

# NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Public Hearing** on **Monday, July 10, 2023** at **6:00 o'clock p.m.**, or as soon thereafter as the matter may be heard, in the **Council Chambers, 2nd Floor, Public Safety Building, 321 South Fourth Street**, Stoughton, Wisconsin, to consider the Preliminary Plat for Lots 1, 3 and 4 at the 51 West Subdivision. (Plat submitted on May 2, 2023)

A copy of the Preliminary Plat and a map of the area adjacent to the plat can be reviewed at City Hall, Department of Planning & Development office, 207 S. Forrest Street, Stoughton, during normal business hours. The plat can also be viewed at <https://stoughtoncitydocs.com/planning-commission>

**Location:** The meeting of the Plan Commission will be conducted as a hybrid meeting. (Virtual and In-Person)

**In-Person:** Council Chambers (2<sup>nd</sup> floor of the Public Safety Building)  
321 S. Fourth Street, Stoughton, WI

**Virtual:** You can join the meeting using a computer, tablet or smartphone via Zoom <https://us06web.zoom.us/j/82765957880?pwd=ZFd4QnlJaklGalduU2ViQWR6cTY5QT09>

Phone in: +1 312 626 6799      Meeting ID: 827 6595 7880      Passcode: 323926

If you wish to call in and speak at the meeting, please register at: <http://speak.cityofstoughton.com> by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the “Organizer” and Commissioners.

Contact Rodney Scheel, Director of Planning & Development at 608-873-6619 or [rjscheel@cityofstoughton.com](mailto:rjscheel@cityofstoughton.com) with questions.

Published June 8 and June 15, 2023

**CITY OF STOUGHTON**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
**CERTIFIED SURVEY MAP/PLAT APPLICATION**  
**FEES EFFECTIVE 1.12.23**

Date of Application May 2, 2023

Applicant Name Bruce Hollar Phone 608-833-7530

Applicant Email bhollar@donofrio.cc

Owners Name (if different than applicant) Jerod Bennett Phone 608-212-0386

Subject Property Address 2900 - 3020 Blue Grass Dr

Application for: CSM \_\_\_\_\_ PRELIMINARY PLAT x 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: 38.

Fee Amount: \$ 2195.

