

NOTICE OF PUBLIC HEARING

The City of Stoughton Plan Commission will hold a **Public Hearing** on **Monday, September 11, 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 Condominium Plat for Lot 6 at 51 West Subdivision. (Plat submitted on June 22, 2023)

A copy of the Preliminary Condominium 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 (2nd 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/89360767883?pwd=OS9tRDZlFQ2gzNnIwVk1jS3lMZ09BUT09>

Phone in: +1 312 626 6799

Meeting ID: 893 6076 7883

Passcode: 068512

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 with questions.

Published August 10 and August 17, 2023

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

Date of Application 6-22-23

Applicant Name RONALD R KLAAS, DONOFRIO KATKE Phone (608) 833-7530

Applicant Email RKLAAS@DONOFRO.CC

Owners Name (if different than applicant) DAVID WEST, DRW 51 WEST Phone (310) 997-7504

Subject Property Address 2884 WILD GOOSE WAY

Application for: CSM _____ PRELIMINARY PLAT 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: 1.

Fee Amount: \$ 530.

Owner/Applicant Signature  Date 6-22-23

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

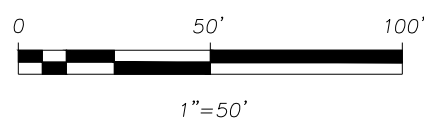
*ANY ADDITIONAL COST INCURRED OVER THE PERMIT FEE AMOUNT WILL BE BILLED TO THE PROPERTY OWNER AND/OR RESPONSIBLE PARTY. DWELLING UNITS INCLUDE EXISTING AND PROPOSED DWELLINGS.

