

**WINDSOR TOWN BOARD  
RESOLUTION 2014-35**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP  
(REFERRED TO AS "DUSKY GLEN WEST CSM")  
IN ORDER TO ADJUST LOT LINES FOR LOTS 76, 77, 78 & 79 OF  
THE PLAT OF WOLF HOLLOW IN THE TOWN OF WINDSOR,  
DANE COUNTY, WISCONSIN.  
[Wolf Hollow Windsor, LLC, as Owner/Petitioner,  
by Neumann Companies, Inc., Don Esposito, Agent]**

**WHEREAS**, in order to adjust the boundary lines and reconfigure Lots 76-79, inclusive, Wolf Hollow Windsor, LLC, as Owner/Petitioner, by Neumann Companies, Inc., Don Esposito, Agent, prepared and submitted a Certified Survey Map ("Dusky Glen West CSM") on which the boundary lines are adjusted and the lots are renamed as Lots 276, 277, 278 and 279; and

**WHEREAS**, the Town Planner has reviewed the request and prepared a Staff Report dated May 13, 2014 and updated the Staff Report for the June 19, 2014 Town Board meeting ("Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, following review of the Dusky Glen West CSM and Staff Report, the Plan Commission recommended approval of same, subject to those conditions specified in the Staff Report, as set forth in Plan Resolution 2014-15; and

**WHEREAS**, following review of same, the Town Board hereby recommends approval, subject to those conditions set forth herein.

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

- A. The Town of Windsor Town Board **approves** the Dusky Glen West CSM subject to the following conditions:
1. The petitioner shall acknowledge, in writing and in a form satisfactory to the Town Attorney, that approval of the Dusky Glen West CSM provides no assurance or vested right for other necessary approvals, including the issuance of building permits, until such time as the petitioner has satisfied the conditions set forth in the Staff Report, which is hereby incorporated by reference, as reasonably determined by Town staff and the Town Board. Negotiation of items 5, 6 and 7 specified in the Staff Report shall be between the petitioner and the Town Board and/or its designee.
  2. The petitioner shall obtain approval of the Dusky Glen West CSM by the Village of DeForest.

3. The petitioner shall obtain approval of the Dusky Glen West CSM by Dane County.
4. The petitioner shall satisfy all conditions of approval by the Town of Windsor, Village of DeForest, and Dane County, and shall thereafter promptly record the CSM with the Dane County Register of Deeds, and provide a copy of the recorded CSM to the Town.
5. The petitioner shall reimburse 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.

B. It is the Petitioner's obligation to timely satisfy those conditions adopted by the Town Board, and to provide satisfactory verification of compliance to the Town. To provide time necessary for due diligence review, 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.

C. The Town Board's approval expires one hundred eighty (180) days from the date of adoption of this Resolution, and all conditions set forth herein must be satisfied prior to expiration of this approval or the approval shall be deemed null and void. Time is of the essence.

*[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 19th day of June, 2014.

**TOWN OF WINDSOR**

Robert E. Wipperfurth  
Robert E. Wipperfurth, Town Chairman

Bruce Stravinski  
Bruce Stravinski, Town Supervisor

Monica M. Smith  
Monica M. Smith, Town Supervisor

Excused Absence  
Donald G. Madelung, Town Supervisor

Alan Buchner  
Alan Buchner, Town Supervisor

Attest:  
Christine Capstran  
Christine Capstran  
Clerk

**DECLARATION RESTRICTING SALE OR TRANSFER OF CERTAIN LOTS -- PLAT OF WOLF HOLLOW, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN**

**WHEREAS**, Wolf Hollow Windsor, LLC, a Wisconsin limited liability company ("Owner") and owner of Lots 64, 67-68, 71-83, inclusive ("Phase 3 Lots"), and Lots 84-94, 116-160, 162-171, inclusive ("Phase 4 Lots"), in the plat known as Plat of Wolf Hollow, a recorded plat in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ in the office of the Register of Deeds for Dane County, Wisconsin (the "Plat"), has requested from the Town of Windsor (the "Town") the authority to construct necessary public infrastructure in the Plat and market the Plat in the phases identified and defined above; and

**WHEREAS**, the Town has granted Owner authority to proceed with phased construction of the Plat subject to, among other things, the Owner recording a deed restriction restricting the sale or transfer of certain lots included in future construction phases without first obtaining and recording the written prior approval of the Town.

**NOW THEREFORE**, in consideration of the above recitals, and other valuable consideration, the sufficiency of which is hereby acknowledged, the Owner declares as follows, agreeing to be bound hereby:

1. The Owner shall promptly commence construction of the necessary public infrastructure of the Phase 3 Lots, as agreed by and between the Owner and the Town.
2. The Owner declares and hereby agrees that the Phase 4 Lots, that is, Lots 84-94, 116-160, 162-171 inclusive in the Plat of Wolf Hollow, in the Town of Windsor, Dane County, Wisconsin, shall not be sold or transferred until such time as an instrument is recorded by the Town of Windsor in the Dane County Register of Deeds office, approving the sale or transfer of said lots.
3. The Owner shall be entitled to a release of the restrictions contained in this Declaration at such time as the Owner and Town enter into a Development Agreement for the Phase 3 and Phase 4 Lots and the required surety is provided to the Town to ensure the performance of the Development Agreement and construction of the necessary public infrastructure.
4. Lots 1-63, 65-66, 69-70, 95-115, and 161, inclusive, (Phase 1 and Phase 2) in the Plat of Wolf Hollow, in the Town of Windsor, Dane County, Wisconsin, are not and shall not be subject to this Declaration.

