

NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Virtual Public Hearing** on **Monday July 12, 2021 at 6:00 o'clock p.m.**, or as soon after as the matter may be heard, to consider a proposed Preliminary Plat of, "Replat of the Meadows", Stoughton, WI, owned by Kettle Park West LLC. Forward Development Group provided the preliminary plat for review and approval on January 11, 2021. The land within this development is proposed for residential uses. The property description is as follows: Block 3, Lots 1-7, Vacated Outlot 1, Block 5, Vacated Castle Circle, All of Blocks 4, 6, and 11, The Meadows at Kettle Park West, Document No. 5646491, being part of the Northwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin

Additional information including a location map can be found at:
<http://stoughtoncitydocs.com/planning-commission/>

Due to the COVID-19 Pandemic, this meeting will not be open to the public in an in-person capacity. For those wishing to view the meeting and/or ask questions, you may do so via the following options:

Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/218281533>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 218-281-533

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/218281533>

If you wish to speak or have your comments read aloud at the meeting, please register at <http://speak.cityofstoughton.com> by 5:45 on the day of the meeting. Your comments will be forwarded on to the "Organizer". The public can click on the link or call in and use the access code. When connected, the public will have to identify themselves in order for the "Organizer" to rename them on the "Attendee" screen. If you plan to speak, please mute TV or stream volume (if online) and do not use speakerphone, as it creates feedback, there may be a delay. The Public Comment participant will be unmuted by the "Organizer" when it is their turn and have up to 3 minutes to speak. After speaking, the "Organizer" will mute the Public Comment participant. The participant can log out or hang up and stream at WSTO, or watch on Channel 981 on Charter/Spectrum.

For questions regarding this notice please contact Rodney Scheel, Planning & Development Director at 608-873-6619.

Published June 10 and 17, 2021 Hub

Memorandum

To: Rodney Scheel, Director of Planning & Development
Michael Stacey, Zoning Administrator

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: Meadows Addition Replat – Preliminary Plat

JSD Project #: 15-7018

Date: May 14, 2021, Rev. May 21, 2021

cc: Brent Ellifson, Ron Henshue, and Konner Kearney (FDG), Dave Jenkins (JSD)

On behalf of Forward Development Group (FDG), JSD Professional Services, Inc. (JSD) is requesting to present the enclosed Preliminary Plat request to replat a portion of The Meadows at Kettle Park West to the Plan Commission and City Council at their respective June 14, 2021, and June 22, 2021, meetings.

We understand that the overall replatting process will include both Preliminary Plat and Final Plat land division applications along with associated engineering plans.

Project Site Location and Background

The project site, known as The Meadows at Kettle Park West, is generally located northwest of the intersection of USH 151 and Jackson Street. More specifically, the replat only includes Blocks 3, 4, 6, and 11 of The Meadows at Kettle Park West (refer to **Attachment A, Recorded Final Plat**).

Today, the project site is zoned SR-5 and the City's 2017 Comprehensive Plan (the "Plan") recommends for Single-Family Residential land uses.

Preliminary Plat: Replat of The Meadows, Kettle Park West

The goal of the proposed replat of The Meadows will generally maintain the original subdivision's lot configuration and design, including roadways, utilities, pedestrian pathways, open spaces, etc. The intent of the proposed replat is to:

- Reducing the amount of right-of-way by vacating Castle Court. As part of the Preliminary Plat application, FDG is requesting that the City of Stoughton initiate the vacation of Castle Court,
- Releasing the center island located within the Castle Court right-of-way (Outlot 1, Block 5), and
- As a result of the replat, seven additional lots were able to be created.

Please refer to the following table for a summary comparison of the proposed replat and The Meadows at Kettle Park West subdivision plat.

The Meadows at Kettle Park West Subdivision – Replat Comparison		
	Original Meadows Subdivision Blocks 3, 4, 6, and 11	Proposed Meadows Replat, Blocks 3, 4, 6, and 11
Highlands of Netherwood Replat, Phase 3 and 4		
Zoning	SR-5	SR-5
Number of Traditional Single-family Lots	37	44
Lot Size Range	7,200 - 18,000 square-feet	7,200 - 19,000 square-feet
Density	3.95 du/acre	4.69 du/acres

Refer to **Attachment B, Draft Preliminary Plat** for additional details.

Conclusion

Overall, the proposed Preliminary Plat is in general conformance with the existing recorded Final Plat, as well as the SR-5 zone district development standards which permits minimum lot sizes of 7,200 square-feet. In addition, the proposed replat of The Meadows at Kettle Park is also generally consistent with the City’s Comprehensive Plan goals and policies, including those related to:

- Enhance and maintain the City’s unique neighborhoods.
- Maintain the City as a predominantly single-family community.
- Create an efficient and sustainable development pattern.

