

# **REQUEST FOR PROPOSALS**

Professional Services to the City of Stoughton Parks and  
Recreation Department

For

**Kettle Park West Outlot 1 Park Master Plan**



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## Section 1 – General Information

### 1.1 Purpose: Park Master Plan and Cost Estimate

The City of Stoughton Parks and Recreation (SPR) Department is soliciting proposals from qualified consultants to provide Landscape Architectural services for the following:

#### Kettle Park West Outlot 1 Master Plan

This work will provide planning services under the direction of SPR staff to evaluate potential uses and programming of the park to develop a master plan that is responsive to the site, environmentally sensitive, and sustainable. The plan will include written and graphic analysis, and recommendations.

It is the intent of the SPR Department to review and assess the RFP responses to determine if the responding firms can meet the needs of the City of Stoughton.

### 1.2 General Submission Information

The SPR Department intends to award a single contract for this project. The proposal should address the Consultant's capabilities for performing all aspects of the project development process while presenting specific project information and substantiating the Consultant's methodologies and approach for completing the work requested. Please submit one proposal for both projects with separated costs for Part One and Part Two. The official title for this project is: Kettle Park West Outlot 1 Park Master Plan.

### 1.3 Site Visits & Pre-Submittal Meeting

Consultants are able to visit the site during regular park hours, 7:00 AM to 10:00 PM, to view the site, take pictures, etc. SPR will not be allowing pre-submittal meetings, but consultants can contact Dan Glynn, Director of Parks & Recreation, with any questions. .

### 1.4 Preparation Costs

Proposers shall be solely responsible for proposal preparation costs, including but not limited to the cost of preparing the proposal. By submitting a proposal each Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

## Section 2 – Scope of Work

Outlot 1 at Kettle Park West will be a new park located on the western edge of the City of Stoughton. Outlot 1 is a 10.3-acre neighborhood park located north of WI-138 and west of US-51. The site is fronted on the eastern boundary by Oak Opening Drive. The northern boundary of the park is fronted by single family homes and Jackson St. The western and southern boundaries of the park are undeveloped and offers an opportunity for the park to grow as land to the west is developed. Cyclists and pedestrians are able to access the park utilizing 10 foot wide sidewalks on Jackson Street and Oak Opening Road.

Nearby City of Stoughton parks and trails include the Virgin Lake Trail, 51 West Outlot 6, 51 West Outlot 3, Virgin Lake Park, and Heggstad Park. The Virgin Lake Trail is an off-road trail that goes from Jackson Street through the 51 West Development. It connects Virgin Lake Park, Heggstad Park, and 51 West Outlot 6. North of Outlot 1 is 51 West Outlot 3. The two park sites are connected by the Oak Opening Trail network.

Natural features of the property include a wooded area in the southern third of the park along Oak Opening Road. Much of the natural slopes have been untouched and there are steep slopes on the site to the south. An area in the northwestern corner of the site was graded to provide a site for park infrastructure like restrooms, playgrounds, etc. The final grading plan for the phase of the development that includes the park has not been approved and there is an opportunity to change things as a result of the master plan.

## 2.1 Project Scope

### Mandt Park Master Plan

Work as directed by City staff in the planning process to prepare a Master Plan for Outlot 1 (see Exhibit A for property map). The planning services to be provided may include, but not necessarily be limited to the following:

- A. Review and analyze the existing files and base plan information, including all easements, rights-of-way, in-holdings, title review, active use agreements, EIS review, flood plain information, on-structural soils, archeological or endangered resources, an inventory of site opportunities and constraints, and physical, regulatory, and historical limitations that impact development and use of the park.
- B. Site visit and kick-off meeting with City staff
- C. Utilize studies and reports including current needs assessments, the SPR Comprehensive Outdoor Recreation Plan, National Recreation and Parks Association (NRPA) guidelines, etc. in the analysis process and recommendations.
- D. Work with City staff to conduct focus group meetings with stakeholders and user groups to identify opportunities and constraints for park development and programming. Stakeholder and user groups include:
  - a. Kettle Park Senior Living Residents
  - b. Forward Development Group
  - c. Biking Enthusiasts (Stoughton Residents and/or Capital Off-Road Pathfinders Volunteers)
  - d. River & Trails Taskforce
  - e. Parks & Recreation Committee
- E. Participate and present information and exhibits as directed by SPR staff in public meetings, review, and planning sessions as required. Prepare meeting minutes, tabulate inputs and in review meeting results with staff.
- F. Develop initial park concept and conduct review meeting with city staff and stakeholders
- G. Work with City staff to conduct a public open house.
- H. Make recommendations for implementation of master plan.
- I. Provide a realistic estimate of probable costs.
- J. Prepare a final draft plan to present to staff, Parks and Recreation Committee, and City Council. Revise as necessary.
- K. Present finished plan to staff, public, and elected officials for adoption.
- L. Meet with City staff as necessary.

## Section 3 – Anticipated Process

### 3.1 Examination of Proposals

Proposers should carefully examine the entire RFP, and addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

### 3.2 Proposal Acceptance Period

Award of this proposal is anticipated to be announced within forty-five (45) calendar days after the submission date, although all proposals must be irrevocable for ninety (90) days following the submission date.

### 3.3 Confidentiality

The content of all proposals and scoring sheets will be kept confidential along with the successful proposer until after the award of the contract, at which time the information will become public information.

### 3.4 Proposal Format

Proposals are to be prepared in such a way as to provide straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be placed on:

- Conformance to the RFP instructions
- Responsiveness to the RFP requirements
- Overall completeness and clarity of content

### 3.5 Signature Requirements

All proposals must be signed. An officer or other agent of a corporate vendor, if authorized to sign contracts on its behalf; a member of a partnership; the owner of a privately owned vendor; or other agent if properly authorized by a Power of Attorney or equivalent document may sign a proposal. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

### 3.6 Proposal Submission

Three (3) copies of the proposal must be received by the City of Stoughton Parks and Recreation Department prior to 2:00 PM on Monday, November 21, 2022. All copies of the proposals must be sealed cover and plainly marked with the project name. Proposals shall be delivered or mailed to:

City of Stoughton  
Parks and Recreation Department  
Attention: Dan Glynn, Parks & Recreation Director  
207 S. Forrest Street  
Stoughton, WI 53589

### 3.7 Questions

Questions regarding the proposal shall be submitted to:

Dan Glynn, Parks & Recreation Director  
Stoughton Parks & Recreation Department  
207 S. Forrest Street  
Stoughton, WI 53589  
Phone; (608) 873-6746  
Fax: (608) 873-5519  
[dglynn@ci.stoughton.wi.us](mailto:dglynn@ci.stoughton.wi.us)

### 3.8 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the SPR Department.

### 3.9 Disposition of Proposals

All materials submitted in response to this RFP become the property of the City of Stoughton. One copy shall be retained for the official files of the Parks and Recreation Department and will become public record after award of the contract.

### 3.10 Modification/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The respondent may thereafter submit a new or modified proposal prior to the final submission date. Modifications offered in any other manner, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the City after the date of receipt and following oral presentations.

### 3.11 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issues at a pre-proposal conference or otherwise. Written addenda will be issues when the City deems changes, clarifications, or amendments to proposal documents necessary.

### 3.12 Late Submissions

Proposals not received prior to the date and time specified will not be considered and will be returned unopened after recommendation of award.

### 3.13 Rejection of Proposals

The City of Stoughton reserves the right to reject any or all proposals, to waive irregularities and to accept that proposal which the city determines, in its sole discretion, is in the best interest of the City.

## Section 4 – Proposal and Submission Requirements

To achieve a uniform review process and obtain the maximum degree of comparability, the proposals shall be organized in the manner specified below. Core content of the proposals shall not exceed five (5) pages in length (items A, B, C, and D in section 4.1 item 5 below). Supporting attachments (see section

4.1 item 6, below) to the proposal shall not exceed eight (8) total pages. Information in excess of those allowed will not be evaluated/scored. One page shall be interpreted as one side of single-spaced, typed, 8 ½ inch by 11-inch sheet of paper with 1-inch margins. The typeface shall be of 12 font or greater.

#### 4.1 Proposal Narrative

All proposal information shall be presented in a single bound volume that has been checked sufficiently to ensure completeness and accuracy of detail. Proposals that do not comply with the instructions in this RFP will not be accepted. It is mandatory that the proposal contains the following five (5) items and that it be presented in the following order:

1. Cover
2. Title Page (1 page)
3. Letter of Transmittal (1 page)
4. Table of Contents (1 page)
5. Core Content (6 pages maximum)
  - a. Recent Parks and Recreation Master Planning Experience
  - b. Consultant Project Approach
  - c. Key Project Personnel
  - d. Past Project Performance
  - e. Cost Proposals
  - f. Staff Availability and Capability to Meet Deadlines
6. Supporting Attachments (if necessary 8 pages maximum)

Items 5 and 6 should be separated with either color-coded or tab-type dividers so the information may be quickly located.

##### A. Title Page (1 Page)

Show the RFP title being proposed on, the name of your firm, address, telephone number(s), name of contact person, and date.

##### B. Letter of Transmittal (1 Page)

- a. Identify the RFP project for which the proposal has been prepared.
- b. Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.
- c. Provide the name(s) of the person(s) authorized to make representations for your firm, their titles, address, and telephone numbers.
- d. A corporate officer or other individual who has the authority to bind the firm must sign the letter. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

##### C. Table of Contents (1 Page)

##### D. Details of Core Content (6 Pages Maximum)

###### a. Recent Parks and Recreation Master Planning Experience

Include as a part of your proposal a brief statement concerning the recent relevant experience of the persons from your firm and each sub-consultant who will be actively engaged in the proposed effort. *Do not include firm experience unless individuals who will work on this project participated in that experience.*

b. Consultant Work Approach

The proposal must include a brief description of the proposer's overall approach to master planning and any unique capabilities the firm can bring to the project.

Also include information addressing how the proposer plans to provide project management, quality assurance, contract deliverables, budget and cost control, schedule control, and intern/external coordination for this project.

c. Key Project Personnel

It is recommended personnel have a thorough knowledge and understanding of parks and recreation operations and facilities to provide perspective related to master planning analysis and recommendations.

Specific background information on key individuals who will be assigned to the project must be included. The background information on these individuals should emphasize their work experience relative to project requirements, current projects, and availability. The proposed key personnel must be the personnel assigned to the project.

It is intended that personnel assigned will carry this project to conclusion. If for unforeseen reasons key personnel can no longer contribute to the discipline specialties for which the key personnel have been selected, the consultant may petition the project manager in writing within thirty (30) days of any changed of personnel that are included in this statement and the addition to the consultant's staff of personnel who may contribute to the discipline specialties for which the key personnel has been selected.

The City reserves the right to approve all personnel changes. The City also reserves the right to cancel any task request in effect should it determine that the proposed personnel is not available or assigned to the task order.

d. Past Project Performance

Information is to be provided on the firm's performance on past projects (include City projects if applicable), in regards to the project management items identified.

