

WINDSOR TOWN BOARD

BOARD RESOLUTION 2014-06

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP (CSM)
SUBMITTED BY WINDSOR GOLF VENTURES, INC. FOR A SINGLE LOT CSM
LOCATED ALONG OAK LANE NEAR THE INTERSECTION OF MAPLE LANE,
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN**

WHEREAS, simultaneous with submission of an application for approval of the Windsor Blue Preliminary Plat, Windsor Golf Ventures, Inc. ("Petitioner") applied for approval of a single lot certified survey map ("CSM") located along Oak Lane near the intersection of Maple Lane, Town of Windsor, Dane County, Wisconsin; and

WHEREAS, the staff recommendations are set forth in the Staff Report from the Town Planners first dated January 14, 2014, and as may be updated for presentation to the Town Board on February 20, 2014 (collectively herein, Staff Report), which Staff Report is incorporated by reference; and

WHEREAS, Petitioner presented its application and a public hearing was held at a regular meeting of the Town of Windsor Plan Commission on January 21, 2014, after which the Plan Commission considered the presentation, staff comments, public comments and information submitted by Mr. Oshman, and recommended conditional approval on the terms set forth in Plan Resolution 2014-02, which is incorporated by reference; and

WHEREAS, the Town of Windsor Town Board considered all of the aforementioned at a regular meeting of the Town Board held on February 20, 2014; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

A. The Town of Windsor Town Board **Conditionally Approves** the CSM for Windsor Golf Ventures, Inc. located in the SW ¼ of the SE ¼ of the SE 1/4, & the NE 1/4 of the NE 1/4 of Section 31, T9N, R10E, Town of Windsor, Dane County, Wisconsin, subject to satisfaction of each and every one of the conditions set forth in the Staff Report, and each and every one of following conditions:¹

1. The Petitioner shall diligently proceed with Windsor Blue Preliminary Plat concurrent with development of the CSM, and the Windsor Blue Preliminary Plat shall include the dedication of 84,380 sf for a neighborhood park. Upon fulfillment of that condition, the Petitioner shall not be required to pay further

¹ **NOTE:** In the event of a conflict among the documents submitted to and reviewed by the Plan Commission, the more stringent requirements shall be applied and bind the Petitioner. This determination shall be made by Town staff.

Fees in Lieu of Land Dedication required by Section 38-636(1) of the Town of Windsor Code of Ordinances. If the Plat and CSM are not developing concurrently, as determined by the Town staff, then Town staff may request reconsideration of this requirement by the Plan Commission.

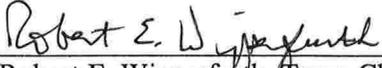
2. The Petitioner shall submit a cash payment (or in kind equivalent, if so specified in the Development Agreement for Windsor Blue) to the Town of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to the Town of Windsor Code of Ordinances § 38-639(e). (Note: Fees in 2014 are \$1,091.36 for each single family unit and duplex dwelling unit. Fees are adjusted annually based on the CPI, and are determined based on the date of payment.)
3. The Petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by the Town of Windsor in connection with the review and approval/denial of the CSM, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
4. The Petitioner shall apply for and obtain a Comprehensive Plan Amendment. The Town of Windsor Comprehensive Plan: 2025 designates the land as Environmental Preservation and Parks. A condition of approval of the CSM shall be and is that the Future Land Use Plan Map be amended to allow for the proposed development.
5. The Petitioner shall apply for and obtain a zoning change so that the CSM is in compliance with the Dane County Zoning Ordinance. The lot is currently zoned R-1 Residence District and A-1(EX) Exclusive Agriculture and would need to be zoned R-1 Residence District in its entirety.

B. It is the Petitioner's obligation to satisfy those conditions adopted by the Town Board, and to provide satisfactory verification of compliance to the Town. All submissions to the Town for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

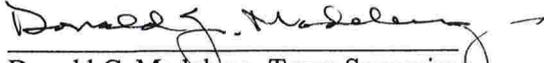
[Signatures on following page.]

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 20th day of February, 2014.