FDG is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

Attachments

- Attachment A: Recorded Final Plat
- Attachment B: Draft Preliminary Plat

PRELIMINARY PLAT OF

REPLAT OF THE MEADOWS

BLOCK 3, LOTS 1-7, VACATED OUTLOT 1, BLOCK 5, VACATED CASTLE CIRCLE, ALL OF BLOCKS 4, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491,
BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON,
DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

BLOCK 3, LOTS 1-7, VACATED OUTLOT 1, BLOCK 5, VACATED CASTLE CIRCLE, ALL OF BLOCKS 4, 5, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

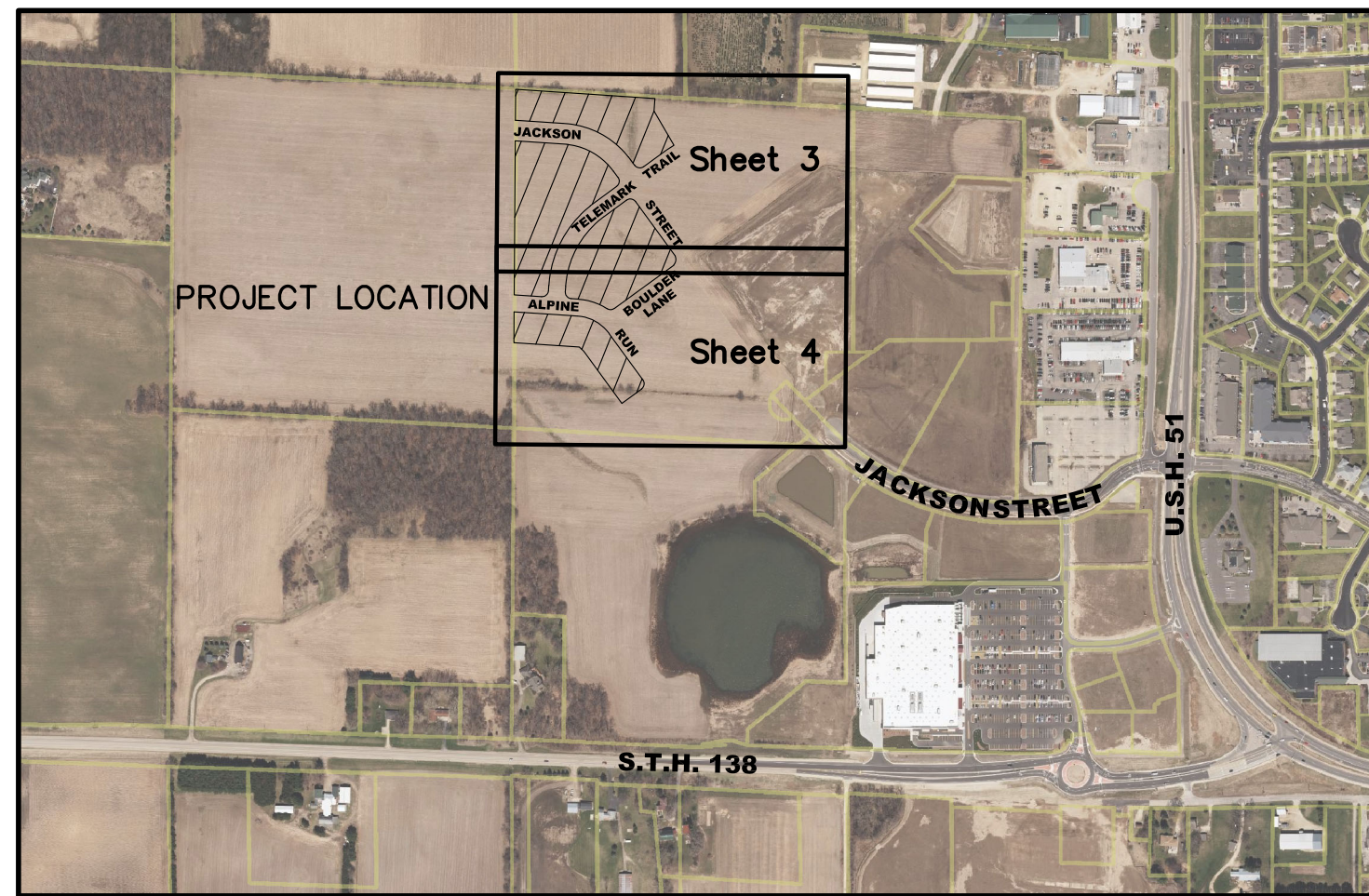
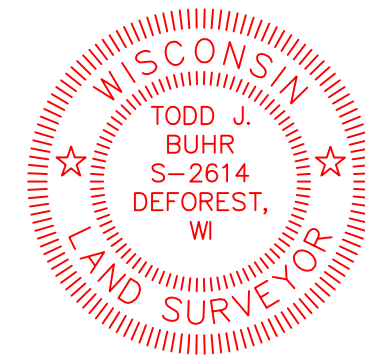
SAID PARCEL CONTAINS 634,937 SQUARE FEET OR 14.576 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF KETTLE PARK WEST, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE DANE COUNTY AND CITY OF STOUGHTON CODE OF ORDINANCES AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-57 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE _____



