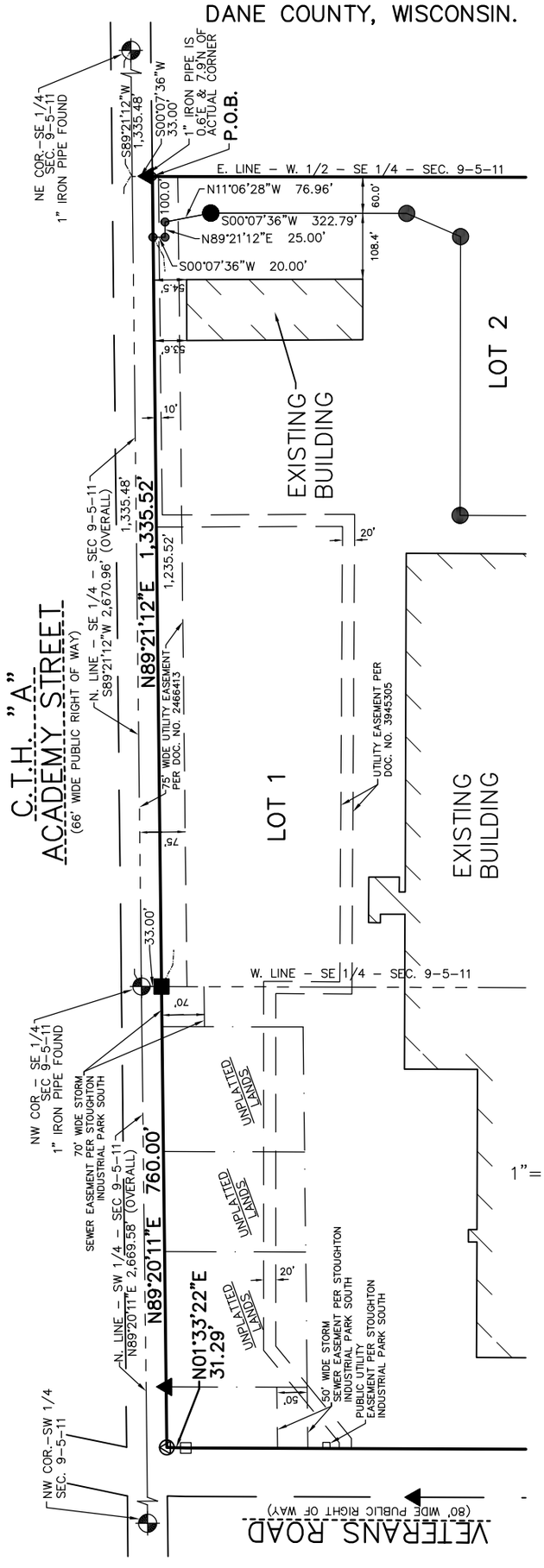

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NORTH

250' 0 250' 500'

1"= 250'

SCALE FEET

OWNER:
STI HOLDINGS, INC.
416 S. ACADEMY STREET
STOUGHTON, WI 53589

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SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of STI Holdings, Inc. bounded and described as follows:

Lot 1 of Certified Survey Map No. 6876 recorded in Volume 34 on Pages 172-173 in the Dane County Register of Deeds office as Document No. 2394588, Lot 1 of Certified Survey Map No. 7211 recorded in Volume 36 on Pages 305-306 in the Dane County Register of Deeds office as Document No. 2510082, and part of the Northeast 1/4 of the Southwest 1/4 of Section 9, all being part of the Northeast 1/4 & Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 5 North, Range 11 East, City of Stoughton, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 9; thence South 89°-21'-12" West along the North line of said Southeast 1/4, a distance of 1,335.48 feet to the Northerly extension of the East line of Lot 1 of Certified Survey Map No. 7211; thence South 00°-07'-36" West along said Northerly extension, a distance of 33.00 feet to the Northeast corner of Lot 1 of said CSM No. 7211; thence continuing South 00°-07'-36" West along said East line, a distance of 2,537.40 feet to the Northerly right-of-way line of the Milwaukee, Saint Paul & Pacific Railroad; thence North 71°-50'-05" West along said Northerly line, a distance of 1,699.15 feet; thence Northwesterly 1,078.86 feet along said Northerly line on a curve to the right having a radius of 2,815.29 feet, the chord of said curve bears North 60°-51'-24" West, a chord distance of 1,072.28 feet to the Easterly right-of-way line of Veterans Road; thence Northeasterly 251.96 feet along said Easterly line on a curve to the right having a radius of 1,270.00 feet, the chord of said curve bears North 36°-57'-36" East, a chord distance of 251.55 feet; thence North 42°-38'-37" East along said Easterly line, a distance of 226.60 feet; thence Northeasterly 429.72 feet along said Easterly line on a curve to the left having a radius of 580.00 feet, the chord of said curve bears North 21°-25'-07" East, a chord distance of 419.96 feet; thence North 00°-11'-37" East along said Easterly line, a distance of 671.69 feet; thence North 01°-33'-22" East along said Easterly line, a distance of 31.29 feet to the Southerly right-of-way line of Academy Street; thence North 89°-20'-11" East along said Southerly line, a distance of 760.00 feet; thence North 89°-21'-12" East along said Southerly line, a distance of 1,335.52 feet to the point of beginning and containing 109.677 acres (4,777,538 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Stoughton in surveying, dividing and mapping the same.

_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1932200

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

STI Holdings, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

STI Holdings, Inc. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Stoughton

WITNESS the hand and seal of said owner this _____ day of _____, 2019.

STI Holdings, Inc.

_____

_____, _____
(Print) (Title)

STATE OF _____)

_____COUNTY)SS

Personally came before me this _____ day of _____, 2019, the above named

_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, ____

My Commission Expires:_____

CERTIFIED SURVEY MAP NO. _____

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CITY COUNCIL CERTIFICATE

This certified survey map in the City of Stoughton is hereby approved by the City of Stoughton Common Council this _____ day of _____, 2019.

_____
City Clerk, City of Stoughton

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019, at _____ o'clock ___m and recorded in Volume _____ of Certified Survey Maps on pages _____, as Document No. _____.

_____
Kristi Chlebowski
Dane County Register of Deeds

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

August 20, 2019

STI Holdings, Inc.
Lori Steen
1111 Veterans Road
Stoughton, WI. 53589

Dear Ms. Steen:

I have completed a review of the proposed 2 lot Certified Survey Map (CSM) for 1111 Veterans Road, Stoughton. The Planning Commission will review your request on September 9, 2019 and will likely forward a recommendation to the Common Council. The Council should act on the CSM at their September 24, 2019 meeting.

1. The property at 1111 Veterans Road is zoned HI – Heavy Industrial.
2. The City of Stoughton Comprehensive Plan Planned Land Use Map depicts this property as Heavy Industrial which is consistent with the zoning and existing use. There is a mapped environmental corridor at the rear of the property.
3. The proposed lots will meet the minimum lot area requirement of 40,000 square feet.
4. The proposed lots will meet the minimum lot width requirement of 100 feet and the minimum street frontage requirement of 50 feet.
5. The existing structures will meet all zoning setback requirements as follows:
    - Minimum 20 feet to side lot line;
    - Minimum 20 feet to rear lot line;
    - Minimum 20 feet to front lot line.
6. Once approved, the CSM will need to be recorded at Dane County Register of Deeds and a copy provided to the Stoughton Department of Planning & Development.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

cc. Planning Commissioners

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