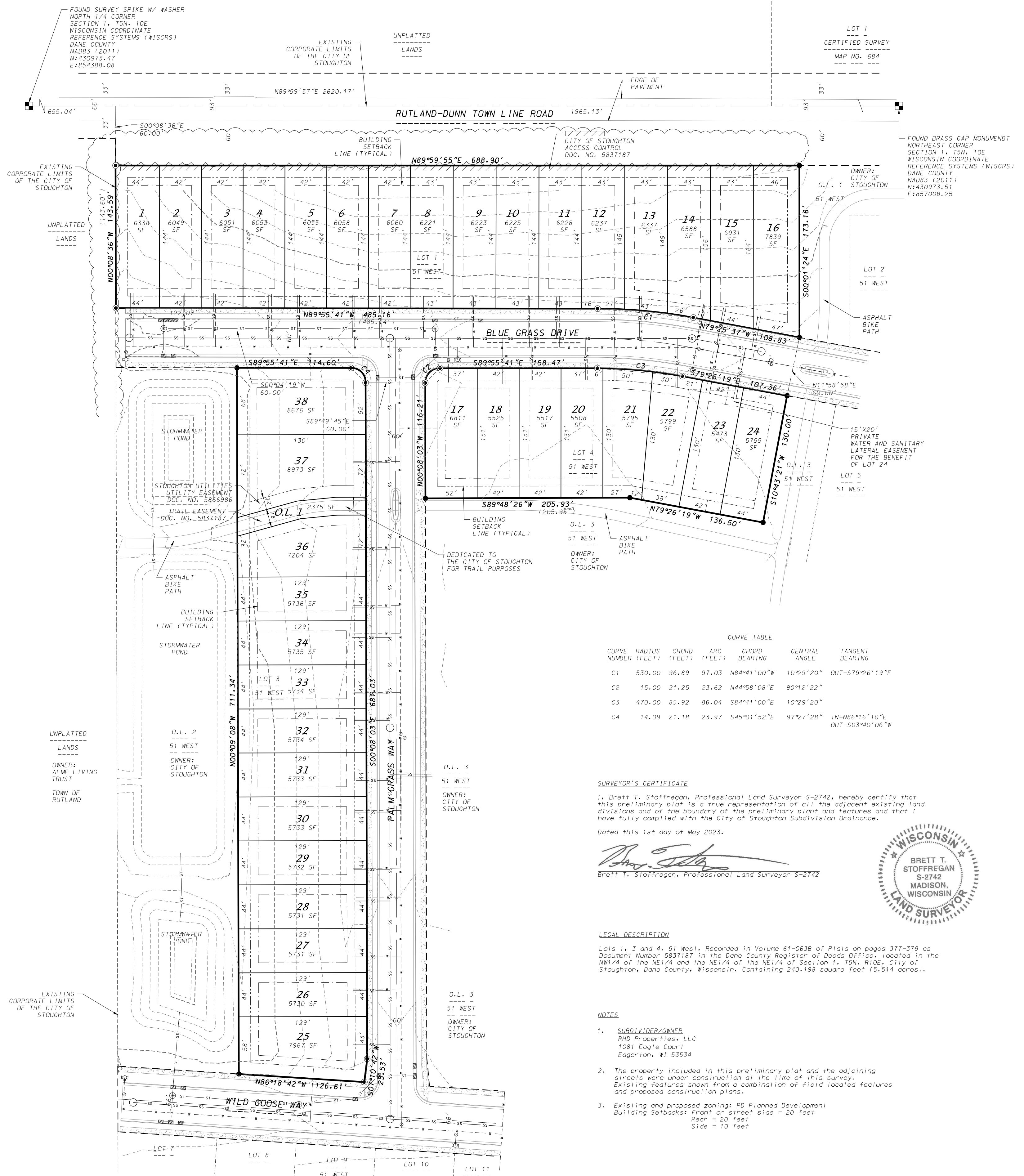
Owner/Applicant Signature  Date 5/2/23

**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.**

# BLUE GRASS REPLAT - PRELIMINARY PLAT

LOTS 1, 3 AND 4, 51 WEST, RECORDED IN VOLUME 61-063B OF PLATS ON PAGES 377-379 AS DOCUMENT NUMBER 5837187 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SECTION 1, T5N, R10E, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



**CURVE TABLE**

CURVE NUMBER (FEET)	RADIUS (FEET)	CHORD (FEET)	ARC BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	530.00	96.89	97.03	N84°41'00"W	102°29'20" OUT-S79°26'19"E
C2	15.00	21.25	23.62	N44°58'08"E	90°12'22"
C3	470.00	85.92	86.04	S84°41'00"E	102°29'20"
C4	14.09	21.18	23.97	S45°01'52"E	97°27'28" IN-N86°16'10"E OUT-S03°40'06"W