Provide the names, addresses, current telephone numbers, and a brief project description of three past or current clients who are able to comment on aspects of your work relevant to this proposal.

e. Cost Proposals

Please provide a cost proposal for Kettle Park West Outlot 1 Master Plan. Cost proposals should be detailed and reflective to what is outlined in the scope of work.

f. Staff Availability and Capability to Meet Deadlines



Provide projected workload and timeline for staff to complete the project ten business days after the contract has been signed.

E. Supporting Attachments (8 Pages Maximum)

Attach only information pertinent to the project being proposed on and that will provide reviewers clear and concise insights into your firm's capabilities.

## Section 5 – Evaluation Criteria and Selection Process

A committee of individuals representing the City of Stoughton will evaluate the proposals.

The City of Stoughton reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews. The City reserves the right to request additional questions to be answered during the interviews, to determine which proposers will be interviewed, the format and content of the interviews, and to establish the maximum number of people who attend the interview from a proposer. The consultant's project manager identified in the proposal will be required to attend a requested interview. By submitting a proposal, it is understood that the proposers may not change (add or delete) personnel for interviews from those listed in the proposals without written consent from the City.

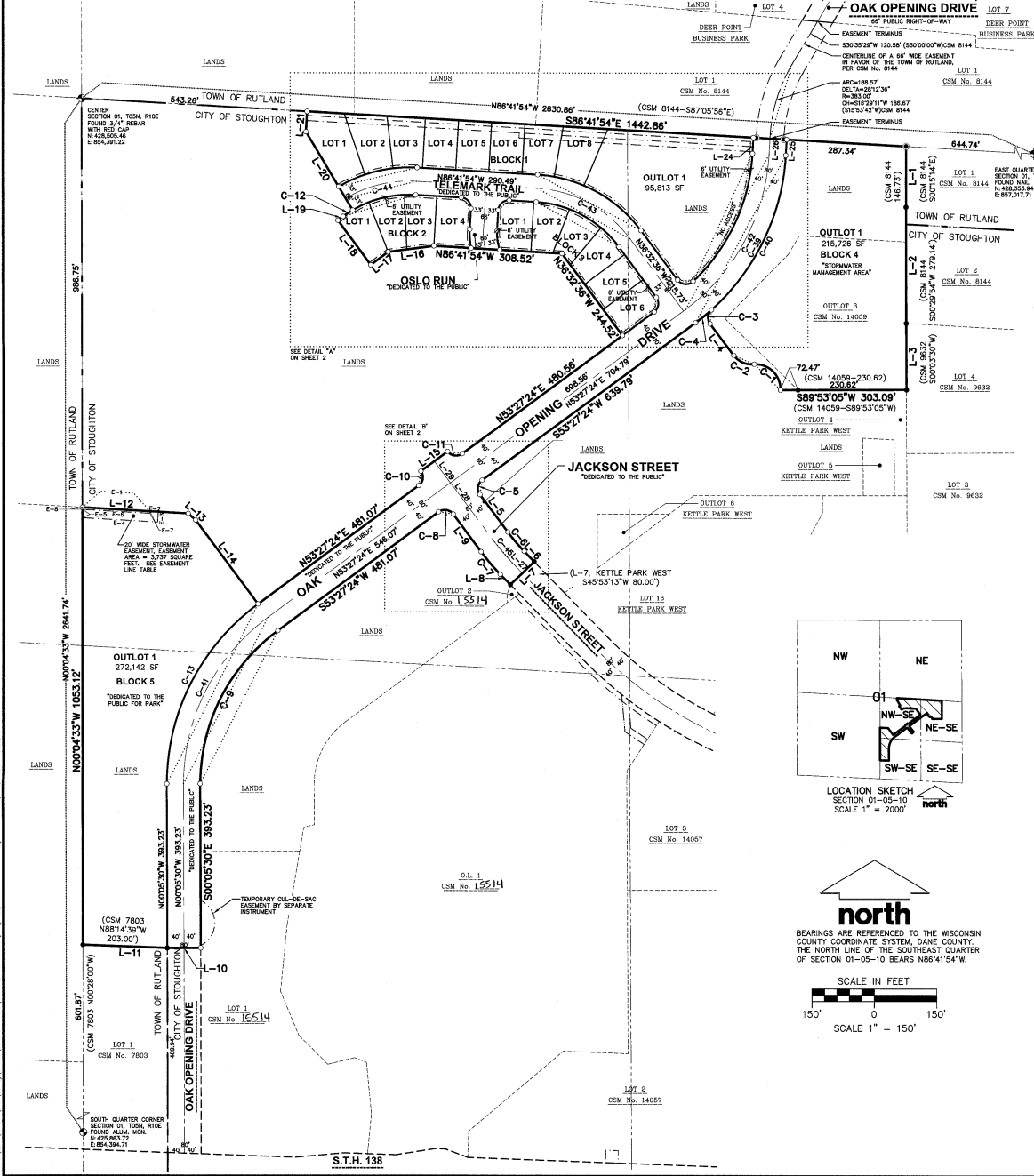
## Section 6 – Contract Negotiation Process

The City may invite such one or more proposers to enter into Contract negotiations with the City. The City reserves the right to terminate negotiations with any proposer. The City reserves the right to reject any and all proposals submitted.

The successful firm shall meet with the City of Stoughton minimum commercial general liability insurance requirements of \$1 million per claim and occurrence, shall provide a certificate of insurance demonstrating that the required policy of insurance is in effect, and shall provide an endorsement to the policy stating that the City of Stoughton is named as an additional insured party under the policy.

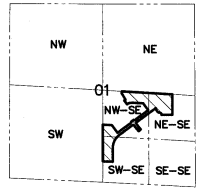
# KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



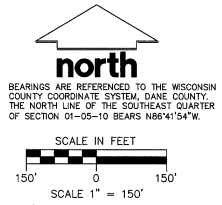
- LEGEND**
- GOVERNMENT CORNER
  - 1-1/4" REBAR FOUND
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - 1-1/4" x 20" REBAR SET (4.30 LBS/LF)
  - ALL OTHER LOT CORNERS MARKED WITH A 3/4" X 18" REBAR (1.13 LBS/FT)
  - PLAT BOUNDARY
  - PLAT RIGHT-OF-WAY LINE
  - PLAT LOT LINES
  - CORPORATE BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
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  - PLATTED LOT LINE
  - CHORD LINE
  - EASEMENT LINE
  - DRAINAGE ARROW
  - "NO ACCESS"
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- THIS PLAT IS BASED ON THE APPROVED PRELIMINARY PLAT OF "KETTLE PARK WEST" DATED APRIL 26, 2016.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF 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.
  - ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT-OF-WAY.
  - 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.
    - "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.
    - "DRAINAGE EASEMENT" 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 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.
  - THE LANDSCAPE BUFFER STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS BY THE SUBDIVIDER OR COORDINUM 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.
  - SEE SHEET 2 OF 3 FOR LOT INFORMATION.
  - SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.
  - THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
  - ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE 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.
  - NO VEHICULAR ACCESS IS PERMITTED TO OUTLOT 1, BLOCK 1, OR TO LOT 6, BLOCK 3, FROM OAK OPENING DRIVE.
  - 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 4, BLOCK 2; LOTS 1 AND 6, BLOCK 3.



PLAT AREA		
AREA	SQUARE FEET	ACRES
LOTS	781,022	17.471
ROADS	297,007	6.818
TOTAL	1,058,029	24.289

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S86°42'21"E	162.74'
E-2	S86°42'21"E	20.00'
E-3	S03°17'39"W	25.00'
E-4	N86°42'21"W	181.27'
E-5	N00°04'33"W	20.03'
E-6	S86°42'21"E	162.44'
E-7	N03°17'39"E	5.00'
E-8	N00°04'33"W	5.01'



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 September 28, 2020

*Renee M. Doney*  
Department of Administration

**SURVEYED FOR:**  
KETTLE PARK WEST, LLC  
161 HORIZON DRIVE, STE. 101A  
VERONA, WI 53593  
(608) 948-9050

**SURVEYED BY:**  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 948-9060

**PROJECT LOCATION:**  
SECTION 01  
TOWNSHIP 05 NORTH  
RANGE 10 EAST  
CITY OF STOUGHTON  
DANE COUNTY, WISCONSIN

**CREATED THE VISION TELL THE STORY**  
**JSD**  
Professional Services, Inc.  
Madison, Wisconsin

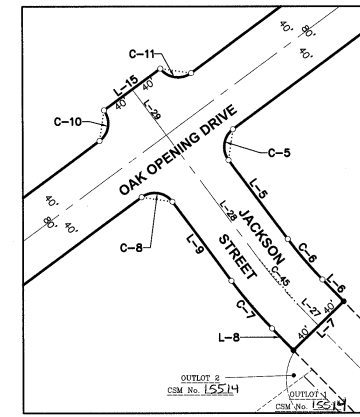
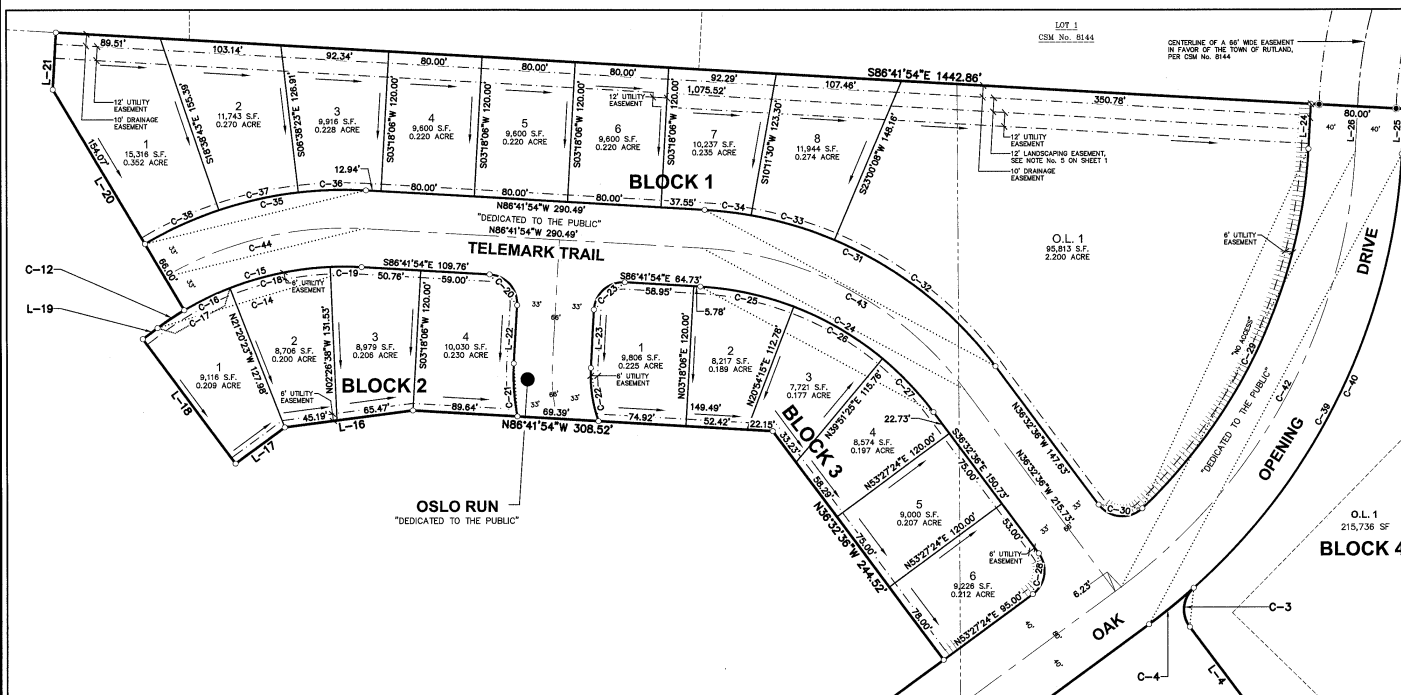
**KETTLE PARK WEST - THE MEADOWS ADDITION**