WILD OAK STOUGHTON CONDOMINIUM

CONDOMINIUM PLAT

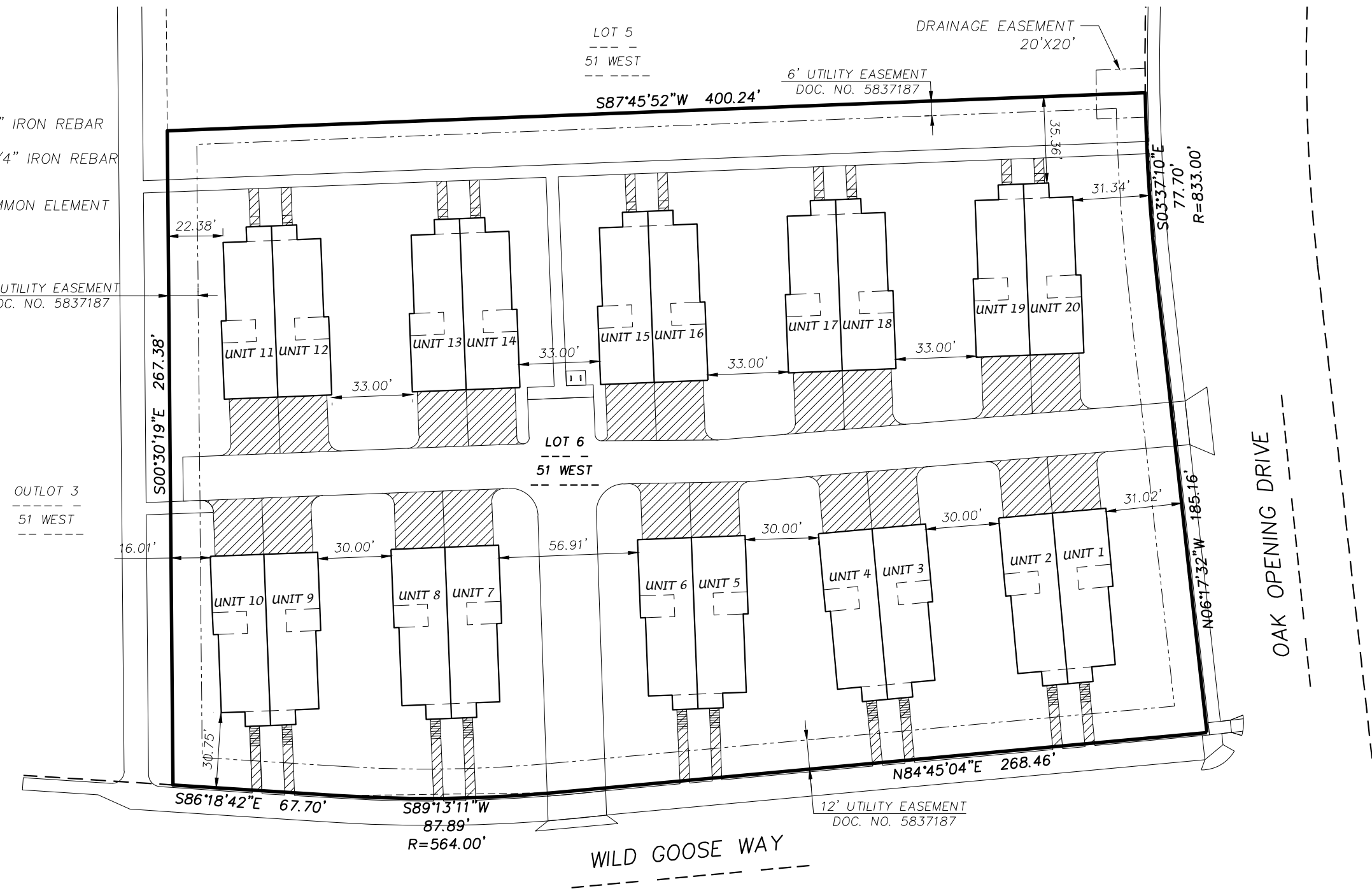
LOT 6, 51 WEST PLAT

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 1, T5N, R10E,
CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- ▨ LIMITED COMMON ELEMENT



There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

Dated this ____ day of _____, 20____

Dane County Planning and Development

LEGAL DESCRIPTION

Lot 6, 51 West Plat, recorded in Vol 61-0638 of Plats on Pages 377-379, as Document No. 5837187, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 1, T5N, R10E, City of Stoughton, Dane County, Wisconsin. Contains 111,330 sf (2.556 AC).

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that to the best of my knowledge and belief, that, in accordance with Chapter 703.11(4) of Wisconsin Statutes, this plat is a correct representation of the condominium herein described and that the identification and locations of each unit and the common elements can be determined for the plat, and survey of the property is in compliance with the requirements of Chapter A-E7 of Wisconsin Administrative Code.

Dated this ____ day of _____, 2023

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____, 2023 at ____ o'clock ____ M. and recorded in Volume _____ of Condominium Plats on Pages _____ as Document Number _____

Kristi Chlebowski, Dane County Register of Deeds

NOTES:

1. All of this condominium except units and areas labeled limited common elements are common elements.
2. Building dimensions based on plans provided by the owner.
3. Plat prepared for David West, DRW 51 West LLC.
4. Field work completed on June 28, 2023.
5. Units 1-20 each have a total area of 1,790 sf.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 22-03-101

WILD OAK STOUGHTON CONDOMINIUM

CONDOMINIUM PLAT

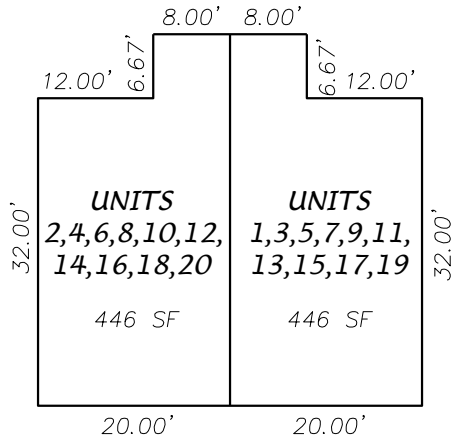
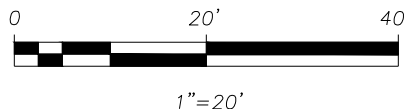
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CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

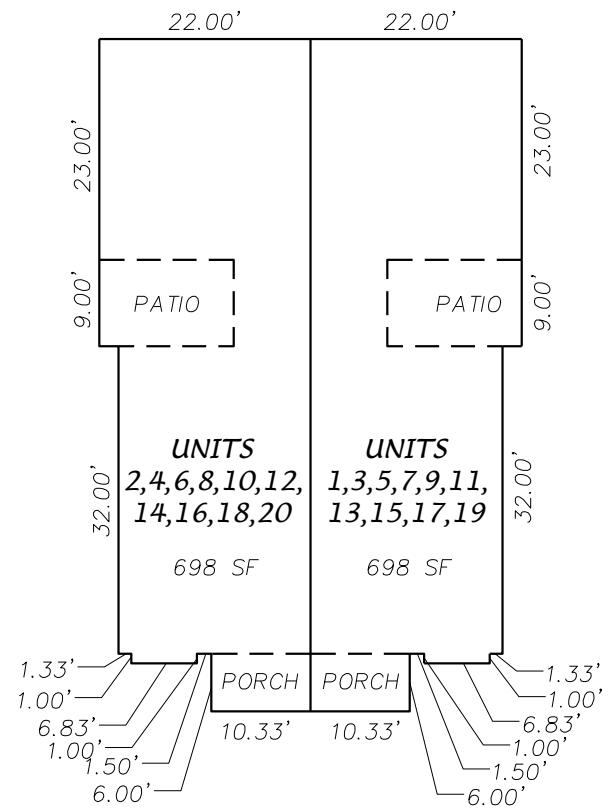
There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