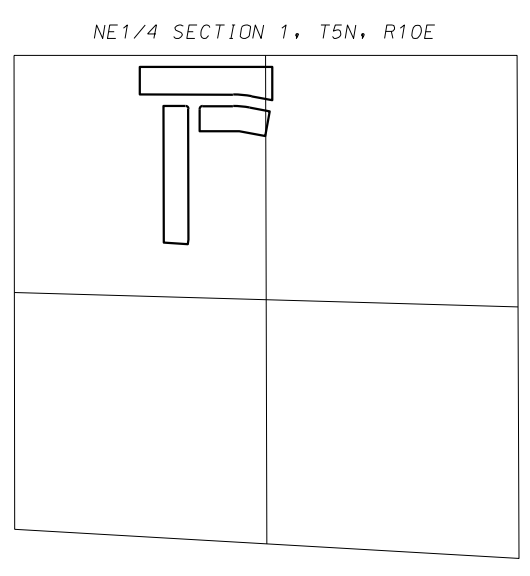
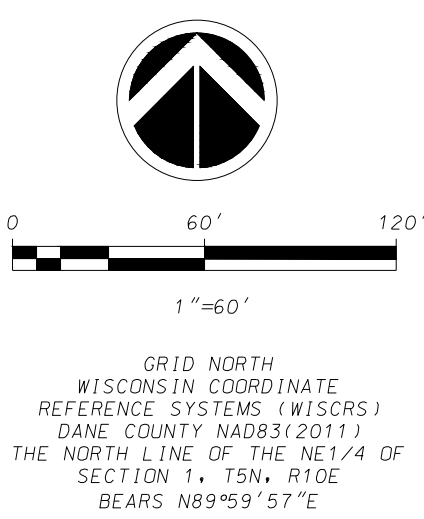
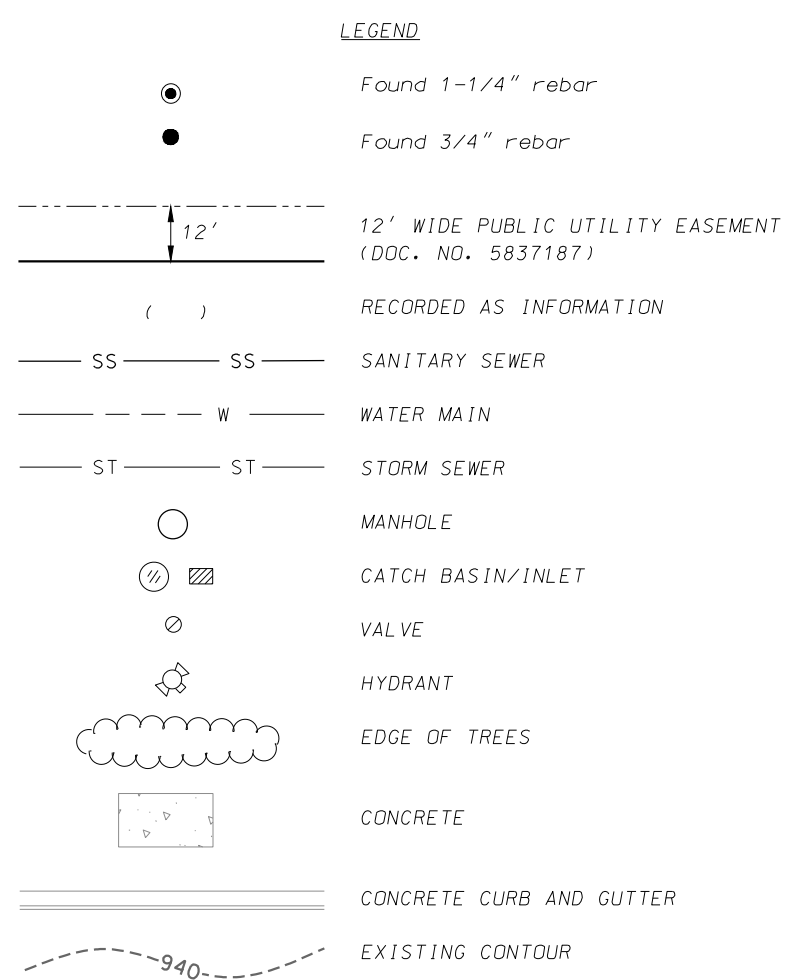
**SURVEYOR'S CERTIFICATE**  
 I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Stoughton Subdivision Ordinance.  
 Dated this 1st day of May 2023.