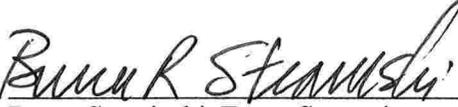
TOWN OF WINDSOR



Robert E. Wipperfurth, Town Chair



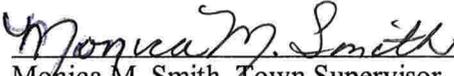
Donald G. Madelung, Town Supervisor



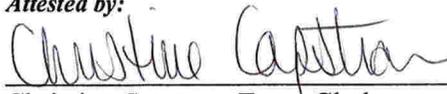
Bruce Stravinski, Town Supervisor



Alan Buchner, Town Supervisor



Monica M. Smith, Town Supervisor

Attested by:


Christine Capstran, Town Clerk

TO: Town of Windsor Town Board
CC: Robert Wipperfurth, Chairman
Tina Butteris, Office Manager
Amy Anderson Schwappe, Planning & Development Coordinator
Kevin Richardson, Engineer
Connie Anderson, Attorney
FROM: Jamie Rybarczyk, Planner
RPT DATE: February 11, 2014
MTG DATE: February 20, 2014
FOTH FILE: 12W027.01/19
RE: Windsor Golf Venture Inc, Certified Survey Map

BACKGROUND:

1. Property Owner: Windsor Golf Ventures, Inc
2. Agent: Paulson & Associates, LLC
3. Location/Address: Located in the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼, Section 30 & the NE ¼ of the NE ¼ of Section 31, T.9N., R.10E., Town of Windsor, Dane County, Wisconsin
4. Taxkey Number: N/A
5. Area: 0.43 Acres
6. Existing Zoning: R-1 Residence District and A-1(EX) Exclusive Agriculture
7. Proposed Zoning: R-1 Residence District
8. Future Land Use: Single-Family Residential

OVERVIEW:

The petitioner is proposing a single lot located along Oak Lane near the intersection of Maple Lane in conjunction with the Windsor Blue Preliminary Plat. The lot will be 0.43 acres in size.

PLANNING COMMENTS:

Per Section 38-636(1) of the Town of Windsor Code of Ordinances, all developments are required to dedicate 4,356sf (1/10th of an acre) of park land to the Town per dwelling unit. As part of the Preliminary Plat, the petitioner proposes to dedicate 84,380sf for a neighborhood park. The total dwelling units for the Preliminary Plat and CSM require 69,696sf of land dedication. Therefore, it is my opinion that the petitioner should not be required to pay Fees in Lieu of Land Dedication.

PUBLIC HEARING COMMENTS:

Several comments were expressed during the public hearing held by the Plan Commission on January 21, 2014, including:

- The creation of a new lot would mix new architecture with an older 1960s style neighborhood.

- The creation of a new lot would negatively impact the stormwater flow to the current culvert.
- The creation of a new lot would devalue the adjoining property located to the north at 6611 South Oak Lane by eliminating the southern views from the adjoining lot to the golf course.

SURVEYING COMMENTS:

Staff has no technical comments regarding the proposed Certified Survey Map per Wis. Stats. 236.34 and the Town of Windsor Code of Ordinances.

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Windsor Town Board of the above described comments, the Town of Windsor Town Board may take the following action:

The Town of Windsor Town Board **Approves** the Certified Survey Map for Windsor Golf Ventures, LLC to Located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 30 & the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T.9N., R.10E., Town of Windsor, Dane County, Wisconsin subject to the following conditions:

1. The petitioner shall diligently proceed with the Windsor Blue Preliminary Plat concurrent with development of the CSM, and the Windsor Blue Preliminary Plat shall include the dedication of 84,380sf for a neighborhood park. Upon fulfillment of that condition, the petitioner shall not be required to pay further Fees in Lieu of Land Dedication required by Section 38-636(1) of the Town of Windsor Code of Ordinances. If the Plat and CSM are not developing concurrently, as determined by the Town staff, then the Town staff may request reconsideration of this requirement by the Plan Commission.
2. The petitioner shall submit a cash payment (or in kind equivalent, if so specified in the Development Agreement for Windsor Blue) to the Town of Windsor for Fees for Initial Improvement of Parkland in the amount determined pursuant to the Town of Windsor Code of Ordinances Section 38-639(e). (Note: Fees in 2014 are \$1,091.36 for each single family unit and duplex unit. Fees are adjusted annually based on the CPI, and are determined based on the date of payment).
3. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
4. The petitioner shall apply for and obtain a Comprehensive Plan Amendment. The Town of Windsor Comprehensive Plan: 2025 designates the land as Environmental Preservation and Parks. A condition of approval of the CSM shall be and is that the Future Land Use Plan Map be amended to allow for the proposed development.
5. The petitioner shall apply for and obtain a zoning change so that the CSM is in compliance with the Dane County Zoning Ordinance. The lot is currently zoned R-1 Residence District and A-1(EX) Exclusive Agriculture District and would need to be zoned R-1 Residence District in its entirety.

COMPREHENSIVE PLAN CONSISTENCY:

The Certified Survey Map is not in compliance with the Town of Windsor Comprehensive Plan: 2025. The Plan designates the subject property as Environmental Preservation and Parks. As a condition of approval of the CSM, the Future Land Use Plan Map must be amended to allow for the proposed development. (Note: The Town staff has scheduled the Future Land Use Plan Map amendment for the March 18th Plan Commission meeting and the April 17th Town Board meeting. In addition, Dane County and the Village of DeForest will be required to amend their respective Comprehensive Plans).

PLANNING & DEVELOPMENT ORDINANCE CONSISTENCY:

The Certified Survey Map is in compliance with the Town of Windsor Planning & Development Ordinance.

ZONING ORDINANCE CONSISTENCY:

The Certified Survey Map is not in compliance with the Dane County Zoning Ordinance. The lot is zoned R-1 Residence District and A-1(EX) Exclusive Agriculture District and would need to be zoned R-1 Residence District in its entirety. (Note: The Town staff has scheduled the Rezone for the March 18th Plan Commission meeting and the April 17th Town Board meeting. In addition, Dane County will be required to review and approve the Rezone).

EXHIBITS:

- A. Board Resolution 2014-6
- B. Preliminary Plat and CSM Location Map
- C. Certified Survey Map
- D. Certified Survey Map Application