Dated this ____ day of _____, 20____

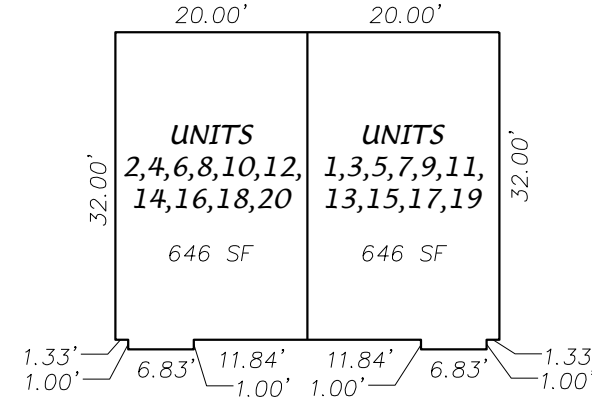
Dane County Planning and Development



LOWER LEVEL



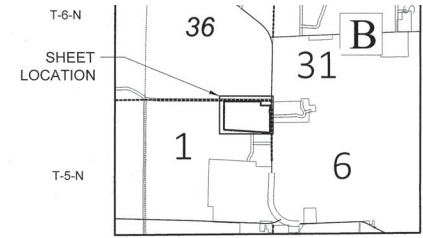
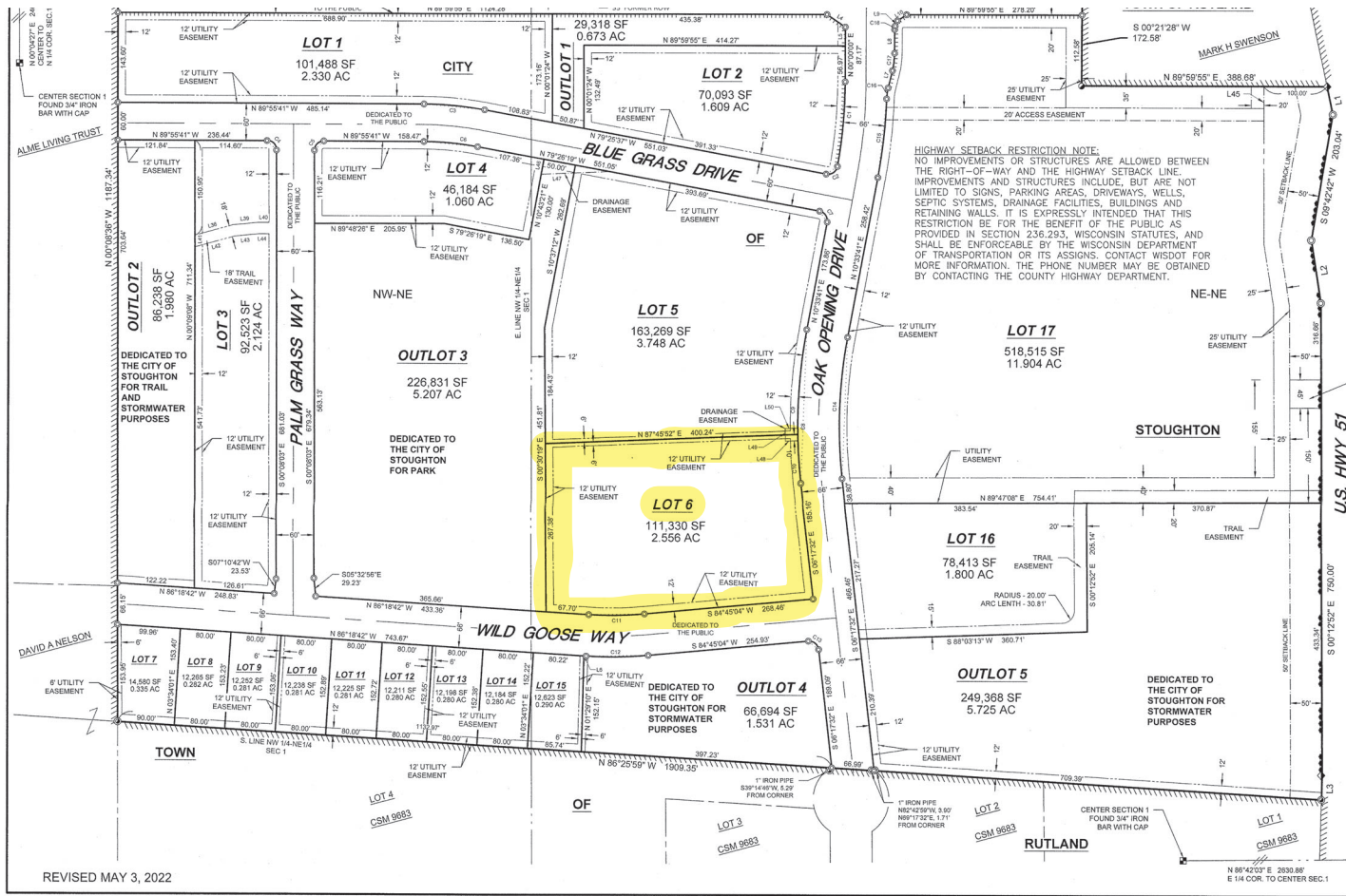
FIRST FLOOR LEVEL