AREA MAP-SHEET INDEX

NOT TO SCALE

LEGEND

	GOVERNMENT CORNER		PLAT BOUNDARY		NATURAL GAS
	1" IRON PIPE FOUND		CHORD LINE		FIBER OPTIC
	3/4" REBAR FOUND		CENTERLINE		UNDERGROUND TELEPHONE
	SOIL BORING		RIGHT-OF-WAY LINE		EDGE OF WOODS OR BRUSH
	SANITARY MANHOLE		SETBACK LINE		INDEX CONTOUR
	HYDRANT		SECTION LINE		INTERMEDIATE CONTOUR
	WATER VALVE		PLATTED LOT LINE		EDGE OF WATER
	STORM MANHOLE		EASEMENT LINE		BITUMINOUS PAVEMENT
	ROUND CASTED INLET		EDGE OF PAVEMENT		CONCRETE PAVEMENT
	POWER POLE W/GUY		CONCRETE CURB & GUTTER		EDGE OF BITUMINOUS
	TELEPHONE PEDESTAL		SANITARY SEWER		"NO ACCESS"
	DECIDUOUS TREE		WATER LINE		EASEMENTS TO BE RELEASED BY RESOLUTION AND REPLAT
	CONIFEROUS TREE		STORM SEWER		

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICE, INC. IN 2020.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, BEARS N86°41'54"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE FOLLOWING EASEMENT NOTATIONS ON THE PLAT CONVEY THE FOLLOWING EASEMENT RIGHTS AND RESTRICTIONS WITH RESPECT TO THE AREAS SO DESIGNATED ON THE PLAT:
 - "UTILITY EASEMENT" CONVEYS TO THE CITY OF STOUGHTON AND ANY PUBLIC OR PRIVATE UTILITY THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF ELECTRICAL, GAS OR TELECOMMUNICATION SERVICES.
 - "WATER MAIN EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY.
 - "PUBLIC EASEMENT FOR WATER, SANITARY AND STORM SEWER" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE AND BELOW GROUND, FOR THE PROVISION OF A PUBLIC WATER SUPPLY, SANITARY SEWER SERVICE AND STORM SEWER SERVICE.
 - "DRAINAGE EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
 - "STORM WATER EASEMENT" CONVEYS TO THE CITY OF STOUGHTON THE PERPETUAL RIGHT TO EXCAVATE, GRADE, INSTALL, OPERATE, MAINTAIN, REMOVE AND REPLACE FACILITIES, ABOVE OR BELOW GROUND, FOR THE PURPOSE OF DRAINING OR CONVEYING SURFACE WATER.
 - NO STRUCTURE OR TREE MAY BE CONSTRUCTED, PLANTED, INSTALLED OR MAINTAINED WITHIN ANY OF THE FOREGOING EASEMENT AREAS. NEITHER THE CITY OF STOUGHTON NOR ANY PUBLIC OR PRIVATE UTILITY EXERCISING ITS RIGHTS WITHIN THE FOREGOING EASEMENT AREAS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS TO ANY STRUCTURE, TREE, OR LANDSCAPING WITHIN THE EASEMENT AREA, EXCEPT RESTORING THE GRADE AND RESEEDING AREAS DISTURBED BY THEIR WORK WITHIN THE EASEMENT.
 - THE FINAL GRADE OVER THE FOREGOING EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES, EXCEPT THE FINAL GRADE OVER DRAINAGE EASEMENTS AND STORM WATER EASEMENTS SHALL NOT BE ALTERED BY ANY AMOUNT, AND EXCEPT THAT THE GRADE OF ANY EASEMENT MAY BE ALTERED WITHIN THE WRITTEN APPROVAL OF THE CITY OF STOUGHTON AND, WITH RESPECT TO UTILITY EASEMENTS, ANY OTHER PUBLIC OR PRIVATE UTILITY HAVING A RIGHT TO USE THE EASEMENT AREA.
- SEE SHEET 3 and 4 FOR LOT INFORMATION.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALES AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES.
- EACH LOT OWNER SHALL BE OBLIGATED TO PAY IMPACT FEES TO THE CITY OF STOUGHTON AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
- ON THE FOLLOWING LOTS, EACH LOT OWNER SHALL BE REQUIRED, AT THE TIME A BUILDING PERMIT IS ISSUED, TO DESIGNATE A REAR YARD ON THEIR LOT FOR THE PURPOSE OF ASSIGNING BUILDING SETBACKS: LOT 1, 12, BLOCK 3; LOTS 1 AND 9, BLOCK 4; LOTS 1, 4, 8 AND 9, BLOCK 6; LOTS 1, 5 AND 8, BLOCK 11.
- THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR CONDOMINIUM DEVELOPER. THE PLACEMENT OF STRUCTURES HEREON IS PROHIBITED. MAINTENANCE AND ALL LANDSCAPING WITHIN THIS BUFFER STRIP SHALL BE THE ONGOING RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.
- BY APPROVAL OF THE "REPLAT OF THE MEADOWS", THE CITY OF STOUGHTON WOULD HEREBY RELEASE ITS RIGHTS TO CERTAIN UTILITY EASEMENTS AS SHOWN ON BLOCK 4; LOTS 2-7, BLOCK 6; LOT 3, BLOCK 11; LOT 2, "THE MEADOWS AT KETTLE PARK WEST". THE CITY OF STOUGHTON WOULD ALSO RELEASE ITS RIGHTS TO THE 20 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON BLOCK 4, LOTS 3, 4 AND 11, OF THE "THE MEADOWS AT KETTLE PARK WEST".