**IN WITNESS WHEREOF**, Wolf Hollow Windsor, LLC, Owner, has caused this Declaration to be signed by Matt K. Neumann, President of Neumann Companies, Inc., its authorized representative, in Dane County, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**WOLF HOLLOW WINDSOR, LLC**

By: \_\_\_\_\_  
Matt K. Neumann, President  
Neumann Companies, Inc., sole member

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Constance L. Anderson  
Stafford Rosenbaum LLP  
P.O. Box 1784  
Madison, WI 53701-1784

See Exhibit A  
(Parcel Identification Numbers)

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named \_\_\_\_\_ and \_\_\_\_\_ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission is Permanent/Expires: \_\_\_\_\_

This instrument drafted by:  
Attorney Constance L. Anderson  
Stafford Rosenbaum LLP

**ACKNOWLEDGEMENT REGARDING CERTIFIED SURVEY MAPS FOR DUSKY GLEN EAST AND DUSKY GLEN WEST -- PLAT OF WOLF HOLLOW, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN**

**WHEREAS**, Wolf Hollow Windsor, LLC, a Wisconsin limited liability company ("Owner") and owner of Lots \_\_\_\_ through \_\_\_\_, inclusive ("Phase 3 Lots"), and \_\_\_\_ through \_\_\_\_, inclusive ("Phase 4 Lots"), in the plat known as Plat of Wolf Hollow, a recorded plat in Volume 58-079B of Plats on Pages 401-405, as Document Number 4079382 in the office of the Register of Deeds for Dane County, Wisconsin (the "Plat"), has requested from the Town of Windsor (the "Town") the authority to construct necessary public infrastructure in the Plat and market the Plat in the phases identified and defined above; and

**WHEREAS**, the Owner has also requested approval of two Certified Survey Maps to adjust the boundary lot lines for Lots 71, 72, 73, 74 and 75 of the Plat as depicted on Certified Survey Map No. \_\_\_\_\_, and recorded as Document No. \_\_\_\_\_, Vol. \_\_\_\_\_, Pages \_\_\_\_\_ ("Dusky Glen East CSM") and for Lots 76, 77, 78 and 79 of the Plat as depicted on Certified Survey Map No. \_\_\_\_\_, and recorded as Document No. \_\_\_\_\_, Vol. \_\_\_\_\_, Pages \_\_\_\_\_ ("Dusky Glen West CSM"); and

**WHEREAS**, the Town Board, in Town Board Resolutions 2014-34 and 2014-35, approved the lot line adjustments and the above-described Certified Survey Maps, subject to the terms and conditions set forth in said Resolutions and this Acknowledgement.

**NOW THEREFORE**, in consideration of the above recitals, and other valuable consideration, the sufficiency of which is hereby acknowledged, the Owner acknowledges and declares as follows, agreeing to be bound hereby:

1. The Owner shall not commence construction, transfer or sell any of the lots contained within Dusky Glen East CSM or Dusky Glen West CSM until such time as the Owner and Town have executed and recorded a Development Agreement that addresses issues related to public improvements and other matters associated with development of the Phase 3 Lots and Phase 4 Lots. The Development Agreement will address, among other things, requirements for public improvements, storm water management plans, dedication of parkland, fees, surety and guarantee requirements.
2. The Owner shall be entitled to a release and termination of this Acknowledgement at such time as the requirements set forth in the Town Board Resolutions 2014-34 and 2014-35 have been satisfied, the Development Agreement has been executed, fees paid and the surety received.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:  
Constance L. Anderson  
Stafford Rosenbaum LLP  
P.O. Box 1784  
Madison, WI 53701-1784

See Exhibit A  
(Parcel Identification Numbers)

**IN WITNESS WHEREOF**, Wolf Hollow Windsor, LLC, Owner, has caused this Acknowledgement to be signed by \_\_\_\_\_, its authorized representative, in Dane County, Wisconsin this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
By: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ and  
Authorized Representative

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named \_\_\_\_\_ and \_\_\_\_\_ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission is Permanent/Expires: \_\_\_\_\_

This instrument drafted by:  
Attorney Constance L. Anderson  
Stafford Rosenbaum LLP



## Staff Report

**TO:** Town of Windsor Board

**CC:** Robert Wipperfurth, Chairman  
Tina Butteris, Office Manager  
Amy Anderson Schweppe, Planning & Development Coordinator  
Kevin Richardson, Engineer  
Constance Anderson, Attorney

**FROM:** Jamie Rybarczyk, Planning Consultant

**RPT DATE:** June 12, 2014  
June 18, 2014

**MTG DATE:** June 19, 2014

**FOTH FILE:** 13W027.01/27

**RE:** Request for CSM by Wolf Hollow Windsor, LLC

### BACKGROUND:

1. Petitioner/Property Owner: Wolf Hollow Windsor, LLC
2. Agent: Don Esposito (Nuemann Companies, Inc.)
3. Location/Address: Lots 276-279 on Dusky Glen
4. Taxkey Number: 068-0910-294-4036-0, 068-0910-294-4047-0, 068-0910-294-4058-0, 068-0910-294-4069-0
5. Area: Total = 1.527ac, Lot 276 = 0.557ac, Lot 277 = 0.329ac, Lot 278 = 0.341ac, Lot 279 = 0.300ac
6. Existing Zoning: Residential District (R-2)
7. Proposed Zoning: N/A
8. Future Land Use: Traditional Single Family Residential

### OVERVIEW:

The petitioner wishes to reconfigure Lots 76-79 on Dusky Glen in the Wolf Hollow Plat. The petitioner will also rename the lots to Lots 276-279 to avoid any confusion with respect to lot information moving forward (i.e. lot lines, setbacks, offsets, etc.). The shift in property lines is to accommodate a stormwater drainage way and bike trail easement on the proposed Lot 276.

### SURVEYING COMMENTS:

Staff has reviewed the proposed Certified Survey Map per Wis. Stats. 236.34, and the Town of Windsor Code of Ordinances and concurs with the review comments presented by Dane County Planning & Development Department.

### STAFF RECOMMENDATION:

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

The Town of Windsor Board **Approves** of the Certified Survey Map for Wolf Hollow Windsor, LLC located at Lots 276-279 of the Wolf Hollow Plat subject to the following conditions:

1. Subject to the petitioner acknowledging approval of this CSM by the Town of Windsor Board grants no assurance that proposed Lots 276-279 will qualify for issuance of building permits by the Town of Windsor until such time the petitioner complies with Conditions #2-#8 of this staff report.