SECOND FLOOR LEVEL

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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 AGENTS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S1°14'41"E	45.74	L18	N2°43'20"E	63.89
L2	S89°44'43"E	101.42	L19	N89°49'52"W	20.00
L3	S0°04'14"W	38.72	L20	N89°56'55"E	388.69
L4	S69°38'19"E	35.04	L21	S0°02'12"W	172.58
L5	S90°00'00"E	30.20	L22	N2°43'20"E	63.89
L6	S89°14'43"E	3.48	L23	N89°49'52"W	20.00
L7	N1°14'41"E	26.39	L24	N89°56'55"E	17.46
L8	N0°00'00"E	37.96	L25	N89°49'52"W	20.00
L9	N2°30'01"E	5.14	L26	S10°42'21"W	24.29
L10	N89°29'50"E	173.20	L27	S89°42'42"W	203.04

CURVE TABLE

CURVE	LENGTH	PI	PC	PT	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
C1	136.90	787.00	10°29'50"	N0°44'42"E	136.77	N0°00'00"E	N0°29'50"W	
C2	23.87	15.00	90°29'50"	N89°21'51"E	21.29	S10°29'50"W	N0°29'50"W	
C3	97.00	850.00	10°29'50"	N89°41'02"W	96.89	N89°58'41"W	N0°29'50"W	
C4	23.86	31.00	90°29'50"	N0°21'51"W	21.18	S89°51'09"W	N0°29'50"W	
C5	23.82	15.00	90°22'22"	S4°08'58"W	21.29	S0°00'00"E	N89°58'41"W	
C6	85.04	470.00	10°29'50"	N84°15'01"W	85.02	N89°58'41"W	N0°29'50"W	
C7	23.86	15.00	90°00'00"	N0°29'19"W	21.21	N0°29'19"W	N0°29'19"W	
C8	236.02	853.00	18°18'13"	S1°03'04"W	234.19	S89°17'25"E	S1°03'04"W	
C9	191.30	833.00	11°29'22"	S4°08'27"W	191.02	S0°08'47"E	S1°03'04"W	
C10	77.72	633.00	5°20'48"	S3°37'12"E	77.70	S0°17'12"E	S0°08'47"E	
C11	87.89	564.00	8°50'18"	N89°21'17"E	87.89	N89°45'04"E	S89°17'12"E	
C12	18.27	600.00	8°50'18"	N89°11'17"E	18.17	N89°45'04"E	S89°17'12"E	
C13	23.29	15.00	98°57'24"	N89°48'44"W	23.02	S84°48'44"W	N89°17'12"E	
C14	225.61	787.00	18°18'13"	S2°08'04"W	224.60	S0°17'12"E	S1°03'04"W	
C15	126.81	833.00	08°42'23"	N89°22'29"E	126.49	N0°17'19"E	N1°03'04"E	
C16	117.44	845.00	11°29'22"	N0°47'00"E	117.41	N0°48'00"E	N0°17'19"E	
C17	27.84	118.00	12°44'48"	N89°52'39"E	27.77	N0°00'00"E	N1°03'04"E	
C18	5.69	14.00	22°00'01"	N1°15'01"E	5.56	N22°30'01"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
Rennell Powers
 Department of Administration

MSA ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 1703 PARKSIDE DR. MADISON, WI 53706
 (608) 242-7779 www.msa-ps.com

REVISED MAY 3, 2022

SHEET 1 OF 3