PROJECT NO: 18-2018 DRAWN BY: JSD INITIAL SUBMITTAL DATE: MARCH 12, 2019  
 REVISION NO: 01 CHECKED BY: JSD REVISION RESUBMITTAL DATE: OCTOBER 18, 2019  
 SURVEYED BY: APPROVED BY: REVISION RESUBMITTAL DATE: DECEMBER 04, 2019  
 REVISION RESUBMITTAL DATE: MARCH 09, 2020

SHEET 1 OF 3

# KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



- LEGEND**
- ◆ GOVERNMENT CORNER
  - 1-1/4" REBAR FOUND
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - 1-1/4" x 20" REBAR SET (4.30 LBS/LF) ALL OTHER LOT CORNERS MARKED WITH A 3/4" x 18" REBAR (1.13 LBS/LF)
  - PLAT BOUNDARY
  - PLAT RIGHT-OF-WAY LINE
  - PLAT LOT LINES
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - PLATTED LOT LINE
  - CHORD LINE
  - EASEMENT LINE
  - DRAINAGE ARROW
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

DETAIL A SCALE 1" = 80'

CURVE TABLE									
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT		
C-1	99.76'	80.00'	95°16'48"	88.67'	N45°14'45"W	S87°06'51"W	N02°23'39"E		
C-2	55.92'	54.18'	59°07'56"	53.47'	N67°09'30"W	N37°35'32"W	S83°16'31"W		
C-3	38.98'	25.00'	84°44'34"	33.70'	N05°49'41"E	N48°11'58"E	N36°32'36"W		
C-4	49.55'	540.00'	51°52'26"	49.53'	S04°49'41"W	S48°11'58"W	S53°27'24"W		
C-5	39.27'	25.00'	90°00'00"	35.36'	S08°27'24"W	S53°27'24"W	S36°32'36"E		
C-6	60.77'	460.00'	73°41'11"	60.73'	S40°19'41"W	S36°32'36"E	S44°06'47"E		
C-7	71.34'	540.00'	73°41'11"	71.29'	N40°19'41"W	N36°32'36"E	N44°06'47"W		
C-8	39.27'	25.00'	90°00'00"	35.36'	N81°32'36"W	S53°27'24"W	N36°32'36"E		
C-9	429.91'	460.00'	53°32'54"	414.44'	S28°40'57"W	S00°05'30"E	S53°27'24"W		
C-10	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E	N53°27'24"E	N36°32'36"W		
C-11	39.27'	25.00'	90°00'00"	35.36'	S81°32'36"E	S36°32'36"E	N53°27'24"E		
C-12	27.45'	267.00'	55°32'27"	27.44'	N58°24'08"E	N53°27'24"E	N59°20'52"E		
C-13	504.68'	540.00'	53°32'54"	486.51'	N26°40'57"E	N00°05'30"W	N53°27'24"E		
C-14	185.68'	267.00'	39°50'41"	181.86'	S73°22'45"W	N86°41'54"W	S53°27'24"W		
C-15	158.23'	267.00'	33°57'14"	155.92'	N76°19'29"E	N59°20'52"E	S86°41'54"E		

CURVE TABLE									
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT		
C-16	43.40'	267.00'	91°8'45"	43.35'	S64°00'14"W	S68°39'37"W	S59°20'52"W		
C-17	70.85'	267.00'	15°12'13"	70.64'	S61°03'31"W	S68°39'37"W	S53°27'24"W		
C-18	88.06'	267.00'	18°53'45"	87.66'	N78°06'30"W	N68°39'37"E	N87°33'22"E		
C-19	26.77'	267.00'	5°44'43"	26.76'	S69°34'16"E	N87°33'22"E	S86°41'54"E		
C-20	39.27'	25.00'	90°00'00"	35.36'	S41°41'54"E	S86°41'54"E	S03°18'06"W		
C-21	45.54'	183.00'	141°50'30"	45.42'	S03°49'39"E	S03°18'06"W	S10°57'24"E		
C-22	46.27'	117.00'	22°39'29"	45.97'	S08°01'39"E	S03°18'06"W	S19°21'23"E		
C-23	39.27'	25.00'	90°00'00"	35.36'	S48°18'06"W	N86°41'54"W	S03°18'06"W		
C-24	233.72'	267.00'	50°09'19"	226.33'	N61°37'15"W	N36°32'36"E	N86°41'54"W		
C-25	82.03'	267.00'	17°36'09"	81.71'	N77°53'50"W	N69°05'45"W	N86°41'54"W		
C-26	88.32'	267.00'	18°57'10"	87.92'	N59°37'10"W	N50°08'35"W	N69°05'45"W		
C-27	63.38'	267.00'	13°35'59"	63.23'	N43°20'35"W	N36°32'36"E	N50°08'35"W		
C-28	39.27'	25.00'	90°00'00"	35.36'	N08°27'24"E	N53°27'24"E	N36°32'36"E		
C-29	347.80'	460.00'	43°19'12"	339.57'	S24°57'42"W	S03°18'06"W	S48°37'18"W		
C-30	42.25'	25.00'	96°50'06"	37.40'	N84°57'39"W	S46°37'18"W	N36°32'36"W		

CURVE TABLE									
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT		
C-31	291.50'	333.00'	50°09'19"	282.28'	S61°37'15"E	S86°41'54"E	S36°32'36"E		
C-32	177.00'	333.00'	30°27'16"	174.92'	S51°46'14"E	S66°59'52"E	S36°32'36"E		
C-33	74.45'	333.00'	12°48'38"	74.30'	S73°24'11"E	S79°48'30"E	S66°59'52"E		
C-34	40.05'	333.00'	6°53'25"	40.02'	S83°15'12"E	S86°41'54"E	S79°48'30"E		
C-35	197.34'	333.00'	33°57'14"	194.46'	S76°19'28"W	N86°41'54"W	S59°20'52"W		
C-36	57.78'	333.00'	9°56'28"	57.70'	S86°19'52"W	N86°41'54"W	S83°21'37"W		
C-37	69.76'	333.00'	12°00'20"	69.65'	S77°21'27"W	S83°21'37"W	S71°21'17"W		
C-38	69.76'	333.00'	12°00'25"	69.66'	S85°21'04"W	S71°21'17"W	S59°20'52"W		
C-39	472.70'	540.00'	50°09'19"	457.75'	S28°22'45"W	S03°18'06"W	S53°27'24"W		
C-40	423.15'	540.00'	44°53'52"	412.41'	S25°45'02"W	S03°18'06"W	S48°11'58"W		
C-41	467.30'	500.00'	53°32'54"	450.47'	S28°40'57"W	S53°27'24"W	S00°05'30"E		
C-42	437.69'	500.00'	50°09'19"	423.85'	N28°22'45"E	N53°27'24"E	N03°18'06"E		
C-43	262.61'	300.00'	50°09'19"	254.31'	N81°37'15"W	N36°32'36"E	N86°41'54"W		
C-44	177.57'	300.00'	33°57'14"	175.19'	S76°19'28"W	N86°41'54"W	S59°20'52"W		
C-45	66.06'	500.00'	7°34'11"	66.01'	S40°19'41"E	S36°32'36"E	S44°06'47"E		

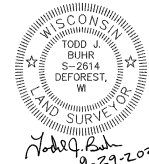
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°09'16"W	146.55'
L-2	S00°05'13"E	279.26'
L-3	S00°06'55"E	160.17'
L-4	N36°32'36"E	95.23'
L-5	S36°32'36"E	112.80'
L-6	S44°06'47"E	34.79'
L-7	S45°53'13"W	80.00'
L-8	N44°06'47"W	34.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L-9	N36°32'36"W	112.80'
L-10	S89°54'30"W	80.00'
L-11	N87°50'24"W	203.16'
L-12	S86°42'21"E	255.00'
L-13	S48°15'13"E	23.73'
L-14	S36°32'36"E	251.90'
L-15	N53°27'24"E	80.00'
L-16	S82°33'08"W	110.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L-17	S53°27'24"W	52.29'
L-18	N36°32'36"W	132.85'
L-19	N53°27'24"E	15.83'
L-20	N30°39'08"W	220.07'
L-21	N03°18'06"E	48.98'
L-22	S03°18'06"W	49.93'
L-23	S03°18'06"W	49.93'
L-24	S03°18'06"W	38.53'

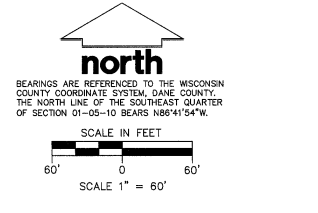
LINE TABLE		
LINE	BEARING	DISTANCE
L-25	S03°18'06"W	38.53'
L-26	N03°17'38"E	38.85'
L-27	S44°06'47"E	34.79'
L-28	S36°32'36"E	177.80'
L-29	N36°32'36"W	65.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S86°42'21"E	162.74'
E-2	S86°42'21"E	20.00'
E-3	S03°17'39"W	25.00'
E-4	N86°42'21"W	181.27'
E-5	N00°04'33"W	20.03'
E-6	S86°42'21"E	162.44'
E-7	N03°17'39"E	5.00'
E-8	N00°04'33"W	5.01'



**SURVEYED FOR:**  
 KETTLE PARK WEST, LLC  
 161 HORIZON DRIVE, SUITE 101A  
 VERONA, WI 53593  
 (608) 848-9000

**SURVEYED BY:**  
 JSD PROFESSIONAL SERVICES, INC.  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 (608) 848-5060



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 September 28, 2020  
*Rene M. Porey*  
 Department of Administration