*Brett T. Stoffregan*  
 Brett T. Stoffregan, Professional Land Surveyor S-2742

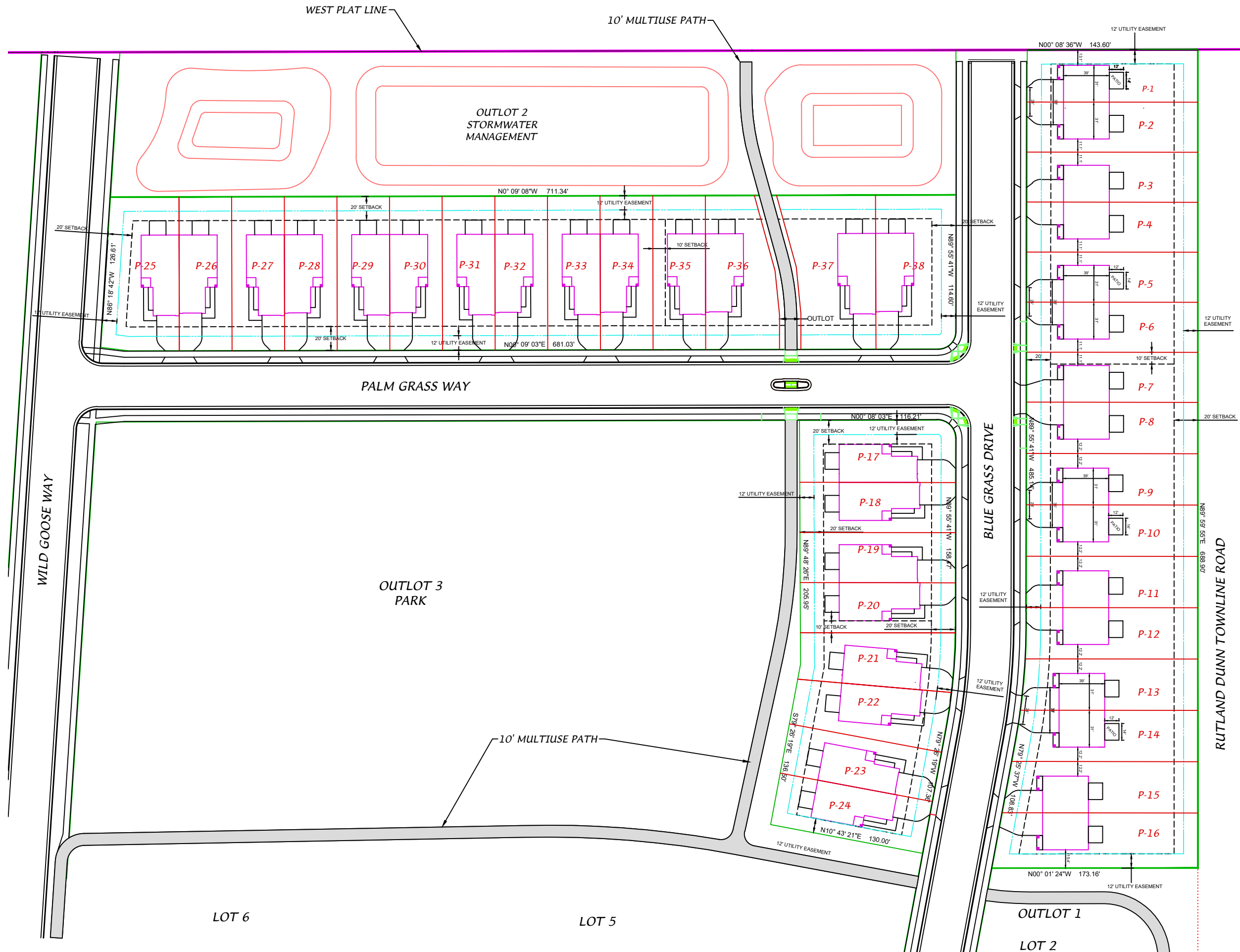


**LEGAL DESCRIPTION**  
 Lots 1, 3 and 4, 51 West, Recorded in Volume 61-063B of Plats on pages 377-379 as Document Number 5837187 in the Dane County Register of Deeds Office, located in the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 of Section 1, T5N, R10E, City of Stoughton, Dane County, Wisconsin, containing 240,198 square feet (5.514 acres).