## Staff Report

2. Subject to the petitioner receiving approval of the CSM by the Village of DeForest.
3. Subject to the petitioner receiving approval of the CSM by Dane County.
4. Subject to the petitioner complying with technical review comments outlined by Dane County Planning & Development.
5. Subject to the petitioner providing evidence of ownership to the Town of Windsor. An appropriate assignment and assumption of the existing obligations that run with the plat needs to be executed. This will include the developer's assumption of the development agreement, restrictions and covenants and other documents of record. In addition, a resolution from the Developer confirming who has the authority to bind is required along with certification of good standing from DFI.
6. Subject to the petitioner addressing all stormwater issues satisfactory to Dane County and the Town of Windsor Engineer. The current Stormwater Plan addresses only the most immediate phase of development. The Town is not comfortable without reviewing an adequate Stormwater Plan for the entire plat, including coordination with the current development occurring on Lot 97, Wolf Hollow. Wetland mitigation efforts requiring DNR approval will also need Town Engineer approval. Considering the issues surrounding the wetlands and public dedications, a Replat of Wolf Hollow (or other similar vehicle that allows for changes in public dedications) may be necessary. The Town of Windsor will need an approved Stormwater Plan in order to release the 75' Stormwater Drainageway Easement on Lot 276 on Dusky Glen.
7. Subject to the petitioner revising the Developer's Agreement to address the following:
  - a. Fees in Lieu of Parkland and Fees for Initial Improvement of Parkland. The repurposing of Outlot 6 for stormwater detention and other possible changes to the plat will require a new agreement concerning this obligation.
  - b. Outlot 3 or adjacent lots. The petitioner will need to guarantee that Outlot 3 or one of the adjacent lots will serve as a vehicular connection to Windsor Crossing. The petitioner will need to construct this road to the property line at the petitioner's expense. This is a requirement for connectivity of Town roads.
  - c. Dredging of Lake Windsor. The Wolf Hollow plat is subject to cost recoupment for the dredging of Lake Windsor which was necessary to allow for the development of Prairie Creek and Wolf Hollow.
  - d. Escrow fee. The petitioner must maintain the established escrow fee.
8. 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.

### **COMPREHENSIVE PLAN CONSISTENCY:**

The proposed CSM is consistent with the Town of Windsor Comprehensive Plan: 2025.

### **TOWN OF WINDSOR CHAPTER 38 (PLANNING & DEVELOPMENT) AND DANE COUNTY CHAPTER 75 (LAND DIVISION & SUBDIVISION REGULATIONS) CONSISTENCIES:**

Subject to the above mentioned Survey Comments, the proposed CSM is consistent with Chapter 38 (Planning and Development) of the Town of Windsor Code of Ordinances and Chapter 75 (Land Division and Subdivision Regulations) of the Dane County Code of Ordinances.

### **DANE COUNTY CHAPTER 10 (ZONING) CONSISTENCY:**

The proposed CSM is consistent with Chapter 10 (Zoning) of the Dane County Code of Ordinances.



## Staff Report

### EXHIBITS:

- A. Dane County DCiMap
- B. Petitioner Application
- C. Dane County Planning & Development Review Letter
- D. Village of DeForest Review Letter

Windsor Road

Windsor  
Ridge

Lot 97

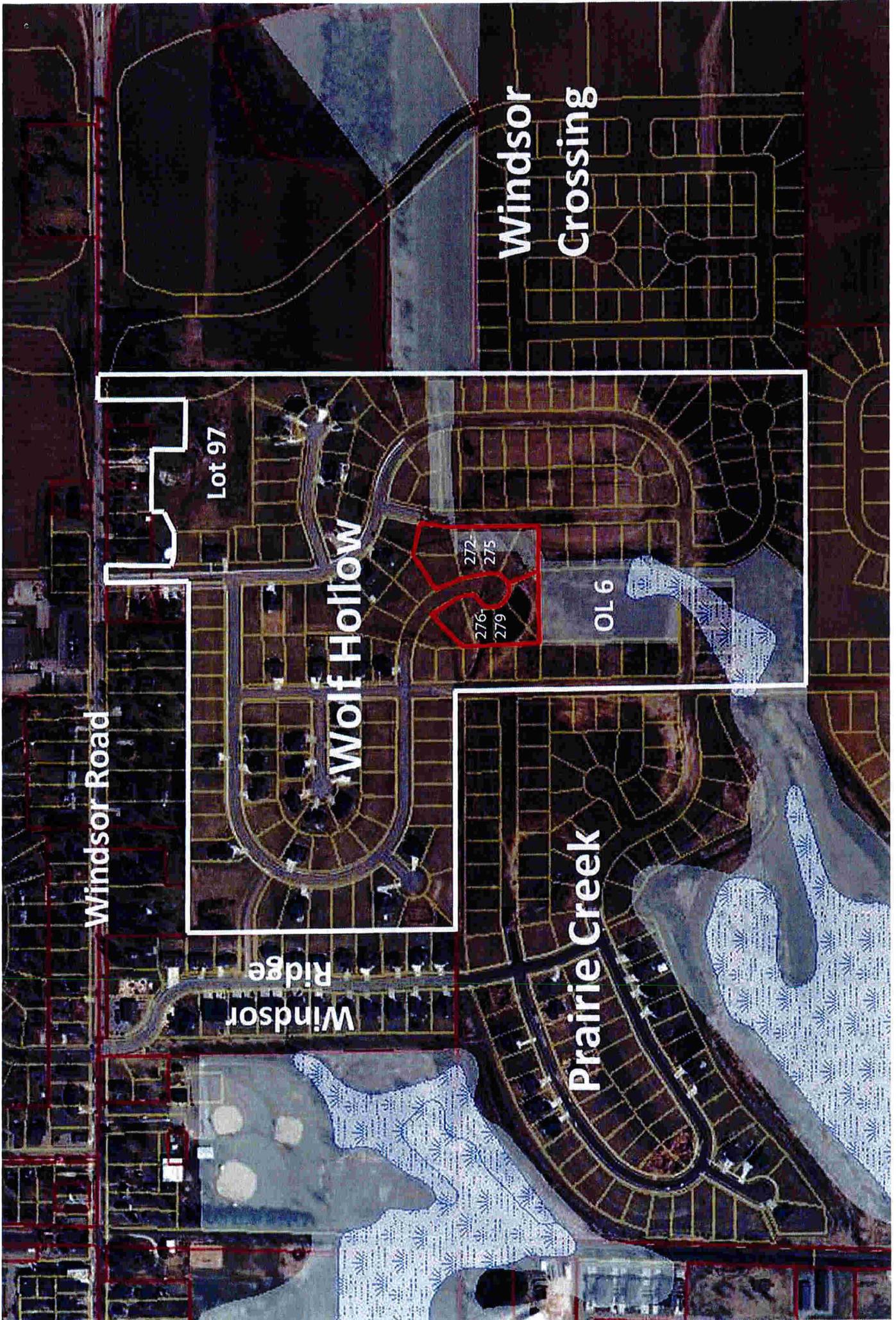
Wolf Hollow

Prairie Creek

Windsor  
Crossing

272-  
275  
276-  
279

OL 6



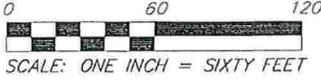
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ALL OF LOTS 76, 77, 78 AND 79, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

**LEGEND**

- ⊙ FOUND 1-1/4" Ø IRON ROD
- ⊙ FOUND 3/4" Ø IRON ROD
- ⊗ SET 3/4" x 24" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