**JSD** CREATE THE VISION TELL THE STORY  
 Professional Services, Inc.  
 Madison, Wisconsin

**KETTLE PARK WEST - THE MEADOWS ADDITION**

PROJECT NO: 18-2018S DRAWN BY: GSP INITIAL SUBMITTAL DATE: MARCH 15, 2019  
 FIELDBOOK/Pk: \_\_\_\_\_ CHECKED BY: ZLB REVISION RESUBMITTAL DATE: OCTOBER 18, 2019  
 SURVEYED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_ REVISION RESUBMITTAL DATE: DECEMBER 04, 2019  
 SHEET 2 OF 3

# KETTLE PARK WEST-THE MEADOWS ADDITION

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION RELATIONS OF THE DANE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF KETTLE PARK WEST, LLC, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION" IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, RECORDED IN VOLUME 94 OF CERTIFIED SURVEY MAPS, PAGES 166-169, AS DOCUMENT No. 5178692, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 01, AFORESAID; THENCE NORTH 86 DEGREES 41 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 644.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, 146.55 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, 279.26 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, 160.17 FEET TO THE SOUTHEAST CORNER OF OUTLOT 3, CERTIFIED SURVEY MAP No. 14059, AFORESAID; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT 3, AFORESAID, 303.09 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 99.78 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 45 DEGREES 14 MINUTES 45 SECONDS WEST, 86.67 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 55.92 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.18 FEET, THE CHORD BEARS NORTH 67 DEGREES 09 MINUTES 30 SECONDS WEST, 53.47 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 95.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 36.98 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 05 DEGREES 49 MINUTES 41 SECONDS EAST, 33.70 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 49.55 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS SOUTH 50 DEGREES 49 MINUTES 41 SECONDS WEST, 49.53 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 639.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 08 DEGREES 27 MINUTES 24 SECONDS WEST, 35.36 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 112.80 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 60.77 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THE CHORD BEARS SOUTH 40 DEGREES 19 MINUTES 41 SECONDS EAST, 60.73 FEET; THENCE SOUTH 44 DEGREES 08 MINUTES 47 SECONDS EAST, 34.79 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 13 SECONDS WEST, 80.00 FEET; THENCE NORTH 44 DEGREES 06 MINUTES 47 SECONDS WEST, 34.79 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 71.34 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, THE CHORD BEARS NORTH 40 DEGREES 19 MINUTES 41 SECONDS WEST, 71.29 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 112.80 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 81 DEGREES 32 MINUTES 36 SECONDS WEST, 35.36 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 481.07 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 429.91 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THE CHORD BEARING SOUTH 26 DEGREES 40 MINUTES 57 SECONDS WEST, 414.44 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, 392.23 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 7803; THENCE NORTH 87 DEGREES 50 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF LOT 1, AFORESAID, 203.18 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE, 1,053.12 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 21 SECONDS EAST, 255.00 FEET; THENCE SOUTH 48 DEGREES 15 MINUTES 13 SECONDS EAST, 23.73 FEET; THENCE SOUTH 36 DEGREES 32 MINUTES 36 SECONDS EAST, 251.90 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 481.07 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 08 DEGREES 27 MINUTES 24 SECONDS EAST, 35.36 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 80.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS SOUTH 81 DEGREES 32 MINUTES 36 SECONDS EAST, 35.36 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 480.56 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 244.52 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 54 SECONDS WEST, 308.52 FEET; THENCE SOUTH 82 DEGREES 33 MINUTES 08 SECONDS WEST, 110.67 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 24 SECONDS WEST, 52.29 FEET; THENCE NORTH 36 DEGREES 32 MINUTES 36 SECONDS WEST, 132.85 FEET; THENCE NORTH 53 DEGREES 27 MINUTES 24 SECONDS EAST, 15.83 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 27.45 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS NORTH 56 DEGREES 24 MINUTES 08 SECONDS EAST, 27.44 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 08 SECONDS WEST, 220.07 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 06 SECONDS EAST, 48.86 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 01, AFORESAID; THENCE SOUTH 86 DEGREES 41 MINUTES 54 SECONDS EAST ALONG SAID LINE, 1,442.86 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,058,029 SQUARE FEET OR 24.289 ACRES.

Todd J. Buhr 9-29-2020

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR DATE



## CORPORATE OWNER'S CERTIFICATE

KETTLE PARK WEST, LLC, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THE PLAT OF "KETTLE PARK WEST-NORTH ADDITION" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION" IS REQUIRED BY s.236.10 AND s.236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

THE CITY OF STOUGHTON  
DEPARTMENT OF TRANSPORTATION  
DANE COUNTY ZONING & LAND REGULATION COMMITTEE  
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KETTLE PARK WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS 29<sup>th</sup> DAY OF September, 2020.

KETTLE PARK WEST, LLC

BY: Dave M. Jenkins  
DAVE M. JENKINS, MANAGING MEMBER



STATE OF WISCONSIN) SS  
DANE COUNTY )

PERSONALLY CAME BEFORE ME THIS 29<sup>th</sup> DAY OF September, 2020, THE ABOVE NAMED DAVE M. JENKINS OF THE ABOVE NAMED KETTLE PARK WEST, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Tara M. Miller  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN  
MY COMMISSION EXPIRES

## CONSENT OF MORTGAGEE

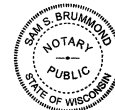
ONE COMMUNITY BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KETTLE PARK WEST, LLC AS AN OWNER.

WITNESS THE HAND AND SEAL OF ONE COMMUNITY BANK, MORTGAGEE, THIS 29<sup>th</sup> DAY OF September, 2020.

IN THE PRESENCE OF:

Sarah A. Heath  
(SIGN NAME HERE)

Sarah A. Heath, SVP  
(PRINT NAME AND TITLE HERE)



STATE OF WISCONSIN) ss  
COUNTY OF DANE )

PERSONALLY CAME BEFORE ME THIS 29<sup>th</sup> DAY OF September, 2020, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Sam S. Brummond  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES

## CITY OF STOUGHTON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION", WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF STOUGHTON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF STOUGHTON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF STOUGHTON ON THIS 29<sup>th</sup> DAY OF June, 2020.

Holly Light  
HOLLY LIGHT, CLERK  
CITY OF STOUGHTON

## CITY OF STOUGHTON TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS  
DANE COUNTY )

I, LISA AIDE, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF STOUGHTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS THIS 30<sup>th</sup> DAY OF September, 2020 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION".

Lisa Aide 9-30-2020  
LISA AIDE, DATE  
TREASURER,  
CITY OF STOUGHTON

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS  
DANE COUNTY )

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 15<sup>th</sup> DAY OF December, 2020, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "KETTLE PARK WEST-THE MEADOWS ADDITION".

Adam Gallagher 10-1-2020  
ADAM GALLAGHER, DATE  
TREASURER, DANE COUNTY

## CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS 27<sup>th</sup> DAY OF OCTOBER, 2020, AT 11:44 O'CLOCK A.M. AND RECORDED IN VOLUME 61038 OF PLATS ON PAGES 192 THROUGH 194 AS DOCUMENT NUMBER 5616490.

Kristi Chlebowski  
KRISTI CHLEBOWSKI, DEPUTY  
REGISTER OF DEEDS, DANE COUNTY

## SURVEYED FOR:

KETTLE PARK WEST, LLC  
SECTION 01  
161 HORIZON DRIVE, STE. 101A  
VERONA, WI 53593  
(608) 848-9050

## SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-9050

PROJECT LOCATION SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		<p>CREATE THE VISION TELL THE STORY</p> <p>MAISON MILWAUKEE KERONIA   APPLETON   WAUKESHA</p>
KETTLE PARK WEST - THE MEADOWS ADDITION		
PROJECT NO: <u>16-2018S</u>	DRAWN BY: <u>GLD</u>	INITIAL SUBMITTAL DATE: <u>MARCH 12, 2019</u>
FIELDBOOK/PP: _____	CHECKED BY: <u>JLB</u>	REVISION RESUBMITTAL DATE: <u>OCTOBER 18, 2019</u>
SURVEYED BY: _____	APPROVED BY: _____	REVISION RESUBMITTAL DATE: <u>DECEMBER 04, 2019</u>
		REVISION RESUBMITTAL DATE: <u>MARCH 04, 2020</u>
		SHEET 3 OF 3

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.

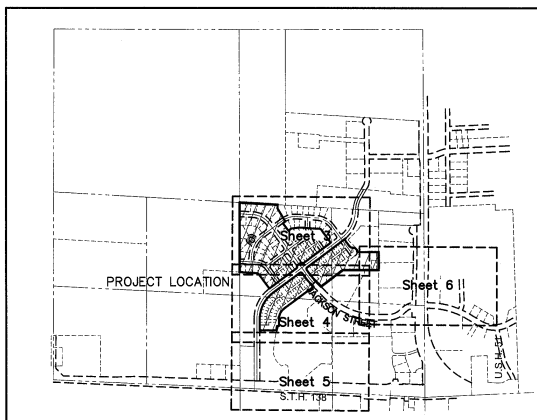
Certified September 28, 2020

Renee M. Dowling  
Department of Administration

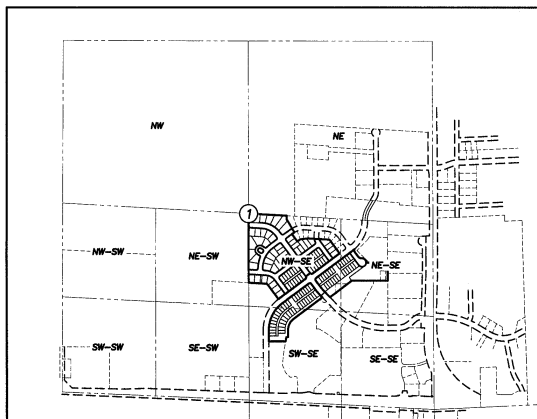


# THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



**SHEET INDEX**  
NOT TO SCALE



**LOCATION SKETCH**  
SECTION 01, T05N, R10E, DANE COUNTY

**LEGEND**

- ⊕ GOVERNMENT CORNER
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" x 20" REBAR SET (4.30 LBS/LF) ALL OTHER LOT CORNERS ARE MARKED WITH A 3/4" x 18" REBAR
- PLAT BOUNDARY
- PARCEL BOUNDARY
- PROPERTY LINE
- CORPORATE BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- DRAINAGE ARROW
- ||||| "NO ACCESS"
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF 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.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY, EXCEPTING THOSE MARKED "PRIVATE DRIVE", ARE DEDICATED TO THE CITY OF STOUGHTON AS PUBLIC RIGHT-OF-WAY.
- 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 THRU 6 FOR LOT INFORMATION.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF WISCONSIN STATUTES SECTION 236.32.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE 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, BLOCK 3; LOTS 1 AND 7, BLOCK 4; LOTS 1, 4 AND 9, BLOCK 5; LOT 1, BLOCK 8; LOTS 1, 5 AND 9, BLOCK 9; LOT 1, BLOCK 10.
- ON THE FOLLOWING LOTS, THE ALLEY SETBACKS ARE 25 FEET FROM THE BACK OF CURB: LOTS 1-26, BLOCK 1; LOTS 1-38, BLOCK 2; LOTS 1-14, BLOCK 6 AND LOTS 1-14, BLOCK 7. ALL GARAGES ARE TO BE 25 FEET FROM THE BACK OF CURB OF THE ALLEY.