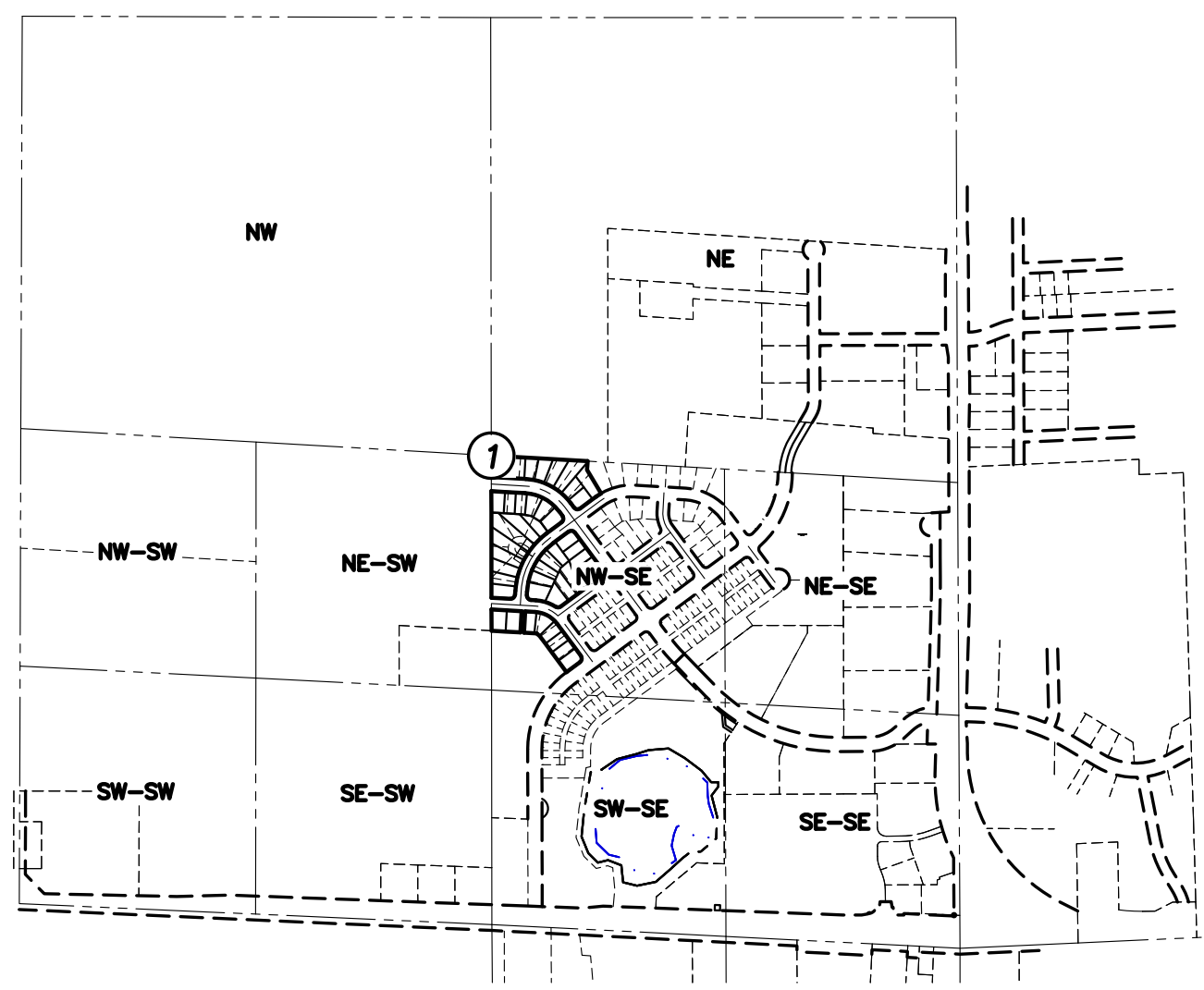
LINE	BEARING	DISTANCE
L-1	N86°42'21"W	56.63'
L-2	S48°15'13"E	23.73'
L-3	N31°17'39"E	20.93'
L-4	N86°42'21"W	27.63'
L-5	N36°32'36"W	29.69'

LINE	BEARING	DISTANCE
L-6	S31°17'39"W	20.93'
L-7	N31°18'06"E	48.98'
L-8	N36°32'36"W	29.69'
L-9	N49°13'52"E	62.33'
L-10	S19°34'54"E	62.73'