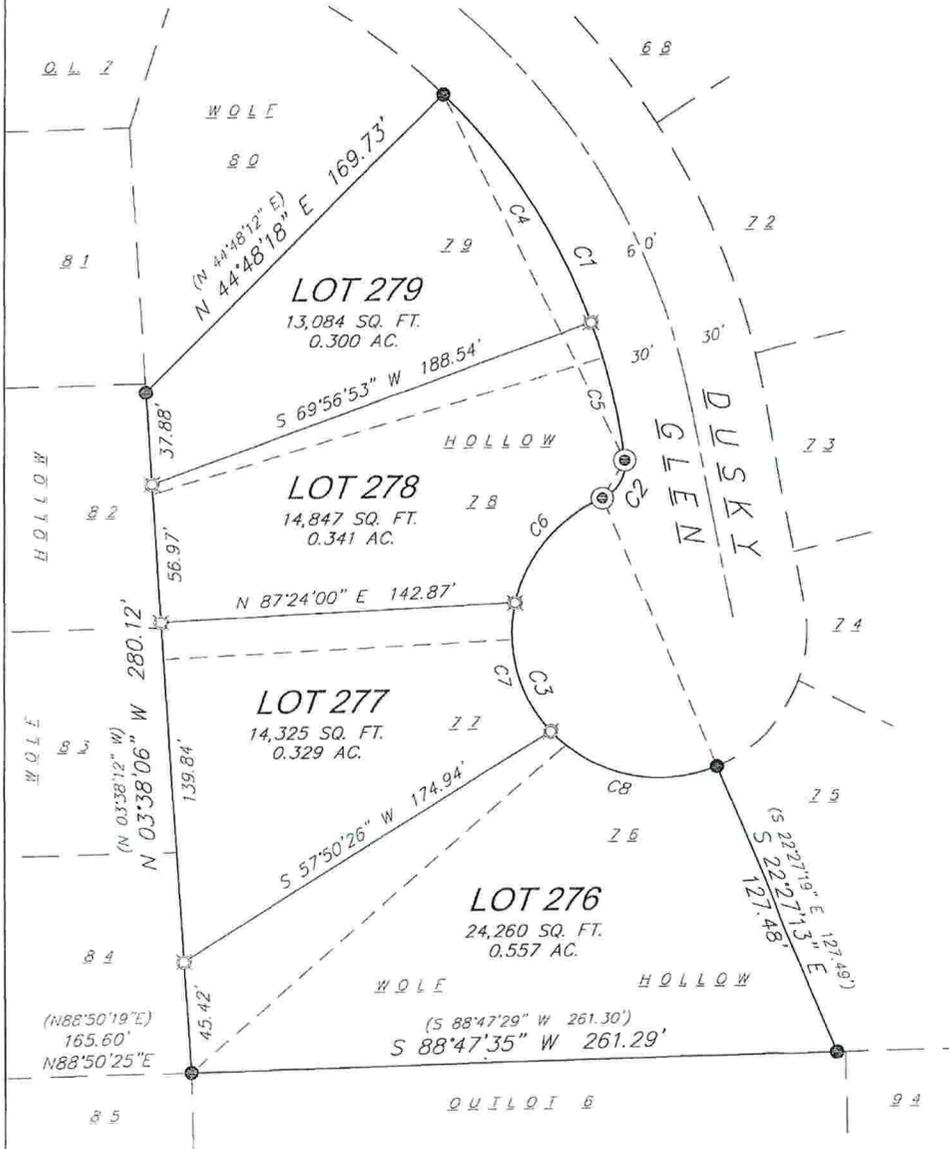
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NOTE: SEE SHEETS 2 AND 3 FOR EXISTING AND PROPOSED EASEMENTS AND SHEET 4 FOR CURVE DATA AND SECTION CORNER TIE DETAIL.



BEARINGS ARE REFERENCED TO THE NATIONAL GRID COORDINATE SYSTEM OF DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 29 MEASURED AS BEARING N 89°4'01" E



17 Jun 2014 - 3:03p M:\Neumann Companies, Inc\130162\_Wolf Hollow\CADD\130162\_CSM\_1.dwg by: mze

**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fautler Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 130162  
DATE: 04/22/2014  
REV: 06/10/2014  
Drafted By: MZIE  
Checked By: MMAR

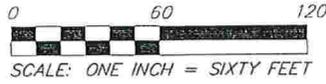
SURVEYED FOR:  
Wolf Hollow Windsor,  
LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

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Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

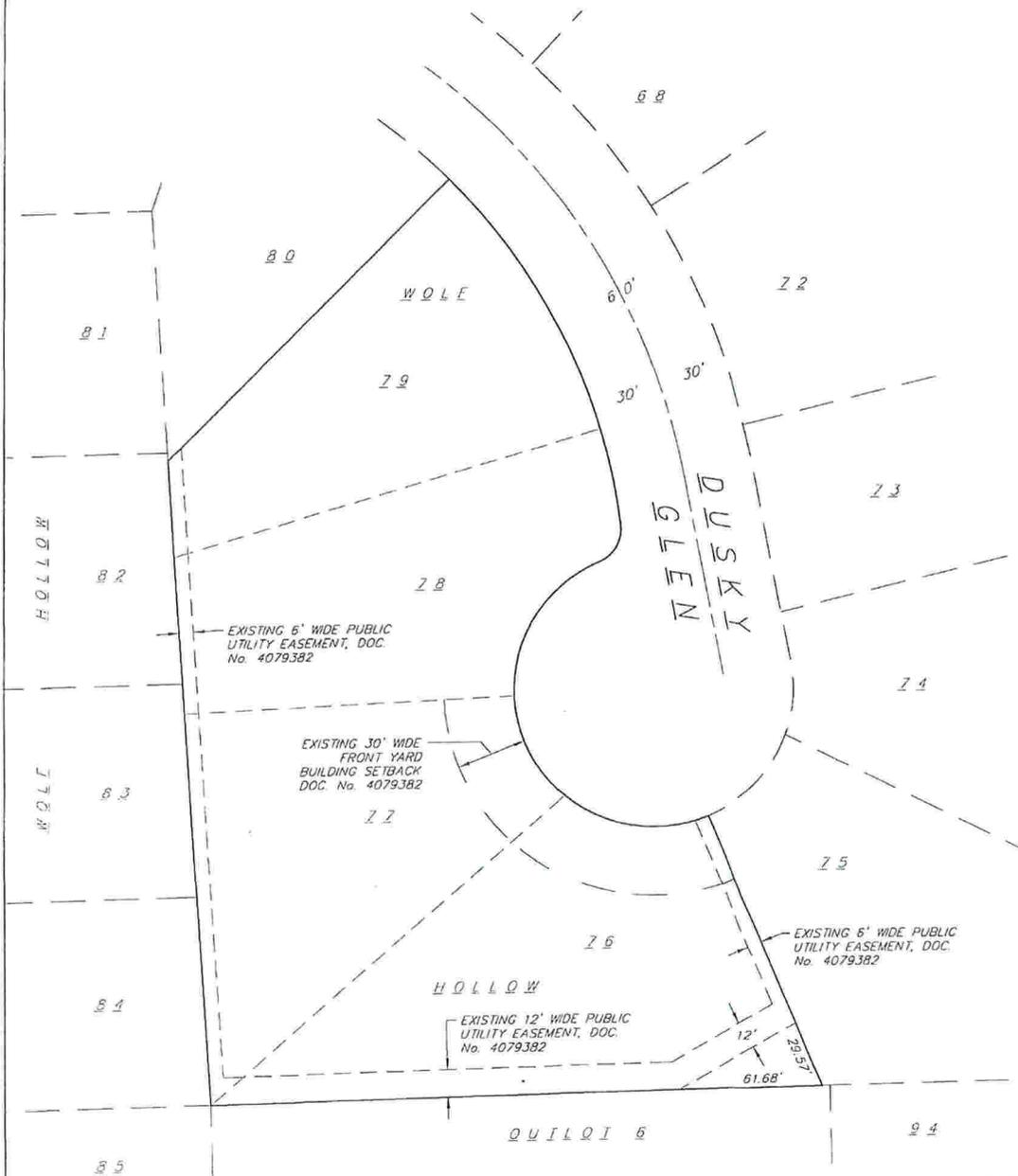
**SHEET**  
**1 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## EXISTING EASEMENTS