UNDERLYING LAND USE SUMMARY TABLE			
BLOCK : LOT #	PROPOSED ZONING	USE	ACRES
B1: L1-26, B2, B7, B8	PD	PLANNED DEVELOPMENT	0.549
B3-4, B6, B9-11	SR-5	SINGLE-FAMILY RESIDENTIAL	11.715
B1: L7	MR-10	MULTI-FAMILY RESIDENTIAL	2.531

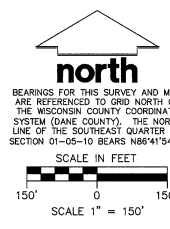
HOMEOWNERS ASSOCIATION OUTLOT SUMMARY TABLE		
BLOCK : OUTLOT #	USE	ACRES
B1: OL1	PRIVATE DRIVE	0.754
B1: OL2	PRIVATE OPEN SPACE / UTILITIES	1.195
B2: OL1	PRIVATE DRIVE	0.955
B2: OL2	PRIVATE OPEN SPACE / UTILITIES	1.324
B5: OL1	PRIVATE OPEN SPACE	0.096
B7: OL1	PRIVATE DRIVE	0.220
B8: OL1	PRIVATE DRIVE	0.220

• OUTLOTS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION

OUTLOT DEDICATION SUMMARY TABLE		
BLOCK : OUTLOT #	USE	ACRES
B3: OL1	TO PUBLIC FOR SIDEWALK AND STORMWATER MANAGEMENT PURPOSES	0.055

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 September 29, 2020  
*Renee M. Pong*  
 Department of Administration



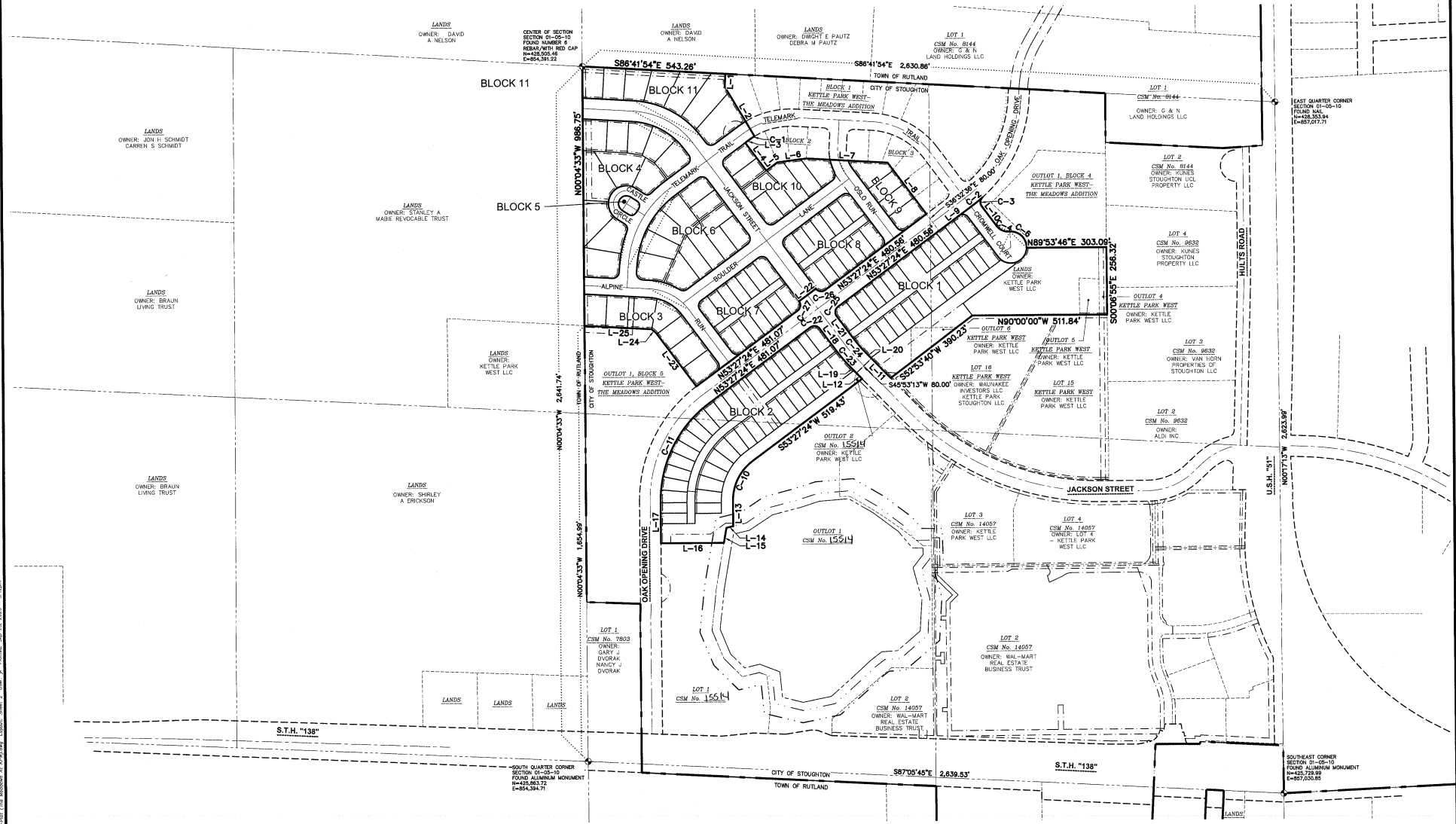
**SURVEYED FOR:**  
 KETTLE PARK WEST, LLC  
 181 HORIZON DRIVE, STE. 101A  
 VERONA, WI 53593  
 (608) 848-9050

**SURVEYED BY:**  
 JSD PROFESSIONAL SERVICES, INC.  
 181 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 (608) 848-5060

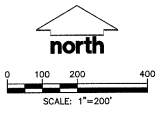
PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 CREATE THE VISION • TELL THE STORY MADISON MILWAUKEE KENOSHA JEFFERSON WAUKESHA
<b>THE MEADOWS AT KETTLE PARK WEST</b> PROJECT NO: 15-2018E DRAWN BY: CJD INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019 REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 CHECKED BY: TJB REVISION RESUBMITTAL DATE: DECEMBER 04, 2019 SURVEYED BY: — APPROVED BY: — REVISION RESUBMITTAL DATE: MARCH 06, 2020 REVISION RESUBMITTAL DATE: SEPTEMBER 02, 2020 SHEET 1 OF 8		

# THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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 September 29, 2020  
*Rene M. Poney*  
 Department of Administration



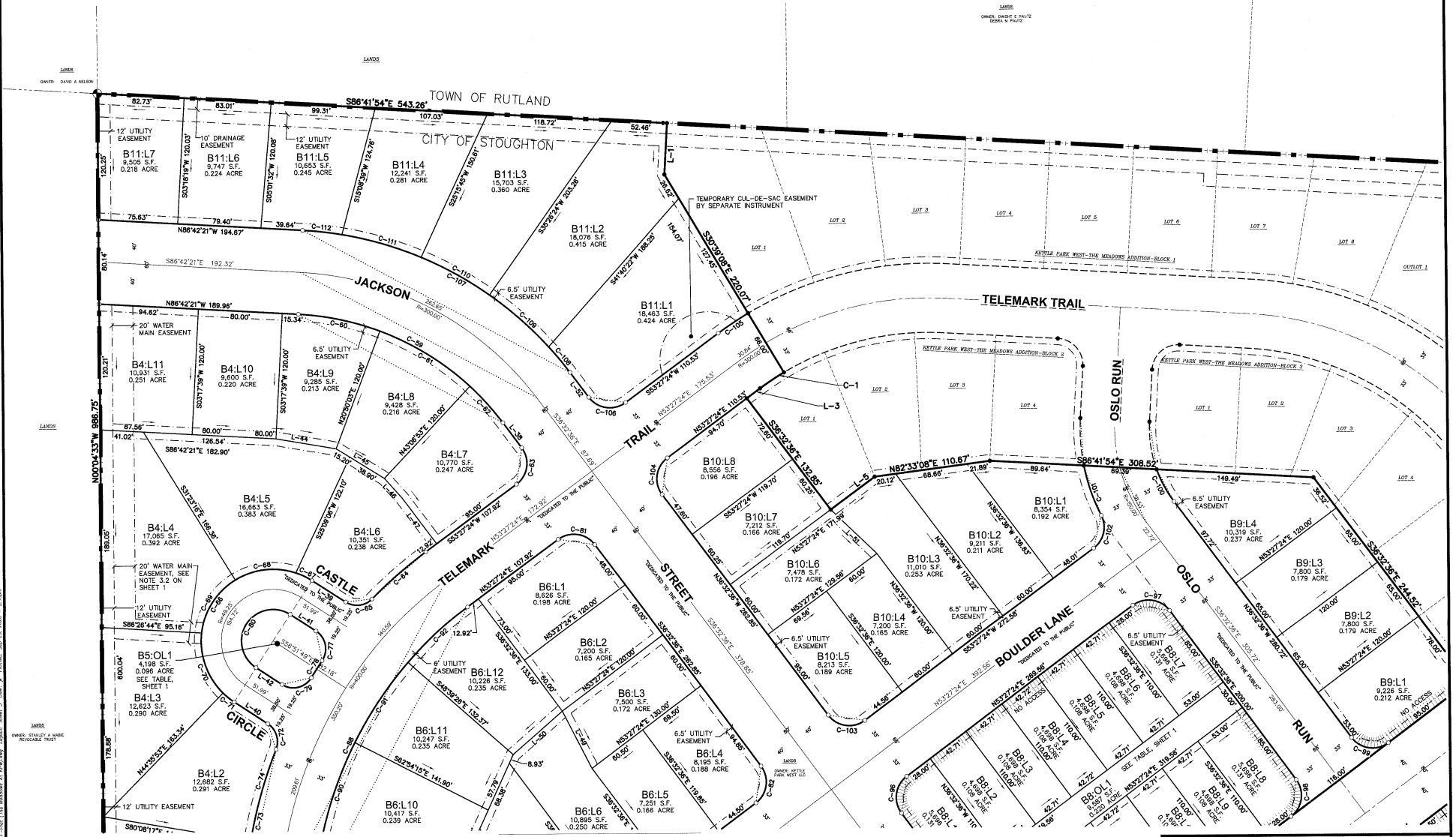
**LEGEND**  
 BLOCK 2 PROPOSED BLOCK DESIGNATION (SEE SHEETS 3-6 FOR LOT NUMBERS)  
 --- CORPORATE BOUNDARY