Golf Drive

Birch Dr

Hwy CV

Oak Lane

Maple Lane

Windsor Blue - Plat and CSM Location Map



0 100 200 400 Feet

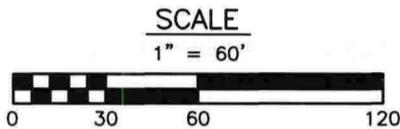
January 8, 2014



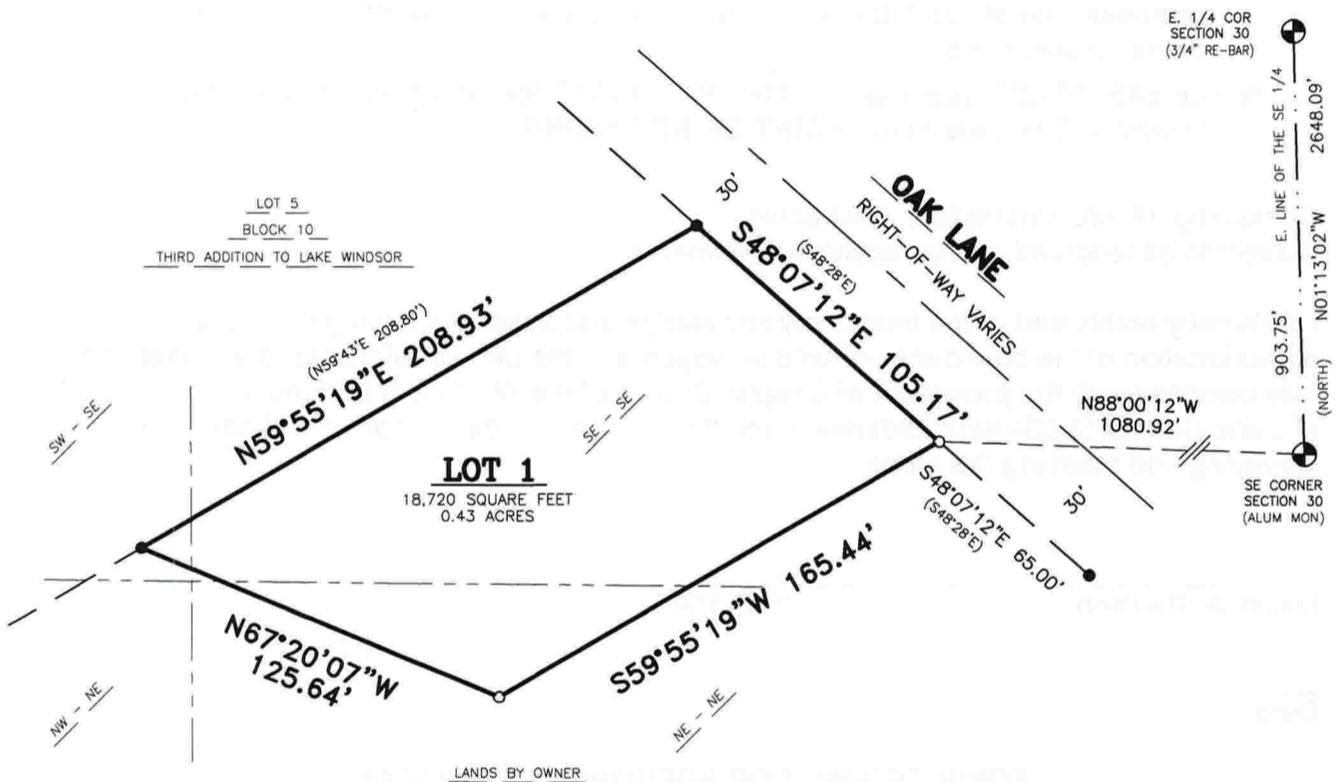
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4,
SECTION 30 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T.09N., R.10E.,
TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____



BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4
IS RECORDED TO BEAR N01°13'02"W.



OWNER/SUBDIVIDER
WINDSOR GOLF VENTURES, INC
TIMOTHY W. GOTZION, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 WEST HOLUM STREET
DEFOREST, WI 53532

LEGEND

- ⊕ DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 1-1/4" ROUND IRON RE-BAR (FOUND)
- APPROXIMATE "40" LINE

NOTES:

- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Registered Land Surveyor **DO HERBY CERTIFY** that by the direction of Timothy W. Gotzion, as president of Windsor Golf Ventures, Inc, I have surveyed, divided, monumented, and mapped a part of the SW ¼ of the SE ¼ the SE ¼ of the SE ¼ of Section 30 and the NE ¼ of the NE ¼ of Section 31, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 30;
thence N88°00'12"W, 1080.92 feet to the southwest right-of-way of Oak Lane and the **POINT OF BEGINNING**;
thence S59°55'19"W, 165.44 feet;
thence N67°20'07"W, 125.64 feet to the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor;
thence N59°55'19"E, 208.93 feet (recorded as N59°43'E, 208.80 feet) along the southeast line of Lot 5, Block 10, Third Addition to Lake Windsor to the east corner of said Lot 5;
thence S48°07'12"E (recorded as S48°28'E), 105.17 feet along the southwest right-of-way of Oak Lane to the **POINT OF BEGINNING**.

Containing 18,720 square feet, 0.43 acres.
Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance and the Town of Windsor Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson RLS-1699

Date:

TOWN OF WINDSOR APPROVAL CERTIFICATE

Approved for recording by the Windsor Town Board this _____ day of _____, 2014.

Authorized Representative
Windsor Town Board

VILLAGE OF DEFOREST APPROVAL CERTIFICATE

Approved for recording by the Village of DeForest this _____ day of _____, 2014.

LuAnn Leggett, Village Clerk

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: _____
Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2014, at _____ o'clock __. M.
and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages
_____.