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**vierbicher**  
planners | engineers | advisors  
REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Foulmer Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532, Fax: (608) 826-0530



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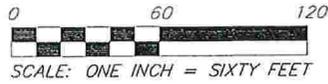
SURVEYED FOR:  
Wolf Hollow Windsor,  
LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

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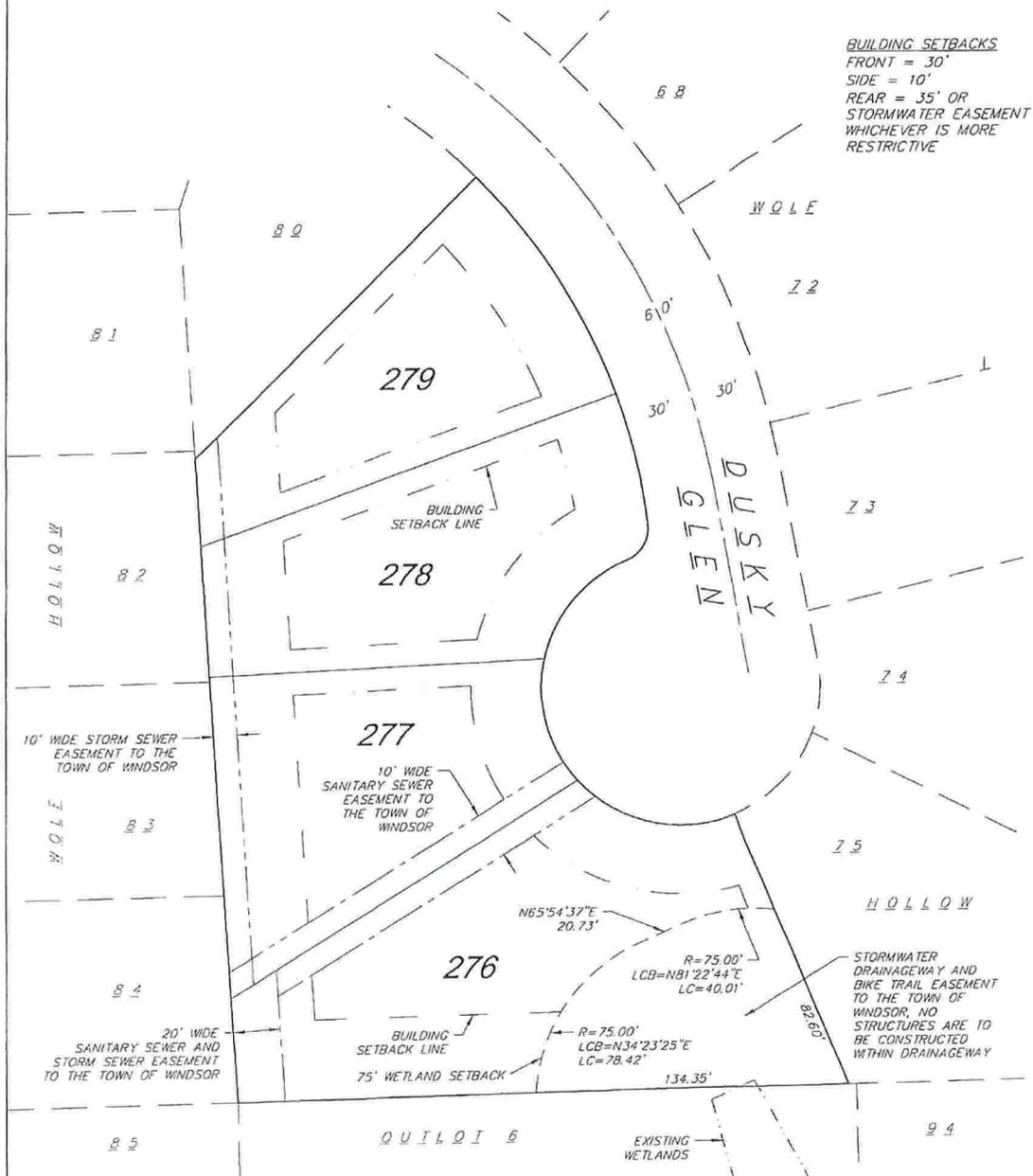
**SHEET**  
**2 OF 6**

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## PROPOSED EASEMENTS



**BUILDING SETBACKS**  
 FRONT = 30'  
 SIDE = 10'  
 REAR = 35' OR  
 STORMWATER EASEMENT  
 WHICHEVER IS MORE  
 RESTRICTIVE

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**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourth Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0532 Fax: (608) 824-0532