LINE	BEARING	DISTANCE
L-11	N80°15'04"W	57.90'
L-12	N57°58'34"W	60.44'

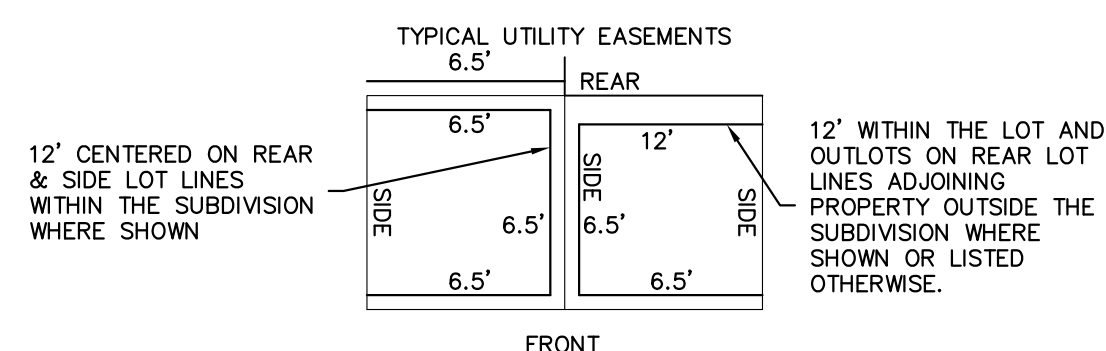
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	146.21'	167.00'	50°09'45"	141.58'	N61°37'28"W
C-2	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-3	321.31'	367.00'	50°09'45"	311.15'	N28°22'32"E
C-4	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E
C-5	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W
C-6	30.16'	25.00'	69°07'19"	28.36'	S88°01'04"W
C-7	11.20'	260.00'	2°28'05"	11.20'	N85°28'19"W
C-7	119.09'	233.00'	29°17'05"	117.80'	N72°03'49"W
C-8	39.27'	25.00'	90°00'00"	35.36'	N41°42'21"W
C-9	227.63'	260.00'	50°09'45"	220.43'	N61°37'28"W
C-10	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E
C-11	379.10'	433.00'	50°09'44"	367.10'	N28°22'32"E
C-12	39.27'	25.00'	90°00'00"	35.36'	N48°17'39"E
C-13	34.24'	333.00'	5°53'27"	34.22'	S56°24'08"W
C-14	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W
C-15	297.67'	340.00'	50°09'45"	288.25'	N61°37'28"W
C-16	8.03'	167.00'	2°45'16"	8.03'	N85°19'43"W
C-17	116.02'	167.00'	39°48'21"	113.70'	N64°02'55"W
C-18	22.16'	167.00'	7°36'08"	22.14'	N40°20'40"W
C-19	54.04'	367.00'	8°26'10"	53.99'	N07°30'44"E
C-20	71.09'	367.00'	11°05'57"	70.98'	N17°16'47"E
C-21	71.09'	367.00'	11°05'57"	70.98'	N28°22'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-22	71.09'	367.00'	11°05'57"	70.98'	N39°28'41"E
C-23	53.99'	367.00'	16°20'18"	53.94'	N49°14'32"E
C-24	66.44'	233.00'	16°20'17"	66.22'	N65°35'25"W
C-25	52.65'	233.00'	12°56'47"	52.54'	N80°13'57"W
C-26	321.30'	260.00'	50°09'46"	92.17'	N74°01'41"W
C-27	88.31'	260.00'	19°27'41"	87.89'	N54°05'15"W
C-28	35.46'	260.00'	7°48'49"	35.43'	N40°27'00"W
C-29	39.51'	433.00'	5°13'39"	39.49'	N50°50'35"E
C-30	52.42'	433.00'	6°56'10"	52.39'	N44°45'40"E
C-31	52.43'	433.00'	6°56'13"	52.39'	N37°49'28"E
C-32	52.43'	433.00'	6°56'15"	52.40'	N30°53'14"E
C-33	52.43'	433.00'	6°56'16"	52.40'	N23°56'58"E
C-34	52.43'	433.00'	6°56'16"	52.40'	N17°00'42"E
C-35	51.90'	433.00'	6°52'05"	51.87'	N10°06'32"E
C-36	25.55'	433.00'	3°22'50"	25.54'	N04°59'04"E
C-37	22.11'	340.00'	3°43'35"	22.11'	N38°24'23"W
C-38	297.68'	340.00'	9°33'52"	56.69'	N45°03'06"W
C-39	56.76'	340.00'	9°33'52"	56.69'	N54°36'58"W
C-40	56.76'	340.00'	9°33'52"	56.69'	N64°10'51"W
C-41	56.76'	340.00'	9°33'52"	56.69'	N73°44'43"W
C-42	48.53'	340.00'	8°10'42"	48.49'	N82°37'00"W



LOCATION SKETCH

SECTION 01, T05N, R10E, DANE COUNTY



UNDERLYING LAND USE SUMMARY TABLE			
BLOCK : LOT #	PROPOSED ZONING	USE	ACRES
B3, B4, B6, & B11	SR-5	SINGLE-FAMILY RESIDENTIAL	14.576

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	943.45	RED CAP MONUMENT MARKING CENTER OF SECTION
BM-2	918.91	1-1/4" REBAR MARKING THE EAST RIGHT-OF-WAY OF OAK OPENING DR.