DOCUMENT NO. _____
Dane County Register of Deeds

OWNERS CERTIFICATE

I, Timothy W. Gotzion, president of Windsor Golf Ventures, INC hereby certify that I caused the land described to be surveyed, divided and mapped as represented on the map. I also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Dated this _____ day of _____, 2014.

Timothy W. Gotzion, President
Windsor Golf Ventures, INC

STATE OF WISCONSIN)
_____ **SS**
COUNTY)

Personally came before me this _____ day of _____, 2014, the above Timothy W. Gotzion to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, Lynn A. Duesing, Vice President of DMB Community Bank, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Dated this _____ day of _____, 2014.

Lynn A. Duesing, Vice President
DMB Community Bank

STATE OF WISCONSIN)
_____ **SS**
COUNTY)

Personally came before me this _____ day of _____, 2014, the above Lynn A. Duesing to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

TOWN OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Town of Windsor Plan Commission typically meets on the Third Tuesday of every month at 6:00 p.m., and the Town Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Town Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

<input checked="" type="checkbox"/> <u> </u> Rezone	<u> </u> Concept Plan	<u> </u> Site Plan Review
<u> </u> Conditional Use Permit	<input checked="" type="checkbox"/> <u> </u> Preliminary Plat	<input checked="" type="checkbox"/> <u> </u> Final Plat
<u> </u> Variance	<input checked="" type="checkbox"/> <u> </u> Certified Survey Map	

Other Agencies that may need to be addressed (staff will provide direction):

 Dane County Zoning
 City of Sun Prairie
 Village of DeForest
 Token Creek Conservancy Committee or Windsor Parks Commission
 Capital Area Regional Plan Commission (CARPC)
 Wisconsin Department of Transportation (DOT)
 Wisconsin Department of Natural Resources (DNR)

Project Location:

SW 1/4 - SE 1/4 & SE 1/4 - SE 1/4 Section 30 T9N R10E
& NE 1/4 - NE 1/4 Section 31 T9N R10E

Parcel Number(s)

0910-304-9280-8 , 0910-304-9652-0 & 0910-311-8501-3

Zoning Jurisdiction:

 City of Sun Prairie / Town of Windsor Extra Territorial Zoning
 Dane County

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Town of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Town's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Town and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in addition to any application fees.

 Applicant Signature 1/7/14 Date

Fees and Review Escrow Paid

Yes No

Receipt #

Contact Information

Applicant:

Name: Windsor Golf Ventures, Inc
Address: 6592 Lake Road
City, State, Zip: Windsor, WI 53598
Phone Number(s): (608) 846-1531
Cell Phone(s): _____
Email Address(es): _____

Surveyor:

Name: Paulson & Associates, LLC
Address: 136 W. Holum St
City, State, Zip: DeForest, WI 53532
Phone Number(s): (608) 846-2523
Cell Phone(s): _____
Email Address(es): Dan@PaulsonLLC.net

Attorney:

Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Owner:

Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Engineer:

Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

INTEROFFICE MEMORANDUM

TO: WINDSOR TOWN BOARD & STAFF
FROM: AMY ANDERSON SCHWEPPE
SUBJECT: WINDSOR BLUE NEIGHBOR CONCERN (6611 S. OAK LANE) OSHMAN, JOHN
DATE: JANUARY 23, 2014
CC:

Dear Windsor Town Board and Staff,

Mr. John Oshman (6611 S. Oak Lane) requested that the attached documents be presented and included with the material under review for the Windsor Blue CSM. Mr. Oshman owns the lot that will directly border the newly created lot as proposed by the CSM.



Oshman Property

Proposed CSM

John Oshman

From: wayne.sadek@gmail.com on behalf of Wayne Sadek - RE/MAX Preferred
[waynesadek@remax.net]
Sent: Monday, January 20, 2014 11:24 AM
To: John Oshman
Subject: Fwd:
Attachments: image2014-01-20-115229.pdf

John the bottom line on these is if you live ON THE GOLF COURSE your home can usually sell for 20-55 thousand higher than Assessed value. You live off the golf course it will be assessed value or less.