- NOTES**
- SUBDIVIDER/OWNER: RHD Properties, LLC, 1081 Eagle Court, Edgerton, WI 53534
  - The property included in this preliminary plat and the adjoining streets were under construction at the time of this survey. Existing features shown from a combination of field located features and proposed construction plans.
  - Existing and proposed zoning: PD Planned Development  
 Building Setbacks: Front or street side = 20 feet  
 Rear = 20 feet  
 Side = 10 feet



LOCATION MAP  
 1"=1000'



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7590 Woodward Way, Madison, WI 53717  
 Phone: 608.835.7590 • Fax: 608.835.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN  
**Lots 1, 3 and 4 Replat**  
 51 WEST  
 CITY OF STOUTINGTON, DANE COUNTY, WISCONSIN



SCALE: 1" = 40'  
 (PAGE SIZE: 22x34)

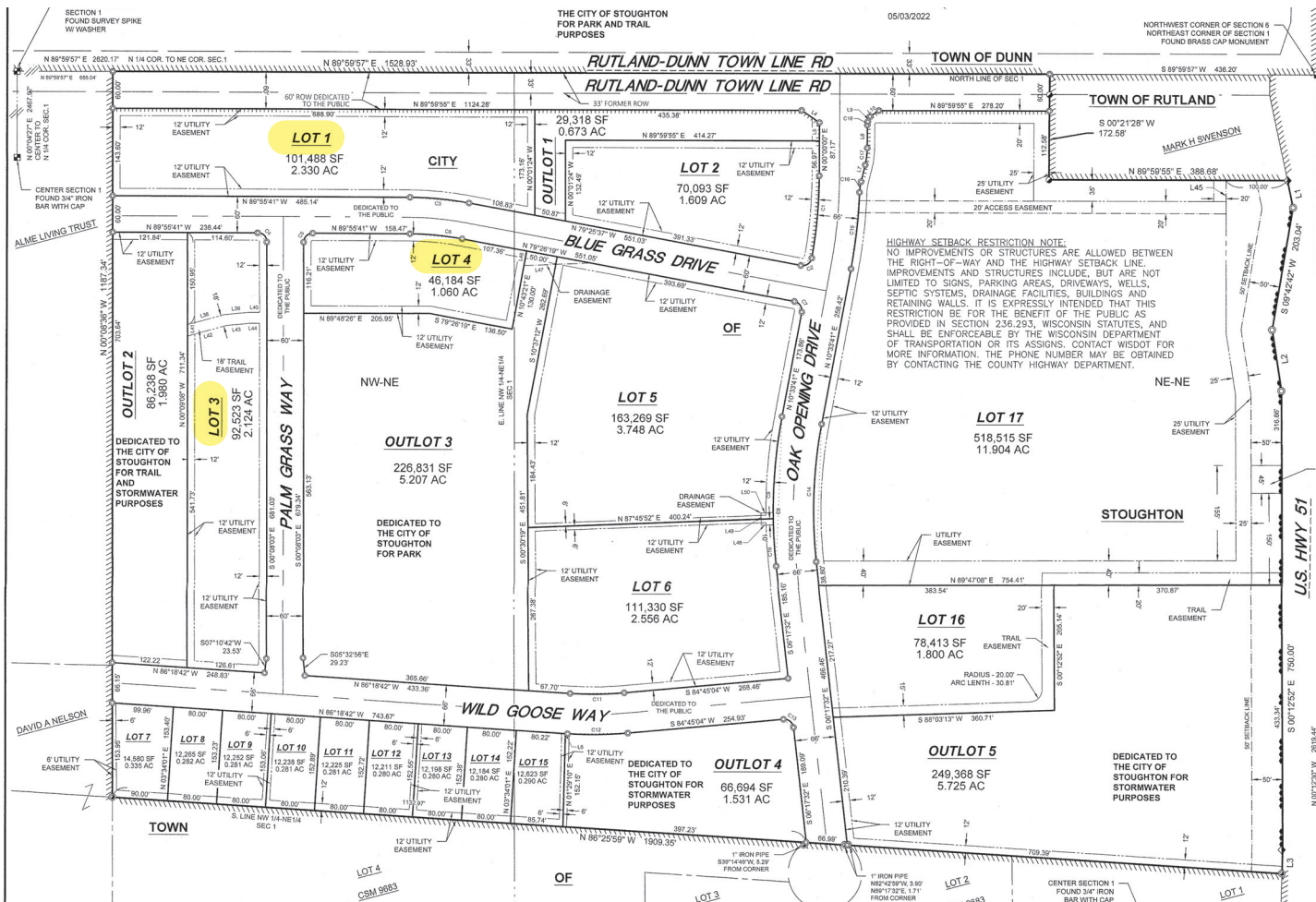
DATE: 05-01-23  
 REVISED:

DRAWN BY: DWS

FN: 23-05-115

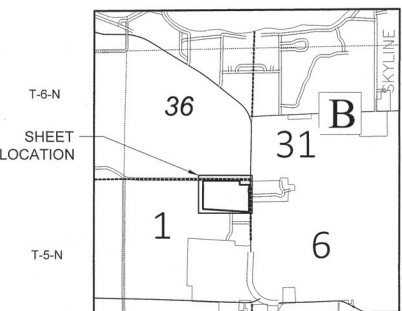
Sheet Number:  
**C100**





05/03/2022

VICINITY MAP



**HIGHWAY SETBACK RESTRICTION NOTE:**  
 NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

R-10-E R-11-E

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S11°41'43"E	45.74	L13	N4°43'02"E	52.00
L2	S0°44'43"E	101.12	L14	N4°02'02"E	35.42
L3	S0°14'14"W	38.72	L15	N8°51'37"E	17.46
L4	S8°39'18"E	20.67	L16	S00°00'00"E	15.86
L5	S0°00'00"E	30.20	L17	N4°43'02"E	52.00
L6	S8°18'42"E	3.48	L18	N4°02'02"E	37.01
L7	N1°14'45"E	28.97	L19	N8°51'37"E	17.07
L8	N0°00'00"E	37.80	L20	N0°00'00"E	85.00
L9	N2°30'00"E	8.74	L21	S1°42'12"W	24.20
L10	N0°39'19"E	17.30	L22	N8°42'42"W	303.04

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
C1	138.89	787.00	10°59'22"	N0°44'21"E	135.77	N0°00'00"E	N10°59'22"E
C2	23.87	133.00	90°29'50"	N4°21'31"E	21.29	S10°00'00"W	N10°59'22"E
C3	97.00	530.00	10°59'22"	N4°43'02"W	95.89	N8°51'37"E	N10°59'22"E
C4	23.96	14.08	87°20'35"	N4°01'32"W	21.18	S88°16'07"W	N0°43'08"E
C5	23.62	15.00	80°12'22"	S4°59'38"W	21.20	S0°00'00"E	N8°51'37"E
C6	84.84	420.00	10°59'22"	N4°43'02"W	84.80	N8°51'37"E	N10°59'22"E
C7	23.96	15.00	90°00'00"	N4°29'39"W	21.21	N1°29'39"W	N10°59'22"E
C8	245.02	633.00	18°51'13"	S2°08'58"W	244.10	S0°17'32"E	S10°54'14"W
C9	167.30	831.00	11°50'27"	S4°59'37"W	167.02	S0°00'00"E	S10°54'14"W
C10	17.72	853.00	9°48'41"	S1°37'01"E	17.70	S88°17'26"E	S10°54'14"E
C11	37.98	364.00	8°59'15"	N6°13'11"E	37.98	N4°43'02"E	S88°17'26"E
C12	86.27	630.00	8°59'15"	N6°13'11"E	86.17	N4°43'02"E	S88°17'26"E
C13	23.29	15.00	88°57'24"	N0°41'14"W	21.02	S84°45'54"E	N0°41'14"W
C14	205.81	760.00	18°51'13"	S2°08'58"W	204.80	S0°17'32"E	S10°54'14"W
C15	126.81	633.00	10°59'22"	N4°43'02"E	126.49	N0°00'00"E	N10°59'22"E
C16	17.44	84.00	11°52'48"	N0°43'02"E	17.41	N1°44'45"E	N0°17'10"E
C17	27.84	116.00	15°44'58"	N0°52'29"E	27.77	N0°00'00"E	N10°47'38"E
C18	6.69	14.50	22°00'00"	N1°19'01"E	6.66	N22°00'00"E	N0°00'00"E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 23, 2022  
*Kenneth M. Dorking*  
 Department of Administration