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
<b>THE MEADOWS AT KETTLE PARK WEST</b> PROJECT NO: 15-2018S FIELDS/PS: _____ SURVEYED BY: _____		
DRAWN BY: GAO CHECKED BY: JLB APPROVED BY: _____	INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019 REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 REVISION RESUBMITTAL DATE: DECEMBER 04, 2019 REVISION RESUBMITTAL DATE: MARCH 05, 2020 REVISION RESUBMITTAL DATE: SEPTEMBER 02, 2020	SHEET 2 OF 8

File: J:\2019\152018S\Drawings\Drawings\152018S\_Plat02\_The Meadows At Kettle Park West.dwg, Sheet: 2, User: J. P. Proulx, Date: 09/29/2020, 11:21 AM

# THE MEADOWS AT KETTLE PARK WEST

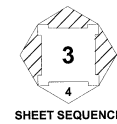
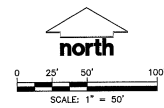
OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUTINGTON, DANE COUNTY, WISCONSIN



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 September 29, 2020

*Rene M. Poney*  
 Department of Administration



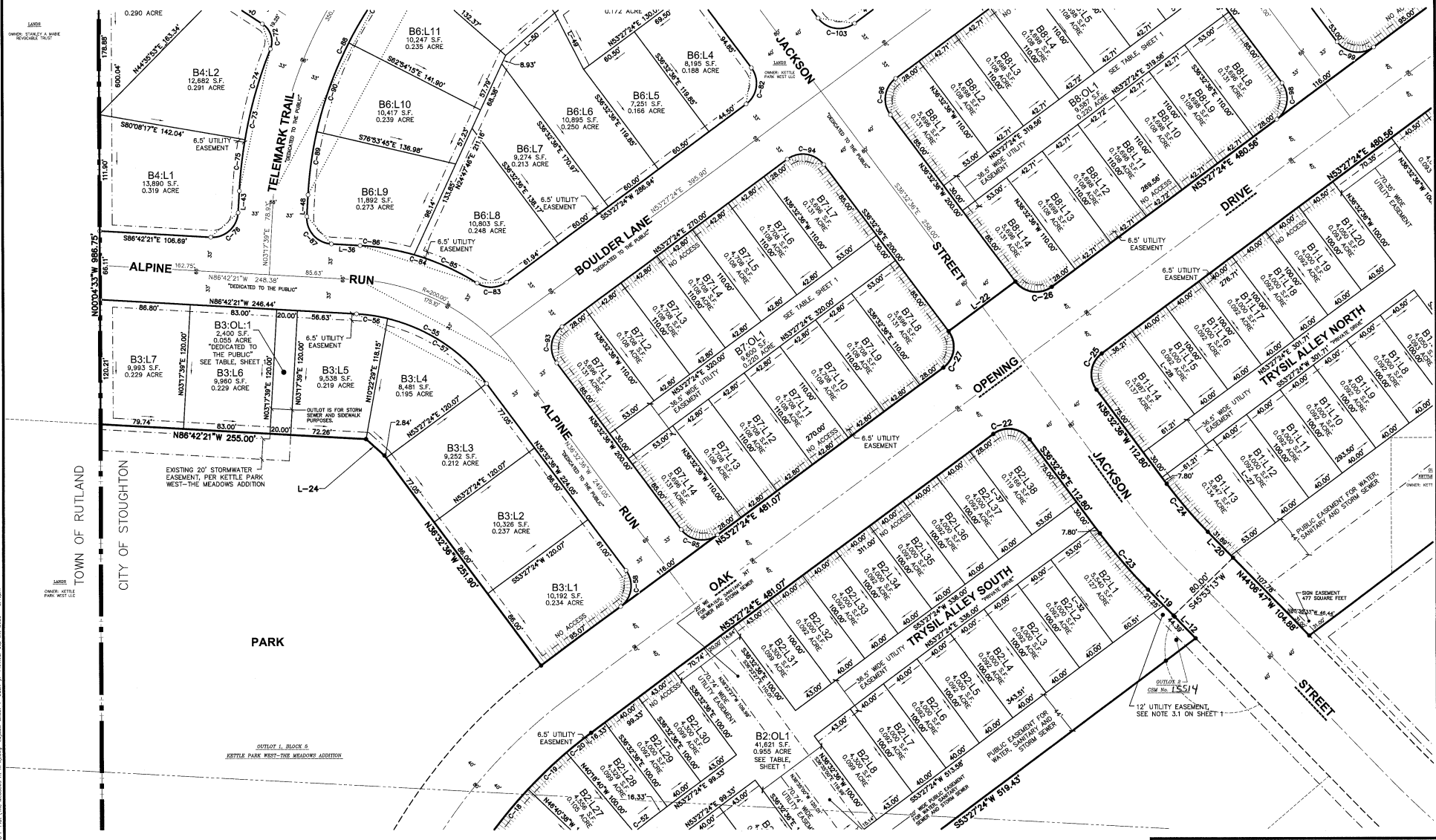
PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUTINGTON DANE COUNTY, WISCONSIN		 JSD Professional Services, Inc. MADISON   MILWAUKEE KOSOVA   APPLETON   WAUKESHA
PROJECT NO: 15-2018S		
DRAWN BY: CJO	INITIAL SUBMITTAL DATE: FEBRUARY 23, 2019	
CHECKED BY: TJB	REVISION RESUBMITTAL DATE: SEPTEMBER 03, 2019	
APPROVED BY:	REVISION RESUBMITTAL DATE: DECEMBER 04, 2019	
	REVISION RESUBMITTAL DATE: MARCH 26, 2020	
	REVISION RESUBMITTAL DATE: SEPTEMBER 03, 2020	
		SHEET 3 OF 8

FILE: L:\2019\152018S\152018S.dwg; PLOT: The Meadows at Kettle Park West.dwg; Sheet: 3; User: J. Poney; Date: 09/29/2020 10:57:00 AM

NONOFFICIAL COPY

# THE MEADOWS AT KETTLE PARK WEST

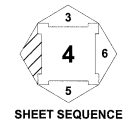
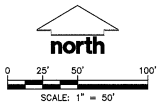
OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



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 September 29, 2020

*Renee M. Dowdy*  
Department of Administration



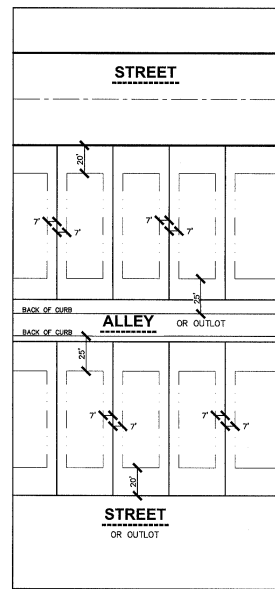
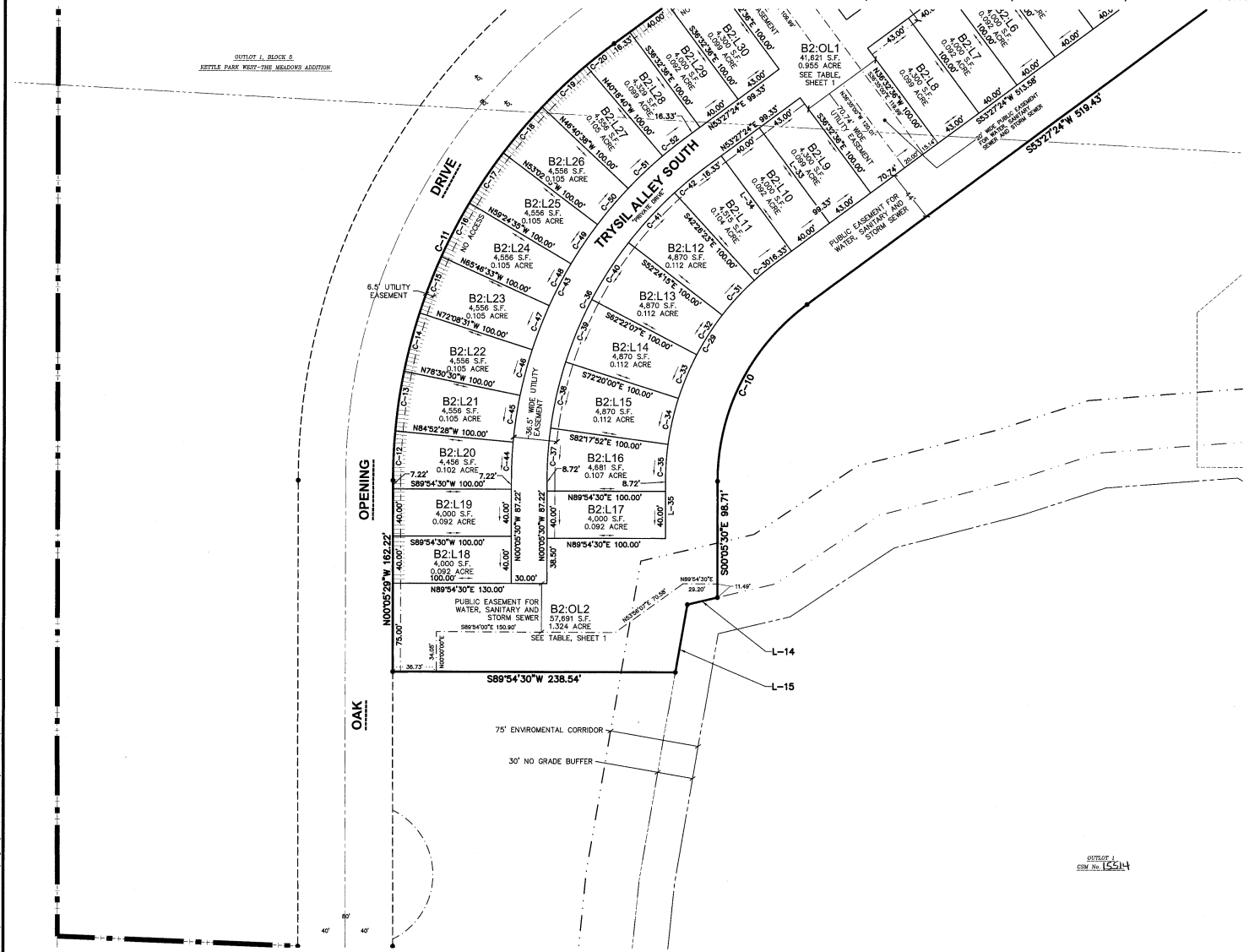
PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 CREATE THE VISION • BELL THE STORY MADISON   MILWAUKEE KENOSHA   APPLETON   WAUSAU	
<b>THE MEADOWS AT KETTLE PARK WEST</b>			
PROJECT NO: 15-2018B	DRAWN BY: GJD	INITIAL SUBMITTAL DATE: FEBRUARY 23, 2019	REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019
FIELDBOOK/PS: -	CHECKED BY: JLB	REVISION RESUBMITTAL DATE: DECEMBER 04, 2019	REVISION RESUBMITTAL DATE: MARCH 08, 2020
SURVEYED BY: -	APPROVED BY: <i>[Signature]</i>	REVISION RESUBMITTAL DATE: SEPTEMBER 02, 2020	REVISION RESUBMITTAL DATE: -
			SHEET 4 OF 6

