

**TOWN OF WINDSOR  
RESOLUTION 2014-41**

**RESOLUTION APPROVING AMENDMENT OF ENVIRONMENTAL CORRIDOR  
FOR PHASE 3 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**, Wolf Hollow Windsor, LLC, as Owner/Petitioner, by Neumann Companies, Inc., Don Esposito, Agent (collectively, "Petitioner"), is commencing the process for development of "Phase 3" of the Plat of Wolf Hollow ("Plat"); and

**WHEREAS**, Petitioner has retained Vierbicher Associates, Inc. ("Vierbicher") to review the updated wetlands delineation (per *Wetland Delineation Report* prepared by Vierbicher Associates, Inc., dated August 26, 2013) and the existing environmental corridor maps from the Dane County Land Information Office (GIS website), and has identified proposed adjustments to the environmental corridor based on the 75 foot wetland buffer standard, all as set forth in the attached Exhibit A; and

**WHEREAS**, the Capital Area Regional Planning Commission ("CARPC") has indicated that, based on initial review, the proposed adjustment will be reviewed as a minor amendment; and

**WHEREAS**, CARPC's approval of the minor amendment is required for issuance of the 208 letter and referral of the sewer extension request to the Madison Metropolitan Sewerage District ("MMSD"); and

**WHEREAS**, the Town Engineer has reviewed the Petitioner's request for amendment of the environmental corridor, all as set forth in the attached Exhibit A, and recommends approval as presented; and

**WHEREAS**, following review of the proposed amendment of the environmental corridor and consideration of the information presented at the Plan Commission meeting, the Plan Commission recommended approval, as set forth in the Plan Commission Resolution approved on June 17, 2014; and

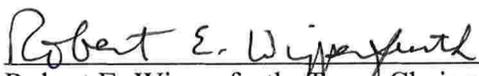
**WHEREAS**, the Town Board, following consideration of the information set forth above, wishes to approve the amendment of environmental corridor for Phase 3, as presented.

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

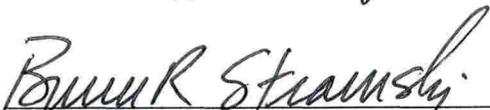
1. The Town Board of the Town of Windsor hereby approves amendment of the environmental corridor in Phase 3, as set forth in the attached Exhibit A, subject to:
  - 1.1. A sufficient additional amendment of the environmental corridor to account for the remainder of the re-delineated wetland areas at such time as the remainder of the Plat is re-platted.
  - 1.2. The Petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with this review and approval, 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.
  - 1.3. The Petitioner shall provide a copy of the 208 letter from CARPC and the approval from MMSD to the Town Clerk (Christine@windsorwi.gov), with a copy to the Town Attorney (canderson@staffordlaw.com). Electronic copies in PDF format shall be sufficient for these purposes.
2. The Town Board's approval expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence.

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**

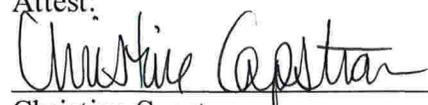
  
Robert E. Wipperfurth, Town Chairman

Excused Absence  
Donald G. Madelung, Town Supervisor

  
Bruce Stravinski, Town Supervisor

  
Alan Buchner, Town Supervisor

  
Monica M. Smith, Town Supervisor

Attest:  
  
Christine Capstran  
Clerk

vierbicher  
planners engineers advisors



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May 19, 2014

Mr. Kevin Richardson  
Town of Windsor  
4084 Mueller Road  
DeForest, WI 53532

Re: Wolf Hollow - Phase 3  
Environmental Corridor Amendment

Dear Kevin:

I am writing on behalf of the owner, Nuemann Companies, Inc., to request an amendment to the existing environmental corridor, located on the Wolf Hollow plat, at the June 17, 2014 Plan Commission Meeting.

I have enclosed an exhibit showing the change in the environmental corridor that we are requesting at this time. Please note that the existing environmental corridor was obtained from the Dane County Land Information Office (GIS website) and the proposed environmental corridor is based upon the 75' wetland buffer, as delineated from the *Wetland Delineation Report* prepared by Vierbicher Associates, Inc., dated August 26, 2013. We will request another amendment to the environmental corridor, to account for the remainder of the re-delineated wetland areas, when the property is re-platted.

Please feel free to contact me at (608) 821-3950 if you have any questions or comments.

Sincerely,

Randall T. Kolinske, PE, LEED-AP

Enclosures

Cc: Don Esposito, Neumann Companies, Inc.  
Phil Gaebler, Capital Area Regional Planning Commission

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vision to reality

Reedsburg (608) 524-6468 Madison (608) 826-0532 Prairie du Chien (608) 326-1051