--
Wayne Sadek

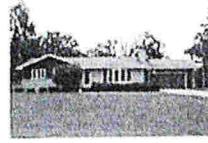
RE/MAX[®] Preferred

608-444-0133 Direct

608-842-0527 Fax



 Text "Wayne" to
(608) 807-5249 
RE/MAX



Property Features	Comparable	Comparable	Comparable	Comparable
MLS #	1437331	1467516	1509406	1514342
Status	Sold	Sold	Sold	Sold
Address	6600 S Oak Ln	6703 Charlie Grimm Rd	6509 Chestnut Dr	6513 CHESTNUT DR
Location	WINDSOR - T	WINDSOR - T	WINDSOR - T	WINDSOR - T
Original Price	\$269,900	\$159,500	\$229,900	\$269,900
List Price	\$269,900	\$159,500	\$229,900	\$248,500
Sold Price	\$269,900	\$157,000	\$215,000	\$240,000
Bedrooms	4	3	3	3
Full Baths	2	2	1	1
1/2 Baths	0	0	0	1
Fin Above Grd SqFt	1,740	1,656	1,175	1,428
Fin Exposed SqFt	2,598	1,656	1,175	1,428
Total Finished SqFt	2,598	1,656	1,415	2,043
Price/FinSqFt	\$103.89	\$94.81	\$151.94	\$117.47
Estimated Age	39	30	45	40
Acres/Lot Size	.7 acres		.78 acres	.631 acres
Lot Size	1/2 to 1 acre	Under 1/2 acre	1/2 to 1 acre	1/2 to 1 acre
Subdivision	Lake Windsor	Lake Windsor	Lake Windsor	Lake Windsor
School District	Deforest	Deforest	Deforest	Deforest
Lake/River		Yahara		Yahara River
Garage	2 car, Attached, Extra Storage, Opener	2 car, Attached, Opener	2 car, Attached, Opener	3 car
Exterior	Aluminum, Brick/Stone	Vinyl, Brick/Stone	Wood, Brick/Stone	Brick/Stone
Basement	Full, Exposed, Partially finished	Full, Crawl space	Full, Partially finished	Full
Laundry Level	M	M	M	L
Mstr Bedrm Bath	None	Full	None	None
Fireplace	Wood burning, Gas burning, LivingRm, Family/Rec	Wood burning, LivingRm	Wood burning, LivingRm, Family/Rec	None
Heating/Cooling	Forced air, Central air	Forced air, Central air	Forced air, Central air	Forced air, Central air
Interior Features	Wood or sim. wood floor, Tile Floors, Skylight(s), Washer, Dryer, Water softener inc, Wet bar, Cable available, All window coverings, At Least 1 tub	Tile Floors, Walk-in closet(s), Washer, Dryer, Water softener inc, Cable available, All window coverings, At Least 1 tub	Wood or sim. wood floor, Tile Floors, Water softener inc, At Least 1 tub	Wood or sim. wood floor, Water softener inc, Cable available, Some window coverings, At Least 1 tub
Exterior Features	Front porch	Patio, Screened porch, Fenced Yard	Patio, 3-season porch	Deck, Patio, Electronic pet containmnt
Closing Date	7/28/2006	5/18/2007	7/15/2008	8/27/2008
Days On Market	7	23	143	107