DATE: 9-29-2020 10:20:10 AM



# THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

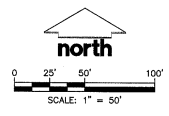


BUILDING SETBACKS (TYPICAL)  
BUILDING SETBACKS FOR BLOCKS 1, 2, 7 AND 8

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 September 29, 2020

*Rene M. Porek*  
Department of Administration

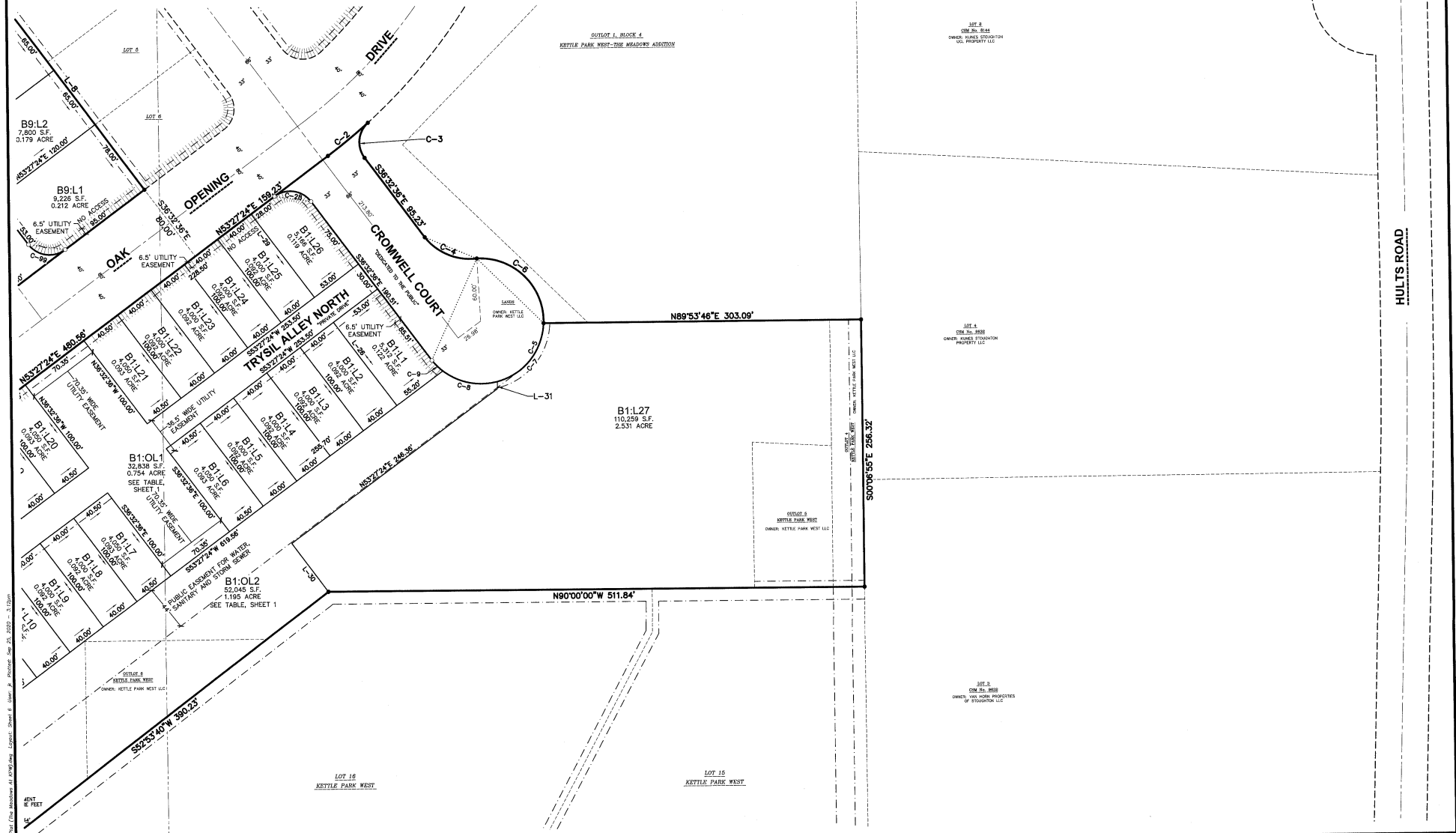


SHEET SEQUENCE

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUGHTON DANE COUNTY, WISCONSIN		 <b>JSD</b> Professional Services, Inc. <small>Engineers • Surveyors • Planners</small>	CREATE THE VISION	TELL THE STORY
THE MEADOWS AT KETTLE PARK WEST PROJECT NO. 15-70188 FIELDBOOK/Pc: SURVEYED BY:			MADISON   MILWAUKEE WAUKESHA   APPLETON   WAUNAKEE	INITIAL SUBMITTAL DATE: FEBRUARY 22, 2019 REVISION RESUBMITTAL DATE: SEPTEMBER 05, 2019 REVISION RESUBMITTAL DATE: DECEMBER 04, 2019 REVISION RESUBMITTAL DATE: MARCH 06, 2020 REVISION RESUBMITTAL DATE: SEPTEMBER 02, 2020

# THE MEADOWS AT KETTLE PARK WEST

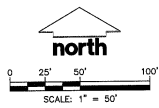
OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 15514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUTHTON, DANE COUNTY, WISCONSIN



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 September 29, 2020

*Renee M. Dowey*  
Department of Administration



SHEET SEQUENCE

PROJECT LOCATION: SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUTHTON DANE COUNTY, WISCONSIN		 JSD Professional Services, Inc. <i>Engineers • Surveyors • Planners</i>	CREATE THE VISION	TELL THE STORY
SECTION 01 TOWNSHIP 05 NORTH RANGE 10 EAST CITY OF STOUTHTON DANE COUNTY, WISCONSIN			MADISON MILWAUKEE KENOSHA LAPOULX BRUNEAU	
<b>THE MEADOWS AT KETTLE PARK WEST</b>				
PROJECT NO: 15-70188	DRAWN BY: GJC	INITIAL SUBMITTAL DATE: FEBRUARY 23, 2019		
REVISION NO: _____	CHECKED BY: ZSR	REVISION SUBMITTAL DATE: SEPTEMBER 06, 2019		
SURVEYED BY: _____	APPROVED BY: _____	REVISION SUBMITTAL DATE: DECEMBER 04, 2019		
		REVISION SUBMITTAL DATE: MARCH 06, 2020		
		REVISION SUBMITTAL DATE: SEPTEMBER 02, 2020		
SHEET 6 OF 8				

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# THE MEADOWS AT KETTLE PARK WEST

OUTLOTS 4, 5, AND 6, KETTLE PARK WEST, OUTLOT 2, CERTIFIED SURVEY MAP No. 16514, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

LINE	BEARING	DISTANCE
L-1	S03°19'08"W	48.88'
L-2	S30°39'08"E	220.07'
L-3	S36°32'36"W	15.83'
L-4	S36°32'36"E	132.85'
L-5	N53°27'24"E	62.29'
L-6	N82°33'08"E	110.67'
L-7	S86°41'54"E	308.52'
L-8	S36°32'36"E	244.52'
L-9	N53°27'24"E	159.23'
L-10	S36°32'36"E	95.23'
L-11	N44°06'47"W	104.88'
L-12	S44°06'47"E	30.85'
L-13	S00°05'30"E	98.71'
L-14	S76°31'36"W	26.15'
L-15	N09°48'08"E	58.33'
L-16	S89°54'30"W	238.54'
L-17	N00°05'29"W	162.22'
L-18	S36°32'36"E	112.80'
L-19	S44°06'47"E	34.79'
L-20	N44°06'47"W	34.79'
L-21	N36°32'36"W	112.80'
L-22	S53°27'24"W	80.00'
L-23	N36°32'36"W	251.90'
L-24	N48°15'13"W	23.73'
L-25	N86°42'21"W	255.00'
L-26	S36°32'36"E	100.00'

LINE	BEARING	DISTANCE
L-27	S36°32'36"E	100.00'
L-28	S36°32'36"E	100.00'
L-29	S36°32'36"W	100.00'
L-30	N36°32'36"W	58.01'
L-31	N00°00'00"E	6.91'
L-32	S36°32'36"E	100.00'
L-33	S36°32'36"E	100.00'
L-34	S36°32'36"E	100.00'
L-35	N00°05'30"W	46.72'
L-36	N86°42'21"W	27.63'
L-37	S36°32'36"E	100.00'
L-38	N36°32'36"W	29.69'
L-39	S56°51'49"E	37.91'
L-40	N56°51'49"W	37.91'
L-41	N56°51'49"W	29.29'
L-42	S56°51'49"E	29.29'
L-43	N03°17'39"E	20.33'
L-44	N80°15'04"W	57.90'
L-45	N58°01'32"W	54.10'
L-46	N41°42'51"W	25.24'
L-47	N36°32'36"W	54.69'
L-48	N03°17'39"E	20.33'
L-49	S27°04'51"E	60.83'
L-50	N48°15'52"E	62.33'
L-51	N45°52'43"W	60.61'
L-52	N36°32'36"W	29.69'