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

APPROVED: _____

PREPARED FOR:

KETTLE PARK WEST, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WISCONSIN 53593
P. 608.848.9050

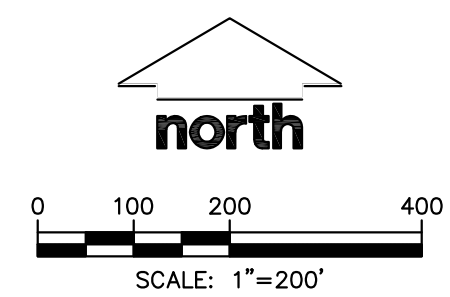
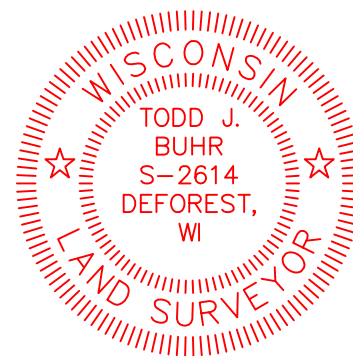
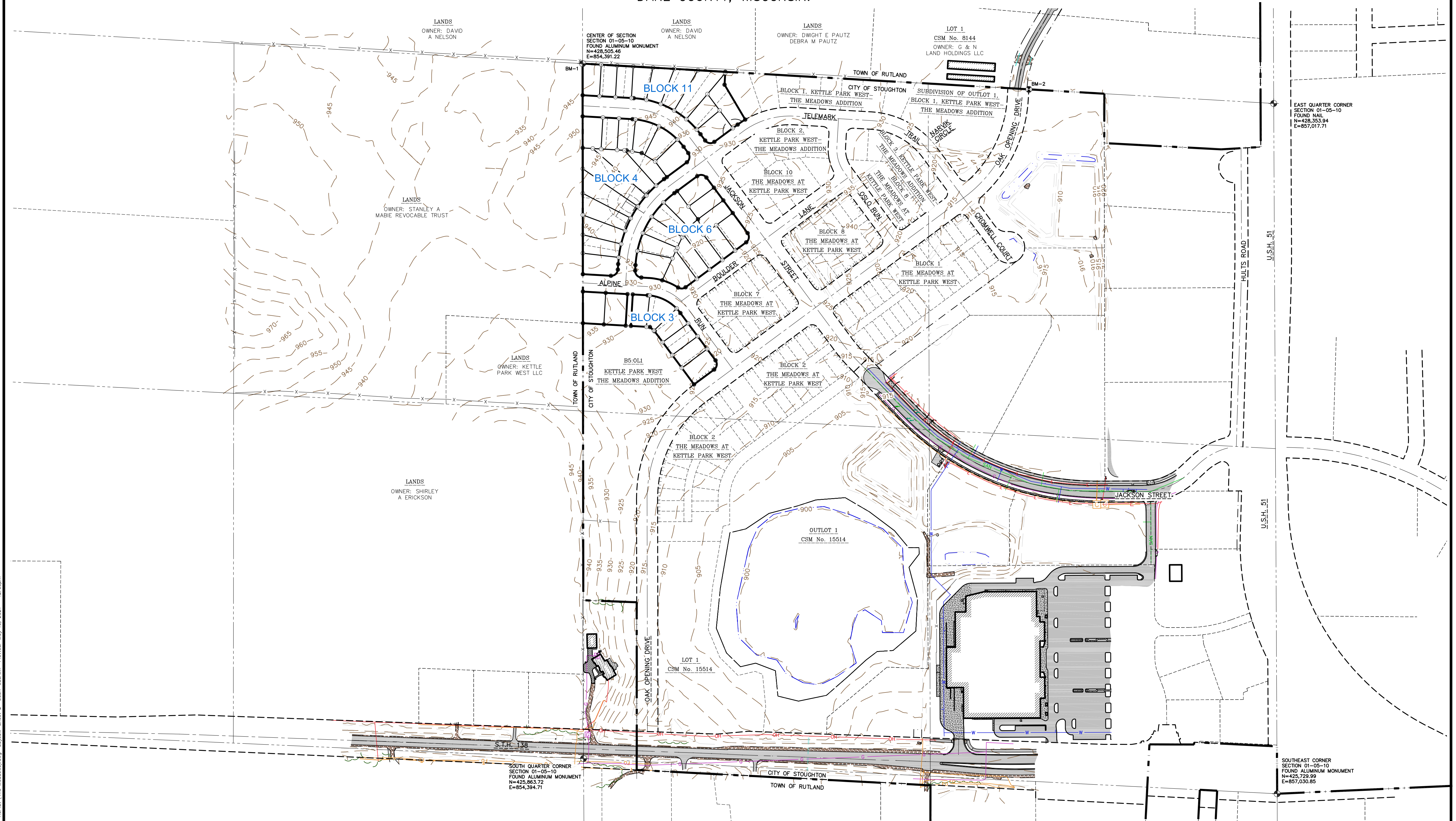
PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