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 Drafted By: MZIE  
 Checked By: MMAR

SURVEYED FOR:  
 Wolf Hollow Windsor,  
 LLC  
 N27 W24075 Paul Ct  
 Suite 200  
 Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**3 OF 6**

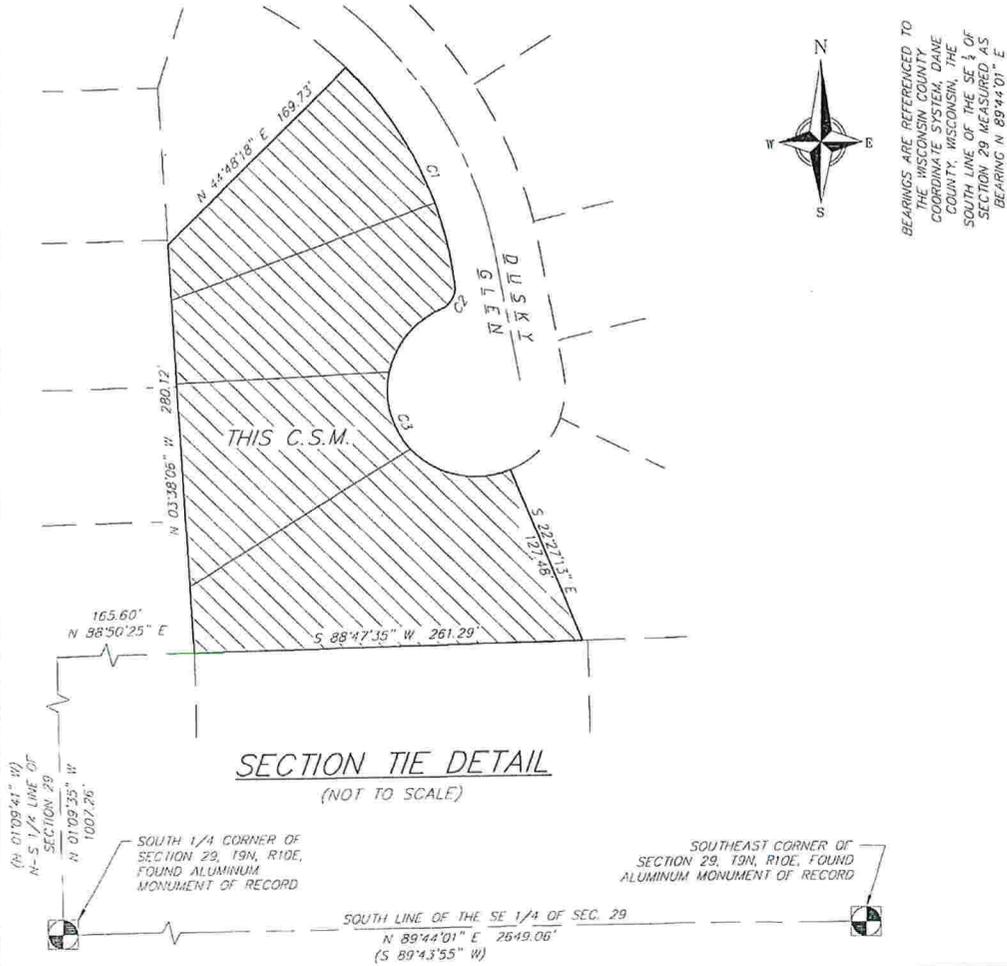
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## LEGAL DESCRIPTION

All of Lots 76, 77, 78 and 79, WOLF HOLLOW, as recorded in Volume 58-079B of Plats, on pages 401-405, as Document Number 4079382, Dane County Registry and located in the Northeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin. Containing 66,516 square feet or 1.527 acres.

CURVE TABLE							
CURVE NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	CENTRAL ANGLE	TANGENT BRG. BACK	TANGENT BRG. AHEAD
C1	255.25'	170.46'	167.31'	S 26°03'48" E	38°15'50"	S 45°11'43" E	S 06°55'54" E
C2	15.00'	19.38'	18.06'	S 30°05'24" W (S 30°05'17" W)	74°02'34" (74°02'32")	S 06°56'11" E	S 67°06'56" W
C3	60.00'	188.03'	120.00'	S 22°40'01" E	179°33'24"	S 67°06'38" W	N 67°33'17" E
C4	255.25'	112.01'	111.12'	S 32°37'25" E	25°08'36"		
C5	255.25'	58.45'	58.32'	S 13°29'30" E	13°07'14"		
C6	60.00'	57.59'	55.40'	S 39°36'54" W	54°59'34"		
C7	60.00'	56.92'	54.81'	S 15°03'35" E	54°21'25"		
C8	60.00'	73.52'	69.01'	S 77°20'30" E	70°12'25"		



<p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fautner Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 824-0530</p>	FN: 130162 DATE: 04/22/2014 REV: 06/10/2014 Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: Wolf Hollow Windsor, LLC N27 W24075 Paul Ct. Suite 200 Pewaukee, WI 53072	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<p style="font-size: large; font-weight: bold;">SHEET</p> <p style="font-size: large; font-weight: bold;">4 OF 6</p>
	10 Jun 2014 - 3:52p M:\Neumann Companies, Inc\130162 - Wolf Hollow\CADD\130162_CSM 1.dwg by: mzie			

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## OWNER'S CERTIFICATE

JWRF Holdings LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

JWRF Holdings LLC

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, and countersigned by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

10 Jun 2014 - 3:53p M:\Neumann Companies, Inc.\130162-Wolf Hollow\CADD\130162\_CSM1.dwg by: mae

**vierbicher**  
planners | engineers | advisors



REESBURG - MADISON - PRAIRIE DU CHIEN  
999 Frazier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 130162  
DATE: 04/22/2014  
REV: 06/10/2014  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
5 OF 6

**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

ALL OF LOTS 76, 77, 78 AND 79, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

TOWN OF WINDSOR APPROVAL

Approved for recording by the Windsor Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Clerk, Town of Windsor

VILLAGE OF DEFOREST APPROVAL

Approved for recording by the Village of DeForest this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village Clerk, Village of DeForest

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Dane County Register of Deeds

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Village of DeForest Subdivision Regulations in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

10 Jun 2014 - 3:53p M:\Neumann Companies, Inc\130162\_Wolf Hollow\CADD\130162\_CSM 1.dwg by: mze

**vierbicher**  
planners | engineers | advisors  
REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fouquier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 824-9332 Fax: (608) 824-9330