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	27.45'	267.00'	5°53'27"	S56°24'08"W	27.44'	S59°20'52"W	S53°27'24"W
C-2	49.55'	540.00'	5°15'36"	N50°49'41"E	49.53'	S53°27'24"W	S48°11'58"W
C-3	36.98'	25.00'	84°44'34"	S09°48'41"W	33.70'	S48°11'58"W	S36°32'36"E
C-4	55.92'	54.18'	69°07'56"	S67°09'30"E	53.47'	S37°35'32"E	N83°16'31"E
C-5	245.79'	60.00'	234°43'00"	S24°28'21"W	106.58'	N87°06'51"E	N38°10'09"W
C-6	99.77'	60.00'	90°16'49"	S45°14'55"E	86.67'	N87°06'51"E	S02°23'39"W
C-7	76.47'	60.00'	73°01'40"	S38°54'29"W	71.40'	S02°23'39"W	S75°25'19"W
C-8	54.85'	60.00'	52°22'31"	N78°23'25"W	52.86'	S75°25'19"W	N52°12'09"W
C-9	14.70'	60.00'	14°02'00"	N45°11'09"W	14.66'	N52°12'09"W	N38°10'09"W
C-10	173.83'	186.00'	53°32'53"	S26°40'58"W	167.58'	S53°27'24"W	S00°05'29"E
C-11	429.91'	460.00'	53°32'54"	N26°40'57"E	414.44'	N00°05'30"W	N53°27'24"E
C-12	41.89'	460.00'	51°33'03"	N02°31'01"E	41.87'	N00°05'30"W	N05°07'32"E
C-13	51.11'	460.00'	6°21'58"	N08°18'31"E	51.08'	N05°07'32"E	N11°29'30"E
C-14	51.11'	460.00'	6°21'58"	N14°40'30"E	51.08'	N11°29'30"E	N17°51'29"E
C-15	51.11'	460.00'	6°21'58"	N21°02'28"E	51.08'	N17°51'29"E	N24°13'27"E
C-16	51.11'	460.00'	6°21'58"	N27°24'26"E	51.08'	N24°13'27"E	N30°35'25"E
C-17	51.11'	460.00'	6°21'58"	N33°46'24"E	51.08'	N30°35'25"E	N36°57'24"E
C-18	51.11'	460.00'	6°21'58"	N40°08'22"E	51.08'	N36°57'24"E	N43°19'22"E
C-19	51.11'	460.00'	6°21'58"	N46°30'21"E	51.08'	N43°19'22"E	N49°41'20"E
C-20	30.25'	460.00'	3°46'05"	N51°34'22"E	30.24'	N49°41'20"E	N53°27'24"E
C-22	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-23	71.34'	540.00'	7°34'11"	S40°19'41"E	71.29'	S36°32'36"E	S44°06'47"E
C-24	60.77'	460.00'	7°34'11"	N40°19'41"W	60.73'	S44°06'47"E	S36°32'36"E
C-25	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	S36°32'36"E	S53°27'24"W
C-26	39.27'	25.00'	90°00'00"	N81°32'36"W	35.36'	S53°27'24"W	N36°32'36"E
C-27	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S36°32'36"E	S53°27'24"W
C-28	39.27'	25.00'	90°00'03"	N81°32'36"W	35.36'	N36°32'36"E	S53°27'24"W
C-29	214.98'	230.00'	53°32'54"	S26°40'58"W	207.22'	S53°27'24"W	S00°05'29"E
C-30	23.67'	230.00'	5°53'48"	S50°30'31"W	23.66'	S53°27'24"W	S47°33'37"W
C-31	40.00'	230.00'	9°57'52"	S42°34'41"W	39.95'	S47°33'37"W	S37°35'45"W
C-32	40.00'	230.00'	9°57'52"	S32°36'49"W	39.95'	S37°35'45"W	S27°37'53"W
C-33	40.00'	230.00'	9°57'52"	S22°38'57"W	39.95'	S27°37'53"W	S17°40'01"W
C-34	40.00'	230.00'	9°57'52"	S12°41'04"W	39.95'	S17°40'01"W	S07°42'08"W
C-35	31.29'	230.00'	7°47'38"	S03°48'19"W	31.28'	S07°42'08"W	S00°05'29"E
C-36	308.42'	330.00'	53°32'54"	N26°40'57"E	297.31'	N00°05'29"W	N53°27'24"E
C-37	44.90'	330.00'	7°47'39"	N03°48'19"E	44.85'	N00°05'29"W	N07°42'08"E
C-38	57.39'	330.00'	9°57'52"	N12°41'04"E	57.32'	N07°42'08"E	N17°40'01"E
C-39	57.39'	330.00'	9°57'52"	N22°38'57"E	57.32'	N17°40'01"E	N27°37'53"E

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-40	57.39'	330.00'	9°57'52"	N32°36'49"E	57.32'	N27°37'53"E	N37°35'45"E
C-41	57.39'	330.00'	9°57'52"	N42°34'41"E	57.32'	N37°35'45"E	N47°33'37"E
C-42	33.96'	330.00'	5°53'47"	N50°50'31"E	33.95'	N47°33'37"E	N53°27'24"W
C-43	336.45'	360.00'	53°32'55"	N26°40'55"E	324.34'	N00°05'30"W	N53°27'24"E
C-44	32.78'	360.00'	5°13'04"	N02°31'01"E	32.77'	N00°05'30"W	N05°07'32"E
C-45	40.00'	360.00'	6°21'58"	N08°18'31"E	39.98'	N05°07'32"E	N11°29'30"E
C-46	40.00'	360.00'	6°21'58"	N14°40'29"E	39.98'	N11°29'30"E	N17°51'29"E
C-47	40.00'	360.00'	6°21'58"	N21°02'28"E	39.98'	N17°51'29"E	N24°13'27"E
C-48	40.00'	360.00'	6°21'58"	N27°24'26"E	39.98'	N24°13'27"E	N30°35'25"E
C-49	40.00'	360.00'	6°21'58"	N33°46'25"E	39.98'	N30°35'25"E	N36°57'24"E
C-50	40.00'	360.00'	6°21'58"	N40°08'23"E	39.98'	N36°57'24"E	N43°19'22"E
C-51	40.00'	360.00'	6°21'58"	N46°30'22"E	39.98'	N43°19'22"E	N49°41'21"E
C-52	23.67'	360.00'	3°46'05"	N51°34'22"E	23.67'	N49°41'20"E	N53°27'24"E
C-55	146.21'	167.00'	50°09'45"	N81°37'28"W	141.58'	N36°32'36"W	N86°42'21"W
C-56	30.36'	167.00'	10°24'59"	N81°29'52"W	30.32'	N76°17'22"W	N86°42'21"W
C-57	115.85'	167.00'	39°44'46"	N56°24'59"W	113.54'	N36°32'36"W	N76°17'22"W
C-58	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N53°27'24"E	N36°32'36"W
C-59	227.63'	260.00'	50°09'45"	N61°37'28"W	220.43'	N36°32'36"W	N86°42'21"W
C-60	79.59'	260.00'	17°32'24"	N77°56'09"W	79.28'	N69°09'57"W	N86°42'21"W
C-61	101.11'	260.00'	22°16'28"	N58°01'32"W	100.47'	N46°30'21"E	N69°09'57"W
C-62	46.93'	260.00'	10°20'32"	N41°42'51"W	46.87'	N36°32'36"W	N46°30'21"E
C-63	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N53°27'24"E	N36°32'36"W
C-64	68.43'	433.00'	9°03'15"	N48°55'47"E	68.35'	N44°24'09"E	N53°27'24"E
C-65	27.48'	20.00'	78°44'02"	N83°46'10"E	25.37'	S56°51'49"E	N44°24'09"E
C-66	215.20'	68.50'	180°00'00"	S33°08'11"W	137.00'	N56°51'49"E	S69°51'49"E
C-67	17.14'	68.50'	14°20'18"	N64°01'59"W	17.10'	N56°51'49"E	N71°12'06"W
C-68	60.00'	68.50'	50°11'00"	S83°42'19"W	58.10'	N71°12'06"W	S58°36'44"W
C-69	62.15'	68.50'	51°59'18"	S32°37'05"W	60.04'	S58°36'44"W	S06°37'26"W
C-70	62.21'	68.50'	52°01'33"	S19°23'21"E	60.08'	S06°37'26"W	S45°24'07"E
C-71	13.70'	68.50'	11°27'41"	S01°07'58"E	13.68'	S45°24'07"E	S56°51'49"E
C-72	27.48'	20.00'	78°44'02"	N17°29'47"W	25.37'	N21°52'14"E	N56°51'49"W
C-73	140.39'	433.00'	18°34'35"	N12°34'56"E	139.77'	N03°17'39"E	N21°52'14"E
C-74	90.75'	433.00'	12°00'31"	N15°51'59"E	90.59'	N09°51'43"E	N21°52'14"E
C-75	48.64'	433.00'	6°34'04"	N06°34'41"E	46.61'	N03°17'39"E	N09°51'43"E
C-76	39.27'	25.00'	90°00'00"	N48°17'39"E	35.36'	S86°42'21"E	N03°17'39"E
C-77	31.86'	20.00'	91°15'54"	N11°13'52"W	28.59'	N34°24'05"E	N56°51'49"W
C-78	18.12'	433.00'	2°31'47"	N33°08'11"E	18.12'	N31°52'18"E	N34°24'05"E
C-79	31.86'	20.00'	91°15'54"	N77°30'15"E	28.59'	S56°51'49"E	N31°52'18"E

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-80	94.25'	30.00'	180°00'00"	S37°08'11"W	60.00'	N56°51'49"W	S56°51'49"E
C-81	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-82	39.27'	25.00'	90°00'00"	S08°27'24"W	35.36'	S36°32'36"E	S53°27'24"W
C-83	30.16'	25.00'	69°07'19"	S88°01'04"W	28.56'	S53°27'24"W	N57°25'16"W
C-84	119.09'	233.00'	29°17'05"	N72°03'49"W	117.80'	N57°25'16"W	N86°42'21"W
C-85	66.44'	233.00'	16°20'18"	N65°39'25"W	66.22'	N57°25'16"W	N73°45'34"W
C-86	52.65'	233.00'	12°56'47"	N80°13'57"W	52.54'	N73°45'34"W	N86°42'21"W
C-87	39.27'	25.00'	90°00'00"	N41°42'21"W	35.36'	N86°42'21"W	N03°17'39"E
C-88	321.31'	367.00'	50°09'45"	N28°22'32"E	311.15'	N03°17'39"E	N53°27'24"E
C-89	61.22'	367.00'	9°33'38"	N08°04'23"E	61.15'	N03°17'39"E	N12°51'07"E
C-90	91.24'	367.00'	14°14'38"	N19°58'28"E	91.00'	N12°51'07"E	N27°05'45"E
C-91	91.26'	367.00'	14°14'48"	N34°13'10"E	91.02'	N27°05'45"E	N41°20'34"E
C-92	77.59'	367.00'	12°06'51"	N47°23'59"E	77.45'	N41°20'34"E	N53°27'24"E
C-93	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N36°32'36"W	N53°27'24"E
C-94	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-95	39.27'	25.00'	90°00'00"	S08°27'24"E	35.36'	S53°27'24"E	N36°32'36"W
C-96	39.27'	25.00'	90°00'00"	N08°27'24"E	35.36'	N36°32'36"W	N53°27'24"E
C-97	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	N53°27'24"E	S36°32'36"E
C-98	39.27'	25.00'	90°00'00"	S08°27'24"E	35.36'	S36°32'36"E	S53°27'24"E
C-99	39.27'	25.00'	90°00'00"	S81°32'36"E	35.36'	S36°32'36"E	N53°27'24"E
C-100	35.10'	117.00'	17°11'12"	S27°57'00"E	34.98'	S19°21'23"E	S36°32'36"E
C-101	50.53'	183.00'	15°49'19"	N18°52'04"W	50.37'	N26°46'43"W	N105°27'24"W
C-10							