PROJECT LOCATION:		CREATE THE VISION TELL THE STORY	
SECTION 01	TOWNSHIP 05 NORTH		MADISON MILWAUKEE
RANGE 10 EAST	CITY OF STOUGHTON		KENOSHA APPLETON WAUSAU
DANE COUNTY, WISCONSIN			
REPLAT OF THE MEADOWS			
PROJECT NO: 15-701BS	DRAWN BY: CJD	INITIAL SUBMITTAL DATE: MARCH 2021	
FIELDBOOK/P: ---	CHECKED BY: CJD	REVISION RESUBMITTAL DATE: MARCH 19, 2021	
SURVEYED BY: ---	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: ---	
		REVISION RESUBMITTAL DATE: ---	

PRELIMINARY PLAT OF
REPLAT OF THE MEADOWS

BLOCK 3, LOTS 1-7, VACATED OUTLOT 1, VACATED CASTLE CIRCLE, ALL OF BLOCKS 4, 5, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, BEING PART OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



LEGEND
BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-5 FOR LOT NUMBERS)
 --- CORPORATE BOUNDARY

PREPARED FOR:
 KETTLE PARK WEST, LLC
 161 HORIZON DRIVE, SUITE 101A
 VERONA, WISCONSIN 53593
 P. 608.848.9050

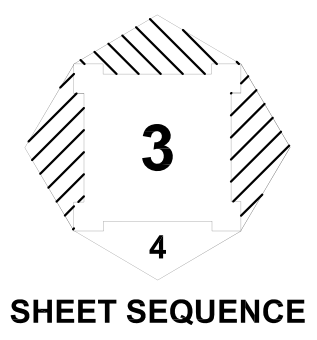
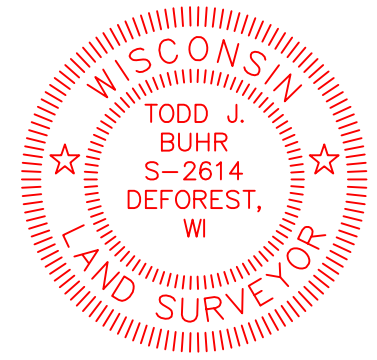
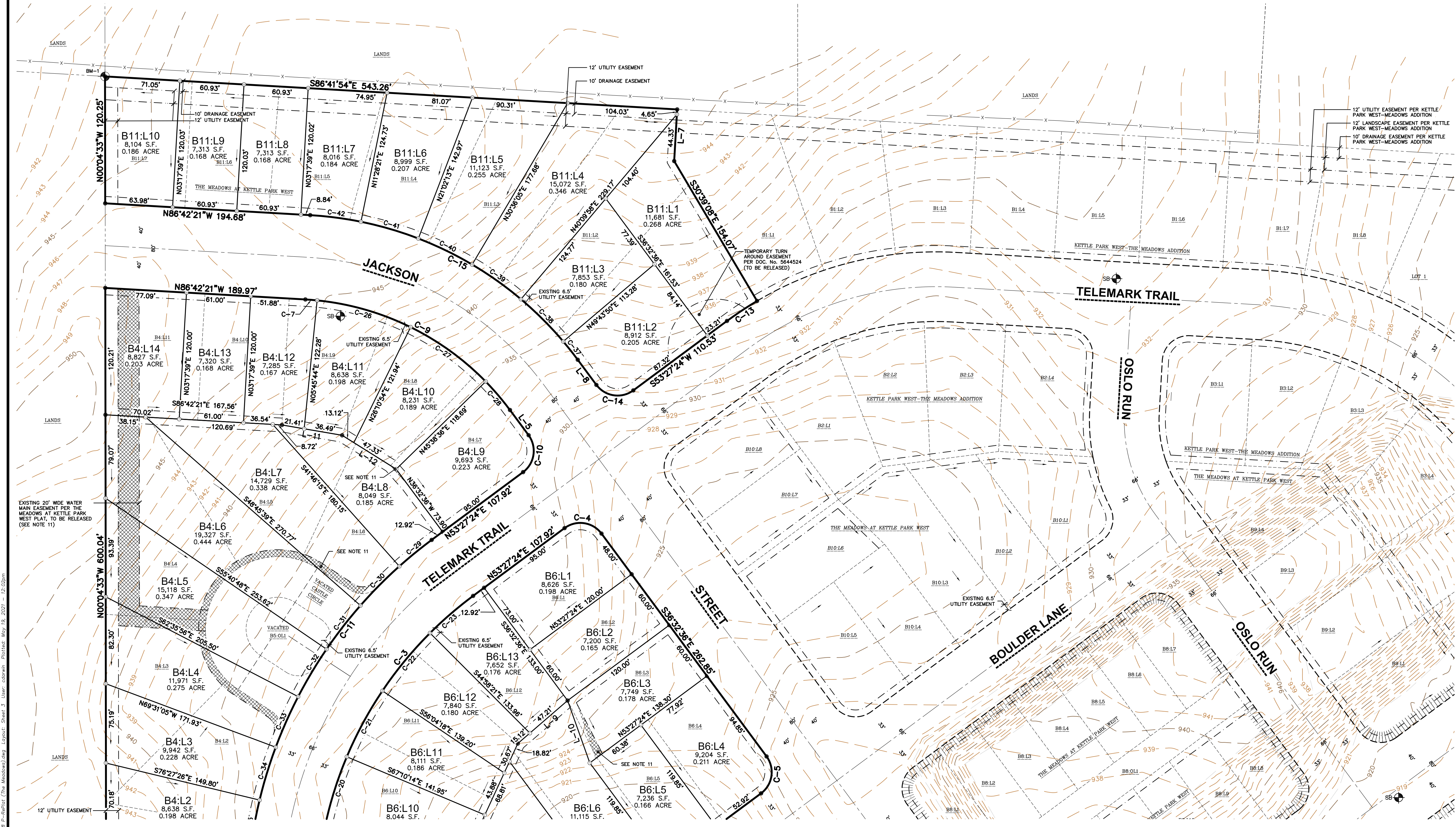
PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 CREATE THE VISION TELL THE STORY MADISON MILWAUKEE KENOSHA APPLETON WAUKESHA
REPLAT OF THE MEADOWS		
PROJECT NO: 15-7018S FIELDBOOK/PK: _____ SURVEYED BY: _____	DRAWN BY: CMD CHECKED BY: CJO APPROVED BY: TJB	INITIAL SUBMITTAL DATE: MARCH 2021 REVISION RESUBMITTAL DATE: MARCH 19, 2021 REVISION RESUBMITTAL DATE: _____ REVISION RESUBMITTAL DATE: _____
SHEET 2 OF 5		