Disclaimer

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2014 SCWMLS



Property Features	Comparable	Comparable	Comparable	Comparable
MLS #	1530456	1545051	1600997	1637826
Status	Sold	Sold	Sold	Sold
Address	6673 Highland Dr	6513 CHESTNUT DR	6662 Fairway Cir	6535 Chestnut Dr
Location	WINDSOR - T	WINDSOR - T	WINDSOR - T	WINDSOR - T
Original Price	\$359,900	\$259,900	\$139,900	\$219,983
List Price	\$304,900	\$249,900	\$147,450	\$219,983
Sold Price	\$280,000	\$240,000	\$129,900	\$215,000
Bedrooms	5	3	3	3
Full Baths	3	1	2	2
1/2 Baths	1	1	0	1
Fin Above Grd SqFt	3,400	1,428	1,500	1,840
Fin Exposed SqFt	3,400	1,428	1,500	1,840
Total Finished SqFt	4,150	1,912	1,500	1,840
Price/FinSqFt	\$67.47	\$125.52	\$86.60	\$116.85
Estimated Age	32	40	32	19
Acres/Lot Size	.75	.631 acres		150x100
Lot Size	1/2 to 1 acre	1/2 to 1 acre	Under 1/2 acre	Under 1/2 acre
Subdivision	Lake Windsor 5th	Lake Windsor	Golf View Village	Lake Windsor
School District	Deforest	Deforest	Deforest	Deforest
Lake/River		Yahara River		Yahara/Windsor
Garage	2 car, Attached	3 car	2 car, Attached	2 car, Attached
Exterior	Wood, Brick/Stone	Brick/Stone	Other	Vinyl
Basement	Full, Partially finished	Full	Partial, Sump pump	Crawl space, Sump pump
Laundry Level	L	L	M	U
Mstr Bedrm Bath	Full	None	None	Full, Tub w/ No Shower
Fireplace	Wood burning, Gas burning, LivingRm, Family/Rec, Master BedRm	None	Wood burning, LivingRm	Gas burning, Family/Rec
Heating/Cooling	Forced air, Central air	Forced air, Central air	Forced air, Central air	Forced air, Central air
Interior Features	Wood or sim. wood floor, Tile Floors, Painted wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Central vac, Jetted bathtub, Sauna, At Least 1 tub	Wood or sim. wood floor, Water softener inc, Cable available, Some window coverings, At Least 1 tub	Cathedral/vaulted ceiling, Skylight(s), Washer, Dryer, Water softener RENTED, All window coverings	Wood or sim. wood floor, Tile Floors, Walk-in closet(s), Great room, Cathedral /vaulted ceiling, Washer, Dryer, Humidifier, Water softener inc, Jetted bathtub, NO window coverings, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features	Patio, Pool - in ground	Deck, Patio, Electronic pet containmnt	Patio, Front porch, Storage building	Deck, Front porch, Electronic pet containmnt
Closing Date	2/25/2009	7/10/2009	10/6/2010	10/24/2012
Days On Market	123	66	35	88

Disclaimer

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2014 SCWMLS



Property Features	Comparable	Comparable
MLS #	1643200	1692649
Status	Sold	Sold
Address	4585 Linden Dr	6655 Highland Dr
Location	WINDSOR - T	WINDSOR - T
Original Price	\$180,000	\$279,900
List Price	\$159,900	\$264,900
Sold Price	\$162,500	\$242,000
Bedrooms	4	3
Full Baths	2	2
1/2 Baths	1	1
Fin Above Grd SqFt	2,624	2,232
Fin Exposed SqFt	2,624	3,152
Total Finished SqFt	2,624	3,152
Price/FinSqFt	\$61.93	\$76.78
Estimated Age	32	40
Acres/Lot Size	.50 acres	
Lot Size	1/2 to 1 acre	1/2 to 1 acre
Subdivision	Lake Windsor	Lake Windsor
School District	Deforest	Deforest
Lake/River		
Garage	2 car, Attached	2 car, Attached, Opener
Exterior	Wood	Brick/Stone
Basement	Full, Unfinished	Full, Exposed, Walkout to yard, Partially finished
Laundry Level	M	M
Mstr Bedrm Bath	Full	Full
Fireplace	Wood burning, Family/Rec	Wood burning, Family/Rec, 1 fireplace
Heating/Cooling	Forced air, Central air	Forced air, Central air
Interior Features	At Least 1 tub	Wood or sim. wood floor, Tile Floors, Walk-in closet(s), Great room, Washer, Dryer, Humidifier, Air cleaner, Water softener inc, Cable available, All window coverings, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features	Patio, Fenced Yard, Storage building, Pool - in ground	Deck, Patio, Kennel
Closing Date	4/20/2012	12/5/2013
Days On Market	33	86

Disclaimer

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