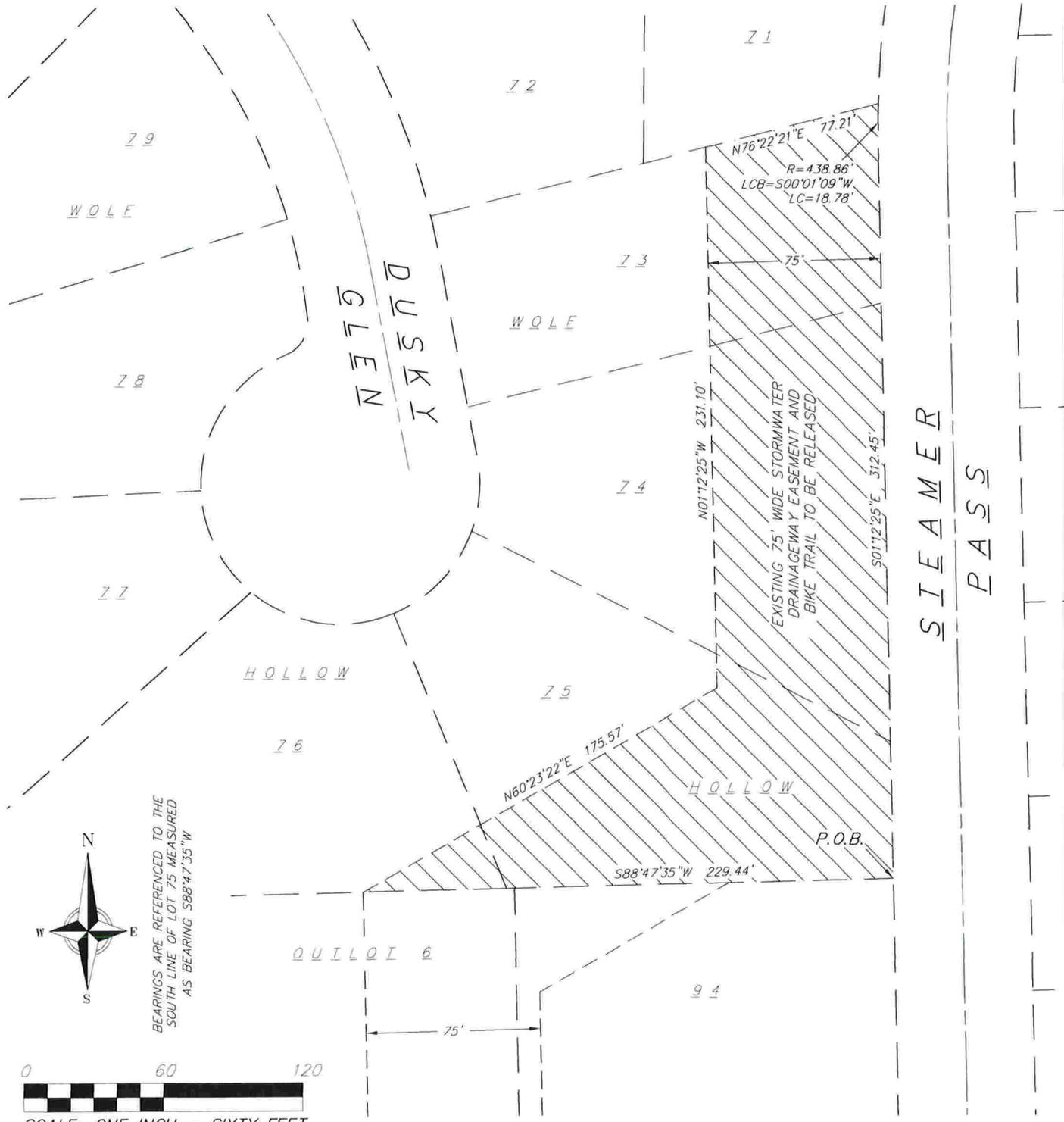
FN: 130162  
DATE: 04/22/2014  
REV: 05/10/2014  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Ct.  
Suite 200  
Pewaukee, WI 53072

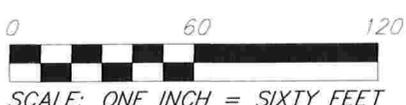
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
6 OF 6**

# TOWN OF WINDSOR EASEMENT RELEASE



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 75 MEASURED AS BEARING S88°47'35\"W



25 Apr 2014 - 12:49p M:\Neumann Companies, Inc.\130162\_Wolf Hollow\CADD\130162\_Easements.dwg by: mzie

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	 <h2>EXHIBIT A</h2>	SCALE 1"=60'	SHEET
		CHECKED MMAR	1 OF 1
		DRAFTER MZIE	
		DATE 04/25/2014	
		JOB NO. 130162	

## **EXHIBIT B**

### TOWN OF WINDSOR EASEMENT RELEASE

Releasing part of a Storm Water Drainage Way and Bike Trail Easement which lie over, under and across Lots 73, 74, 75 and 76 and was depicted and recorded on the plat of WOLF HOLLOW, recorded in Volume 58-079B of Plats, on pages 401-405, as Document Number 4079382, Dane County Registry located in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin. Said Easement release more fully described as follows:

Beginning at the Southeast corner of said Lot 75; thence South 88 degrees 47 minutes 35 seconds West, along the South line of said Lot 75 and the South line of said Lot 76, a distance of 229.44 feet; thence North 60 degrees 23 minutes 22 seconds East, 175.57 feet; thence North 01 degree 12 minutes 25 seconds West, 231.10 feet to the North line of said Lot 73; thence North 76 degrees 22 minutes 21 seconds East, along the North line of said Lot 73, a distance of 77.21 feet to the Northeast corner of said Lot 73 and a point of curvature; thence along the East line of said Lot 73 and the arc of a curve to the left having a radius of 438.86 feet and a chord bearing South 00 degrees 01 minute 09 seconds West, 18.78 feet; thence South 01 degree 12 minutes 25 seconds East, along the East lines of said Lots 73, 74 and 75, a distance of 312.45 feet to the point of beginning.