File: I:\2019\157018\DWG\Survey\Sheets\157018 P-PrePlat (The Meadows).dwg Layout: Sheet 2 User: cdbrown Plotted: May 19, 2021 - 12:03pm

PRELIMINARY PLAT OF REPLAT OF THE MEADOWS

BLOCK 3, LOTS 1-7, VACATED OUTLOT 1, VACATED CASTLE CIRCLE, ALL OF BLOCKS 4, 5, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, BEING PART OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

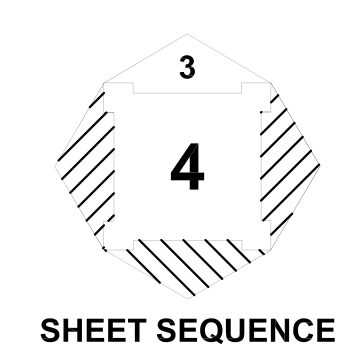
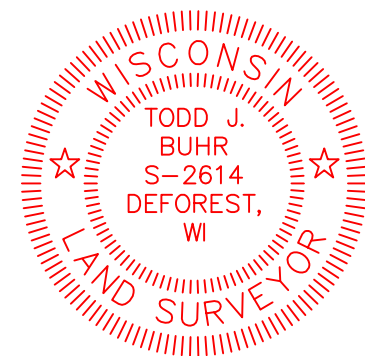


PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 JSD <i>Professional Services, Inc.</i> <small>Engineers • Surveyors • Planners</small>	CREATE THE VISION	TELL THE STORY
REPLAT OF THE MEADOWS			MADISON MILWAUKEE KENOSHA APPLETON WAUSAU	
PROJECT NO: 15-7018S	DRAWN BY: CMD	INITIAL SUBMITTAL DATE: MARCH 2021		
FIELDBOOK/PG: _____	CHECKED BY: CJO	REVISION RESUBMITTAL DATE: MARCH 19, 2021		
SURVEYED BY: _____	APPROVED BY: TJB	REVISION RESUBMITTAL DATE: _____		
		SHEET 3 OF 5		

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PRELIMINARY PLAT OF
REPLAT OF THE MEADOWS

BLOCK 3, LOTS 1-7, VACATED OUTLOT 1, VACATED CASTLE CIRCLE, ALL OF BLOCKS 4, 5, 6, AND 11, THE MEADOWS AT KETTLE PARK WEST, DOCUMENT No. 5646491, BEING PART OF THE NORTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.



PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN			CREATE THE VISION TELL THE STORY
REPLAT OF THE MEADOWS			MADISON MILWAUKEE KENOSHA APPLETON WAUSAU
PROJECT NO: 15-7018S DRAWN BY: CMD CHECKED BY: CJO SURVEYED BY:	INITIAL SUBMITTAL DATE: MARCH 2021 REVISION RESUBMITTAL DATE: MARCH 19, 2021 REVISION RESUBMITTAL DATE:	SHEET 4 OF 5	

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