**Contact Information**

**Applicant:**

Name: Neumann Companies, Inc., Don Esposito

Address: N27 W24075 Paul Court, Suite 200

City, State, Zip: Pewaukee, WI 53072

Phone Number(s): 262-542-9200

Cell Phone(s):                                     

Email Address(es): desposito@tobhomes.com

**Surveyor:**

Name: Vierbicher Associates, Inc., Michael Marty

Address: 999 Fourier Drive, Suite 201

City, State, Zip: Madison, WI 53717

Phone Number(s): 608-821-3955

Cell Phone(s): 608-209-5284

Email Address(es): mmar@vierbicher.com

**Attorney:**

Name: Axley Brynelson, LLP, Robert C. Procter

Address: 2 E. Mifflin Street, Suite 200

City, State, Zip: Madison, WI 53703

Phone Number(s): 608-283-6762

Cell Phone(s):                                     

Email Address(es): rprocter@axley.com

**Owner:**

Name: Wolf Hollow Windsor, LLC, Don Esposito

Address: N27 W24075 Paul Court, Suite 200

City, State, Zip: Pewaukee, WI 53072

Phone Number(s): 262-542-9200

Cell Phone(s):                                     

Email Address(es): desposito@tobhomes.com

**Engineer:**

Name: Vierbicher Associates, Inc., Joe Doyle

Address: 999 Fourier Drive, Suite 201

City, State, Zip: Madison, WI 53717

Phone Number(s): 608-821-3945

Cell Phone(s): 608-209-0444

Email Address(es): jdoy@vierbicher.com

# Town of Windsor

## Certified Survey Map Review

**Certified Survey Map Application Form**

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 an application for a Certified Survey Map no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The application shall: 1) be on forms made available from the Town and accompanied by the required fee and review escrow, 2) include 30 copies of the certified survey map drawn per the requirements of Section 4.4 of the Town Subdivision Ordinance, and 3) include a digital pdf copy of all submitted drawings and supplementary data.

*The applicant is responsible for adhering to all requirements of Town ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Town ordinances, regulations, plans, and policies.*

**Process for Review and Approval (per Sections 4.1, 4.5, and 4.13 of Subdivision Ordinance)**

- 1) Consultation meeting with Town Staff
- 2) Submittal (at least 30 days prior to next plan commission meeting) of application form, fees and review escrow, and CSM and supplementary materials as described above
- 3) Staff review of application materials for compliance with requirements
- 4) Plan Commission review, public hearing, and recommendation
- 5) Town Board review, public hearing, and action
- 6) Subdivider shall record the CSM with the Dane County Register of Deeds within 30 days of approval by Town Board and any other approving agencies, and provide a copy of executed documents to Town Clerk

**Technical Requirements of CSM (per Section 4.12 of Town Subdivision Ordinance)**

The CSM shall show correctly on its face all the information required by Wis. Statute 236.34, and shall meet all the surveying and monumenting requirements of Wis. Statute 236.15. In addition, the applicant shall submit the following documents which shall be considered to be incorporated with and made part of the CSM:

<i>Item</i>	Applicant
1 Deed Restrictions	NS - P
2 Joint Maintenance Agreements	NS - P

3	All certificates required by Wis. Stat. 236.34	✓
4	Final Street Plan	✓
5	Final Stormwater Management Plan	✓
6	Final Erosion and Sedimentation Control Plan	✓
7	Soil and Subsurface Investigation Report	NA-Previously submitted and on file
5	Traffic Control Plan	NA
8	Water and Sewer Plans	✓
9	Opinion of Probable Cost	P
10	Additional Plans or Information	P
11	Owner's and Mortgagee's certificates for Street Dedication	✓

**Checklist Legend:**

✓	submitted completely
N/S	not submitted
N/A	not applicable to project
W	waived for reasons to be described in staff report
P	submittal pending, material must be submitted prior to meeting as requested by staff
A	submittal pending, material required as condition for approval

Date Complete Application Submitted: \_\_\_\_\_



# Dane County Planning & Development

## Land Division Review

---

May 2, 2014

Vierbicher  
999 Fourier Dr.  
Madison, WI 53717

Re: Wolf Hollow Windsor, LLC (CSM 9595)  
Town of Windsor, Section 29  
(4 lots, 1.5 acres)

*Current zoning of the subject parcels is R-2, residential.*

Attention: Michael Ziehr, S-2401

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. All owners of record are to be included in the owner's certificates. *(County records indicate that JWRF HOLDINGS LLC is the owner.*
3. The required approval certificates are to be satisfied prior to final submittal.
  - *Town of Windsor*
  - *Village of DeForest*
4. Comments from the Dane County Surveyor are to be satisfied:
  - a. *Add ("recorded as") bearings and distances where different from Wolf Hollow plat. 236.20(2)(c)*
  - b. *When using the curve segments, lot closures are acceptable; however when using the full curve data, there was considerable lot closure error. Please review and confirm correct curve data. 236.20(2)(k)*
  - c. *Add tangent bearings for each end of the main curves. 236.20(2)(k)*
5. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Dan Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Clerk, Town of Windsor  
Clerk, Village of DeForest



# VILLAGE OF DEFOREST

306 DEFOREST STREET  
DEFOREST, WI 53532  
PHONE (608) 846-6751  
WWW.VI.DEFOREST.WI.US

May 16, 2014

Don Esposito  
Wolf Hollow Windsor, LLC  
N27 W24075 Paul Court, Suite 200  
Pewaukee, WI 53072  
Sent via email to [desposito@tobhomes.com](mailto:desposito@tobhomes.com)

Michael Marty  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
Sent via email to [mmar@vierbicher.com](mailto:mmar@vierbicher.com)

**RE: Approval of a 4-lot Certified Survey Map for Consolidation of Lots 71 to 75 of Wolf Hollow plat, Dusky Glen, Town of Windsor**

**Approval of a 4-lot Certified Survey Map for Redivision of Lots 76 to 79 of Wolf Hollow Plat, Dusky Glen, Town of Windsor**

Dear Mr. Esposito and Mr. Marty:

I am pleased to inform you that, on behalf of the Village of DeForest, I have approved the aforementioned CSMs, both dated 4/22/14, subject to the following conditions:

1. Prior to the addition of Village signature and recording of each CSM, the respective CSM shall be adjusted as follows:
  - a. The beneficiaries of all proposed easements shall be indicated on each CSM, or on another document accompanying the CSM and intended for recording.
  - b. Within the "Surveyor's Certificate" section, indicate that the map complies with the Village of DeForest subdivision regulations.
2. Each CSM shall be recorded, and a recorded copy filed with the Village, within 180 days of this approval, or such CSM approval shall be null and void.

Please contact me if you have any questions. Best wishes with your project!

Sincerely,

A handwritten signature in cursive script that reads "Rachel Holloway".

Rachel Holloway  
Planning & Zoning Administrator

CC: Village Administrator  
Village Clerk  
Village Director of Public Works  
Village Planning and Zoning Commission  
Town of Windsor Planning & Development